



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 492-496 Glenmore Avenue (Block 3725, Lots 12 and 13), 2358-2362 Pitkin Avenue (Block 4015, Lots 22, 23, and 24), 943 Dumont Avenue (Block 4063, Lot 52), and 743 Blake Avenue (Block 3775, Lot 150) 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 four buildings containing an approximate total of 46 affordable housing units and a commercial space, Borough of Brooklyn, Community District 5.

Approval of three separate matters is required:

1. The designation of property located at 492-496 Glenmore Avenue (Block 3725, Lots 12 and 13), 2358-2362 Pitkin Avenue (Block 4015, Lots 22, 23, and 24), 943 Dumont Avenue (Block 4063, Lot 52), and 743 Blake Avenue (Block 3775, Lot 150) as an Urban Development Action Area; and
2. An Urban Development Action Area Project (UDAAP) for such area; and
3. The disposition of such property, to a developer selected by HPD.

This application for UDAAP designation, project approval, and disposition of City-owned property (C 220159 HAK) was filed by the New York City Department of Housing Preservation and Development (HPD) on December 13, 2021. Approval of this application would facilitate the development of three new residential buildings and one mixed-use building with residential use and ground floor commercial use. The proposed developments would collectively create approximately 46 dwelling units and approximately 1,800 square feet of commercial space on four sites in the East New York neighborhood of Brooklyn Community District 5.

HPD states in its application that:

“The Project Area consists of underutilized land that tends to impair or arrest the sound development of the surrounding community, with or without tangible physical blight. Incentives are needed 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 Development is therefore eligible to be an Urban Development Action Area Project pursuant to Article 16 of the General Municipal Law.”

BACKGROUND

HPD is seeking UDAA designation, project approval, and disposition of City-owned property of the project area located at 492-496 Glenmore Avenue (Block 3725, Lots 12 and 13), 2358-2362 Pitkin Avenue (Block 4015, Lots 22, 23, and 24), 943 Dumont Avenue (Block 4063, Lot 52), and 743 Blake Avenue (Block 3775, Lot 150) to facilitate the development of four residential buildings, including one that would contain commercial space on the ground floor. The proposed developments would include approximately 46 affordable dwelling units in the East New York neighborhood of Brooklyn, Community District 5.

The project area comprises seven vacant, City-owned lots across four development sites (Development Site 1, Development Site 2, Development Site 3, Development Site 4) located in the central part of East New York within an approximately one-half mile square area roughly bounded by Glenmore Avenue to the north, Ashford Street to the East, Dumont Avenue to the south, and Bradford Street to the west. All four development sites include lots that have received public approvals in the past. Development Site 1 and part of Development Site 2 (Block 4015, Lots 22 and 23) received prior UDAAP approval by the City Council in 2009 (Reso, No. 2107). Lots 22 and 23 in Development Site 2 also received prior CPC approval in 1989 for unrestricted disposition (C 890347 PPK). Development Site 3 is comprised of one lot (Block 4063, Lot 52), which was merged from former lots 52, 53 and 54. The CPC approved disposition of former Lot 52 in 1977 (C 770289 PPK), and again in 1986 (C 860238 HDK). Former Lots 53

and 54 received CPC approval for designation as an UDAA, UDAAP, and for disposition (C 860237 HAK). Development Site 4 comprises Block 3775, Lot 150, merged from former Lots 51 and 52. The CPC approved the disposition of prior Lot 52 in 1977 (C 770289 PPK), and later approved both former Lots 51 and 52 for designation as an UDAA, UDAAP, and for disposition in 1986 (C 860237 HAK). Despite these approvals, none of the sites were developed, remain vacant and under City ownership.

Development Site 1 and Development Site 2 were both rezoned in 2016 as part of the East New York Neighborhood Rezoning (C 160035 ZMK), in which a large area in the northern part of East New York was rezoned and in conjunction with the East New York Neighborhood Plan, aimed to expand opportunities for the development of new affordable and mixed-income housing and community facilities along key corridors, support new commercial uses along commercial corridors, and preserve the lower-scale residential character of the blocks in between these corridors.

