



CITY PLANNING COMMISSION

September 24, 2003/Calendar No. 23

C 030299 HUK

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development pursuant to Section 505 of Article 15 of the General Municipal (Urban Renewal) Law of New York State and Section 197-c of the New York City Charter, for the 2nd amendment to the Fulton Park Urban Renewal Plan for the Fulton Park Urban Renewal Area, Borough of Brooklyn, Community District 3.

The application for Second Amendment to the Fulton Park Urban Renewal Plan was filed by the Department of Housing Preservation and Development on January 30, 2003, and revised on September 22, 2003. The proposed Second Amended Urban Renewal Plan includes the following changes:

1. Nineteen Sites (6D, 12, 14B, 15B, 17, 17A, 17B, 17C, 17D, 17E, 17F, 17G, 17H, 17I, 17J, 19, 20, 20A, 20B) are proposed for land use changes to facilitate residential and mixed-use projects, open space and commercial use.
2. Four entire sites (13, 21B, 25 and 26, composed of nineteen lots) and portions of 13 sites (127 scattered lots) will be deleted due to private rehabilitation and redevelopment, and the fact that there are no future City plans for these properties (see table 2. for blocks and lots) .
3. Three City-owned lots (proposed Site 19A - block 1708, lots 35 and 36 and proposed Site 13A - block 1710, lot 9), which were not previously designated, are now included in the Plan and Area.
4. Several proposed street re-alignments, which were never executed and are now outdated are being eliminated.
5. The Plan for the Fulton Park Urban Renewal Area will remain in effect until February 11, 2028.
6. The timetable for effectuation of the plan has been revised.
7. The Plan text has been revised to reflect HPD's standard format for urban renewal plans.

RELATED ACTIONS

In addition to the Second Amendment to the Fulton Park Urban Renewal Plan, which is the subject of this report, implementation of the proposed development also requires action by the City Planning Commission on the following applications which are being considered concurrently with this application:

1. C 030300 ZMK Rezoning of one block frontage along Atlantic Avenue from R6 to C4-3.
2. C 030301 HDK Disposition of city-owned properties to developers to be selected by HPD.

BACKGROUND

The New York City Department of Housing Preservation and Development proposes the Second Amendment to the Fulton Park Urban Renewal Plan (C 030299HUK), the rezoning of one block frontage along Atlantic Avenue between Suydam Place and Buffalo Avenue (C 030300ZMK), and the disposition of city-owned properties (C 030301HDK) to developers to be selected by HPD, in Community District 3, Bedford-Stuyvesant, Brooklyn. The proposed second amendment, among other changes, proposes to change land use designations, to delete sites, to eliminate proposed street alignments that were never executed, and to extend the life of the plan to 2025.

The Fulton Park Urban Renewal Plan, originally part of the Central Brooklyn Urban Renewal Plan, was carved out as a separate Plan and adopted by the Board of Estimate on August 15, 1985. Fulton Park is generally bounded by Decatur and Bainbridge streets on the north, Patchen and Buffalo avenues on the east, Atlantic Avenue on the south, and Albany and Throop avenues on the west. The first amendment to the Plan (C920560HUK) was approved by the City Planning Commission on November 16, 1992, and adopted by the City Council on January 21, 1993.

Area Description

The Plan contains 58 sites on 21 blocks, of which four blocks are in an R5 zoning district and the remainder are within an R6 zoning district with C1-4, C1-3, and C2-1 overlays primarily along Fulton Street. Land uses in the area are mainly multi-story residential buildings, including one- and two-family row houses as well as apartment buildings, with an active commercial strip on Fulton Street. Large community facilities contained within the area include Interfaith Hospital on Herkimer Street between Albany and Troy Avenues, and Boys and Girls High School on Fulton Street between Schenectady and Utica Avenues, as well as several churches scattered throughout.

The area is well served by public transportation; the A and C subway lines run beneath Fulton Street with stops at Throop and Utica Avenues, the B26 bus runs along Fulton Street connecting Downtown Brooklyn and Ridgewood, the B43 runs north on Throop Avenue connecting Lefferts Gardens and Greenpoint, the B15 runs north on Lewis Avenue and south on Marcus Garvey Boulevard connecting Broadway/Marcus Garvey Boulevard and JFK Airport, and the B46 bus runs along Malcolm X Boulevard connecting Williamsburg Bridge Plaza and Kings Plaza.

