



CITY PLANNING COMMISSION

March 28, 2007 / Calendar No. 17

C 070273 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 409, 405 and 403 Chester Street and 722, 724, 730, 732, 736, 738 and 740 Rockaway Avenue (Block 3589, Lots 18-20, 36-42), p/o Site 22 within the Marcus Garvey 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 selected by HPD;

to facilitate development of a seven-story building, tentatively known as The Rockaway, with approximately 64 residential units, to be developed under the Department of Housing Preservation and Development's Cornerstone Program, Borough of Brooklyn, Community District 16.

Approval of three separate matters is required:

1. The designation of 409, 405 and 403 Chester Street and 722, 724, 730, 732, 736, 738 and 740 Rockaway Avenue (Block 3589, Lots 18-20, 36-42), part of Site 22 within the Marcus Garvey URA, as an Urban Development Action Area; and
2. An Urban Development Action Area Project for such property; and
3. the disposition of such properties to a developer to be selected by HPD.

The application was submitted by the Department of Housing Preservation and Development (HPD) on January 3, 2007.

Approval of this application would facilitate the construction of a seven-story building, tentatively known as The Rockaway, with approximately 64 residential units, to be developed under the Department of Housing Preservation and Development's Cornerstone Program, Borough of Brooklyn, Community District 16.

The Department of Housing Preservation and Development states in its application 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.

BACKGROUND

The Department of Housing Preservation and Development (HPD) requests approval of an Urban Development Action Area designation and project, and the disposition of city-owned property, to facilitate the development of a seven-story Quality Housing residential building, under HPD's Cornerstone Program. The project site is located in Community District 16, Brownsville, Brooklyn.

The project site (Block 3589, Lots 18-20, and 36-42) consists of ten city-owned vacant lots that are part of Site 22 within the Marcus Garvey URA, and is located mid-block between Livonia and Riverdale avenues, fronting on Rockaway Avenue and Chester Street, in an R6 zoning district. The proposed land use is consistent with the urban renewal plan. The new building would have a floor area of approximately 65,000 square feet on a 23,500 square foot site, with 7,545 square feet of landscaped area, and surface parking for 19 cars. The project would provide 12 one-bedroom, 23 two-bedroom, and 29 three-bedroom apartments. Eight apartments would be set aside for permanent housing for formerly homeless families or other special needs tenants, and one two-bedroom unit would be provided for the superintendent. There would be 48 low-income

units for families with incomes below 60% of area median income (AMI) and 16 moderate income units for families with incomes between 60-80% of AMI.

Dona Rosita II, (C030295 HAK), approved in 2003, is a five-story 61-unit project, developed under HPD's Supportive Housing Program for homeless persons living with AIDS, is adjacent to the site fronting on Rockaway Avenue to the south. Little Rock Manor (C 030152 HAK) also approved in 2003, is a four-story 40-unit residential project funded by the NYS Office of Mental Health for homeless mentally ill persons, is adjacent to the site fronting on Chester Street to the south. The remainder of the block is made up of two-story residential and commercial buildings, and vacant lots. The immediate area is predominately residential and includes the Samuel J. Tilden Houses, a mid-rise NYCHA development, Marcus Garvey Village, a community garden, and local retail along Rockaway and Livonia avenues.

Mass transit to the site is available via the IRT #3 line on Livonia Avenue and stops at the Rockaway Avenue station less than one block from the site, and by the B60 bus which runs north and south along Rockaway Avenue.

ENVIRONMENTAL REVIEW

This application (C 070273 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 for procedure of 1991 and Executive Order No. 91 of 1977. The designated CEQR number is 07HPD017K. The lead agency is the Department of Housing Preservation and Development.

After a study of the potential environmental impact of the proposed actions, a Negative Declaration was issued on December 11, 2006. A revised Negative Declaration was issued on February 26, 2007.

UNIFORM LAND USE REVIEW

This application (C 070273 HAK), was certified as complete by the Department of City Planning on January 22, 2007, and was duly referred to Community Board 16 and the Borough President, in accordance with Article 3 of the Uniform Land Use Review Procedure (ULURP) rules.

Community Board Public Hearing

Community Board 16 held a public hearing on this application on January 23, 2007, and on that date, by a vote of 29 in favor, 0 opposed and 2 abstentions approved the application.

Borough President Recommendation

This application was considered by the Borough President, who issued a recommendation approving the application on February 23, 2007.

City Planning Commission Public Hearing

On February 28, 2007, (Cal. No. 3), the Commission scheduled March 14, 2007, for a public hearing on this application. The hearing was duly held on March 14, 2007, (Cal. No. 23). There were three speakers who spoke in favor of the application and no speakers in opposition.

The project architect and a representative of the sponsor spoke in support of the application. A representative of the Department of Housing Preservation and Development also appeared in favor.

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 (UDAAP), and the disposition of city-owned property are appropriate.

The requested UDAAP and disposition action would facilitate the development of a seven-story Quality Housing residential building, providing 64 rental apartments for low and moderate income and formerly homeless families, under the Department of Housing Preservation and Development's Cornerstone Program.

The Commission believes that the proposed project would provide necessary housing for families in the area. Further, the project would change vacant city-owned property, to active, productive use. The Commission therefore believes that the proposed application, for the UDAAP designation and project approval, and the disposition of city-owned property, is appropriate.

RESOLUTION

RESOLVED, that the City Planning Commission finds that the proposed disposition of city-owned property located at 409, 405 and 403 Chester Street and 722, 724, 730, 732, 736, 738 and 740 Rockaway Avenue (Block 3589, Lots 18-20, 36-42), part of Site 22 within the Marcus Garvey URA, conforms to the objectives and provisions of the Marcus Garvey Urban Renewal Plan, which was adopted by the City Planning Commission on August 14, 1968 (CP-20402) and amended on May 2, 1990 (C 900400 HUK); and be it further

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 409, 405 and 403 Chester Street and 722, 724, 730, 732, 736, 738 and 740 Rockaway Avenue (Block 3589, Lots 18-20, 36-42), part of Site 22 within the Marcus Garvey URA in Community District 16, 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 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 409, 405 and 403 Chester Street and 722, 724, 730, 732, 736, 738 and 740 Rockaway Avenue (Block 3589, Lots 18-20, 36-42), part of Site 22 within the Marcus Garvey URA, as an Urban Development Action Area; and
- b) 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;

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 409, 405 and 403 Chester Street and 722, 724, 730, 732, 736, 738 and 740 Rockaway Avenue (Block 3589, Lots 18-20, 36-42)), part of Site 22 within the Marcus Garvey URA, in Community District 16, Borough of Brooklyn, to a developer to be selected by the Department of Housing Preservation and Development, is approved (C 070273 HAK).

The above resolution (C 070273 HAK), duly adopted by the City Planning Commission

on March 28, 2007 (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.,

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