Development Site 3 and Development Site 4 are designated as part of Site 70B and part of Site 53 respectively, in the East New York I Urban Renewal Plan (URP), which is in effect through March 6, 2026. The designated sites are required to comply with land use controls in the URP that allows residential and other uses in accordance with the Zoning Resolution. The original URP received CPC approval in 1986 (C 860236 HUK), and was subsequently amended in 1992 (C 910119 HUK), 1994 (C 940120 HUK), 2013 (C 130375 HUK), 2019 (C 190039 HUK), and most recently in 2022 (C 220102 HUK).

Development Site 1

Development Site 1 is a 5,000-square-foot site located at 492-496 Glenmore Avenue (Block 3725, Lots 12 and 13). The surrounding area includes a mix of residential, commercial, public facilities and institutional uses, vacant land, and some industrial and transportation-related uses. Zoning districts in the surrounding area include R7A and R7A/C2-4 medium-density residential districts along Pitkin Avenue to the south, and M1-4 and mixed-use M1-4/R6A zoning districts along Liberty Avenue to the north. Development Site 1 was zoned R5 until it and much of the surrounding blocks were zoned R5B in 2016.

R5B zoning districts permit residential buildings with a maximum floor area ratio (FAR) of 1.35 FAR and maximum building height of 33 feet. Front yards with a minimum depth of five feet are required and must also match the depth of adjacent front yards.

Residential developments in the surrounding area include low-rise one- and two-family homes and higher density three- to four-story multi-family walk-up buildings. Mixed-use buildings along Pitkin Avenue contain ground-floor local retail establishments such as delis, restaurants, pharmacies, laundromats, salons, and realtor offices, with residential uses on the top floors. The area along Pitkin Avenue southeast of Development Site 1 is characterized by single-story local retail including delis, laundromats, pharmacies, and restaurants.

Public facility and institutional uses surrounding Development Site 1 include a daycare facility on Pitkin Avenue and the 75th Police Precinct Station House along Liberty Avenue, one block north of Development Site 1. Multiple religious institutions are also located throughout the surrounding area. Open spaces in the area include the East End Community Garden and Escape to Nature Community Garden along Glenmore Avenue, east of Development Site 1.

Industrial uses located in the surrounding area include a steel and concrete contractor on Van Siclen Avenue between Liberty and Glenmore Avenues, to the northeast of Development Site 1, and a vacant packaging supplies facility at the intersection of Wyona Street and Liberty Avenue, northwest of Site 1. Also, Site 1 is well-served by public transportation. The Van Siclen Avenue C subway station is located one block south and the Van Siclen Avenue J subway station is located three blocks north of Site 1. Local bus service within the area includes the Q24, which runs between Bushwick and Jamaica, travelling along Atlantic Avenue toward the north of Development Site 1; the B20, which runs between Ridgewood and the Spring Creek Postal Facility along Pennsylvania Avenue; the B83, which runs between Broadway Junction and Gateway Center Mall along Pennsylvania Avenue; and the B14, which runs between the Spring Creek Postal Facility and Crown Heights, along Sutter Avenue, south of the development site.

Site 1 would be developed with a three-story, approximately 6,100-square-foot residential walk-up building with approximately six affordable rental units that would be a mix of two- and three-bedroom units. The proposed development would be approximately 29-feet-tall and have a residential FAR of 1.23. The building will have an approximately five-foot front yard to align with the street wall of the adjacent building to the west. The setback would also facilitate landscaping at the front of the building that would provide a buffer between the street and the ground floor residential units. The building would also include a landscaped rear yard accessible to its residents through the side yard for recreational use.

Development Site 2

Development Site 2, located at 2358-2362 Pitkin Avenue (Block 4015, Lots 22, 23, and 24), comprises three interior lots on the south side of Pitkin Avenue, a wide street. The site is approximately 5,400 square feet and has 60 feet of street frontage on Pitkin Avenue, a wide street. The surrounding area comprises a mix of residential, commercial, and institutional uses, vacant lots, and some industrial and transportation-related uses. The lots on either side of Pitkin Avenue, including Development Site 2, were zoned R7A/C2-4 and mapped with an Enhanced Commercial district as well as an MIH Area. Blocks to the north are within an R5B zoning district, and blocks to the south are within an R5 zoning district.

