



CITY PLANNING COMMISSION

March 24, 2004/Calendar No. 32

N 040220 HAK

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development (HPD) pursuant to Article 16 of the General Municipal Law of New York State for:

1. The designation of property located at 147 Nostrand Avenue and 7 Vernon Avenue (Block 1754, Lots 1 and 86), as an Urban Development Action Area; and
2. an Urban Development Action Area Project for such area;

to facilitate development of a six-story building tentatively known as Robert Moore Senior Housing with approximately 59 units of housing for senior citizens and one unit for a superintendent, to be developed under the HUD Section 202 Supportive Housing for the Elderly program, Borough of Brooklyn, Community District 3.

WHEREAS, On December 18, 2003, the Department of Housing Preservation and Development (HPD) submitted an application (N 040220 HAK) pursuant to Article 16 of the General Municipal Law of New York State for:

1. The designation of property located at 147 Nostrand Avenue and 7 Vernon Avenue (Block 1754, Lots 1 and 86), as an Urban Development Action Area; and
2. an Urban Development Action Area Project for such area;

WHEREAS, HPD has stated in its application that:

The project area consists of an underutilized vacant lot which tends to impair or arrest the sound development of the surrounding community with or without tangible blight. 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; and

WHEREAS, this application (N 040220 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 lead agency is the Department of Housing Preservation and Development. The designated CEQR number is 03HPD023K. After a study of the potential environmental impact of the proposed action, a negative declaration was issued on July 18, 2003; and

WHEREAS, this application (N 040220 HAK) was referred by the City Planning Commission to Brooklyn Community Board 3; and

WHEREAS, Brooklyn Community Board 3 did not submit a recommendation; and

WHEREAS, on February 11, 2004 (Calendar No. 3), the City Planning Commission scheduled February 25, 2004 for a public hearing on this application (N 040220 HAK) and the hearing was duly held on February 25, 2004 (Calendar No. 5); and

WHEREAS, there were four speakers in favor of the application and none in opposition. The speakers included representatives of the intended developer, Community Board 3, the project architect, and HPD. There were no other speakers and the hearing was closed; and

WHEREAS, this application would facilitate development of a six-story building tentatively known as Robert Moore Senior Housing with approximately 59 units of housing for senior citizens and one unit for a superintendent, to be developed under the HUD Section 202 Supportive Housing for the Elderly program in an R6 district with a C2-3 commercial overlay; and

WHEREAS, the Commission has determined that the application warrants approval and therefore adopts the following resolution:

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 property located at 147 Nostrand Avenue and 7 Vernon Avenue (Block 1754, Lots 1 and 86), located in Community District 3, 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 **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:

1. The designation of property located at 147 Nostrand Avenue and 7 Vernon Avenue (Block 1754, Lots 1 and 86), as an Urban Development Action Area; and
2. 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.

The above resolution, duly adopted by the City Planning Commission on March 24, 2004, (Calendar No. 32), is filed with the Office of the Speaker, City Council, pursuant to Article 16 of the General Municipal Law of New York State.

AMANDA M. BURDEN, AICP, **Chair**
KENNETH J. KNUCKLES, Esq., **Vice Chairman**
ANGELA M. BATTAGLIA, IRWIN G. CANTOR, P.E., ANGELA R. CAVALUZZI, R.A.,
RICHARD W. EADDY, ALEXANDER GARVIN, JANE D. GOL, CHRISTOPHER KUI,
JOHN MEROLO, KAREN A. PHILLIPS, DOLLY WILLIAMS **Commissioners**