



CITY PLANNING COMMISSION

February 22, 2006/Calendar No. 21

N 060249 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 84, 86, 88, 90, and 92 Mother Gaston Boulevard (Block 1542, Lots 33-37) as an Urban Development Action Area; and
 - b) an Urban Development Action Area Project for such area;

to facilitate the development of a four-story building, tentatively known as 89-92 Mother Gaston Boulevard, with approximately 50 residential units to be developed under the Department of Housing Preservation and Development Supportive Housing Program, Community District 16, Borough of Brooklyn.

WHEREAS, on December 7, 2005, the Department of Housing Preservation and Development (HPD) submitted an application (N 060249 HAK) pursuant to Article 16 of the General Municipal Law of New York State for:

- 1) the designation of property located at 84, 86, 88, 90, and 92 Mother Gaston Boulevard (Block 1542, Lots 33-37) 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 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 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 060249 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 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; and

WHEREAS, this application (N 060249 HAK) was referred by the Department of City Planning to Brooklyn Community Board 16 on December 19, 2005; and

WHEREAS, Brooklyn Community Board 16 did not submit any comments or recommendations; and

WHEREAS, on January 11, 2006 (Calendar No. 2), the City Planning Commission scheduled January 25, 2006, for a public hearing on this application (N 060249 HAK). The hearing was duly held on January 25, 2006 (Calendar No. 8);and

WHEREAS, there were two speakers in favor of the application and none in opposition at the public hearing. The first speaker was the architect, who reviewed the site plan for the proposed project, and the second speaker was the project sponsor, who described the project and the

benefits of the new housing for low-income residents. There were no other speakers and the hearing was closed; and

WHEREAS, this application would facilitate the construction of a four-story not-for-profit community facility for low-income and formerly homeless persons, located at 84-92 Mother Gaston Boulevard (Block 1542, Lots 33-37) in an R6 zoning district with a C2-3 overlay along Mother Gaston Boulevard; 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 84, 86, 88, 90, and 92 Mother Gaston Boulevard (Block 1542, Lots 33-37), 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 84, 86, 88, 90, and 92 Mother Gaston Boulevard (Block 1542, Lots 33-37) 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 February 22, 2006 (Calendar No. 21), 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, JANE D. GOL, LISA A. GOMEZ, CHRISTOPHER KUL, JOHN MEROLO, KAREN A. PHILLIPS, DOLLY WILLIAMS,
Commissioners