R7A is a medium-density contextual zoning district, where Quality Housing regulations are mandatory, and developments up to nine stories are allowed. When located within an MIH area, a maximum FAR of 4.6 is permitted for residential uses. Building height may reach 90 feet, or 95 feet when providing a qualifying ground floor, and buildings must have a base height of 40 to 75 feet, before setting back at least 10 feet when located on a wide street. The C2-4 commercial overlay permits commercial uses such as retail and service establishments up to a maximum FAR of 2.0. Development Site 2 is also located within EC-5, a Special Enhanced Commercial District, which requires transparency and non-residential uses on the ground floor.

Residential development in the surrounding area includes a mix of low-rise one- and two-family homes, and three- to four-story multi-family walk-up buildings. Residential developments along Pitkin Avenue have ground-floor commercial uses such as supermarkets, delis, salons,

hardware stores, and local restaurants.

Community facility uses in the area include Public School 158, located south of Development Site 2 on the same block, and the Belmont Academy School located at the northwest corner of Belmont Avenue and Jerome Street. Several religious institutions are also located in the surrounding area north and east of Development Site 2.

The surrounding area contains several GreenThumb community gardens including Gregory's Garden, one block west of Site 2, and P.S. 4 Paradise Garden one block northwest. Site 2 is well-served by public transportation. It is located within one-quarter mile of the Van Sieten and Shepherd Avenue C subway stations, and within one-half mile of the the New Lots Avenue 3 and Cleveland Street J subway stations. Local bus service within the area includes the B14 and Q24 buses, which also serve Site 1.

Site 2 would be improved with an eight-story, approximately 23,600-square-foot (4.39 FAR) mixed-use residential/commercial mixed-use elevator building with approximately 26 affordable rental units in 21,800 square feet of residential space and 1,800 square-feet of commercial space on the ground floor. The proposed units would be a mix of one- and two-bedroom units. The proposed building would have 72-foot base height and a total building height of approximately 82 feet, 9 inches. The proposed building would be built to the street lot line to match the street wall of the adjacent building to the west. The development would also include a landscaped rear yard with accessible to all building residents from the ground floor, a recreation room, and approximately 13 bicycle parking spaces in the cellar. The proposed building will also include a common laundry room and a terrace space on the eighth floor, accessible to all residents of the building.

Development Site 3

Development Site 3 comprises a corner lot at 943 Dumont Avenue (Block 4063, Lot 52). The approximately 5,400-square-foot lot is located on the northwest side of the intersection of Dumont Avenue and Ashford Street, both narrow streets, with 60 feet of street frontage along Dumont Avenue, 90 feet of street frontage along Ashford Street. The surrounding area includes

primarily residential uses, along with vacant lots, some commercial uses, and limited community facility and industrial uses. Much of the area is zoned R5, including Development Site 3. C1-2 and C1-3 commercial overlays are combined with the underlying R5 zoning district along Blake Avenue and Livonia Avenue. A C8-1 zoning district is also located in the area, along Livonia Avenue.

R5 zoning districts permit a wide range of residential building types up to 40 feet high with a perimeter wall up to 30 feet high, and allow for a maximum FAR of 1.25 for residential uses Pursuant to ZR 23-143 (Optional regulations for predominantly built-up areas), residential development on Site 3 is permitted up to 1.65 FAR. Front yards are required and must be either 10 feet or 18 feet deep. Side yards are also required, with a total minimum width ranging from eight to 16 feet depending on building type.

Residential development in the surrounding area includes a mix of low-rise one- and two-family homes, and three- to four-story multi-family walk-up buildings. Residential development along Livonia and New Lots Avenues in the surrounding area have ground-floor commercial uses such as supermarkets, delis, butcher shops, restaurants, salons, laundromats, and hardware stores. Some corner residential developments along Dumont Avenue contain ground-floor commercial uses such as delis and salons.

The surrounding area also includes several religious institutions and an electrical services facility on Dumont Avenue, west of Development Site 3. Open space includes three GreenThumb community gardens.

