



## **CITY PLANNING COMMISSION**

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February 11, 2004/Calendar No. 19

C 040136 HAK

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**IN THE MATTER OF** an application submitted by the Department of Housing Preservation and Development (HPD):

- 1) pursuant to Article 16 of the General Municipal Law of New York State for:
  - a) the designation of property located at 1349-1361 East New York Avenue (Block 1474, Lots 53-58) and 1725-1731 Lincoln Place (Block 1474, Lots 59-62) as an Urban Development Action Area; and
  - b) an Urban Development Action Area Project for such area; and
- 2) pursuant to Section 197-c of the New York City Charter for the disposition of such properties to a developer selected by HPD;

to facilitate development of a six-story building tentatively known as Bishop Richard B. Martin Senior Housing, with approximately 79 units of housing for low-income elderly persons and elderly handicapped persons and one unit for a superintendent, to be developed under the HUD Section 202 Supportive Housing for the Elderly Program, Community District 16, Borough of Brooklyn.

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Approval of three separate matters is required:

1. The designation of 1349-1361 East New York Avenue and 1725-1731 Lincoln Place (Block 1474, Lots 53-62) in the Borough of Brooklyn, as an Urban Development Action Area;
2. An Urban Development Action Area Project for such property; and
3. The disposition of such properties to a developer to be selected by the Department of Housing Preservation and Development (HPD).

The application for the disposition was submitted by the Department of Housing Preservation and Development on September 30, 2003.

Approval of this application would facilitate the development of a six-story building tentatively known as Bishop Richard B. Martin Senior Housing, with 79 units of housing for low-income, elderly persons to be developed under the federal Section 202 program.

The Department of Housing Preservation and Development states in its application that:

The Disposition Area consists of underutilized vacant land that tends to impair or arrest the sound development of the surrounding community, with or without tangible blight. Incentives are needed in order to induce the correction of these substandard, insanitary and blighting conditions. The proposed project will protect and promote health and safety and would promote sound growth and development. The Disposition Area is therefore eligible to be an Urban Development Action Area and the proposed project is therefore eligible to be an Urban Development Action Area Project pursuant to Article 16 of the General Municipal Law.

## **BACKGROUND**

The Department of Housing Preservation and Development (HPD) requests a UDAAP designation, project approval and disposition of city-owned property located at 1349-1361 East New York Avenue and 1725-1731 Lincoln Place (Block 1474, Lots 53-62), in the Brownsville section of Brooklyn. The approval of this application would facilitate the development of a federally subsidized federal Section 202 housing development for low-income elderly persons.

1349-1361 East New York Ave and 1725-1731 Lincoln Place (Block 1474, Lots 53-62) are ten adjacent vacant lots totaling 21,877 square feet on East New York Avenue between Howard and Saratoga avenues in an R6 zoning district. It is proposed to develop the site with a 6-story elevator building with 80 units of rental housing for low-income elderly persons and one unit for the superintendent. In addition, the facility will have a community room, outdoor sitting areas,

and 18 accessory off-street parking spaces.

Adjacent to the site to the west is a privately-owned 2-story, 2-family building and to the east is a privately-owned vacant lot. There are six other city-owned properties on the block, all under the jurisdiction of HPD. The remainder of the block contains a mixture of vacant lots, 2-, 3-, and 4- story multi-family residences and the Holy House of Prayer Church, directly behind the site.

The surrounding area is primarily residential, with 3 and 4-story rowhouses and apartment buildings and the Marcus Garvey NYCHA development one block to the east. Pitkin Avenue, a commercial corridor, is located one block south of the site. In addition, the neighborhood contains Zion Memorial Park across East New York Avenue and a small used auto sales lot across Lincoln Place. The B12 bus runs along East New York Avenue connecting Lefferts Gardens and Cypress Hills. The B7 runs along Saratoga Avenue connecting Flatlands and Bedford-Stuyvesant and the B14 runs along Pitkin Avenue connecting Crown Heights with East New York, all with stops within 2 blocks of the proposed site.

## **ENVIRONMENTAL REVIEW**

This application ( C 040136 HAK) 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 03HPD018K. The lead agency 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 September 9, 2003.

#### **UNIFORM LAND USE REVIEW**

This application ( C 040136 HAK) was certified as complete by the Department of City Planning on November 3, 2003, and was duly referred to Community Board 16 and the Borough President, in accordance with Article 3 of the Uniform Land Use Review Procedure (ULURP) rules.

