



CITY PLANNING COMMISSION

November 16, 2005/Calendar No. 12

C 050447 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 1237-1255 Gates Avenue, part of Site 79 (excluding Lot 53) within the Bushwick II Urban Renewal Area (Block 3332, Lots 47-53) 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 Gates Plaza, with approximately 83 dwelling units to be developed under HUD's Section 202 Supportive Housing Program for the Elderly, Community District 4, Borough of Brooklyn.

Approval of three separate matters is required:

1. The designation of 1237-1255 Gates Avenue (Block 3332, Lots 47-53), Borough of Brooklyn, Community District 4, 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 May 6, 2005.

Approval of this application would facilitate construction of a six-story building with approximately 82 low income one bedroom rental units for the elderly, plus one two-bedroom apartment for the superintendent, tentatively known as Gates Plaza to be developed under HUD's Section 202 Supportive Housing Program for the Elderly.

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 for the elderly through HUD's Section 202 Supportive Housing Program for the Elderly, located in Community District 4, Bushwick, Brooklyn.

Block 3332-Lots 47-52 are six vacant lots comprising part of Site 79 in the Bushwick II Urban Renewal Area. The site, which also includes vacant city-owned Lot 53, has an area of approximately 17,000 square feet and is located mid-block on the northern side of Gates Avenue between Central and Evergreen avenues. The application lots would facilitate the construction of an approximately 62,000 square foot, six-story elevator building with 82 one bedroom apartments, and one two bedroom apartment for the superintendent. The site is located in an R6 zoning district. A single-story church is adjacent to the site to the east, and a three-story wood-frame house is adjacent to the west. The, three-story, Bushwick II public housing complex and a playground are located south of the site, across Gates Avenue. To the north are, recently developed Partnership row houses. Shopping is available two blocks east of the site along the Broadway commercial corridor, a local and regional shopping area.

The project would also provide community rooms, social service office space, a laundry room, a kitchen, storage space, outdoor patios and landscaped open space. A parking lot of 13 spaces is provided at the rear of the building. The project will be developed under the Quality Housing Program.

The "J and Z" trains provide subway service at the Gates Avenue Station on Broadway

two blocks east of the site. The B52 bus route is on Gates Avenue, and runs both to the east and west

ENVIRONMENTAL REVIEW

This application (C 050477 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. The designated CEQR number is 04HPD005K.

After a study of the potential environmental impact of the proposed action, a negative declaration was issued on March 24, 2004.

UNIFORM LAND USE REVIEW

This application (C 050477 HAK) was certified as complete by the Department of City Planning on August 22, 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 (C 050477 HAK) on September 21, 2005, and on that date, by a vote of 29 in favor with 0 opposed and 0 abstentions, adopted a resolution supporting approval of the application.

Borough President Recommendation

This application was considered by the Borough President, who issued a recommendation approving the application on October 27, 2005

City Planning Commission Public Hearing

On October 19, 2005 (Calendar No. 13), the City Planning Commission scheduled November 2, 2005 for a public hearing on this application (C 050477 HAK). The hearing was duly held on November 2, 2005 (Calendar No. 12). There was one speaker in favor of the application and none in opposition. The project's architect appeared 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 Gates Plaza, with approximately 83 dwelling units to be developed under HUD's Section 202 Supportive Housing Program for the Elderly. The approval of this application would facilitate the return of these lots to private ownership and would provide much needed affordable housing for elderly persons. Disposition would make possible the return of this property to productive use and the elimination of its blighting influence on the neighborhood. Approval of this application would enable this city-owned property to be developed with a use that would serve the needs of Community District 4 and the City of New York.

RESOLUTION

The City Planning Commission finds that the proposed disposition of city-owned property located at 1237-1255 Gates Avenue, part of Site 79 (excluding Lot 53) within the Bushwick II Urban Renewal Area conforms to the objectives and provisions of the Sixth Amended Bushwick II Urban Renewal Plan (C 040491 HUK), approved on October 20, 2004

WHEREAS, the Department of Housing Preservation and Development has recommended the designation of 1237-1255 Gates Avenue, part of Site 79 (excluding Lot 53) within the Bushwick II Urban Renewal Area (Block 3332, Lots 47-53), 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 1237-1255 Gates Avenue, part of Site 79 (excluding Lot 53) within the Bushwick II Urban Renewal Area (Block 3332, Lots 47-53), Borough of Brooklyn, Community District 4, 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 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 1237-1255 Gates Avenue, part of Site 79 (excluding Lot 53) within the Bushwick II Urban Renewal Area (Block 3332, Lots 47-53), 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 050477 HAK), duly adopted by the City Planning Commission on November 16, 2005(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, JANE D. GOL, LISA A. GOMEZ, CHRISTOPHER KUI,

JOHN MEROLO, KAREN A. PHILLIPS, DOLLY WILLIAMS, Commissioners

ANGELA M. BATTAGLIA, Commissioner, recused