



CITY PLANNING COMMISSION

July 26, 2006/Calendar No. 4

C 060457 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 2335, 2341-49 Atlantic Avenue; 1870 and 1874 Eastern Parkway and 20-30 Sherlock Place (Block 1571, Lots 1-3, 26-30, and 32-36) 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 sponsor to be determined by HPD;

to facilitate the development of three, four-story buildings, tentatively known as Atlantic Avenue Residence, with approximately 41 residential units to be developed under the Department of Housing Preservation and Development's Habitat for Humanity Program, Community District 16, Borough of Brooklyn.

Approval of three separate matters is required:

1. The designation of 2335, 2341-49 Atlantic Avenue; 1870 and 1874 Eastern Parkway and 20-30 Sherlock Place, (Block 1571, Lots 1-3, 26-30, and 32-36), 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 sponsor to be determined by HPD.

The application was submitted by the Department of Housing Preservation and Development (HPD) on April 27, 2006.

Approval of this application would facilitate construction of three, four-story buildings, tentatively known as Atlantic Avenue Residence, with approximately 41 residential units, to be developed under the Department of Housing Preservation and Development's Habitat for Humanity Program, Community District 16, Borough of Brooklyn.

The Department of Housing Preservation and Development 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.

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 residential units under the Habitat for Humanity Program, located in Community District 16, Ocean Hill, Brooklyn.

The project site is approximately 20,036 square feet and consists of Lots 1-3, 26-30, and 32-36, thirteen city-owned vacant lots, on Block 1571. The site is located on Atlantic Avenue between Eastern Parkway and Sherlock Place in an R6 zoning district. The disposition of these lots would facilitate the development of three, four-story buildings with approximately 41 condominium units.

The remainder of Block 1571 contains two- and three-story homes, apartment buildings, churches, and local commercial uses on Eastern Parkway. The surrounding area contains two- and three-story homes, multi-family apartment buildings, additional local commercial uses on Fulton Street, manufacturing/industrial uses on Atlantic Avenue, community facilities, and vacant lots.

The project would be developed under the Quality Housing Program. The 41 residential units would be available to individuals/families with incomes below 80% of the Area Median Income. There would be about 7,500 square feet of common landscaped open space at the rear of the buildings. Each building would provide a community room and laundry facilities. All buildings will have sustainable design elements.

This site is serviced by the A/C/J/Z/L subway lines at Broadway Junction approximately seven blocks away and numerous bus routes, such as the B24 that runs along Atlantic Avenue, the B60 that runs along Rockaway Avenue three blocks away, and the B25 that runs along Fulton Street two blocks away.

ENVIRONMENTAL REVIEW

This application (C 060457 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 060457 HAK) was certified as complete by the Department of City Planning on May 22, 2006 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 060457 HAK) on May 23, 2006, and on that date, by a vote of 23 in favor with 0 opposed and 0 abstentions, adopted a resolution recommending approval of the application.

Borough President Recommendation

This application was considered by the Borough President, who issued a recommendation approving the application on June 29, 2006.

City Planning Commission Public Hearing

On June 21, 2006 (Calendar No. 3), the City Planning Commission scheduled July 12, 2006, for a public hearing on this application (C 060457 HAK). The hearing was duly held on July 12, 2006 (Calendar No. 27). There were five speakers in favor of the application and none in opposition.

The Executive Director of Habitat for Humanity-New York City gave an introduction of the Habitat for Humanity program, described the benefits of affordable home ownership for low-income residents of Community District 16, and a general overview of the project design. He provided information on the program's financing, its affordability, and the tenant selection process. He also provided testimony on the design and façade of the buildings and described their maintenance. Four other speakers from Habitat for Humanity appeared in favor of the application.

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

CONSIDERATION

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

The application would facilitate the development of Atlantic Avenue Residence, three, four-story buildings with approximately 41 residential units, to be developed under the Habitat for Humanity Program. Approximately 7500 square feet of common landscaped open space, community room, and laundry facilities would also be provided. Approval of this application would provide much needed affordable home ownership opportunities to residents of this 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 also enable these city-owned properties to be developed with a use that would serve the needs of Community District 16 and the City of New York. The project also complements ongoing public and private redevelopment efforts on neighboring blocks. The Commission, therefore, believes that the proposed Urban Development Action Area designation and project (UDAAP) and the disposition of city-owned property are appropriate.

RESOLUTION

WHEREAS, the Department of Housing Preservation and Development has recommended the designation of 2335, 2341-49 Atlantic Avenue; 1870 and 1874 Eastern Parkway and 20-30 Sherlock Place, (Block 1571, Lots 1-3, 26-30, and 32-36), 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 2335, 2341-49 Atlantic Avenue; 1870 and 1874 Eastern Parkway and 20-30 Sherlock Place, (Block 1571, Lots 1-3, 26-30, and 32-36), 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 to Section 696 of the Urban Development Action Area Act 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 Urban Development Action Area Act.

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 2335, 2341-49 Atlantic Avenue; 1870 and 1874 Eastern Parkway and 20-30 Sherlock Place, (Block 1571, Lots 1-3, 26-30, and 32-36), to a sponsor to be selected by the Department of Housing Preservation and Development, is approved (C 060457 HAK) .

The above resolution (C 060457 HAK), duly adopted by the City Planning Commission on July 26, 2006 (Calendar No. 4), 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., 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 KUI, JOHN MEROLO, KAREN A. PHILLIPS, DOLLY WILLIAMS,
Commissioners