



CITY PLANNING COMMISSION

April 11, 2007/Calendar No. 14

C070243 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 562, 564, 566, 566A, 560A and 562A Gates Avenue (Block 1815, Lots 27-29, 100, 126 and 128) 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 five-story building, tentatively known as Gates Avenue Cooperatives, with approximately 34 residential units, Borough of Brooklyn, Community District 3.

Approval of three separate matters is required:

1. The designation of 562, 564, 566, 566A, 560A and 562A Gates Avenue (Block 1815, Lots 27-29, 100, 126 and 128) Borough of Brooklyn, Community District 3 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 December 18, 2006.

Approval of this application would facilitate the development of a five-story building, tentatively known as Gates Avenue Cooperatives, with approximately 34 residential units, Borough of Brooklyn, Community District 3.

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 is seeking an Urban Development Action Area Designation, project approval and disposition of city-owned land to facilitate the development of a moderate and middle income residential cooperative building at 560A-566A Gates Avenue in Brooklyn's Community District 3.

The 29, 970 square foot site is located in an R6 district in the center of the community district between Tompkins and Throop avenues. The site consists of six city-owned vacant lots (Block 1815, Lots 27-29, 100, 126, and 128).

The Gates Avenue project would consist of a five-story elevator building with 34 units. The project would be developed under HPD's Cornerstone program. It would be built pursuant to Quality Housing regulations. Of the units, 10 would be one-bedroom units and 24 would be two-bedroom units. The building would also have 1,113 square feet of rear landscaped outdoor recreation space. There would be 12 off-street parking spaces for the residents.

The site is adjacent to two-, three, and four-story buildings. Directly across the street from the site, are two vacant lots and a four-story residential building. The surrounding area is predominantly low density residential with local retail and commercial services along the nearby commercial corridors of Marcus Garvey Boulevard and Tompkins Avenue. The area is served

by the A and C trains, which stop at the Kingston-Throop Avenue train station, located nine blocks from the site. There are also a number of bus lines that service the area.

ENVIRONMENTAL REVIEW

This application (C 070243 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.

This application was determined to be a Type II action which requires no further environmental review.

UNIFORM LAND USE REVIEW

This application (C 070243 HAK) was certified as complete by the Department of City Planning on January 8, 2007 and was duly referred to Community Board 3 and the Borough President, in accordance with Article 3 of the Uniform Land Use Review Procedure (ULURP) rules.

Community Board Public Hearing

Community Board 3 held a public hearing on this application (C 070243 HAK) on March 5, 2007, and on that date, by a vote of 29 to 3 with 1 abstention, 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 22, 2007.

City Planning Commission Public Hearing

On March 14, 2007 (Calendar No. 7), the City Planning Commission scheduled March 28, 2007, for a public hearing on this application (C 070243 HAK). The hearing was duly held on March 28, 2007 (Calendar No. 34).

There were three speakers in favor of the application and none in opposition. The speakers in favor of the application included representatives from the sponsor organization, the architectural firm which designed the proposed building 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 architectural firm described the proposed building's design. 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 a five-story residential cooperative building with approximately 34 units. Approval of this application would provide much needed affordable homeownership opportunities for moderate and middle income households 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 3 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

WHEREAS, the Department of Housing Preservation and Development has recommended the designation of property located at 562, 564, 566, 566A, 560A and 562A Gates Avenue (Block 1815, Lots 27-29, 100, 126 and 128) 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 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 562, 564, 566, 566A, 560A and 562A Gates Avenue (Block 1815, Lots 27-29, 100, 126 and 128) as an Urban Development Action Area; and
- 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 562, 564, 566, 566A,

560A and 562A Gates Avenue (Block 1815, Lots 27-29, 100, 126 and 128), Borough of Brooklyn, Community District 3, to a developer to be selected by the Department of Housing Preservation and Development, is approved (C 070243 HAK).

The above resolution (C 070243 HAK), duly adopted by the City Planning Commission on April 11, 2007 (Calendar No. 14), 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

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