



CITY PLANNING COMMISSION

March 12, 2008 / Calendar No. 21

C 080187 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 Hopkinson Avenue, and Bristol Street (Block 3497, part of Lot 2), part of Site 4 within the Marcus Garvey Urban Renewal Area, 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 seven-story residential buildings, tentatively known as Bristol Street, with approximately 168 residential units, to be developed under the Department of Housing Preservation and Development's Cornerstone Program, Borough of Brooklyn, Community District 16.

Approval of three separate matters is required:

1. the designation of property located at Hopkinson Avenue and Bristol Street (Block 3497, part of Lot 2), part of Site 4 of the Marcus Garvey Urban Renewal Area, as an Urban Development Action Area; and
2. an Urban Development Action Area Project for such area; and
3. the disposition of such property, to a developer selected by HPD.

The application for the Urban Development Action Area designation and project approval and disposition of city-owned property was submitted by the Department of Housing Preservation and Development (HPD) on November 21, 2007.

Approval of this application would facilitate the development of two buildings, with approximately 168 residential units for low- and moderate-income families.

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

The Project Area consists of underutilized vacant land which tends 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 these substandard, insanitary, and blighting conditions. The project activities would protect and promote health and safety and would promote sound growth and development. The project 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.

RELATED ACTIONS

In addition to the proposed amendment to the Marcus Garvey Urban Renewal Plan, which is the subject of this report, implementation of the proposed project also requires action by the City Planning Commission on the following applications which are being considered concurrently with this application:

1. **C 080185 HUK:** amendment to the Marcus Garvey Urban Renewal Plan to divide Site 4 into Sites 4A and 4B.
2. **C 080186 ZMK:** Zoning Map Amendment from C4-3 and R6/C2-3, to R7A.

BACKGROUND

A full background discussion and description appears in the report on the related application for the Eighth Amendment of the Marcus Garvey Urban Renewal Plan (C 080185 HUK).

ENVIRONMENTAL REVIEW

This application (C 080187 HAK), in conjunction with the applications for the related actions (C 080186 ZMK and C 080185 HUK), 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 08HPD004K. 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 November 20, 2007.

UNIFORM LAND USE REVIEW

This application (C 080187 HAK), in conjunction with the applications for the related actions (C 080186 ZMK and C 080185 HUK), was certified as complete by the Department of City Planning on December 3, 2007 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 June 14, 2005, and on that date, by a vote of 18 to 0 with 6 abstentions, adopted a resolution recommending approval of the application with the following conditions:

Community Board #16 recommends approval of this proposal on condition that there be at least 55 parking spaces, given the number of units in an area where there is limited on street parking and that provisions for the placement of air condition units be made above the windows to provide for a more efficient distribution of air.

Borough President Recommendation

This application was considered by the Brooklyn Borough who issued a recommendation approving the application on January 29, 2008.

City Planning Commission Public Hearing

On February 13, 2008, (Calendar No. 3), the City Planning Commission scheduled February 27, 2008, for a public hearing on this application (C 080187 HAK) in conjunction with the related applications (C 080186 ZMK and C 080185 HUK). The hearing was duly held on February 27, 2008 (Calendar No. 23), in conjunction with the public hearings on the applications for the related actions. There was one speaker in favor and no speakers in opposition.

The intended developer spoke in favor of the project, describing general characteristics of the building, the addition of needed affordable housing and the inclusion of environmentally friendly features in the building.

There were no other speakers and the hearing was closed.

CONSIDERATION

The Commission believes that the application for UDAAP designation and project approval and, the disposition of city-owned property are appropriate.

A full consideration and analysis of the issue, and further reasons for approving this application, appear in the report on the related application for the Eighth Amendment to the Marcus Garvey Urban Renewal Plan (C 080185 HUK).

RESOLUTION

The City Planning Commission finds that the proposed disposition of city-owned property located at Hopkinson Avenue and Bristol Street (Block 3497, part of Lot 2) conforms to the objectives and provisions of the 7th Amended Marcus Garvey Urban Renewal Plan (C 900400 HUK), which is being considered concurrently with this application, and be it further

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 property located at Hopkinson Avenue and Bristol Street (Block 3497, part of Lot 2), within Site 4 of the Marcus Garvey Urban Renewal Area, located in Community District 16, 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 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 Hopkinson Avenue and Bristol Street (Block 3497, part of Lot 2) part of Site 4 within the Marcus Garvey Urban Renewal Area, Borough of Brooklyn, Community District 16; 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 finds 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 policy 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 Hopkinson Avenue and Bristol Street (Block 3497, part of Lot 2), part of Site 4 within the Marcus Garvey Urban Renewal Area, Community District 16, Borough of the Brooklyn, to a developer selected by HPD (C 080187HAK), is approved.

The above resolution (C 080187 HAK), duly adopted by the City Planning Commission on March 12, 2008 (Calendar No. 21), 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 BATTAGALIA, IRWIN G. CANTOR, P.E.,
ANGELA R. CAVALUZZI, R.A., ALFRED C. CERULLO III, BETTY Y. CHEN,
MARIA M. DEL TORO, RICHARD W. EADDY, NATHAN LEVENTHAL,
SHIRLEY A. McRAE, JOHN MEROLO, KAREN PHILLIPS, Commissioners