



## **CITY PLANNING COMMISSION**

May 25, 2005/Calendar No. 17

C 050267 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 662, 664, 668 Alabama Avenue and 65, 63, 59, 57, 51, 49, 47 and 45 Malta Street, Site 152 within the East New York I Urban Renewal Area (Block 4295, Lots 23-25 and 56-63) 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 developer selected by HPD;

to facilitate development of two, four-story buildings, tentatively known as Malta Street Apartments, with approximately 47 low income residential units, to be developed under the Department of Housing Preservation and Development's Cornerstone Program, Community District 5, Borough of Brooklyn.

---

Approval of three separate matters is required:

1. The designation of 662, 664, 668 Alabama Avenue and 65, 63, 59, 57, 51, 49, 47 and 45 Malta Street, (Block 4295, Lots 23-25 and 56-63), Borough of Brooklyn, Community District 5, 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 developer to be selected by HPD

The application was submitted by the Department of Housing Preservation and Development (HPD) on January 20, 2005.

Approval of this application would facilitate construction of two, four-story buildings with approximately 47 units for low-income residents, tentatively known as Malta Street Apartments, to be developed under HPD's Cornerstone Program, Community District 5, Borough of Brooklyn.

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

The Disposition 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 Disposition 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 low-income rental housing under its Cornerstone Program, located in Community District 5, East New York, Brooklyn.

The proposed project site, Block 4295, Lots 23-25, 56-63, consists of eleven vacant city-owned lots measuring 49,238 square feet, bounded by Malta Street, Hegeman Avenue, Alabama Avenue, and New Lots Avenue, in an R6 zoning district. The lots are located on Site 152 within the East New York I Urban Renewal Plan. The disposition of these lots would facilitate the construction of two, four-story multi-family buildings with approximately 47 units.

Block 4295 contains recently-constructed Nehemiah homes on Hegeman Avenue and other two- and three-story homes. The surrounding area contains two- and three-story homes, including newly-constructed Nehemiah homes, vacant lots, commercial and light industrial uses on Linden Boulevard to the south and local retail stores on New Lots Avenue to the east.

The project would provide a total of 47 low-income rental units with a laundry room and landscaped open space in the rear of the buildings. Both buildings would have a fourth floor mezzanine and private yard space for some of the units. A parking lot with 16 spaces would be provided on the site between the two buildings.

The #3 train stops at Pennsylvania Avenue and Livonia Avenues six blocks northeast of the site. The “L” train stops at New Lots and Van Sinderen Avenues about four blocks west of the site. The B15 bus runs along New Lots Avenue.

## **ENVIRONMENTAL REVIEW**

This application (C 050267 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 050267 HAK) was certified as complete by the Department of City Planning on January 31, 2005 and was duly referred to Community Board 5 and the Borough President, in accordance with Article 3 of the Uniform Land Use Review Procedure (ULURP) rules.

### **Community Board Public Hearing**

Community Board 5 held a public hearing on this application (C 050267 HAK) on February 9, 2005, and on that date, by a vote of 23 in favor with 4 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 April 11, 2005.

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

On April 13, 2005 (Calendar No. 2), the City Planning Commission scheduled April 27, 2005, for a public hearing on this application (C 050267 HAK). The hearing was duly held on April

27, 2005 (Calendar No. 31). There were two speakers in favor of the application and none in opposition.

One of the speakers was a representative from CPC Resources, Inc., who described the project and the benefits of the new housing for low-income residents and answered questions from the Commission. The other speaker was the architect for the project who also spoke in favor of the application.

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

### **CONSIDERATION**

The Commission believes that the application for the UDAAP area designation and project approval, and the disposition of city-owned property is appropriate.

The application would facilitate the development of Malta Street Apartments, two, four-story buildings with approximately 47 low-income residential units, to be developed through HPD's Cornerstone Program. Approval of this application would facilitate the return of these lots to private ownership and would provide much-needed affordable housing for the 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 enable these city-owned properties to be developed with a use that would serve the needs of Community District 5 and the City of New York.

### **RESOLUTION**

The City Planning Commission finds that the proposed disposition of city-owned property located at 662, 664, 668 Alabama Avenue and 65, 63, 59, 57, 51, 49, 47 and 45 Malta Street, Site 152 within the East New York I Urban Renewal Area (Block 4295, Lots 23-25 and 56-63) conforms to the objectives and provisions of the East New York I Urban Renewal Plan (C 940120 HUK) approved on January 4, 1995.

**WHEREAS**, the Department of Housing Preservation and Development has recommended the designation of 662, 664, 668 Alabama Avenue and 65, 63, 59, 57, 51, 49, 47 and 45 Malta Street, Site 152 within the East New York I Urban Renewal Area (Block 4295, Lots 23-25 and 56-63), 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 662, 664, 668 Alabama Avenue and 65, 63, 59, 57, 51, 49, 47 and 45 Malta Street, Site 152 within the East New York I Urban Renewal Area (Block 4295, Lots 23-25 and 56-63), 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 Article 16 of the General Municipal Law 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 Article 16 of the General Municipal Law

**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 662, 664, 668 Alabama Avenue and 65, 63, 59, 57, 51, 49, 47 and 45 Malta Street, Site 152 within the East New York I

Urban Renewal Area (Block 4295, Lots 23-25 and 56-63), to a developer to be selected by the Department of Housing Preservation and Development, is approved.

The above resolution (C 050267 HAK), duly adopted by the City Planning Commission on May 25, 2005 (Calendar No. 17), 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, IRWIN G. CANTOR, P.E., ANGELA R. CAVALUZZI, R.A.,**  
**JANE D. GOL, LISA A. GOMEZ, CHRISTOPHER KUL, JOHN MEROLO, KAREN A.**  
**PHILLIPS, DOLLY WILLIAMS, Commissioners**

**RICHARD W. EADDY, Commissioner, recused**