



CITY PLANNING COMMISSION

May 21, 2008/Calendar No. 8

C 080287 PQK

IN THE MATTER OF an application submitted by the New York City Department of Housing Preservation and Development pursuant to Section 197-c of the New York City Charter for the acquisition of property located at 515, 519, and 521 St. Marks Ave (Block 1149, Lots 63, 65 and part of 68), Community District 8, Borough of Brooklyn.

The application (C 080287 POK) for the acquisition of property was filed by the New York City Department of Housing Preservation and Development on February 12, 2008 for to facilitate residential development.

RELATED ACTIONS

In addition to the acquisition of property, which is the subject of this report, implementation of the proposal also requires action by the City Planning Commission on the following application which is being considered concurrently with this application:

C 080288 HAK	The designation of property located at 515, 519, and 521 St. Marks Avenue (Block 1149, Lots 63, 65 and part of 68) as an Urban Development Action Area and project and disposition of such property to a developer selected by HPD;
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BACKGROUND

A full background discussion and description of this project appears in the report on the related Urban Development Action Area (UDAAP) designation, project approval and disposition application (C 080288 HAK).

ENVIRONMENTAL REVIEW

This application (C 080287 POK), in conjunction with the application for the related action, 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 No is 08HPD015K. The lead agency is the Department of Housing Preservation and Development.

After a study of the potential environmental impacts of the proposed action, a Negative Declaration was issued on February 21, 2008.

UNIFORM LAND USE REVIEW

This application (C 080287 PQK), in conjunction with the related application, was certified as complete by the Department of City Planning on February 25, 2008, and was duly referred to Brooklyn Community Board 8 and the Brooklyn Borough President, in accordance with Title 62 with Article 3 of the Uniform Land Use Review Procedure (ULURP) rules.

Community Board Public Hearing

Community Board 8 held a public hearing on this application (C 080287 POK) and the related application (C 080288 HAK), on April 10, 2008. On April 11, 2008, by a vote of 27 in favor, 1 opposed and 4 abstentions, the Community Board adopted a resolution recommending approval of the application.

Borough President's Recommendation

This application (C 080287 POK) and the related application (C 080288) were considered by the Brooklyn Borough President who issued a recommendation approving the application on April 23, 2008.

City Planning Commission Public Hearing

On April 23, 2008 (Calendar No.2), the City Planning Commission scheduled May 7, 2008 for a public hearing on this application (C 080287 PQK). The hearing was duly held on May 7, 2008 (Calendar No. 25) in conjunction with the public hearing on the related application (C080288HAK).

There were two speakers in favor and none in opposition as described in the report on the related Urban Development Action Area (UDAAP) designation, project approval and disposition application (C 080288 HAK), and the hearing was closed.

CONSIDERATION

The Commission believes that this acquisition of property is appropriate. A full consideration of the issues and the reasons for approving this application appears in the report on the related Urban Development Action Area (UDAAP) designation, project approval and disposition application (C 080288 HAK).

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 Section 197-c of the New York city Charter, that based on the environmental determination and consideration described in the report, the application (C080287PQK) submitted by the Department of Housing Preservation and Development for the acquisition of property located at 519, and 521 St. Marks Avenue (Block 1149, Lots 63, 65

and part of 68), Borough of Brooklyn, Community District 8, is approved.

The above resolution, duly adopted by the City Planning Commission on May 21, 2008 (Calendar No. 8), 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, *FAICP, Chair*
KENNETH J. KNUCKLES, *Esq., Vice Chairman*
ANGELA M. BATTAGLIA, IRWIN G. CANTOR, P.E.,
ANGELA R. CAVALUZZI, R.A. ALFRED C. CERULLO, III,
BETTY Y. CHEN, MARIA DEL TORO,
RICHARD W. EADDY, NATHAN LEVENTHAL,
JOHN MEROLO, KAREN A. PHILLIPS, *Commissioners*