



## **CITY PLANNING COMMISSION**

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September 24, 2003/Calendar No. 25

C 030301 HDK

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**IN THE MATTER OF** an application, submitted by the Department of Housing Preservation and Development (HPD), pursuant to Section 197-c of the New York City Charter, for the disposition of city-owned property comprising sites within the Fulton Park Urban Renewal Area.

The properties are to be disposed to a developed to be selected by HPD in accordance with the Fulton Park Urban Renewal Plan, Borough of Brooklyn, Community District 3.

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The application for the disposition of city-owned property was filed by the Department of Housing Preservation and Development (HPD) on January 30, 2003 and revised on September 22, 2003.

### **RELATED ACTIONS**

In addition to the disposition of city-owned properties, which is the subject of this report, implementation of the proposed development also requires action by the City Planning Commission on the following applications which are being considered concurrently with this application:

1. C 030299 HUK      Second Amendment to the Fulton Park Urban Renewal Plan.
2. C 030300 ZMK      Rezoning of one block frontage along Atlantic Avenue from R6 to C4-3.

### **BACKGROUND**

The New York City Department of Housing Preservation and Development originally proposed the disposition of 103 City-owned properties (C 030301HDK) to developers to be selected by HPD, the Second Amendment to the Fulton Park Urban Renewal Plan (C 030299HUK), and the rezoning of one block frontage along Atlantic Avenue between Suydam Place and Buffalo Avenue (C 030300ZMK) in Community District 3, Bedford-Stuyvesant, Brooklyn.

A more detailed description of the site, surrounding area and proposed project is included in the report on the related application for an amendment to the Fulton Park Urban Renewal Plan (C 030299 HUK).

## **ENVIRONMENTAL REVIEW**

This application(C 030301 HDK ), in conjunction with the applications for the related actions (C 030300 ZMK) and (C 030299 HUK), 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 97HPD004K. The lead 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 January 9, 2003.

## **UNIFORM LAND USE REVIEW**

This application (C 030301 HDK), in conjunction with the applications for the related actions (C 030300 ZMK) and (C 030299 HUK), was certified as complete by the Department of City Planning on April 21, 2003, and was duly referred to Community Board 03 and the Borough President, in accordance with Article 3 of the Uniform Land Use Review Procedure (ULURP) rules.

### **Community Board Public Hearing**

Community Board 3 held a public hearing on this application on June 26, 2003 and on that date by a vote of 29 to 0 with 0 abstentions, adopted a resolution recommending disapproval of the application with modifications. The recommendation of the Community Board is included in the report on the related application for the Fulton Park Urban Renewal Plan (C 030299 HUK).

### **Borough President Recommendation**

This application was considered by the Borough President, who issued a recommendation approving the application with conditions on July 30, 2003. The recommendation of the Borough President is included in the report on the related application for the Fulton Park Urban Renewal Plan (C 030299 HUK).

### **City Planning Commission Public Hearing**

On July 23, 2003 (Calendar No. 9), the City Planning Commission scheduled August 13, 2003 for a public hearing on this application (C 030301 HDK). The hearing was duly held on August 13, 2003 (Calendar No. 11), in conjunction with the public hearing on the applications for the related actions (C 030299 HUK and C 030300 ZMK).

There was one speaker in favor of the application and seven speakers in opposition. A more detailed description of the hearing is included in the report on the related application for an amendment to the Fulton Park Urban Renewal Plan (C 030299 HUK).

## **CONSIDERATION**

The Commission believes that the application for disposition of city-owned properties located in the Fulton Park Urban Renewal Area is appropriate.

On September 22, 2003, HPD revised the application to reduce the number of properties proposed for disposition from 103 to 86. A full consideration and analysis of the issues, and the reasons for approving the project appear in the report on the related application for the 2<sup>nd</sup> Amendment to the Fulton Park Urban Renewal Plan (C 030299 HUK).

## **RESOLUTION**

**RESOLVED**, that the City Planning Commission finds that the proposed disposition of 86 city-owned properties located within the amended Fulton Park Urban Renewal Area conforms to the objectives and provisions of the amended Fulton Park Urban Renewal Plan ( C 030299 HUK ), which is being considered concurrently with this application; and be it further

**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**, by the City Planning Commission, pursuant to Sections 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 comprising sites within the Fulton Park Urban Renewal Area,

Borough of Brooklyn, Community District 3, is approved ( C 030301 HDK ).

The above resolution ( C 030301 HDK ), duly adopted by the City Planning Commission on September 24, 2003 (Cal. No. 25), 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**  
**Angela M. Battaglia, Angela R. Cavaluzzi, R.A., Richard W. Eaddy, Jane Gol,**  
**Christopher Kui, John Merolo, Karen A. Phillips, Joseph B. Rose, Dolly Williams**  
Commissioners