



CITY PLANNING COMMISSION

April 27, 2005/Calendar No. 12

C 050259 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 as 63, 61, 59, 57, 55, 53 and 51 Central Avenue (Block 3157, Lots 1, 3-8) 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 a six-story building tentatively known as Melrose Apartments, with approximately 38 low income residential units, to be developed under the New York State Housing Trust Fund Program, Borough of Brooklyn, Community District 4.

Approval of three separate matters is required:

1. The designation of 63, 61, 59, 57, 55, 53 and 51 Central Avenue (Block 3157, Lots 1, 3-8) in the Borough of Brooklyn, as an Urban Development Action Area;
2. An Urban Development Action Area Project for such property; and
3. The disposition of seven (7) City-owned properties (Block 3157, Lots 1, 3-8), to a developer to be selected by the Department of Housing Preservation and Development (HPD).

This application for UDAAP designation and project approval was submitted by the Department of Housing Preservation and Development (HPD) on January 18, 2005. Approval of this application would facilitate the development of a six-story building tentatively known as Melrose Apartments, with 38 units of housing for low-income persons and developed under the

New York State Housing Trust Fund Program.

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

The Disposition Area consists of underutilized vacant land that tends to impair or arrest the sound development of the surrounding community, with or without tangible blight. Incentives are needed in order to induce the correction of these substandard, insanitary and blighting conditions. The proposed project will 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

The Department of Housing Preservation and Development (HPD) seeks approval of an Urban Development Action Area designation and project, and disposition of city-owned property to facilitate the development of a low income rental project funded by the New York State Housing Trust Fund Program, by a developer to be selected by HPD, located in Community District 4, Bushwick, Brooklyn.

51-63 Central Avenue (Block 3157, Lots 1 and 3-8) are 7 adjacent, city-owned vacant lots totaling approximately 20,000 square feet on Central Avenue between George and Melrose Streets in an R6 zoning district. It is proposed to develop the site with a 38 unit, six-story brick and masonry elevator Quality Housing building. In addition, there will be a laundry room, community room, tenant lounge area, and ten accessory off-street parking spaces. The site was rezoned from M1-1 as part of an HPD application in 2001 to facilitate the Noll Street Apartments housing development, across George Street.

Adjacent to the site to the west are privately-owned three-story townhouses. The remainder of the block contains a mixture of three- and four-story townhouses and apartment buildings, some with ground-floor commercial uses on Wilson Avenue, and a parochial school on Melrose Street.

The surrounding area contains Bushwick High School, Williamsburg Community Church of God, a Verizon parking lot and Green Central Noll Park across Central Avenue as well as many residential buildings including the recently completed Noll Street Apartments across George Street. The elevated M train runs along Myrtle Avenue, a local shopping district, four blocks to the south. The B60 bus runs along Wilson Avenue connecting the Williamsburg and New Lots neighborhoods and the B57 runs along Flushing Avenue connecting Downtown Brooklyn and Maspeth, both with stops within walking distance of the site.

ENVIRONMENTAL REVIEW

This application (C 050259 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 CEQR number is 01HPD001K.

After a study of the potential environmental impact of the proposed action, a negative declaration was issued on October 26, 2000.

UNIFORM LAND USE REVIEW

This application (C 050259 HAK) was certified as complete by the Department of City Planning on January 31, 2005, 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 March 16, 2005, and on that date, by a vote of 25 to 0 with 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 March 17, 2005.

CITY PLANNING COMMISSION PUBLIC HEARING

On March 30, 2005, (Calendar No. 5), the City Planning Commission scheduled April 13, 2005, for a public hearing on this application (C 050259 HAK). The hearing was duly held on April 13, 2005 (Calendar No. 25).

There were four speakers in favor and none opposed to the application. A representative of the Department of Housing Preservation and Development and three representatives of the sponsor appeared in support of the application. There were no other speakers and the hearing was closed.

CONSIDERATION

The Commission believes that the application for the proposed Urban Development Action Area designation and project, and the disposition of a city-owned property located at 63, 61, 59, 57, 53 and 51 Central Avenue (Block 3157, Lots 1, 3-8) in the Bushwick section of Brooklyn is appropriate.

The application would facilitate the development of Melrose Apartments, a six-story building with 38 units of rental housing for persons of low income (plus one unit for the superintendent), to be developed under the New York State Housing Trust Fund Program.

The Commission believes that 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. The Green Central Knoll park is just north of the site, across Central Avenue. The elevated M train runs along Myrtle Avenue, a local shopping district, four blocks to the south. The B60 bus runs along Wilson Avenue connecting the Williamsburg and New Lots neighborhoods and the B57 runs along Flushing Avenue connecting Downtown Brooklyn and Maspeth, both with stops within walking distance of the site.

The proposed project would develop vacant city-owned land thereby eliminating a blighting influence in the neighborhood. The proposed project would add sorely-needed affordable housing for low income persons to the community and contribute to the revitalization of the area.

RESOLUTION

RESOLVED, that the City Planning Commission finds that the action described herein will have no significant impact on the environment, be it further

WHEREAS, the Department of Housing Preservation and Development has recommended the designation of 63, 61, 59, 57, 55, 53 and 51 Central Avenue (Block 3157, Lots 1, 3-8) 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 63, 61, 59, 57, 55, 53 and 51 Central Avenue (Block 3157, Lots 1, 3-8), as an Urban Development Action Area; and

- b) an Urban Development Action Area Project for such area; and

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; 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 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 63, 61, 59, 57, 55, 53 and 51 Central Avenue (Block 3157, Lots 1, 3-8), Community District 4, Borough of Brooklyn, to a developer to be selected by the Department of Housing Preservation and Development is approved.

The above resolution (C 050259 HAK), duly adopted by the City Planning Commission on April 27, 2003 (Calendar No. 12), 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

IRWIN G. CANTOR, P.E., ANGELA R. CAVALUZZI, R.A., ALFRED C. CERULLO, III,

RICHARD W. EADDY, LISA A. GOMEZ, CHRISTOPHER KUI, JOHN MEROLO,

KAREN A. PHILIPS, DOLLY WILLIAMS, Commissioners