



CITY PLANNING COMMISSION

January 8, 2014, Calendar No. 19

C 140115 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 properties located at 317/335 Saratoga Avenue and 1943/1963 Bergen Street (Block 1447, Lots 1, 3, 4, 5, 6, 7, 8, 9, 73, 74, 75, 76 and 77) 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 to be selected by HPD;

to facilitate the development of a five-story building with approximately 80 residential units of affordable and supportive housing.

Approval of three separate matters is required:

1. The designation of properties located at 317/335 Saratoga Avenue and 1943/1963 Bergen Street (Block 1447, Lots 1, 3, 4, 5, 6, 7, 8, 9, 73, 74, 75, 76 and 77) in the Borough of Brooklyn as an Urban Development Action Area; and
2. An Urban Development Action Area Project for such area; and
3. The disposition of such property, to a developer selected by HPD

The application for an Urban Development Action Area designation and project approval and disposition of city-owned property (C 140115 HAK) was filed by the Department of Housing Preservation and Development (HPD) on September 30, 2013.

Approval of this application would facilitate the development of a five-story building with approximately 80 residential units of affordable and supportive housing in the Ocean Hill neighborhood of Community District 16, Brooklyn.

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

The Project Area consists of underutilized property that 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 Project pursuant to Article 16 of the General Municipal Law.

BACKGROUND

The New York City Department of Housing Preservation and Development is seeking Urban Development Action Area designation, project approval, and disposition of City-owned properties located at 317 to 335 Saratoga Avenue and 1943 to 1963 Bergen Street (Block 1447, Lots 1, 3, 4, 5, 6, 7, 8, 9, 73, 74, 75, 76 and 77) to facilitate the development of a five-story building providing 80 units of affordable and supportive housing in the Ocean Hill neighborhood of Community District 16, Brooklyn. The project site is located at the northeast corner of the intersection of Saratoga Avenue and Bergen Street and consists of 13 city-owned vacant lots in a R6/C2-3 district.

The surrounding area is generally zoned R6 and is mostly developed with one- and two-story row houses and small walk-up apartment buildings. Atlantic Plaza, a housing complex consisting of two 22-story residential buildings and a supermarket, is located three blocks away on Thomas S. Boyland Street and Atlantic Avenue. Two blocks to the south is Prospect Plaza, a NYCHA site which is currently being redeveloped to provide 364 affordable and public housing units. Local retail uses, mostly consisting of small grocery stores, are along Saratoga Avenue, which has C2-3 and C1-3 overlays. Along Atlantic Avenue, two blocks to the north are some commercial, low-rise manufacturing and residential uses in an M1-1 district. Nearby community facilities include P.S. 178, an elementary school one block to the north, and Brooklyn Collegiate, a high school, one block to the east. One block to the west on Howard Avenue and Dean Street is the New York City Children's Center, a behavioral health care facility operated by the New York State Office of Mental Health.

The C subway line runs four blocks to the north along Fulton Street, with the closest stations being Rockaway Ave and Ralph Ave. The southbound B7 bus runs along Saratoga Avenue; the northbound B7 runs one block to the east on Thomas S. Boyland Street.

The applicant is proposing to develop the corner of Bergen Street and Saratoga Avenue with a 5-story building with a dormer containing a total of 67,434 zoning square feet. The building would be set back five feet from the property line along Bergen Street where a vegetated planter would provide additional privacy for residential units on the first floor. Community rooms and offices would be located on the first floor of the building along Saratoga Avenue. The rear of the building would provide over 4,500 square feet of landscaped open space including a garden and play area. On the northern portion of the L-shaped site along Saratoga Avenue, 15 parking spaces would be provided, five less than required by zoning. A mayoral override has been approved for this minor reduction in required parking.

The new development would have 80 studio, one- and two bedroom units, half of which would be supportive housing units for the formerly homeless and the other half affordable housing for households earning 60% of the AMI or less. On-site support services would be provided by CAMBA, Inc, a Brooklyn-based non-profit social service provider, through a contract with the New York State Office of Mental Health. There would be approximately four social service staff on site and front desk security staff that will provide 24 hour security coverage seven days a week.

ENVIRONMENTAL REVIEW

The application (C 140115 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 designated CEQR number is 14HPD003K. The lead agency is the Department of Housing Preservation and Development.

After a study of the potential impact of the proposed actions, a Negative Declaration was issued

on September 17, 2013.