Site 3 is well-served by public transportation. The New Lots Avenue No. 3 subway station is located one block south of Site 3, and the site is served by the B14 bus along Sutter Avenue and B15 bus, which runs provides service between Bedford-Stuyvesant and John F. Kennedy Airport, and runs along nearby New Lots Avenue.

Site 3 would be improved with a three-story, approximately 6,700-square-foot (1.24 FAR), residential development. The 30-foot-tall building would contain approximately six affordable

three-bedroom units. The building would be set back 10 feet from Ashford Street to match the adjacent building, which would accommodate landscaping along Ashford Street to serve as a buffer between the street and the residential units located on the ground level. The proposed three-story residential building would include landscaped side yards accessible to building residents. The proposed development at Development Site 3 would be facilitated by a Mayoral Zoning Override of ZR 23-45 (Minimum Required Front Yards) to waive one of the two required 10-foot front yards, up which would allow the street wall of the proposed building to be built at the lot line along Dumont Avenue, as opposed to being set back 10 feet from the lot line. The requested override would allow the proposed building to accommodate legal windows for light and air along the side wall parallel to Dumont Avenue and to utilize maximum available area to create quality livable space.

Development Site 4

Development Site 4 comprises one 4,000-square-foot corner lot located on the northwest side of the intersection of Blake Avenue and Bradford Street at 743 Blake Avenue (Block 3775, Lot 150). The site has 100 feet of street frontage along Blake Avenue and 40 feet of street frontage along Bradford Street, both of which are narrow streets. The surrounding area comprises a mix of residential and commercial space, public facilities and institutional uses, and open space and outdoor recreational uses. R6 residential zoning districts are mapped throughout the surrounding area, including on Development Site 4. C1-3 and C2-3 commercial overlay districts are located along portions of Blake Avenue and Sutter Avenue in the surrounding area.

Under Quality Housing regulations, R6 zoning districts permit along narrow streets a maximum residential FAR of 2.2 FAR, a maximum base height of 45 feet before a 15-foot setback, and a maximum building height of 55 feet.

Residential developments in the surrounding area include a mix of low-rise one- and two-family homes, and two- to four-story multi-family walk-up buildings. Residential developments along Blake Avenue between Miller and Van Sicien Avenues have ground floor commercial uses such as deli shops and laundromats. Some residential development along Sutter Avenue, north of

The surrounding area also has ground floor commercial uses such as salons and deli shops. Community facility uses in the area include P.S. 149 and many religious institutional uses. Parks and open spaces in the surrounding area include the Martin Luther King Jr. Playground, which occupies the entire block southeast of Development Site 4, and several GreenThumb community gardens. Local bus service within the area includes the B20 and B83 travelling along Pennsylvania Avenue and the B14, which travels along Sutter Avenue.

Site 4 would be improved with a four-story, approximately 8,600-square-foot (2.12 FAR) residential building that would reach approximately 38 feet tall. It would contain approximately eight affordable three-bedroom rental units, and the building would be built at the street line along Blake Avenue and would be set back 10 feet from the street lot line along Bradford Street to match the street wall of the adjacent building to the north. The building would contain a landscaped side yard accessible to building residents.

All development sites are within the Transit Zone, where parking is not required for income-restricted housing units (IRHUs) within the Transit Zone.

ENVIRONMENTAL REVIEW

This application (C 220159 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 lead agency is HPD. The designated CEQR number is 19HPD062K.

After a study of the potential environmental impact of the proposed actions, a Negative Declaration was issued on December 10, 2021.

UNIFORM LAND USE REVIEW

This application (C 220159 HAK) was certified as complete by the Department of City Planning on December 13, 2021 and was duly referred to Brooklyn Community Board 5 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

Brooklyn Community Board 5 did not submit a recommendation for this application (C 220159 HAK).

Borough President Recommendation

The Brooklyn Borough President held a public hearing on this application (C 220159 HAK) on March 10, 2022, and on March 23, 2022, issued a recommendation to approve the application.

