



CITY PLANNING COMMISSION

December 1, 2010 / Calendar No. 5

N 110065 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 134 Wythe Avenue (Block 2309, Lot 22) as an Urban Development Action Area; and
 - b. an Urban Development Action Area Project for such area;

to facilitate the rehabilitation of an existing three-story building for community facility use, in Community District 1, Borough of Brooklyn.

WHEREAS, on August 30, 2010, the Department of Housing Preservation and Development (HPD) submitted an application (N 110065 HAK) pursuant to Article 16 of the General Municipal Law of New York State for:

1. the designation of property located at 134 Wythe Avenue (Block 2309, Lot 22) as an Urban Development Action Area; and
2. an Urban Development Action Area Project for such area; and

WHEREAS, HPD states in its application that:

The project area consists of underutilized vacant property that 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.

WHEREAS, this application (N 110065 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 10HPD023K. The lead agency is the Department of Housing Preservation and Development.

After a study of the potential environmental impacts of the proposed action, a Negative Declaration was issued on May 25, 2010.

WHEREAS, this application (N 110065 HAK) was referred by the Department of City Planning to Brooklyn Community Board 1 on September 13, 2010; and

WHEREAS, Brooklyn Community Board 1 submitted a favorable recommendation; and

WHEREAS, this application, was reviewed by the Department of City Planning 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 13, 1999 and by the New York State Department of State on May 28, 2002, pursuant to the New York State Waterfront Revitalization and Coastal Resources Act of 1981 (New York State Executive Law, Section 910 et seq.) and determined that it was consistent with the policies of the WRP. The designated WRP number is 10-070; and

WHEREAS, on October 27, 2010 (Calendar No. 1), the City Planning Commission scheduled November 17, 2010, for a public hearing on this application (N 110065 HAK). The hearing was duly held on November 17, 2010 (Calendar No. 10); and

WHEREAS, there were five speakers in favor of the application and none in opposition at the public hearing; and

WHEREAS, the speakers included a representative of HPD, who spoke in favor of the proposed project. She summarized the program for the site and the activities planned for the building. The other four speakers represented the project sponsor and they also spoke about the project, providing additional details on the design and programming and on plans to preserve historic

aspects of the building. They described the history of the building as a focus of community organization and the activities of the sponsor organizations. They also discussed their progress in raising funds to complete the proposed project, including direct fundraising and money that has been pledged by several local elected officials.

WHEREAS, there were no other speakers and the hearing was closed; and

WHEREAS, this application would facilitate the conversion of a vacant former firehouse into a new community facility at 134 Wythe Avenue (Block 2309, Lot 22) in an MX8:M1-2/R6A zoning district; and

WHEREAS, the Commission has determined that the application warrants approval and therefore adopts the following 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, in its capacity as the City Coastal Commission, has reviewed the waterfront aspects of this application and finds that the proposed action is consistent with WRP policies; and

WHEREAS, the Department of Housing Preservation and Development has recommended the designation of property located at 134 Wythe Avenue (Block 2309, Lot 22), 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:

1. the designation of property located at 134 Wythe Avenue (Block 2309, Lot 22) as an Urban Development Action Area; and
2. an Urban Development Action Area Project for such area.

The above resolution, duly adopted by the City Planning Commission on December 1, 2010 (Calendar No. 5), is filed with the Office of the Speaker, City Council, pursuant to Article 16 of the General Municipal Law of New York State.

KENNETH J. KNUCKLES, Vice Chair
ANGELA M. BATTAGLIA, RAYANN BESSER, IRWIN G. CANTOR, P.E.,
ALFRED C. CERULLO, III, BETTY Y. CHEN, MARIA M. DEL TORO,
RICHARD W. EADDY, NATHAN LEVENTHAL, ANNA HAYES LEVIN,
SHIRLEY A. MCRAE, KAREN A. PHILLIPS, Commissioners.



