



**IN THE MATTER OF** an application submitted by the Department of Housing Preservation and Development and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the disposition of properties located at 3826 Cypress Avenue (Block 6973, Lot 22), 3749 Neptune Avenue (Block 7000, Lot 62), 124 Oxford Street (Block 8757, Lot 93), 12 Lake Avenue (Block 8796, Lot 55), 19 Lake Avenue (Block 8796, Lot 126), 2 Lake Avenue (Block 8796, Lot 178), 18 Stanton Road (Block 8800, Lot 92), 23 Stanton Road (Block 8800, Lot 102), 25 Stanton Road (Block 8800, Lot 187), 17 Webers Court (Block 8815, Lot 139), 25 Abbey Court (Block 8845, Lot 1976), 5 Beacon Court (Block 8845, Lot 2060), and 17 Noel Avenue (Block 8856, Lot 1656) to facilitate residential use Borough of Brooklyn, Community Districts 13 and 15.

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This application for the disposition of 13 privately-owned lots was filed by the Department of Housing Preservation and Development (HPD) and the Department of Citywide Administrative Services (DCAS) on May 13, 2019. The proposed action would facilitate redevelopment and residential use of 13 properties as flood-resilient housing in the Seagate, Gerritsen Beach, Sheepshead Bay, and Manhattan Beach neighborhoods of Brooklyn Community Districts 13 and 15.

### **RELATED ACTIONS**

In addition to the application for the disposition of property, which is the subject of this report (C 190395 PPK), the proposed project also requires action by the City Planning Commission on the following action, which is being considered together with this application:

**C 190394 PPK** Acquisition of City-owned Property for 13 lots to facilitate resilient housing in Community Districts 13 and 15, Brooklyn

### **BACKGROUND**

A full background discussion and description of this application appears in the report for the related action (C 190394 PPK).

## **ENVIRONMENTAL REVIEW**

This application (C 190395 PPK), in conjunction with the related application (C 190394 PQK), 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 lead agency is the Department of Housing Preservation and Development. The designated CEQR number is 19HPD055Y.

After a study of the potential environmental impact of the proposed actions, a Negative Declaration was issued on May 15, 2019.

## **UNIFORM LAND USE REVIEW PROCEDURE**

This application (C 190395 PPK), in conjunction with the related application (C 190394 PPK), was certified as complete by the Department of City Planning on May 20, 2019, and was duly referred to Community Board 13, Community Board 15, the Brooklyn Borough Board, and the Brooklyn Borough President, in accordance with Title 62 of the Rules of the City of New York, Section 2-02(b).

### **Community Board Public Hearing**

Community Board 13 held a public hearing on this application (C 190395 PPK) on May 22, 2019. On June 26, 2019, by a vote of 31 in favor, 0 opposed, with no abstentions, the Board adopted a resolution recommending approval of the application with conditions. A summary of Community Board 13's recommendations appears in the report for the related application (C 190394 PPK).

Community Board 15 held a public hearing on this application (C 190395 PPK) on June 25, 2019. On June 25, 2019, by a vote of 37 in favor, 0 opposed, with one abstention, the Board adopted a resolution recommending approval of the application.

### **Borough Board Recommendation**

The Borough Board did not consider this application (C 190395 PPK).

### **Borough President Recommendation**

This application (C 190395 PPK) was considered by the Borough President, who held a public hearing on July 2, 2019, and issued a recommendation on August 29, 2019 to approve this application with recommendations. A summary of the Borough President's recommendations appears in the report for the related application (C 190394 PPK).

### **City Planning Commission Public Hearing**

On August 28, 2019 (Calendar No. 8), the City Planning Commission scheduled September 11, 2019, for a public hearing on this application (C 190395 PPK), and the related application (C 190395 PPK). The hearing was duly held on September 11, 2019 (Calendar No. 19), together with concurrent public hearings for resilient housing and open space site selection, acquisition, and disposition actions in Queens (C 190396 PCQ, C 190397 PQQ, C 190398 PPQ) and Staten Island (C 190399 PCR, C 190400 PQR, C 190401 PPR). There were four speakers who testified in favor of the applications and one speaker who testified in opposition, as described in the report for the related application (C 190394 PPK).

### **Waterfront Revitalization Program Consistency Review**

This application (C 190395 PPK), and related application (C 190394 PPK), were reviewed by the City Coastal Commission for consistency with the policies of the New York City Waterfront Revitalization Program (WRP), as amended, approved by the New York City Council on October 30, 2013 and by the New York State Department of State on February 3, 2016, pursuant to the New York State Waterfront Revitalization and Coastal Resources Act of 1981, (New York State Executive Law, Section 910 *et seq.*) The designated WRP number is 18-212.

This action was determined to be consistent with the policies of the New York City Waterfront Revitalization Program.

### **CONSIDERATION**

The Commission believes that this application (C 190395 PPK) for the acquisition of properties, in conjunction with the related application (C 190394 PPK), is appropriate. A full consideration

of this application appears in the report for the related acquisition application (C 190394 PPK).

**RESOLUTION**

**RESOLVED**, that having considered the Environmental Assessment Statement, for which a Negative Declaration was issued on May 15, 2019 with respect to this application (CEQR No. 19HPD055Y), the City Planning Commission finds that the action described herein will have no significant impact on the environment; and be it further

**RESOLVED**, the City Coastal Commission finds that the action will not substantially hinder the achievement of any WRP policy and hereby determines that this action is consistent with WRP policies; and be it further

**RESOLVED**, by the City Planning Commission, pursuant to Sections 197-c of the New York City Charter, that based on the environmental determination, and the consideration described in this report, the application submitted by the Department of Housing Preservation and Development, Department of Parks and Recreation, the Department of Environmental Protection and the Department of Citywide Administrative Services, for the disposition of of properties located at 3826 Cypress Avenue (Block 6973, Lot 22), 3749 Neptune Avenue (Block 7000, Lot 62), 124 Oxford Street (Block 8757, Lot 93), 12 Lake Avenue (Block 8796, Lot 55), 19 Lake Avenue (Block 8796, Lot 126), 2 Lake Avenue (Block 8796, Lot 178), 18 Stanton Road (Block 8800, Lot 92), 23 Stanton Road (Block 8800, Lot 102), 25 Stanton Road (Block 8800, Lot 187), 17 Webers Court (Block 8815, Lot 139), 25 Abbey Court (Block 8845, Lot 1976), 5 Beacon Court (Block 8845, Lot 2060), and 17 Noel Avenue (Block 8856, Lot 1656) to facilitate residential use Borough of Brooklyn, Community Districts 13 and 15, is approved.

The above resolution (C 190395 PPK), duly adopted by the City Planning Commission on September 25, 2019 (Calendar No. 6), 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.

**MARISA LAGO, *Chair***

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

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ORLANDO MARIN, LARISA ORTIZ, RAJ RAMPERSHAD *Commissioners***