UNIFORM LAND USE REVIEW

This application (C 140115 HAK) was certified as complete by the Department of City Planning on October 7, 2013, and was duly referred to Brooklyn Community Board 16 and the Brooklyn Borough President in accordance with Title 62 of the Rules of the City of New York, Section 2-02(b).

Community Board Public Hearing

Community Board 16 held a public hearing on this application (C 140115 HAK) on October 22, 2013, and on that date, by a vote of 25 to one with one abstention, adopted a resolution recommending approval of the application.

Borough President Recommendation

This application (C 140115 HAK) was considered by the Borough President of Brooklyn, who on November 21, 2013 issued a recommendation to approve the application.

CITY PLANNING COMMISSION PUBLIC HEARING

On November 20, 2013 (Calendar No. 2), the City Planning Commission scheduled December 4, 2013 for a public hearing on this application (C 140115 HAK). The hearing was duly held on December 4, 2013 (Calendar No. 18).

There was one speaker in favor of the application and none opposed. A representative of the developer, speaking in favor of the project, described the proposed development, affordability levels, and onsite support services which will be available to residents. There were no other speakers and the hearing was closed.

CONSIDERATION

The City Planning Commission believes that the application (C 140115 HAK) for UDAAP designation, project approval, and the disposition of city-owned property is appropriate.

The proposed project would consist of a five-story building with approximately 80 residential

units of affordable and supportive housing in the Ocean Hill neighborhood of Community District 16, Brooklyn. The building would provide on-site supportive services, front desk security, and over 4,500 square feet of open space for residents.

The Commission recognizes that this property has been vacant for many years and believes that the redevelopment of this site would remove a blighting influence in the neighborhood while providing much-needed supportive and affordable housing. The Commission further believes that the location for the proposed development is in close proximity to transit and retail, making the site well-suited for such development. The Commission therefore believes that the proposed Urban Development Action Area designation and project approval, and related disposition of City-owned property, are appropriate.

RESOLUTION

RESOLVED, that the City Planning Commission finds that the action described herein will have no significant adverse impact on the environment, and

WHEREAS, the Department of Housing Preservation and Development has recommended the designation of properties located at 317/335 Saratoga Avenue and 1943/1963 Bergen Street (Block 1447, Lots 1, 3, 4, 5, 6, 7, 8, 9, 73, 74, 75, 76 and 77) in the 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 properties located at 317/335 Saratoga Avenue and 1943/1963 Bergen Street (Block 1447, Lots 1, 3, 4, 5, 6, 7, 8, 9, 73, 74, 75, 76 and 77) as an Urban Development Action Area; and
- b) an Urban Development Action Area Project for such area; 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 of this report, the application of the Department of Housing Preservation and Development for the disposition of city-owned properties located at 317/335 Saratoga Avenue and 1943/1963 Bergen Street (Block 1447, Lots 1, 3, 4, 5, 6, 7, 8, 9, 73, 74, 75, 76 and 77) in Community District 16, Borough of Brooklyn, to a developer to be selected by the Department of Housing Preservation and Development, is approved.

The above resolution (C 140115 HAK), duly adopted by the City Planning Commission on January 8, 2014 (Calendar No. 19), 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.

KENNETH J. KNUCKLES, *Esq.*, *Vice-Chairman*
ANGELA M. BATTAGLIA, RAYANN BESSER, IRWIN G. CANTOR, P.E.,
ALFRED C. CERULLO, III, BETTY Y. CHEN, MICHELLE R. DE LA UZ,
MARIA M. DEL TORO, RICHARD W. EADDY, ANNA HAYES LEVIN,
ORLANDO MARIN, Commissioners

Attachment to Application #: 140015HAK
CEQR Number: 14HPD003K

Community Board #16 recommends approval of this application which will facilitate the development of a five-story building with approximately 80 residential units of affordable and supportive housing and erase a blighting condition on an existing vacant lot.

Brooklyn Borough President Recommendation

CITY PLANNING COMMISSION

22 Reade Street, New York, NY 10007

FAX # (212) 720-3356



INSTRUCTIONS

1. Return this completed form with any attachments to the Calendar Information Office, City Planning Commission, Room 2E at the above address.

