



CITY PLANNING COMMISSION

January 19, 2005/Calendar No. 20

C 050160 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 758, 762, 764 and 768 Rockaway Avenue, 195, 197, 201 and 203 Riverdale Avenue and 435 Chester Street, Site 22 within the Marcus Garvey Urban Renewal Area (Block 3589, Lots 1, 6-10, 48-50) 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 a six story building, tentatively known as Riverdale Apartments, with approximately 73 rental units for the elderly, to be developed under the New York State Housing Trust Fund Program, Community District 16, Borough of Brooklyn.

Approval of three separate matters is required:

1. The designation of 758, 762, 764 and 768 Rockaway Avenue, 195, 197, 201 and 203 Riverdale Avenue and 435 Chester Street (Block 3589, Lots 1, 6-10, 48-50), Borough of Brooklyn, Community District 16, 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 to be selected by HPD

The application was submitted by the Department of Housing Preservation and Development (HPD) on November 11, 2004.

Approval of this application would facilitate construction of a six-story building that would be used for approximately 73 rental units for the elderly, tentatively known as Riverdale Apartments to be developed through the New York State Housing Trust Fund Program.

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

The Disposition 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 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

HPD seeks approval of an Urban Development Action Area designation and project approval, and disposition of city-owned property to facilitate the development of low-income rental housing for the elderly through the NY State Housing Trust Fund located in Community District 16, Brownsville, Brooklyn.

Block 3589-Lots 1, 6, 7, 8, 9, 10, 48, 49, 50 are nine vacant lots comprising Site 22 in the Marcus Garvey Urban Renewal Area. The site has an area of 18,084 square feet and is located on the southern end of Riverdale Avenue between Chester Street and Rockaway Avenue. The disposition of the subject lots would facilitate the construction of an approximately 65, 000 square foot, six-story elevator building with 73 one and two bedroom apartments, including an apartment for the superintendent. The site is located on a primarily vacant block in an R6 zoning district. HPD recently received UDAAP approval for two projects to be built on this block: Little Rock Manor on lots 43-47 for approximately 40 dwelling units for the mentally disabled, and Dona Rosita II on lots 12-17 for approximately 61 dwelling units for persons with AIDS. On the corner of Rockaway Avenue and Livonia Avenue is a MTA building and a one-story commercial store. To the south are vacant lots, multi-family apartment buildings, two-story residences, and a playground. To the west are blocks occupied by Marcus Garvey Village, three-story apartment building development. To the east across from the site on Rockaway Avenue is a Verizon building and a series of one-story commercial buildings.

The project would provide 61 one-bedroom and 12 two-bedroom apartments for the elderly with two community rooms, office space, a laundry room, a kitchen, storage space, and a landscaped open space. All units are handicap adaptable. A parking lot of 12 spaces would be provided on the site. The project would be developed under the Quality Housing Program.

The #3 train subway service is available at Rockaway Avenue where it runs along Livonia Avenue one block away. The B60 bus stops at the corner of Riverdale Avenue and Rockaway Avenue. Local shopping is available along Rockaway Avenue.

ENVIRONMENTAL REVIEW

This application (C 050160 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 Environmental Quality Review (CEQR) Rules for Procedure of 1991 and Executive Order No. 91 of 1977 . The lead agency is the Department of Housing Preservation and Development.

This application was determined to be a Type II action which requires no further environmental review.

UNIFORM LAND USE REVIEW

This application (C 050160 HAK) was certified as complete by the Department of City Planning on November 15, 2004, 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 (C 050160 HAK) on November 30, 2004, and on that date, by a vote of 21 in favor with 0 opposed and 0 abstentions, adopted a resolution supporting approval of the application.

Borough President Recommendation

This application was considered by the Borough President, who issued a recommendation approving the application on January 3, 2005.

City Planning Commission Public Hearing

On December 22, 2004 (Calendar No. 2), the City Planning Commission scheduled January 5, 2005 for a public hearing on this application (C 050160 HAK). The hearing was duly held on January 5, 2005 (Calendar No. 10). There was one speaker in favor of the application and none in opposition. The project's architect was present to answer questions from the Commission.

There were no other speakers, and the hearing was closed.

CONSIDERATION

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

The application would facilitate the development of Riverdale Apartments, a six-story building that would be used for approximately 73 rental units for the elderly, to be developed through the New York State Housing Trust Fund Program . The approval of this application would facilitate the return of these lots to private ownership and would provide much needed affordable housing for elderly persons. 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 16 and the City of New York.

RESOLUTION

The City Planning Commission finds that the proposed disposition of city-owned property located at 758, 762, 764 and 768 Rockaway Avenue, 195, 197, 201 and 203 Riverdale Avenue and 435 Chester Street Site 22 within the Marcus Garvey Urban Renewal Area (Block 3589, Lots 1, 6-10, 48-50) conforms to the objectives and provisions of the Marcus Garvey Urban Renewal Plan (C 900400 HUK) approved on June 7, 1990.

WHEREAS, the Department of Housing Preservation and Development has recommended the designation of 758, 762, 764 and 768 Rockaway Avenue, 195, 197, 201 and 203 Riverdale Avenue and 435 Chester Street, Site 22 within the Marcus Garvey Urban Renewal Area (Block 3589, Lots 1, 6-10, 48-50), 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 758, 762, 764 and 768 Rockaway Avenue, 195, 197, 201 and 203 Riverdale Avenue and 435 Chester Street, Site 22 within the Marcus Garvey Urban Renewal Area (Block 3589, Lots 1, 6-10, 48-50), Borough of Brooklyn, Community District 16, as an Urban Development Action Area;
- b) An Urban Development Action Area Project for such property;

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 if any, to be provided by the municipality pursuant Section 696 of Article 16 of the General Municipal Law 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 Article 16 of the General Municipal Law

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 758, 762, 764 and 768 Rockaway Avenue, 195, 197, 201 and 203 Riverdale Avenue and 435 Chester Street, Site 22 within the Marcus Garvey Urban Renewal Area (Block 3589, Lots 1, 6-10, 48-50), 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 050160 HAK), duly adopted by the City Planning Commission on January 19, 2005 (Calendar No. 20), 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

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