



CITY PLANNING COMMISSION

August 09, 2006 / Calendar No.22

C 060515 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 161-171 Himrod Street; 235-237 Central Avenue (Block 3266 Lots 1, 2, 40-44) as an Urban Development Action Area; and
 - b. an Urban Development Action Area Project for such area;
- 2) pursuant to Section 197-c of the New York City Charter for the disposition of such property to a sponsor to be determined by HPD;

to facilitate the development of a 6-story building tentatively known as Himrod Street Apartments, with approximately 34 residential units to be developed under The New York State Housing Trust Fund Program, Community District 4, Borough of Brooklyn.

Approval of three separate matters is required:

- 1) The designation of 161-171 Himrod Street and 235-237 Central Avenue (Block 3266 Lots 1, 2, 40-44), as an Urban Development Action Area; and
- 2) An Urban Development Action Area Project for such area;
- 3) Disposition of such properties, to a sponsor to be determined by HPD.

The application for the proposed Urban Development Action Area designation, project approval, and disposition of city-owned property was submitted by the Department of Housing Preservation and Development (HPD) on May 25, 2006. The requested action would facilitate the development of a 34-unit, six-story low-income rental building.

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

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 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.

BACKGROUND

The New York City Department of Housing Preservation and Development is seeking an Urban Development Action Area Designation, project approval and disposition of city owned land to facilitate the development of a 34 rental apartment building located at 161-171 Himrod Street and 235-237 Central Avenue (Block 3266, Lots 1, 2, 40, 41, 42, 43, 44) in Community District 4, Brooklyn.

This application is for the disposition of seven vacant city-owned lots that are located on two separate sites on Block 3266. Site 1 is approximately 11,780 square feet and consists of lots 40-44 which are located at 161-171 Himrod Street. Site 2 is 5,000 square feet and consists of lots 1 & 2, which are located at 235-237 Central Avenue.

This block is located in the northwest corner of Community District 4 between Central and Wilson avenues and is zoned R6, with a C2-3 overlay on the two Central Avenue lots. The sites share the block with privately owned three and four story residential buildings, vacant land, a Section 202 senior housing project, mixed use buildings and a parking lot. The sites are directly across the street from a NYCHA public housing complex and is surrounded by predominately three-to four-story residential buildings on all sides. The sites are well served by public transportation, with the J/Z, M, and L trains

located nearby at the Knickerbocker avenue station located two blocks east of the site. The B60 bus service runs along Wilson Avenue, which connects the site to downtown Brooklyn and Ridgewood, Queens. The site is also near the Knickerbocker avenue commercial corridor which is located just to the east.

The proposed project would consist of a six-story building with a cellar and will provide 34 low-income rental units. The project would have an on-site superintendent, a laundry room and a multi-purpose room. There would be about 10,700 square feet of open space in the rear of the building that would consist of a sitting area for the residents. The parking area for this project would hold 12 spaces and be located on the Central Avenue corner lots. A zoning lot merger is proposed with the adjacent existing Senior Housing project which will merge lots 1, 2, 40 through 53.

ENVIRONMENTAL REVIEW

This application (C 060515 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 Procedures of 1991 and Executive Order No. 91 of 1977. The designated CEQR number is 05HPD028K. 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 April 14, 2006.

UNIFORM LAND USE REVIEW

This application (C 060515 HAK) was certified as complete by the Department of City Planning on June 5, 2006, and was duly referred to Community Board 4 and the Borough President, in accordance with Article 3 of the Uniform Land Use Review Procedure (ULURP) rules.

Community Board Public Hearing

Community Board 4 held a public hearing on this application on June 21, 2006, and on that date, by a vote of 31 in favor, 0 opposed, and 0 abstained, adopted a resolution recommending approval of the application.

Borough President Public Hearing

This application was considered by the Borough President, who issued a recommendation approving the application on July 19, 2006.

City Planning Commission Public Hearing

On July 12, 2006 (Calendar No. 3) the City Planning Commission scheduled July 26, 2006, for a public hearing on this application (C 060515 HAK). The hearing was duly held on July 26, 2006 (Calendar No. 9). There were 3 speakers in favor of the application and none in opposition.

One speaker in favor of the application was a representative of the sponsor for the project and described the importance of the project in providing affordable housing to New York City. The other two speakers, the project's architects, also appeared in favor of the application.

There were no other speakers and the hearing was closed.

CONSIDERATION

The Commission believes that the proposed Urban Development Action Area designation and project (UDAAP), and disposition of city-owned property is appropriate.

The application would facilitate the development of a six-story building with approximately 34 residential units for low-income persons developed under NYS Housing Trust Fund Program. Approval of this application would facilitate the return of these lots to private ownership and would provide much-needed affordable housing for the Bushwick community.

Disposition would make possible the return of this property to productive use and the elimination of its blighting influence on the neighborhood. It would enable these city-owned properties to be developed with a use that would serve the needs of Community District 4 and the City of New York.

The proposed project is part of an ongoing effort to redevelop vacant city-owned property and return it to productive use, while expanding affordable housing opportunities. The Commission, therefore, believes that the proposed Urban Development Action Area designation and project, and disposition of city-owned property is appropriate.

RESOLUTION

RESOLVED, the City Planning Commission finds 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 161-171 Himrod Street and 235-237 Central Avenue (Block 3266 Lots 1, 2, 40-44), in Community District 4, 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 161-171 Himrod Street and 235-237 Central Avenue (Block 3266 Lots 1, 2, 40-44) 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 sound development of the municipality;
- b) 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 the 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 at 161-171 Himrod Street and 235-237 Central Avenue (Block 3266 Lots 1, 2, 40-44), in Community

District 4, Borough of Brooklyn, to a sponsor to be determined by the Department of Housing Preservation and Development, is approved (C 060515 HAK).

The above resolution (C 060515 HAK), duly adopted by the City Planning Commission on August 9, 2006 (Calendar No. 22), 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

IRWIN G. CANTOR, P.E., ANGELA R. CAVALUZZI, R.A.,

ALFRED C. CERULLO, III, RICHARD W. EADDY, JANE D. GOL, LISA A. GOMEZ,

CHRISTOPHER KUI, JOHN MEROLO, KAREN A. PHILLIPS, DOLLY

WILLIAMS Commissioners

ANGELA BATTAGLIA Commissioner, RECUSED