2. Send one copy with any attachments to the applicant's representatives as indicated on the Notice of Certification.

APPLICATION #: 140015 HAK

Bergen Saratoga Apartments

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 properties located 317/335 Saratoga Avenue and 1943/1963 Bergen Street (Block 1447, Lots 1,3,4,5,6,7,8,9,73,74,75,76 and 77) as an Urban Development Action Area; and
- b) An Urban Development Action Area Project for such area;

2) Pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer to be selected by HPD to facilitate the development of a five-story building with approximately 80 residential units of affordable and supportive housing.

COMMUNITY DISTRICT NO. 16

BOROUGH OF BROOKLYN

RECOMMENDATION – 140015 HAK

APPROVE

APPROVE WITH

MODIFICATIONS/CONDITIONS

DISAPPROVE

DISAPPROVE WITH

MODIFICATIONS/CONDITIONS

BOROUGH PRESIDENT

November 21, 2013

DATE

RECOMMENDATION FOR THE PROPOSED DISPOSITION OF CITY OWNER LAND AND UDAAP DESIGNATION FOR CITY-OWNED PROPERTIES

140015 HAK

The Department of Housing Preservation and Development (HPD) seeks an Urban Development Action Area Project (UDAAP) designation and project approval, and the disposition of city-owned land to facilitate a five-story, 80-unit affordable housing development in Brownsville, known as the Bergen Saratoga Apartments. The project is located at Saratoga Avenue and Bergen Street and bordered by Dean and Thomas S. Boyland streets.

On November 19, 2013 the Borough President held a public hearing on the proposed land disposition agreement at which HPD and a representative from the intended developer presented the project. The project entails a mixture of studio (supportive housing units), one-bedroom and two-bedroom units for low-income households. Twenty percent of the units (approximately 16 units) would be affordable to households earning up to 50% of Area Median Income (“AMI”). Twenty-nine percent of the units (approximately 23 units) would be affordable to households earning up to 60% of AMI, and fifty percent of the units (40 studio units) would house formerly homeless adults with psychiatric disabilities, earning up to 50% of AMI. The Department of Homeless Services will refer formerly homeless occupants, and CAMBA, Inc., a Brooklyn based non-profit service provider, will provide on-site support services through a contract with the State Office of Mental Health (“OMH”). OMH will provide rental subsidies for persons earning less than 30% of AMI. One-bedroom apartments in the building will rent to those earning approximately \$25,000 or \$41,000 and two-bedroom apartments will rent to those earning approximately \$30,000 or \$51,000. The units are required to be affordable for a minimum of 50 years.

Proposed building amenities and supportive services include a large community room with a kitchen, a landscaped backyard, financial counseling services, services for children, social service counseling, a laundry room, supportive services, office space, a library/computer room, enclosed bicycle parking space, and four social service staff members on site. There will also be front-desk security staff providing 24-hour security coverage, seven days a week.

CONSIDERATION

Community Board 16 voted to approve this application.

It is the Borough President’s policy to support land use actions that increase the supply of affordable housing in Brooklyn. He is troubled by the fact that too many borough residents leave because they can no longer afford to live in Brooklyn, and by the great demand for affordable housing. He believes that every attempt should be made to preserve and increase affordable housing options. For city-owned lots, it is generally the policy of the Borough President to seek at least 50 percent of the generated units to be affordable. It is also his policy that such units remain “Affordable Forever” wherever feasible. With this project, the Borough President believes Dunn Development has created a proposal where the city-owned sites would be developed entirely as affordable housing, and this is generally consistent with his policies regarding affordability. He encourages Dunn Development to find means to extend the term of affordability prior to obligation’s expiration.

The Borough President also believes that there is a need for supportive housing options for individuals that are circumstantially homeless, including persons with psychiatric disabilities. Supportive housing is a cost effective way of addressing the diverse needs of the homeless, while also integrating residents into the life of the neighborhood. This proposal is generally consistent with recent City policy changes that have evolved to provide such supportive housing developments with a blend of 40% of occupants being families earning up to 60 percent AMI.

The Borough President encourages developers to contract with Brooklyn-based supply firms and construction companies on development projects to bring economic benefit to local economies. The Borough President appreciates the developer's intent to seek out local contractors.

Further, the Borough President recommends that the developer work with HPD to ensure that seniors (62 and older) selected in the housing lottery for this building command first priority in selecting first and second floor apartments for the convenience of those elderly residents.

RECOMMENDATION

Be it resolved that the Borough President of Brooklyn, pursuant to section 197-c of the New York City Charter, recommends that the City Planning Commission and City Council approve the land use actions requested as part of the Bergen Saratoga Apartments application.