

IN THE MATTER OF a New York City Housing Authority Plan and Project, pursuant to Section 150 of the New York State Public Housing Law, Section 197-c of the New York City Charter and the Uniform Land Use Review Procedures.

This Plan and Project application was submitted by the New York City Housing Authority on July 8 and December 9, 1983.

The proposed Housing Authority project would provide 28 new construction dwelling units and 48 rehabilitated units for low income families. The project is tentatively identified as Bedford-Stuyvesant, Phase II, located in Community District #3, and comprises the following property:

<u>ADDRESS</u>	<u>BLOCK</u>	<u>LOT</u>	<u>SITE</u>
607 Willoughby Ave.	1760	70	Rehab (Old Law)
609 Willoughby Ave.	1760	69	" " "
611 Willoughby Ave.	1760	68	" " "
217 Hart Street	1769	72	Rehab (New Law)
680 Willoughby Ave.	1769	20	New Construction
235 Hart Street	1769	64	" "
229 Hart Street	1769	66	" "
225 Hart Street	1769	69	" "

The tentative apartment distribution is as follows:

Apartment Distribution:	<u>Rehabilitation</u>	<u>New Construction</u>
1 bedroom -----	24	8
2 bedroom -----	14	12
3 bedroom -----	9	8
4 bedroom -----	1	0
	<u>48</u>	<u>28</u>

Parking space will be provided as specified by the Authority.

Community Facilities:

Will be provided in accordance with H.U.D. regulations and H.A.P. guidelines. Maintenance, tenant storage and laundry spaces will also be provided.

The designation of the above - mentioned properties as an Urban Development Action Area and disposition to the turnkey developer chosen by the N.Y.C.H.A. is the subject of a related report of the City Planning Commission (C 840034 HAK) dated April 25, 1984.

In conjunction with this project, the Housing Authority submitted the following information regarding community facilities:

TRANSPORTATION

Subway:

IND 8th Avenue (A/CC) - Stops at Utica Avenue
BMT Broad Street (J) - Stops at Kosciusko Street

Bus:

B46 - Travels along Reid Avenue
B52 - Travels along Quincy Street and Gates Avenue
B38 - Travels along Lafayette and DeKalb Avenues
B10 - Travels along Sumner and Lewis Avenues

HEALTH FACILITIES

Community Health Station at Sumner Houses - 47 Sumner Avenue
Community Health Station (Dept. of Health) - 237 Hancock Avenue
Community Health Station at Roosevelt Houses - 388 Pulaski Street
Community Health Station (Dept. of Health) - 130 Nostrand Avenue
D.C.H. Bedford - 485 Throop Street
Provident Health Center - 276 Nostrand Avenue
St. John Episcopal Hospital - 48 Herkimer Street

RECREATION FACILITIES

Marcy Houses Playground - Marcy, Myrtle, Nostrand Avenues
Sumner Houses Playground - Sumner, Myrtle, Throop Avenues
P.S. 309 Playground - Monroe and Patchen Avenues."

In accordance with the City Environmental Quality Review Procedures, the project underwent an environmental review by the Department of Environmental Protection and the Department of City Planning. The review found that the project would have no significant effect upon the quality of the environment upon modification of the project to provide a closed window condition with an alternate means of ventilation in order to attain acceptable interior sound levels. Agreement to the conditions imposed was signed by a representative of the NYCHA on August 17, 1983.

UNIFORM LAND USE REVIEW PROCEDURE

On January 5, 1984 the City Planning Commission certified the Housing Authority Plan and Project application and related UDAAP application (C 840034 HAK).

Community Board #3 did not hold a Public Hearing. A recommendation approving the project was voted on March 5, 1984 (36 in favor, 0 against, and 1 abstention).

The Board had the following stipulations:

- 1) That the New York City Housing Authority return to Community Board #3 with a specific security plan for the above buildings and the New York City Housing Authority buildings across the street from the proposed turnkey at 666, 701-705, 677 Willoughby Avenue, 213-15 Hart Street and 277-83 Throop Avenue.
- 2) That the New York City Housing Authority go in the proposed buildings with a proper support system in order to clean up this area.
- 3) That management of the buildings be more amenable and conducive to the previously mentioned as well as the city housing in the proximity of the proposed housing turnkey.
- 4) And if the contractor from 701 Willoughby Avenue dies become the low bidder, the contractor hereby must make the appropriate corrections for said buildings (doors and windows)

On March 7, 1984, Calendar No. 8, the City Planning Commission scheduled April 4, 1984 as the date for a Public Hearing. On April 4, 1984 the hearing was duly held. There were no appearances and the hearing was closed.

The City Planning Commission urges the New York City Housing Authority to consider the Community Board's recommendations.

FINDINGS AND APPROVAL

The Commission finds that the Plan and Project of the New York City Housing Authority conforms to the general Plan for the City's future growth, and to the relevant parts of the Master Plan so far as adopted.

The City Planning Commission hereby approves, pursuant to Section 150 of the New York State Public Housing Law, the Plan and Project hereinbefore described in the Borough of Brooklyn, submitted by the New York City Housing Authority on July 8 and December 9, 1983 (C 840023 HOK).

The above resolution, duly adopted by the City Planning Commission on April 25, 1984, Calendar No. 51, is herewith filed with the Secretary of the Board of Estimate, pursuant to Section 197-c of the New York City Charter.

HERBERT STURZ, Chairman
MARTIN GALLENT, Vice-Chairman
MAX BOND, JOHN P. GULINO, R. SUSAN MOTLEY,
DENISE M. SCHEINBERG, THEODORE E. TEAH, COMMISSIONERS