COMMUNITY BOARD No. 1

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FINANCIAL SECRETARY

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RECORDING SECRETARY

PHILIP A. CAPONEGRO
MEMBER-AT-LARGE

October 18, 2010

Honorable Amanda M. Burden
Chair
New York City Planning Commission
NYC Department of City Planning
22 Reade Street
New York, NY 10007

Dear Commissioner Burden:

Please be advised that on September 15, 2010 Community Board No. 1 held a public hearing on the following item:

- NYC Department Of Housing Preservation and Development Re: Proposed Action: 134 Wythe Avenue, Brooklyn, Block 2309 Lot 22 – Northside Town Hall Community And Cultural Center (Wythe Avenue Firehouse Rehabilitation).

The Board's Land Use committee met to further review the item and presented its report at the regular meeting of Community Board No. 1 held on October 13, 2010.

The members of Community Board No. 1 supported the recommendation (see report attached) to approve the proposed UDAAP action.

The vote was as follows: 34 "YES"; 0 "NO"; 0 "ABSTENTIONS"; 3 "RECUSALS" (Ms. Dennis, Ms. Kuonen, Ms. Teague).

Working for a Better Greenpoint-Williamsburg.

Sincerely,

Christopher H. Olechowski
Christopher H. Olechowski
Chairman

CHO/mbw
Attachments: 1

**COMMUNITY BOARD No. 1**

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COUNCILMEMBER, 33rd CDHON. DIANA REYNA
COUNCILMEMBER, 34th CD

October 13, 2010

COMMITTEE REPORT

TO: Chairman Christopher H. Olechowski
CB #1 Board Members

FROM: Heather Roslund, Committee Chair

RE: Land Use, ULURP and Landmarks Committee Report

Meeting date: Tuesday, September 28th, 2010

Attending: Heather Roslund, Chair, Ward Dennis, Del Teague, Abraham Perlstein

1. Proposed Action by NYC Department of Housing Preservation and Development to Designate of 134 Wythe Avenue, Brooklyn an Urban Development Action Area Project (UDAAP)

The proposal involves an application by HPD, on behalf of the project sponsor, The People's Firehouse Inc., for project approval and designation of the site as an Urban Development Action Area Project (UDAAP).

Ms. Eunice Suh of HPD presented plans and renderings of the proposed project and answered questions from committee members.

Ms. Suh stated that the proposed action will provide an incentive for development of the project site consistent with surrounding land uses by facilitating the rehabilitation of the building as a community facility.

This action usually occurs in conjunction with the disposition of the property, but at that time the RFP had not yet been awarded and there was no organization to give the property to.

We reviewed Article 16 of the Municipal Law which requires that in order for a site to be designated as an Urban Development Action Area Project it must meet the following criteria:

- The project area consists of underutilized property that 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 blighted conditions.
- The project activities would protect and promote health and safety and would encourage sound growth and development.

Whereas the RFP was fair and open, and

Whereas the Northside Town Hall Community and Cultural Center has widespread community support, and

Whereas there was no sponsor at the time of the disposition of the property and this is a technical step in the process of disposing of the property from the city to the Northside Town Hall Community and Cultural Center, and

Whereas the site and proposed community facility both meet the criteria pursuant to Article 16 of the General Municipal Law,

We therefore resolve that the project is eligible to be an Urban Development Action Area Project and approve the designation as such.

This item was Approved: 2 in favor, 0 against, 0 abstentions. Mr. Dennis and Ms. Teague recused themselves.

2. Vision 2020: New York City Comprehensive Waterfront Plan

After several months of public outreach and a series of public meetings in each borough, the NYC Department of City Planning, released their draft recommendations on September 7, 2010.

The deadline for public comments on the draft recommendations is 5pm on November 12th, 2010. The draft recommendations can be viewed on DCP's website at <http://www.nyc.gov/dcp>.

CB#1 will be issuing written comments. If you have a recommendation you think should be included or you note something that you feel will adversely impact the neighborhood, I strongly urge you to submit your thoughts to the board office by the end of October so we can review and incorporate them into the board's comments.