Urban Renewal Plan Amendment (C 030299 HUK)

The Second Amendment to the Fulton Park Urban Renewal Plan proposes several changes. Nineteen sites, comprising 75 lots on seven blocks, are proposed for land use changes, including changes from light manufacturing to residential and/or commercial; from public and quasi-public to residential and/or commercial; from low medium density residential to public open space; and from park and playground to residential. These changes are intended to reflect the current land uses in the area, remove outdated

designations, facilitate the development of sites with housing and commercial uses through HPD programs, such as the Storeworks program, and to conform the land use designations with existing zoning. The amendment also calls for the deletion of 139 lots from the Plan, including two entire Urban Renewal sites and portions of 13 other sites because the properties, which were never acquired by the City, have been rehabilitated through private means or the City has no future development plans for them.

The amendment also proposes changes in the Urban Renewal Plan map, eliminating several proposed street realignments that were never executed and are now outdated. Sumner Avenue and Albany Avenue were to be realigned where they intersect Fulton Street from a perpendicular intersection to a curvilinear shape. The restructuring of the grid is no longer considered desirable for these intersections and is no longer being proposed. Finally, this amendment would also extend the life of the plan for forty years from the date of the original approval, until 2028. This would allow HPD sufficient time to complete its redevelopment plans for the area.

Rezoning (C 030300ZMK)

The project also contains a request for rezoning of a block frontage on Atlantic Avenue between Suydam Place and Buffalo Avenue, containing Urban Renewal Site 12, from an R6 to a C4-3 district to allow for commercial development on the site. The site is situated on Atlantic Avenue, a 120-foot wide street with the elevated LIRR tracks running along its center. The area to be rezoned is comprised largely of vacant land with some residential use along Buffalo Avenue.

The land uses in the area are mixed residential and commercial, with commercial activity concentrated along Atlantic Avenue, including a gas station on Atlantic Avenue between Rochester Avenue and Hunterfly Place, one block away. The new permitted Floor Area Ratio (FAR) would be the same for residential development (2.43) and for community facility development (4.80). The newly permitted commercial uses, including use groups 5, 6, 8, 9, 10, and 12 permitting hotel, large retail, business service, and large entertainment uses, would have a permitted maximum FAR of 3.4. The rezoning would cover 29 lots, 24 of which are vacant, and five remaining lots contain residential uses. Twenty of the lots to be rezoned are in City ownership and the remaining nine are privately owned. Five of the privately owned lots are designated for acquisition as part of Urban Renewal Site 12.

Disposition (C 030301HDK)

HPD is also requesting disposition approval of 86 lots on 28 Urban Renewal sites. These properties are to be disposed to developers to be selected by HPD to bring about the completion of the redevelopment efforts of this Urban Renewal Plan. HPD has stated that this action would generate approximately 123 new units of affordable housing in HPD's home-ownership programs, 62 of which would be new construction. The remaining 61 units would be the result of rehabilitation of existing buildings. In particular, Sites 17A and 17C, on Fulton Street between Albany and Troy Avenues, would be rehabilitated for mixed commercial and residential use through HPD's Storeworks Program, which rehabilitates residential buildings with storefronts for mixed commercial and residential use.

ENVIRONMENTAL REVIEW

This application(C 030299 HUK), in conjunction with the applications for the related actions (C 030300 ZMK) and (C 030301 HDK), was reviewed pursuant to the New York State Environmental Quality Review Act (SEQRA), and the SEQRA regulations set forth in Volume 6 of the New York Code of Rules and Regulations, Section 617.00 et seq. and the City Environmental Quality Review (CEQR) Rules of Procedure of 1991 and Executive Order No. 91 of 1977. The designated CEQR number is 97HPD004K. The lead is the Department of Housing Preservation and Development.

After a study of the potential environmental impact of the proposed action, a Negative Declaration was issued on January 9, 2003.

UNIFORM LAND USE REVIEW

This application (C 030299 HUK), in conjunction with the applications for the related actions (C 030300 ZMK) and (C 030301 HDK), was certified as complete by the Department of City Planning on April 21, 2003, and was duly referred to Community Board 3 and the Borough President, in accordance with Article 3 of the Uniform Land Use Review Procedure (ULURP) rules.

Community Board Public Hearing

Community Board 03 held a public hearing on this application on June 26, 2003, and on that date, by a vote of 29 to 0 with no abstentions, adopted a resolution recommending disapproval of the following application subject to the following conditions:

LAND USE CHANGES

SITE 12

Block 1710- Lots 46, 47, 48 to be deleted from the plan due to private rehabilitation and redevelopment.

