



CITY PLANNING COMMISSION

October 20, 2004/Calendar No. 21

C 040490 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 159 Covert Street (Block 3417, Lot 56). 186, 188, and 190 Eldert Street (Block 3417, Lots 6, 7, and 8), 567, 569, 573 and 575 Central Avenue (Block 3417, Lots 1-5), Site 40 within the Bushwick II Urban Renewal Area, as an Urban Development Action Area; and
 - b) An Urban Development Action Area and Project; and
- 2) pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer selected by HPD;

to facilitate the development of a five-story building tentatively known as Ozzie Wilson Residence Senior Housing, with approximately 66 units of low-income housing for senior citizens and one unit for a superintendent, to be developed under the HUD Section 202 Supportive Housing for the Elderly Program, Community District 4, Borough of Brooklyn.

Approval of three separate matters is required:

- 1) The designation of 159 Covert Street (Block 3417, Lot 56). 186, 188, and 190 Eldert Street (Block 3417, Lots 6, 7, and 8), 567, 569, 573 and 575 Central Avenue (Block 3417, Lots 1-5), as an Urban Development Action Area; and
- 2) An Urban Development Action Area Project for such area; and
- 3) The disposition of 159 Covert Street (Block 3417, Lot 56). 186, 188, and 190 Eldert Street (Block 3417, Lots 6, 7, and 8), 567, 569, 573 and 575 Central Avenue (Block 3417, Lots 1-5) to a developer to be selected by HPD.

The application for the proposed Urban Development Action Area designation and project, and disposition of city-owned property was submitted by the Department of Housing Preservation and Development (HPD) on June 1, 2004. The requested action, in conjunction with the related actions, would facilitate the development of a 66-unit federally-subsidized housing development for elderly persons within the Bushwick II Urban Renewal Area.

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

The disposition area consists of underutilized vacant land 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 those substandard, insanitary and blighting conditions. The project activities would protect and promote health and safety and would promote sound growth and development. The Disposition Area is therefore eligible to be an Urban Development Action Area and the proposed project is eligible to be an Urban Development Action Area Project pursuant to Article 16 of the General Municipal Law.

RELATED ACTIONS

In addition to the Urban Development Action Area Project designation, which is the subject of this report, implementation of the proposed development also requires action by the City Planning Commission on the following application which is being considered concurrently with this application:

C 040491 HUK Sixth Amendment to the Bushwick II Urban Renewal Plan.

BACKGROUND

The New York City Department of Housing Preservation and Development proposes the sixth amendment to the Bushwick II Urban Renewal Plan (040491HUK), approval of an Urban Development Action Area designation and project (040490HAK) to facilitate the development of a federally subsidized Federal Section 202 housing development for elderly persons by a developer to be selected by HPD, and disposition of 9 City-owned vacant lots located in Community District 4, Bushwick, 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 Bushwick II Urban Renewal Plan (C 040491 HUK).

ENVIRONMENTAL REVIEW

This application(C 040490 HAK), in conjunction with the application for the related action (C 0404091 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 04HPD005K. 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 March 24, 2004.

UNIFORM LAND USE REVIEW

This application (C 040490 HAK), in conjunction with the application for the related action (C 040491 HUK), was certified as complete by the Department of City Planning on June 1, 2004, 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 July 16, 2004 and on that date by a vote of 31 to 0 with 1 abstention, adopted a resolution recommending approval of the application. The recommendation of the Community Board is included in the report on the

related application for the Bushwick II Urban Renewal Plan (C 040491 HUK).

Borough President Recommendation

This application was considered by the Borough President, who issued a recommendation approving the application on September 13, 2004. The recommendation of the Borough President is included in the report on the related application for the Buchwick II Urban Renewal Plan (C 040491 HUK).

City Planning Commission Public Hearing

On September 8, 2004 (Calendar No. 4), the City Planning Commission scheduled September 22, 2004 for a public hearing on this application (C 040490 HAK). The hearing was duly held on September 22, 2004 (Calendar No. 5), in conjunction with the public hearing on the application for the related action (C 040491 HUK).

There were two speakers in favor of the application and none in opposition. A more detailed description of the hearing is included in the report on the related application for an amendment to the Bushwick II Urban Renewal Plan (C 040491 HUK).

CONSIDERATION

The Commission believes that the application for Urban Development Action Area Project

designation and approval is appropriate.

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 6th Amendment to the Bushwick II Urban Renewal Plan (C 040491 HUK).

RESOLUTION

RESOLVED, that the City Planning Commission finds that the proposed disposition of city-owned property located at 159 Covert Street (Block 3417, Lot 56). 186, 188, and 190 Eldert Street (Block 3417, Lots 6, 7, and 8), 567, 569, 573 an 575 Central Avenue (Block 3417, Lots 1-5) conforms to the objectives and provisions of the Sixth Amended Bushwick II Urban Renewal Plan (C 040491 HUK), which is being considered concurrently with this action; and be it

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 159 Covert Street (Block 3417, Lot 56). 186, 188, and 190 Eldert Street (Block 3417, Lots 6, 7, and 8), 567, 569, 573 an 575 Central Avenue (Block 3417, Lots 1-5), 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 159 Covert Street (Block 3417, Lot 56). 186, 188, and 190 Eldert Street (Block 3417, Lots 6, 7, and 8), 567, 569, 573 an 575 Central Avenue (Block 3417, Lots 1-5), 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 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;

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 within the Bushwick II Urban Renewal Area, at 159 Covert Street (Block 3417, Lot 56). 186, 188, and 190 Eldert Street (Block 3417, Lots 6, 7, and 8), 567, 569, 573 an 575 Central Avenue (Block 3417, Lots 1-5), in

Community District 4, Borough of Brooklyn, to a developer to be selected by the Department of Housing Preservation and Development, is approved (C 040490 HAK).

The above resolution (C 040490 HAK), duly adopted by the City Planning Commission on October 20, 2004 (Calendar No. 21), 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., Irwin Cantor, Richard W. Eaddy,
Jane Gol, Christopher Kui, John Merolo, Karen A. Phillips, Dolly Williams
Commissioners

Alfred C. Cerullo, III, Commissioner, Abstained