



CITY PLANNING COMMISSION

July 14, 2004/Calendar No. 23

C 040306 HAK

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 73-77 Wolcott Street and 84 Dikeman Street (Block 576, Lots 15, 22, 23 and 49), 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 property to a developer selected by HPD;

to facilitate development of two, four-story buildings tentatively known as Red Hook Homes, with approximately 41 units of mixed-income housing, to be developed under the New York State Housing Trust Fund Program, Borough of Brooklyn, Community District 6.

Approval of three separate matters is required:

1. The designation of 73-77 Wolcott Street and 84 Dikeman Street (Block 576, Lots 15, 22, 23 and 49) 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 property to a developer selected by HPD.

The application for the disposition was submitted by the Department of Housing Preservation and Development on February 25, 2004.

Approval of this application would facilitate construction of two four-story buildings containing approximately 41 cooperative homeownership dwelling units for mixed-income families on the site as described above. The proposed project is tentatively known as Red Hook Homes.

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

The Disposition Area consists of four underutilized vacant properties, which tend to impair or arrest the sound development of the surrounding community with, or without, tangible physical blight. Incentives are needed in order to induce the correction of those substandard, insanitary, and blighting conditions. The project activities would protect and promote health and safety and would promote sound growth and development. The Disposition Area is therefore eligible to be a UDAAP Area pursuant to Article 16 of the General Municipal Law.

BACKGROUND

The project site is comprised of four, vacant City-owned properties (Block 576, Lots 15, 22, 23 and 49) and eleven privately-owned lots (Block 576/Lots 12, 13, 14, 24, 25, 26, 27, 28, 29, 43 and 50) to be acquired by the project sponsor. There is one vacant, two-story residential building on privately-owned Lot 24. The remainder of the privately-owned lots, which are not part of the proposed UDAAP Area, are vacant.

The project is located in an R5 zoning district characterized by two- and three-story residential buildings. An R6 district abuts the project block to the northeast, and an M1-1 light manufacturing area is located one and a half blocks south of the site. The two-story Public School 15 is located across Wolcott Street to the north of the project site. Buildings of the New York City Housing Authority's Red Hook Houses are located within the R6 district one block northeast of the project site. There are retail stores serving the neighborhood located on Lorraine Street between Otsego and Hicks Streets a few blocks north and east of the project site. The 58-acre Red Hook Recreational Area is located four blocks southeast of the site, and eight-acre Coffey Park is located two blocks northeast. The closest subway station is the Smith and 9th Street station of the F-train approximately 12 blocks northeast of the site across Hamilton

Avenue and under the Gowanus Expressway. The B61 and B77 bus lines serve this area on Van Brunt Street and Lorrain, Van Dyke and Dikeman Streets respectively.

The UDAAP designation and disposition of City-owned property would facilitate the development of approximately 41 units of mixed income, cooperative housing affordable to low-, moderate- and middle-income families. The development would be funded through the New York State Housing Trust Fund program. There are two buildings proposed at 71 and 79 Wolcott Street. Approximately one third of the units would be reserved for families earning 60 percent of area median income, another third for families earning 80 percent of area median income, and the remaining third would be sold at market rates. The majority of the units would have three-bedrooms. Twenty-two off-street parking spaces would be provided behind the buildings. Tax lot 43 fronting on Dikeman Street would be developed into a small playground with access from both the driveway and Dikeman Street.

The proposed buildings are designed with a maximum Floor Area Ratio (FAR) for a predominately built-up area, which allows an FAR of 1.65. The predominantly built-up area regulations mandate a maximum 33-foot tall building with a 30-foot street wall and an 18-foot front yard. However, the proposed buildings would be 40 feet in height with a 10-foot front yard. Therefore, the project required a zoning variance from the Board of Standards and Appeals (BSA), to allow the additional height and a front yard of only 10 feet. Irregularly-shaped lots also necessitated a variance from the 30-foot rear yard requirement. These requested variances (109-03-BZ and 110-03-BZ) were granted by the BSA on February 10, 2004.

ENVIRONMENTAL REVIEW

This application (C 040306 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 numbers are 03BSA164K and 03BSA165K. The lead agency is the Board of Standards and Appeals.

After a study of the potential environmental impact of the proposed action, a Negative Declaration was issued on February 10, 2004.

UNIFORM LAND USE REVIEW

This application (C 040306 HAK) was certified as complete by the Department of City Planning on March 8, 2004, and was duly referred to Community Board 6 and the Borough President, in accordance with Article 3 of the Uniform Land Use Review Procedure (ULURP) rules.

Community Board Public Hearing

Community Board 6 held a public hearing on this application (C 040306 HAK) on March 25, 2004, and on April 14, 2004, by a vote of 35 to 0 with no abstentions, adopted a resolution recommending approval of the application.

Borough President Recommendation

This application (C 040306 HAK) was considered by the Borough President, who issued a recommendation approving the application on June 2, 2004.

City Planning Commission Public Hearing

On May 26, 2004 (Calendar No. 1), the City Planning Commission scheduled June 9, 2004, for a public hearing on this application (C 040306 HAK). The hearing was duly held on June 9, 2004 (Calendar No. 3). There was one speaker in favor of the application and no speakers in opposition.

The speaker in favor was a representative of the project sponsor who answered questions from Commissioners about the proposed resident income mix and the target market.

There were no other speakers and the hearing was closed.

CONSIDERATION

The Commission believes that the UDAAP designation and disposition of city-owned property located at 73-77 Wolcott Street and 84 Dikeman Street (Block 576, Lots 15, 22, 23 and 49) to facilitate the development of approximately 41 homeownership units for mixed-income families within two buildings is appropriate. The planned development would provide the opportunity of homeownership to a diverse blend of family sizes and income levels, while including very low-income families.

The proposed four-story brick buildings would strengthen the residential core of Red Hook in an appropriate location adjacent to a public school and low-rise residential structures. Affordable infill residential development on these derelict vacant lots would strengthen this block and those around it. Disposition would make possible the return of this property to productive use and the elimination of its blighting influence on the neighborhood. Approval of this application would enable this city-owned property to be developed with a use that would serve the needs of Community District 6 and the City of New York.

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 73-77 Wolcott Street and 84 Dikeman Street (Block 576, Lots 15, 22, 23 and 49), located in Community District 6, Borough of Brooklyn 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 at 73-77 Wolcott Street and 84 Dikeman Street (Block 576, Lots 15, 22, 23 and 49), 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.

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 73-77 Wolcott Street and 84 Dikeman Street (Block 576, Lots 15, 22, 23 and 49), Community District 6, Borough of Brooklyn, to a developer to be selected by HPD is approved (C 040306 HAK).

The above resolution, duly adopted by the City Planning Commission on July 14, 2004 (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.

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. PHILLIPS, **DOLLY WILLIAMS**, Commissioners