Block 1710- Part of Lot 52 to be offered for sale as property restricted to accessory to residential use, to facilitate the enlargement of undersized lots 46, 47, & 48, and designated as site 12A.

Block 1710- Lots 50, 51, 52 to be developed for residential use with frontage on Buffalo Avenue and designated as Site 12B.

Block 1710- Lot 35 is included on the list of deleted properties and is described as “private lot in good condition.” However lot is underdeveloped, strewn with old cars and debris. Recommendation: That lot be retained in the plan and be acquired and designate land use as “public open space.”

SITE 13A

Block 1710- Lots 13 and 14 to be acquired and assembled with Site 13A for development of 2 or 3 family residences.

SITE 14B

Block 1703- Lot 2 to be assembled with Lot1 and designated land use as “public open space” to facilitate green thumb relocation.

SITE 15 (B, C, E)

Block 1695- Lot 42 to be subdivided into two along a line that extends from the rear lotline of the adjacent lots. The side facing Marion Street should be merged into Site 15 and the side facing Sumpter Street should remain proposed for deletion from the Plan.

Site 15C (Lots 21, 22, & 26) should be disposed through negotiated sale to the Christ Fellowship Church as a replacement of its parking lot facing Marion Street that would allow for the enlargement of Site 15. Such exchange would facilitate the development of a contiguous housing development site and the development of a multi-level parking garage to serve the parking needs of the staff of CS 21 on weekdays and members and visitors to area churches on evenings and weekends. Site 15C land use designation should be “accessory community facility parking or public parking.”

Site 15, which includes the assemblage of lots 12, 13, 14, 15 and part of lot facing Marion Street, should be enlarged through the retention of lot 20 to facilitate the development of affordable housing.

Block 1695: Remove lots 40 & 41 from Site 15C to become Site 15F and disposed to Christ Fellowship Church to facilitate the church expansion and development of administrative offices. Land use designation should be community facility use limited to church, rectory, parish and uses accessory.

Block 1695- Site 15E, Lots 32 & 33, To be deleted from the plan if present owner meets the following conditions before the final vote of the City Council: Provided there is evidence of an approved plan and funding interest by letter of intent or pre-approved from a lending institution or mortgage broker licensed to do business by the State of New York, Department of Banking.

Block 1695- Site 15B, Lot 8's land use designation be changed from public open space to residential and be assembled with Lot 9 for residential development.

SITE 17 (A-J)

Block 1699- Lots 21, 22, 23, 24, 25, 56, 58, 59, 60, 61, 62, 63, 64, 65, 66 be retained to facilitate the site assemblage for mixed-use commercial and residential in keeping with the architectural character of the existing storefronts.

Block 1699- Site 17G, Lots 39 & 43 be offered for "Accessory to commercial use."

SITE 18

Block 1705 Lots 58 & 62 be acquired, with land use designated as accessory community facility use or public parking, and assembled with lot 63 to facilitate the development of a public parking garage to serve the general public as well as hospital visitors.

SITE 19

Block 1708- Lot 44 designated as residential rehabilitation. To be REHABILITATION only.

Block 1708- Lot 65 To be deleted from the plan if resent owner meets the following conditions before the final vote of the City Council: Provided there is an approved plan and evidence of funding interest by letter of intent or pre-approved from a lending institution or mortgage broker licensed to do business by the State of New York, Department of Banking.

SITE 20 (A, B, C)

Block 1709- Lot 22 The address is listed on the site data sheet (4/17/03) as 808 Suydam. However, the address should read 808 Herkimer Street.

Block 1709- Lot 1 designated as residential rehabilitation. To be REHABILITATION only.

Block 1709- Lot 17 to be designated as Accessory community facility.

Block 1709- Lots 31 & 32 To be deleted from the plan due to private rehabilitation and redevelopment. These lots are privately owned. The home is in very good condition and the lot is developed into a vegetable/garden and is currently maintained and in good condition.

Block 1709- Lots 33, 34, 35 To be designated as residential rehabilitation. To be REHABILITATION only.

SITE 22 (A and B)

Block 1687- Lots 68, 70, 71, 72, 73, 170, 173, 174, 175 & 176 to be retained in the plan and assembled with lots 76, 66, and 65 for residential development and remain as Site 22.