City Planning Commission Public Hearing

On March 16, 2022 (Calendar No. 5), the City Planning Commission scheduled March 30, 2022 for a public hearing on this application (C 220159 HAK). The hearing was duly held on March 30, 2022 (Calendar No. 17). There were four speakers in favor of the application and none in opposition.

A representative from HPD provided an overview of the requested land use action and discussed the application. A member of the development team discussed their organization's history as a local development organization, as a settlement house. She also discussed the organization's long track record in the community as an affordable housing developer and their role in supporting neighborhood stabilization. The applicant team's architect discussed each development site and building design, as well as proposed features and amenities in the dwelling units. The architect also discussed the shallow depth of Development Site 3, and its impact on the need for a Mayoral Zoning Override. Finally, a member of the development team discussed the proposed affordability levels and unit mix, noting the affordability levels were adjusted with support from and in response to feedback from City Councilmembers.

There were no other speakers, and the hearing was closed.

CONSIDERATION

The Commission believes that this application (C 220159 HAK) for UDAAP designation, project approval, and disposition of City-owned property, is appropriate.

This application would facilitate the development of four new buildings containing a total of 46 new affordable rental units, and approximately 1,800 square feet of commercial space on City-owned land. The developments will activate long-vacant city owned lots with residential and mixed-use development, enhancing the streetscape and pedestrian experience in these areas. The Commission recognizes the thoughtful design of the proposed developments, including providing abundant natural lighting for circulation and providing planted buffers to support privacy for ground-floor units.

Development Sites 3 and 4 comprise urban renewal sites 70B and part of Site 53, respectively, within the East New York I Urban Renewal Area. The urban renewal plan, originally approved in 1986, has been amended several times and is in effect until March 6, 2026 (C 220102 HUK). The urban renewal plan designates Development Sites 3 and 4 for residential use. Accordingly, the proposed residential development for these sites complies with the urban renewal plan's land use controls and is consistent with the overall development goals of the urban renewal plan.

The Commission welcomes the provision of much-needed affordable housing in East New York that strives to meet the unit size and affordability levels needed by residents. The Commission also recognizes the selected developer's long track record in the community as an affordable housing provider and applauds their role in supporting neighborhood stabilization. The proximity of all four development sites to local retail, community facilities and schools, public open space and access to mass transit make the sites well-suited for transit-oriented development and provides opportune locations for affordable housing and ground floor commercial uses. The Commission, therefore, believes that this application (C 220159 HAK) for UDAAP designation, project approval, and disposition of City-owned property, is 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 492-496 Glenmore Avenue (Block 3725, Lots 12 and 13), 2358-2362 Pitkin Avenue (Block 4015, Lots 22, 23, and 24), 943 Dumont Avenue (Block 4063, Lot 52), and 743 Blake Avenue (Block 3775, Lot 150) as an Urban Development Action Area;

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 492-496 Glenmore Avenue (Block 3725, Lots 12 and 13), 2358-2362 Pitkin Avenue (Block 4015, Lots 22, 23, and 24), 943 Dumont Avenue (Block 4063, Lot 52), and 743 Blake Avenue (Block 3775, Lot 150) 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 property located at 492-496 Glenmore Avenue (Block 3725, Lots 12 and 13), 2358-2362 Pitkin Avenue (Block 4015, Lots 22, 23, and 24), 943 Dumont Avenue (Block 4063, Lot 52), and 743 Blake Avenue (Block 3775, Lot 150) in Community District 5, Borough of Brooklyn, to a developer to be selected by the Department of Housing Preservation and Development, is approved.

The above resolution (C 220159 HAK), duly adopted by the City Planning Commission on April 27, 2022 (Calendar No. 10), 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.

