



## **CITY PLANNING COMMISSION**

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March 16, 2005/Calendar No.30

N 050251 HAK

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**IN THE MATTER OF** an application submitted by the Department of Housing Preservation and Development (HPD) pursuant to Article 16 of the General Municipal Law of New York State for:

- 1) the designation of property located at 1247 Flatbush Avenue (Block 5210, Lot 17) as an Urban Development Action Area; and
- 2) an Urban Development Action Area Project for such area;

to facilitate the development of a four-story building tentatively known as CAMBA, with approximately 46 units of housing for low income persons, to be developed under the Department of Housing Preservation and Development's Supportive Housing Loan Program, Borough of Brooklyn, Community District 14.

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**WHEREAS**, on January 7, 2005, the Department of Housing Preservation and Development (HPD) submitted an application ( N 050251 HAK ) pursuant to Article 16 of the General Municipal Law of New York State for:

- 1) the designation of property located at 1247 Flatbush Avenue (Block 5210, Lot 17) 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 UDAAP Area consists of one 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 050251 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 05HPD017K.

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 December 28, 2004; and

**WHEREAS**, this application ( N 050251 HAK ) was referred by the Department of City Planning to Brooklyn Community Board 14 on January 25, 2005; and

**WHEREAS**, Brooklyn Community Board 14 submitted a letter dated March 15, 2005, in support of the project; and

**WHEREAS**, on February 16, 2005 (Calendar No. 1), the City Planning Commission scheduled March 2, 2005, for a public hearing on this application (N 050251 HAK). The hearing was duly held on March 2, 2005 (Calendar No. 4); and

**WHEREAS**, there were two speakers in favor of the application and none in opposition at the public hearing. The speakers included a representative from HPD and the project sponsor. They

described the room size and the overall design of the proposed four-story residential building.

There were no other speakers and the hearing was closed; and

**WHEREAS**, this application would facilitate the construction of a four-story residential building for low income persons, located at 1247 Flatbush Avenue (Block 5210, Lot 17) in an R6 zoning district with a C1-3 overlay along Flatbush Avenue; 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

**WHEREAS**, the Department of Housing Preservation and Development has recommended the designation of 1247 Flatbush Avenue (Block 5210, Lot 17), located in Community District 14, 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:

- 1) the designation of 1247 Flatbush Avenue (Block 5210, Lot 17) as an Urban Development Action Area;
- 2) 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 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 project is consistent with the policy and purposes stated in Section 691 of the Urban Development Action Area Act.

The above resolution, duly adopted by the City Planning Commission on March 16, 2005, (Calendar No. 30), is filed with the Office of the Speaker, City Council, pursuant to Article 16 of the General Municipal Law of New York State.

**AMANDA M. BURDEN**, AICP, Chair

**KENNETH J. KNUCKLES**, Esq., Vice Chair

**ANGELA M. BATTAGLIA, IRWIN G. CANTOR, P.E., ANGELA R. CAVALUZZI, R.A., ALFRED C. CERULLO, III, RICHARD W. EADDY, LISA A. GOMEZ, CHRISTOPHER KUI, JOHN MEROLO, KAREN A. PHILLIPS, DOLLY WILLIAMS**, Commissioners