SITE 23A

Block 1687- Lot 82 To be deleted from the plan if present owner meets the following conditions before the final vote of the City Council: Provided there is an approved plan and evidence of funding interest by letter of intent or pre-approved from a lending institution or mortgage broker licensed to do business by the State of New York, Department of Banking.

In each case of rehabilitation we require the city to vigorously reach out to the owners to assist them on acquiring the needed funding for repairs.

Acquisitions

Block 1703- Lot 36: Recommend that this lot be added under a new application. This lot is privately owned and is currently used for storage of old buses. Resident in the area have expressed their concerns because of the blighted condition of the property.

Block 1699- Lot 46: Recommended that this lot be added under a new application. This lot is privately owned and is being used by a squatter. Residents in the area have concerns because of the blighted condition of the property.

Block 1710- Lots 13 & 14: It is not clear whether or not these lots are in the original plan. If not: Recommend that these lots be added under a new application. The lots are privately owned, underdeveloped, and unattended. The residents in the area have expressed a priority need for new housing.

Borough President Recommendation

This application was considered by the Borough President, who issued a recommendation approving the application with conditions on July 30, 2003.

The Borough President's recommendation included the following conditions:

The Brooklyn Borough President's recommendation is to support CB 3's recommendations regarding application 030299 HUK and 030300 ZMK, except for its recommendation regarding Block 1695 (rezoning Lots 21, 22 and 26 to C4-4A). CB 3's objective to facilitate accessory parking for Christ Fellowship Church can be achieved pursuant to the existing zoning.

City Planning Commission Public Hearing

On July 23, 2003 (Calendar No. 7), the City Planning Commission scheduled August 13, 2003, for a public hearing on this application (C 030299 HUK). The hearing was duly held on August 13, 2003 (Calendar No. 9), in conjunction with the public hearings on the applications for the related actions (C 030300 ZMK) and (C 030301 HDK). There was one speaker in favor of the application and seven speakers in opposition.

A representative of HPD spoke in favor of the application and gave a description of the amendment to the Urban Renewal Plan.

Seven speakers, comprised of members of the Community Board, local community groups, and affected property owners, spoke against the application. The community residents testified in opposition to the taking of private homes and their desire to protect long-time homeowners.

Homeowners testified as to their opposition to the acquisition of their property. Representatives of the Board reiterated the Community Board's recommendations regarding adding urban renewal sites back to the Urban Renewal Plan and land use designation changes. Board members cited their impending 197-A Plan and their desire for the Fulton Park Urban Renewal Plan to conform with their overall plan for their community. Community members stated the need for affordable housing in Bedford-Stuyvesant and concerns about the affordability of new housing construction were also expressed.

There were no other speakers and the hearing was closed.

CONSIDERATION

The Commission believes that the amended Urban Renewal Plan for the Fulton Park Urban Renewal Area, as revised by HPD and with modifications recommended by the City Planning Commission, is appropriate.

The changes to the land use designations proposed in this amendment would permit appropriate rehabilitation and new housing and commercial development on these long under-utilized and vacant Urban Renewal Sites. The development of these remaining sites would strengthen the residential character in areas where vacancies have long been. The commercial developments will provide much needed retail services for the community. The proposed designations would now conform with zoning and reflect the actual use and character of the sites.

In addition, this Amendment proposes to de-designate 146 privately owned properties that have been rehabilitated through private investment. This action would remove the ‘cloud’ of Urban Renewal designation over the title of these properties. Bedford-Stuyvesant has undergone a sustained period of private reinvestment and the improved quality of these properties is testament to that renewal.

This Urban Renewal Plan Amendment would facilitate the creation of 123 housing units through rehabilitation and new construction. Specifically, the rehabilitation of five mixed-use buildings on Fulton Street through HPD’s Storeworks program would create approximately 30 units of housing and would reactivate the commercial storefronts with new stores along this key block on the Fulton Street retail corridor. Several sites would be developed with new home-ownership construction, adding to the stability of the community and the neighborhood by transforming vacant lots into much-needed housing.

This amendment would allow for new commercial development along Atlantic Avenue on Urban Renewal Site 12, in conjunction with the proposed, concurrent rezoning. The community would benefit from sorely-needed commercial development on this long-vacant site. Development would be similar to other commercial properties along this busy commercial corridor.

The Commission acknowledges the recommendations of Community Board 3, the Borough President and testimony presented at the Commission’s public hearing by Community Board members and community residents. Subsequent to the hearing, and in response to the Commission’s concerns, the

Department of City Planning met with HPD, Community Board members and community residents to discuss the issues raised at the public hearing.