DANIEL R. GARODNICK, ESQ., *Chair*
KENNETH J. KNUCKLES, ESQ., *Vice-Chairman*
DAVID BURNEY, ALFRED C. CERULLO, III,
JOSEPH I. DOUEK, RICHARD W. EADDY, LEAH GOODRIDGE,
ANNA HAYES LEVIN, ORLANDO MARIN, LARISA ORTIZ, RAJ RAMPERSHAD,
Commissioners



Brooklyn Borough President Recommendation

CITY PLANNING COMMISSION

120 Broadway, 31st Floor, New York, NY 10271

CalendarOffice@planning.nyc.gov

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

SUTTER PLACE NCP – 220159 HAK

An application submitted by the Department of Housing Preservation and Development (HPD) pursuant to Article 16 of the General Municipal Law of the New York State and Section 197-c of the New York Charter requesting Urban Development Action Area (UDAA) designation, Urban Development Action Area Project (UDAAP) approval, and property disposition of seven vacant, City-owned lots in the East New York section of Brooklyn Community District 5 (CD 5). These actions would enable four rental buildings at 492-496 Glenmore Avenue, 2358-2362 Pitkin Avenue, 943 Dumont Avenue, and 743 Blake Avenue with a total of 46 affordable units and 1,783 square feet (sf) of commercial space.

BROOKLYN COMMUNITY DISTRICT 5

RECOMMENDATION

APPROVE
 APPROVE WITH
MODIFICATIONS/CONDITIONS

DISAPPROVE
 DISAPPROVE WITH
MODIFICATIONS/CONDITIONS

SEE ATTACHED

BROOKLYN BOROUGH PRESIDENT

March 23, 2022

DATE

RECOMMENDATION FOR: SUTTER PLACE NCP – 220159 HAK

The Department of Housing Preservation and Development (HPD) submitted an application pursuant to Article 16 of the General Municipal Law of the New York State and Section 197-c of the New York Charter requesting Urban Development Action Area (UDAA) designation, Urban Development Action Area Project (UDAAP) approval, and property disposition of seven vacant, City-owned lots in the East New York section of Brooklyn Community District 5 (CD 5). These actions would enable four rental buildings at 492-496 Glenmore Avenue, 2358-2362 Pitkin Avenue, 943 Dumont Avenue, and 743 Blake Avenue with a total of 46 affordable units and 1,783 square feet (sf) of commercial space.

On March 10, 2022, Brooklyn Borough President Antonio Reynoso held a remote public hearing on this Uniform Land Use Review Procedure (ULURP) application. There were no speakers on the item.

Community Board Position

Brooklyn Community Board 5 (CB 5) has not taken a position on this application.

Approval Rationale

Sutter Place NCP is an HPD scattered-site to develop 46 affordable rental units across four vacant, City-owned lots in East New York. The apartments are geared toward households at 30 to 70% AMI, with monthly rents from \$594 to \$1,668. The buildings will be constructed and marketed by Cypress Hills Local Development Corporation (CHLDC) and Mutual Housing Association of NY (MHANY Management, Inc.).

The properties are to be developed as follows: 492-496 Glenmore Avenue will be a three-story walk-up building with six two- and three-bedroom units. 2358-2362 Pitkin Avenue will be an eight-story mixed-use elevator building with 26 one- and two-bedroom units, and ground-floor commercial space. 943 Dumont Avenue will be a three-story walk-up building with six three-bedroom units. 743 Blake Avenue will be a four-story walkup building with eight three-bedroom units. It should be noted that the first two sites are located within the 2016 East New York Rezoning boundary. Moreover, a number of units at 2362 Pitkin Avenue would be permanently affordable pursuant to the Mandatory Inclusionary Housing Area (MIHA) mapped over the R7A/C2-4 zoned site.

The Borough President encourages the co-developers to recruit a daycare center for the non-residential space at 2358 Pitkin Avenue. An affordable childcare facility would be a boon for the building's residents and the surrounding community. Such use would be highly appropriate for this section of Pitkin Avenue, with its concentration of community facilities. Moreover, CHLDC and MHANY are building an income-restricted housing development with a childcare component at 3285 Fulton Street.

Borough President Reynoso supports redevelopment of underutilized public land into 100% affordable housing for low and moderate-income households. He also appreciates the substantial provision of three-bedroom units and the project's proximity to public transit. He supports UDAA designation, UDAAP approval, and disposition of these sites for affordable housing construction.

Recommendation

Be it resolved that the Brooklyn Borough President, pursuant to Section 197-c of the New York City Charter, recommends that the City Planning Commission (CPC) and City Council approve this application.