#### **COMMUNITY BOARD PUBLIC HEARING**

Community Board 16 held a public hearing on this application on November 25, 2003, and on that date, by a vote of 26 to 0 with 0 abstentions, adopted a resolution recommending approval of the application.

#### **BOROUGH PRESIDENT RECOMMENDATION**

This application was considered by the Borough President, who issued a recommendation approving the application on December 12, 2003.

#### **CITY PLANNING COMMISSION PUBLIC HEARING**

On December 17, 2003, (Calendar No. 5), the City Planning Commission scheduled January 7,

2004, for a public hearing on this application ( C 040136 HAK). The hearing was duly held on January 7, 2004 (Calendar No. 9).

There were no speakers and the hearing was closed.

## **CONSIDERATION**

The Commission believes that the application for the proposed Urban Development Action Area designation and project, and the disposition of city-owned properties located at 1349-1361 East New York Avenue (Block 1474, Lots 53-58) and 1725-1731 Lincoln Place (Block 1474, Lots 59-62) in the Brownsville section of Brooklyn is appropriate.

The application would facilitate the development of Bishop Richard B. Martin Senior Housing, a six-story building with 79 units of rental housing for elderly persons of low income (plus one unit for the superintendent), to be developed under the federal Section 202 Supportive Housing Program for the Elderly.

The Commission believes that the project site is well situated for the needs of its future residents. The project site is located in a residential neighborhood with convenient access to services. Shopping is available along the Pitkin Avenue commercial corridor south of the site. Bus service is available via the B12 bus running on East New York Avenue and the B14 bus that runs on Pitkin Avenue, both with stops within two blocks of the site.

The Commission believes that the proposed project will develop vacant city-owned land thereby

eliminating a blighting influence in the neighborhood. The Commission also believes that the proposed project will address the need for affordable housing for low income elderly and contribute to the revitalization of the area, reinforcing public investment. The Commission, therefore believes that the proposed project is appropriate.

## **RESOLUTION**

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

WHEREAS, the Department of Housing Preservation and Development has recommended the designation of 1349-1361 East New York Avenue (Block 1474, Lots 53-58) and 1725-1731 Lincoln Place (Block 1474, Lots 59-62) as an Urban Development Action Area; and

WHEREAS, the Department of Housing Preservation and Development has also recommended the approval of an Urban Development Action Area Project for such property; therefore, be it further

**RESOLVED**, that the City Planning Commission, after due consideration of the appropriateness of the actions, certifies its unqualified approval of the following matters pursuant to the Urban Development Action Area Act:

- a) the designation of property located 1349-1361 East New York Avenue (Block 1474, Lots 53-58) and 1725-1731 Lincoln Place (Block 1474, Lots 59-62), as an

Urban Development Action Area; and

- b) an Urban Development Action Area Project for such area;

and the City Planning Commission recommends that the New York City Council find that:

- a. The present status of the area tends to impair or arrest the sound development of the municipality;
- b. The financial aid in the form of tax incentives to be provided by the municipality pursuant to Section 696 of the Urban Development Action Area Act is necessary to enable the project to be undertaken; and
- c. The project is consistent with the policy and purposes stated in Section 691 of the Urban Development Action Area Act; and

**BE IT FURTHER RESOLVED**, by the City Planning Commission, pursuant to Section 197-c of the New York City Charter, that based on the environmental determination and the consideration described in this report, the application of the Department of Housing Preservation and Development for the disposition of city-owned property located at 1349-1361 East New York Avenue (Block 1474, Lots 53-58) and 1725-1731 Lincoln Place (Block 1474, Lots 59-62), Community District 16, Borough of Brooklyn, to a developer to be selected by the Department of Housing Preservation and Development is approved.

The above resolution (C 040136 HAK), duly adopted by the City Planning Commission on February 11, 2004 (Calendar No. 19), 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.

**AMANDA M. BURDEN, AICP, Chair**

**KENNETH J. KNUCKLES, ESQ., Vice-Chairman**

**ANGELA M. BATTAGLIA, IRWIN G. CANTOR, P.E., ANGELA R. CAVALUZZI, R.A.,  
RICHARD W. EADDY, ALEXANDER GARVIN, JANE D. GOL, CHRISTOPHER KUI,  
JOHN MEROLO, KAREN A. PHILIPS, Commissioners**