In response to that meeting, HPD, in a letter dated September 8, 2003, stated that it would modify the subject applications by deleting lots from the disposition application and by changing land use designations in the Urban Renewal Plan. The lots deleted from the disposition application would then be removed from the Plan in a subsequent Plan amendment. HPD further stated that it did not object to the retention of Block 1687, Lots 68, 70-75, 170 and 173-176, part of former Site 22, within the Urban Renewal Plan, subject to agreement between HPD and DCP counsel as to the procedure necessary to effectuate this change. Finally, HPD would delete another 8 lots from the disposition application because they are Greenthumb gardens and require further review and notice to the gardeners.

On September 22, 2003, HPD filed a revision to the application for the Second Amendment to the Fulton Park Urban Renewal Plan (C030299HUK). This modification changes the land use designation on Block 1703, Lot 1, part of Site 14B from “public open space” to “residential,” and on Block 1695, Lot 8, part of Site 15B from “residential” to “public open space” in response to community concerns raised during the ULURP process.

HPD also filed a revision to the application for the disposition of property within the Fulton Park Urban Renewal Plan (C030301HDK). This modification deletes Block 1710, Lots 46, 47, and 48; Block

1695, Lots 32 and 33; Block 1709, Lots 31 and 32; and Block 1687, Lot 82 from the application in response to concerns raised during the ULURP process. In addition, the revision also deletes Block 1699, Lots 70 and 75; Block 1708, Lots 35 and 36; Block 1708, Lots 70, 72, and 73; and Block 1710, Lot 9 from the disposition application because they are Greenthumb gardens and require further review pursuant to the Garden Review Process before being approved for disposition.

In response to the Community Board's recommendations regarding Site 12, the Commission notes that HPD has revised the application to delete from the disposition request Lots 46, 47, and 48, and has agreed to de-designate them from the plan in a subsequent amendment. The "residential and/or commercial" land use designation and the C4-3 zoning would allow for both the residential uses along Buffalo Avenue and for a commercial development on the remainder of Site 12. In addition, the Commission notes that the land use controls of the Plan would not preclude the disposition of Lot 52 to adjacent homeowners.

In response to the Community Board's recommendation regarding Lot 35, part of former Site 12, the Commission notes that designation of this privately owned lot for public open space would not be feasible because the lot is too small for recreational use. The Commission appreciates the community's concern about the unsightly condition and possible illegal use of this lot for vehicle storage, but believes that proper code enforcement is more appropriate.

Regarding the Community Board's recommended changes to Sites 14B and 15B the Commission notes that these changes have been made by HPD in their application. Land use changes will consolidate open space designation on Site 14B and residential designation on Site 15B.

Regarding the Community Board recommendations for Sites 15 and 15C, and the former Site 15, the Commission notes that portions of these properties are owned by an adjacent church and used for accessory parking. The Commission understands the Community Board's desire to create a more rational housing development site and parking lot for the Church but believes that the current proposed configuration is appropriate.

Regarding the Community Board recommendations for Block 1699, Lots 56, 58-66, part of former Site 17, the Commission notes that these lots comprise the privately-owned parking lot of Interfaith Hospital and are in good condition and active use for needed accessory parking to the Hospital.

Regarding the Community Boards recommendation for site 17G, the Commission notes that the proposed residential and/or commercial land use designation would not conflict with the Community Board's recommendation. Restricting the land use designation of this site would unduly limit the development potential of the subject property.

Regarding the Community Board's recommendation for Block 1699, Lots 24 and 25, the Commission notes that these properties have fallen into grave disrepair since the initial filing of this application, and

now consist of a vacant lot and an unstable building. These two lots are adjacent to an existing Urban Renewal Site and, if assembled, would increase development potential. HPD has stated that it is amenable to adding these lots back to the Urban Renewal Plan. Therefore, the Commission qualifies its approval of this application by recommending that these properties be retained as part of Urban Renewal Site 17D in the Urban Renewal Plan.

Regarding the Community Board's recommendation for Site 18, the Commission notes that this is a privately-owned gas station and has only recently discontinued operation.

Regarding the Community Board's recommendations for Block 1708, Lot 44, part of Site 19, Block 1709, Lot 1, part of Site 20A, and Block 1709, Lots 33-35, part of Site 20, the Commission notes that the residential rehabilitation proposed by the Community Board are permitted under the controls of the Plan and that HPD has stated that it intends to rehabilitate existing, sound buildings wherever feasible.

