



CITY PLANNING COMMISSION

October 20, 2004/Calendar No. 22

C 040491 HUK

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development, pursuant to Section 505 of Article 15 of the General Municipal (Urban Renewal) Law of New York State and Section 197-c of the New York City Charter, for the 6th amendment to the Bushwick II Urban Renewal Area. Community District 4, Borough of Brooklyn.

The proposed plan deletes the existing 3-story height limit for designated urban renewal sites.

The change would facilitate development of a five-story building (Site 40) with 66 units for senior citizens housing to be developed through the HUD Section 202 Supportive Housing for the Elderly Program and a new multi-family development on a portion of Site 79.

The application for the Sixth Amendment to the Bushwick II Renewal Plan was filed by the Department of Housing Preservation and Development on June 1, 2004 to delete the existing three-story height limit for designated urban renewal sites.

RELATED ACTIONS

In addition to the Sixth Amendment to the Bushwick II Urban Renewal Plan, 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 040490 HAK UDAAP designation and project approval 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 facilitate development of a five-story building with approximately 66 units of low-income housing for senior citizens.

BACKGROUND

The New York City Department of Housing Preservation and Development proposes the Sixth amendment to the Bushwick II Urban Renewal Plan (C040491 HUK) and approval of an Urban Development Action Area designation and project (C040490HAK) to facilitate the development

of a federally subsidized Section 202 housing development for elderly persons by a developer to be selected by HPD, and disposition of nine city-owned vacant lots located in Community District 4, Bushwick, Brooklyn.

Area and Project Description

The Bushwick II Urban Renewal Area is located in the southwestern portion of Bushwick, Brooklyn and comprises 92 scattered sites, all but two of which have been developed. In 1998 and 1997, the 3rd and 4th amendments to the Bushwick II Urban Renewal Plan were adopted to remove the height limits on three undeveloped sites. The proposed sixth amendment of the urban renewal plan would delete the existing three-story height limit from the remaining two undeveloped sites. This change would allow for the development of Site 40, the subject of the concurrent application (C040490HAK), with a five-story elevator building with 66 units of rental housing for low-income elderly persons and one unit for the superintendent tentatively to be called Ozzie Wilson Residence Senior Housing. The proposed use would be consistent with the residential urban renewal land use designation of the urban renewal site. One other urban renewal site, Site 79, remains to be developed and would be affected by the proposed amendment. That site is tentatively proposed for a multi-family housing project, which would be the subject of a separate disposition application.

HPD proposes UDAAP designation and project approval for 575 Central Avenue (Block 3417, Lots 1-8 and 56) in order to facilitate the development of Ozzie Wilson Residence Senior Housing, a project funded under the HUD Section 202 Supportive Housing for the Elderly

Program. The project would entail the development of a five-story, 66 unit rental building with 2 elevators. In addition the development would contain community rooms, supportive service spaces, approximately 7,500 square feet of open space, and nine parking spaces. The site is currently nine vacant lots in an R6 zone.

Adjacent to the site to the north on Eldert Street to the north on Covert Street are privately-owned three-story residential buildings. There are two other city-owned lots on the block, both under the jurisdiction of HPD; Lot 10 on Eldert Street and Lot 32 on Wilson Avenue are occupied three-story walk-up apartment buildings. The remainder of the block contains a mixture of two- and three-story residential uses and vacant land. The majority of the vacant land (lots 16-23 and 33-41) on the block has recently been conveyed by HPD to the New York City Housing Partnership and will be developed with housing for home-ownership.

The surrounding area contains Halsey Junior High School across Central Avenue; a low-rise NYCHA development across Eldert Street and Central Avenue; Pilgrim Christian Church across Covert Street and Central Avenue; and two- and three-story residential buildings. The primary shopping area is along Broadway, three blocks to the south. The Wilson Avenue L train stop is three blocks east and the Halsey Street J train stop is three blocks south of the site. The B60 bus runs along Wilson Avenue connecting the Williamsburg and New Lots neighborhoods and the B20 runs along Schaeffer Street connecting Ridgewood and East New York, both with stops within two blocks of the site.

