



CITY PLANNING COMMISSION

March 28, 2007/Calendar No. 18

C070209 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 16, 18, 20, 22, 24, and 26 Moffat Street (Block 3444; Lots 13-17, and part of 18) 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 properties to a developer to be selected by HPD;

to facilitate the development of a six-story residential building, tentatively known as Moffat Gardens Senior Housing, with approximately 72 residential units, to be developed under the Department of Housing and Urban Development's Section 202 Supportive Housing Program for the Elderly, Borough of Brooklyn, Community District 4.

Approval of three separate matters is required:

1. The designation of 16, 18, 20, 22, 24, and 26 Moffat Street, (Block 3444; Lots 13-17, and part of 18) 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 properties to a developer to be selected by HPD.

The application was submitted by the Department of Housing Preservation and Development (HPD) on November 15, 2006.

Approval of this application would facilitate the development of a six-story residential building, tentatively known as Moffat Gardens Senior Housing, with approximately 72 residential units, to

be developed under the Department of Housing and Urban Development's Section 202 Supportive Housing Program for the Elderly, Borough of Brooklyn, Community District 4.

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 New York City Department of Housing Preservation and Development (HPD) is seeking an Urban Development Action Area Designation, project approval and disposition of city-owned land to build a six-story senior citizens residential building at 16-26 Moffat Street (Block 3444, Lots 13-17, and part of 18) in Brooklyn's Community District 4.

The 63,480 square foot site is located in an R6 district near the southeastern edge of the community district between Broadway and Bushwick Avenue. The L-shaped site consists of six city-owned vacant lots (Block 3444, Lot 13, 14, 15, 16, 17, and part of 18). To the north, the site is bordered by the Bushwick Family Health Center, with its parking lot directly adjacent to the site boundary. Directly to the south, the site is surrounded by privately-owned vacant lots. To the southeast, the site is adjacent to the Eddie Harris Residential Facility. The residential facility leases a portion of Lot 18 from HPD as a sitting area.

The Moffat Gardens project would consist of one, six-story elevator building with 72 units. The project would be funded by the Department of Housing and Urban Development's Section 202 Supportive Housing Program for the Elderly. Of the apartments, 71 would be one-bedroom units for low-income elderly tenants, including tenants with disabilities; one two-bedroom unit would be for the superintendent. The amenities in the building would include a laundry room, library, computer room, community room, social services office, a lounge area and a sun room. The building would be surrounded by courtyards with plantings and sitting areas. There would be 16 off-street parking spaces for the residents.

The surrounding area is predominantly residential with a mix of two- and three- story homes. Local retail and commercial services are located on Broadway and Bushwick Avenue. The site is easily accessible by public transportation. The J, M, and Z trains stop at Chauncey Street and Broadway, a block from the site. There are also a number of bus lines that serve the area.

ENVIRONMENTAL REVIEW

This application (C 070209 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 designated CEQR number is 06HPD006K. The lead agency is the Department of Housing Preservation and Development.

After a study of the potential environmental impact of the proposed action, a negative declaration was issued on June 6, 2006.

UNIFORM LAND USE REVIEW

This application (C 070209 HAK) was certified as complete by the Department of City Planning on December 4, 2006 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 070209 HAK) on January 17, 2007, and on that date, by a vote of 24 to 4 with 4 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 January 29, 2007.

City Planning Commission Public Hearing

On February 28, 2007 (Calendar No. 6), the City Planning Commission scheduled March 14, 2007, for a public hearing on this application (C 070209 HAK). The hearing was duly held on March 14, 2007 (Calendar No. 26).

There were two speakers in favor of the application and none in opposition. The speakers in favor of the application included representatives from the sponsor organization and from HPD. The representative of the sponsor organization provided an overview of his organization and described the proposed building and the services to be provided. The 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 is appropriate.

The application would facilitate the development of one, six-story senior citizens residential building with approximately 72 residential units developed under the Department of Housing and Urban Development's Section 202 Supportive Housing Program for the Elderly. Approval of this application would provide much needed affordable housing opportunities for low-income senior citizens in the community.

Disposition would allow for the return of this property to a productive use and the elimination of its blighting influence on the neighborhood. It would also enable these city-owned properties to be developed with a use that would serve the needs of Community District 4 and the City of New York. The project also complements ongoing public and private redevelopment efforts on neighboring blocks. The Commission, therefore, believes that the proposed Urban Development Action Area designation and project (UDAAP) and the disposition of city-owned property are appropriate.

RESOLUTION

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

WHEREAS, the Department of Housing Preservation and Development has recommended the designation of property located at 16, 18, 20, 22, 24, and 26 Moffat Street (Block 3444; Lots 13-17, and part of 18) 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 property located at 16, 18, 20, 22, 24, and 26 Moffat Street (Block 3444; Lots 13-17, and part of 18) 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 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 policy 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 16, 18, 20, 22, 24, and 26 Moffat Street (Block 3444; Lots 13-17, and part of 18) to a developer to be selected by the Department of Housing Preservation and Development, is approved (C 070209 HAK).

The above resolution (C 070209 HAK), duly adopted by the City Planning Commission on March 28, 2007 (Calendar No. 18), 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
IRWIN CANTOR, P.E., ANGELA R. CAVALUZZI, R.A., ALFRED C. CERULLO, III,
BETTY CHEN, RICHARD W. EADDY, LISA A. GOMEZ, NATHAN LEVENTHAL,
JOHN MEROLO, KAREN A. PHILIPS, DOLLY WILLIAMS, Commissioners

ANGELA M. BATTAGLIA, Commissioner, Recused