Regarding the Community Board's recommendation for Block 1708, Lot 65, part of Site 19, the Commission notes that this under-utilized vacant lot is surrounded by vacant City-owned land. Acquisition and assemblage would result in a more developable housing site.

Regarding the Community Board recommendation for site 20B, the Commission notes that the proposed residential land use designation does not conflict with this recommendation.

Regarding the Community Board's recommendation for Site 15E, Block 1695, Lots 32 and 33, Site 23A, and Block 1709, Lots 31 and 32, Part of Site 20, the Commission notes that HPD has modified the application and removed the lot from the list of properties to be disposed and will de-designate the Site in a future amendment to the Plan.

The Commission acknowledges the Community Board's recommendation for Block 1687, Lots 68, 70-75, 170 & 173-176, former Site 22 and therefore qualifies its approval of this application by recommending that these properties be retained as part of Urban Renewal Site 22 in the Urban Renewal Plan. The Commission notes that several of these properties have become blighted and vacant due to fire since the initial filing of this application, and now consist of vacant land, unstable, boarded-up buildings and non-conforming auto-repair uses. Together with proposed Sites 22A and 22B, these lots would allow for a viable housing development site by replacing undesirable uses on this otherwise solid, residential block frontage. Furthermore, HPD has stated in its letter of September 8, 2003, that it would now retain these lots in the Urban Renewal Plan.

Regarding the application for re-zoning the block frontage along Atlantic Avenue between Suydam Place and Buffalo Avenue, the Commission notes that this under-utilized site along this heavily trafficked arterial would be an appropriate site for commercial development. The proposed C4-3 zoning would allow for commercial development as well as residential development in scale with the surrounding R6 zone.

The Commission recognizes the Community's desire for the upzonings proposed in their recommendation accompanying this application, however these actions are outside of the scope of this application as they encompass more area than HPD's proposed zoning map change.

Regarding the Community Board's proposed language changes to the boilerplate Urban Renewal text, the Commission acknowledges the Community's desire to award construction contracts to local developers. However, the Commission believes that HPD's proposed standards for developer selection incorporate means for giving preference to local developers are appropriate.

RESOLUTION

RESOLVED, that the City Planning Commission finds that the action described herein will have no significant impact on the environment; and be it further

RESOLVED, that the City Planning Commission finds that the proposed Second Amendment to the Fulton Park Urban Renewal Plan, as revised by HPD on September 22, 2003 and as recommended for modification by the City Planning Commission by the resolution adopted herewith, is an appropriate plan for the area involved, complies with provisions of Article 15 of the General Municipal Law and conforms to the comprehensive community plan for the development of the municipality as a whole and is consistent with local objectives; and

RESOLVED, that the City Planning Commission, pursuant to Section 197-c of the New York City Charter and Section 505, Article 15 of the General Municipal Law, and after due consideration of the appropriateness of this action, certifies its qualified approval of the proposed Second Amended Urban Renewal Plan for the Fulton Park Urban Renewal Area, Community District 3, Borough of Brooklyn, as revised by HPD on September 22, 2003, and recommends the following modifications thereto:

The following properties shall be retained in the Urban Renewal Plan:

<u>SITE</u>	<u>BLOCK</u>	<u>LOT</u>	<u>ADDRESS</u>
22	1687	68	201 Chauncey Street
22	1687	70	Chauncey Street
22	1687	71	Chauncey Street
22	1687	72	Chauncey Street
22	1687	73	189A Chauncey Street
22	1687	74	191 Chauncey Street
22	1687	75	189 Chauncey Street
22	1687	170	Chauncey Street
22	1687	173	Chauncey Street
22	1687	174	Chauncey Street
22	1687	175	Chauncey Street
17D	1699	25	1594 Fulton Street
17D	1699	24	1594 Fulton Street

The above resolution (C 030299 HUK), duly adopted by the City Planning Commission on September 24, 2003 (Calendar No. 23), is filed with the Office of the Speaker, City Council, and the Borough President in accordance with the requirements of Section 197-d of the New York City Charter and Section 505, Article 15 of the General Municipal Law of New York State.

Amanda M. Burden, AICP, Chair

Kenneth J. Knuckles, Esq., Vice Chairman

**Angela M. Battaglia, Angela R. Cavaluzzi, R.A., Richard W. Eaddy, Jane Gol,
Christopher Kui, John Merolo, Karen A. Phillips, Joseph B. Rose, Dolly Williams**
Commissioners