ENVIRONMENTAL REVIEW

This application (C 040491 HUK), in conjunction with the applications for the related action (C 040490 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 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 040491 HUK), in conjunction with the applications for the related action (C 040490 HAK), was certified as complete by the Department of City Planning on June 21, 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 June 16, 2004, and on that date, by a vote of 31 to 0 with 1 abstention, adopted a resolution recommending approval of applications.

Borough President Recommendation

This application was considered by the Borough President, who issued a recommendation approving the application on September 13, 2004.

City Planning Commission Public Hearing

On September 8, 2004 (Calendar No. 5), the City Planning Commission scheduled September 22, 2004, for a public hearing on this application (C 040491 HUK). The hearing was duly held on September 22, 2004 (Calendar No. 6), in conjunction with the public hearings on the applications for the related action (C 040490 HDK). There were two speakers in favor of the application.

The two speakers in favor of the applications included a representative of the developer and the architect of the project who described the proposed development and its benefits.

There were no other speakers and the hearing was closed.

CONSIDERATION

The Commission believes that the amended Urban Renewal Plan for the Bushwick II Urban Renewal Area is appropriate.

Approval of the applications would facilitate the development of Ozzie Wilson Senior Residence, a five-story building with 66 units of rental housing for elderly persons of low

income, plus one unit for the superintendent, to be developed under the federal Section 202 Supportive Housing Program for the Elderly. The Commission believes that the proposed project would address the critical need for affordable housing for low income elderly residents with a state-of-the art building with community rooms, supportive services spaces and outdoor recreation space.

The project site is well situated for the needs of its future residents. The project site is located in a residential neighborhood with convenient access to services. Shopping is available along the Broadway commercial corridor, three blocks south of the site. Mass transit is available via the L train and J train, each with stops three blocks away from the site. Bus service is available via the B20 bus running on Schaeffer Street and the B60 bus that runs on Wilson Avenue, both with stops within two blocks of the site.

The proposed project would develop vacant city-owned land, thereby eliminating a blighting influence in the neighborhood contributing to the revitalization of the area, reinforcing public and private investment.

The Commission notes that the deletion of the existing three-story height limit for designated urban renewal sites is necessary to make the development of the low-income senior residence economically feasible. Senior housing requires an elevator and a three-story building with an elevator would not be economical. The five-story Ozzie Wilson Senior Residence would fit in

with the surrounding neighborhood character with its traditional, brick design and street wall facade as well as the several buildings in the neighborhood of equal or greater height.

RESOLUTION

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, that the City Planning Commission finds that the proposed 6th Amended Urban Renewal Plan for the Bushwick II Urban Renewal Area is an appropriate plan for the area involved; and

The City Planning Commission certifies that the Amended Urban Renewal Plan for the Bushwick II Urban Renewal Area complies with provisions of Section 502, Article 15 of the General Municipal Law of New York State, conforms to the comprehensive community plan for the development of the municipality as a whole and is consistent with local objectives; and

The Commission further certifies that the Amended Urban Renewal Plan for the Bushwick II Urban Renewal Area is in conformity with the findings and designation of the Bushwick II Urban Renewal Area as adopted by the City Planning Commission on May 23, 1979. The Commission certifies its unqualified approval of the Amended Urban Renewal Plan for the Bushwick II Urban Renewal Area, pursuant to Section 505, Article 15 of the General Municipal Law of New York State; and be it further

RESOLVED, by the City Planning Commission, pursuant to Section 197-c of the New York City Charter, the Uniform Land Use Review Procedure, and Section 505, Article 15 of the General Municipal Law of New York State, and after due consideration of the appropriateness of this action, that the Amended Urban Renewal Plan for the Bushwick II Urban Renewal Area, Community District 4, Borough of Brooklyn, submitted by the Department of Housing, Preservation and Development on June 1, 2004, is approved.

The above resolution (C 040491 HUK), duly adopted by the City Planning Commission on October 20, 2004 (Calendar No. 22), 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