



CITY PLANNING COMMISSION

March 28, 2007/Calendar No. 15

C 070139 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. Designation of property located at 2953 West 31st Street (Block 7050, Lot 74), Site 7A within the Coney Island I Urban Renewal Area, 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 to be selected by HPD;

to facilitate an accessory parking lot, Borough of Brooklyn, Community District 13.

Approval of three separate matters is required:

1. The designation of 2953 West 31st Street (Block 7050, Lot 74), Borough of Brooklyn, Community District 13, as an Urban Development Action Area;
2. An Urban Development Action Area Project for such property; and
3. The disposition of 2953 West 31st Street (Block 7050, Lot 74) to a sponsor to be determined by HPD.

This application (C 070139 HAK) was submitted by the Department of Housing Preservation and Development (HPD) on October 5, 2006 and states that:

The Project 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 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.

Approval of this application would facilitate construction of an accessory parking lot.

RELATED ACTION

In addition to the Urban Development Action Area Plan designation, project approval, and disposition of one city-owned property, which are the subjects of this report, implementation of the proposed development also requires action by the City Planning Commission on the following application:

C 070139 HAK 11th Amendment to the Coney Island I Urban Renewal Plan

BACKGROUND

A more detailed description of the site, surrounding area and proposed project is included in the report of the related application for an amendment to the Coney Island I Urban Renewal Plan.

ENVIRONMENTAL REVIEW

This application (C 070139 HAK) in conjunction with the application for the related actions (C 070138 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 for Procedure of 1991 and Executive Order No. 91 of 1977. The designated CEQR number for this application is 05HPD019K. The lead agency is the Department of Housing Preservation and Development

After a study of the potential environmental impacts of the proposed actions, a negative declaration was issued on November 11, 2006.

UNIFORM LAND USE REVIEW

This application (C 070139 HAK), in conjunction with the application for the related action (C 070138 HAK), was certified as complete by the Department of City Planning on December 18, 2006 and was duly referred to Community Board 13 and the Borough President, in accordance with Article 3 of the Uniform Land Use Review Procedure (ULURP) rules.

Community Board Public Hearing

Community Board 13 held a public hearing on this application (C 070139 HAK), in conjunction with the application for the related actions (C 070138 HUK), on January 31, 2007, and on that date, by a vote of 34 in favor with 6 opposed and 0 abstentions, adopted a resolution recommending approval with the following condition.

The members of the community board expressed discontent that HPD entered into a license agreement with a developer and completed the incorporation of Coney Island Urban Renewal Site 7a prior to the initiation of the Uniform Land Use Review Procedure (ULURP).

Borough President Recommendation

This application (C 070139 HAK), in conjunction with the application for the related actions (C 070138 HUK), was considered by the Borough President, who issued a recommendation approving the application on March 1, 2007.

City Planning Commission Public Hearing

On February 28, 2007 (Calendar No.5), the City Planning Commission scheduled March 14, 2007, for a public hearing on this application (C 070139HAK). The hearing was duly held on March 14, 2007 (Calendar No. 26).

There were 2 speakers in favor of the application and 0 in opposition as described in the report for the related application for an amendment to the Coney Island I Urban Renewal Plan (C 070138 HUK).

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.

A full consideration and analysis of the issues, and the reasons for approving this application, appear in the report on the related application for an amendment to the Coney Island I Urban Renewal Plan (C 070138 HUK).

RESOLUTION

The City Planning Commission finds that the disposition of city-owned property located at 2953 West 31st Street (Block 7050, Lot 74) conforms to the objectives and provisions of the Coney Island I Urban Renewal Plan (C 070138 HUK) which is being considered concurrently with this application.

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 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:

- a) The designation of 2953 West 31st Street (Block 7050, Lot 74), 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 2953 West 31st Street

(Block 7050, Lot 74), to a developer to be selected by the Department of Housing Preservation and Development, is approved (C 070139HAK).

The above resolution (C 070139HAK), duly adopted by the City Planning Commission on March 28, 2007 (Calendar No. 13), 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 Chair

ANGELA M. BATTAGLIA, IRWIN G. CANTOR, P.E.,

ANGELA R. CAVALUZZI, R.A., ALFRED C. CERULLO, III, BETTY Y. CHEN

RICHARD W. EADDY, LISA A. GOMEZ, NATHAN LEVENTHAL, JOHN MEROLO,

KAREN A. PHILLIPS, DOLLY WILLIAMS, Commissioners