

IN THE MATTER OF an Urban Renewal Plan for the Bedford-Stuyvesant Urban Renewal Area, pursuant to Section 505 of the General Municipal (Urban Renewal) Law of New York State and Section 197-c of the New York City Charter.

The application was submitted by the Department of Housing Preservation and Development on August 12, 1985.

The proposed Bedford-Stuyvesant I Urban Renewal Plan is one of seven components of the former Central Brooklyn Community Development (Urban Renewal) Area that is in the process of being redrawn as separate renewal areas. The Bedford-Stuyvesant I Urban Renewal Area would comprise the overall area bounded by Myrtle Avenue, Throop Avenue, Decatur Street, Albany Avenue, Atlantic Avenue, Washington Avenue, Lafayette Avenue and Franklin Avenue within Community District 3 of the Borough of Brooklyn. Portions of the Central Brooklyn Urban Renewal Plan as amended pertaining to the Bedford-Stuyvesant I Urban Renewal Area are included within the Bedford-Stuyvesant I Urban Renewal Plan as proposed with the following changes.

- Site 116: Change in land use from "Residential" to "Institutional" to allow the construction of a proposed health facility, located on the easterly side of Nostrand Avenue between Dekalb Avenue and Kosciusko Street.
- Site 116A: Change in land use from "Residential" to "Commercial" to allow the continued operation of an existing business located on the southerly side of Dekalb Avenue between Nostrand and Marcy Avenues.
- Site R: Deletion from the plan of this site, located at northeasterly intersection of Bedford and Lafayette Avenues from urban renewal plan as site was never acquired and was developed privately.
- Site 63A: Newly designated residential site at northeasterly intersection of Gates and Grand Avenues to permit the development of the site in conjunction with adjacent Site 63.
- "S": Category added to the plan reflecting "major sound properties" not to be acquired and not subject to rehabilitation standards of the plan.
- "Q": Category added to the plan for properties "not to be acquired" and subject to the rehabilitation standards of the plan.

In addition to this urban renewal plan application, the Department of Housing Preservation and Development submitted two other applications relating to the proposed development of a two-story 29,000 square foot outpatient community facility with accessory parking on Site 116 by the Health Insurance Plan of Greater New York (HIP). These related actions are the subjects of reports of the City Planning Commission dated November 20, 1985.

C 850789 HDK: Disposition of Site 116 to HIP for the construction of the health facility.

C 850790 ZMK: Amendment to the Zoning Map (Section 17a) establishing within an existing R6 residential district, a C2-5 commercial district, expanding the existing C2-3 district fronting on Nostrand Avenue to include all of Site 116 and allow the full development of the proposed two-story facility and parking.

The proposed urban renewal plan application and the related applications were reviewed by the Department of City Planning and the Department of Environmental Protection pursuant to the regulations of the New York State Environmental Quality Review (as set forth in Volume 6 of the New York Code of Rules and Regulations, Section 617.00 et seq) and the New York City Environmental Quality Review, (as set forth in Mayoral Executive Order No. 91 of 1977). On June 17, 1985, the departments determined that the proposed developments on Sites 63A, 116 and 116A would have no significant effect upon modification of the proposed rehabilitation of Site 63A to include a minimum 25 dB(A) window/wall attenuation so that interior noise levels, with windows closed, does not exceed 45 dB(A). This also required an alternate means of ventilation. The conditional negative declaration noted that the operation of the uses on Sites 116 and 116A must conform to all applicable provisions of the NYC Noise Control Code and that the HIP facility must comply with Articles 143 and 145 of the New York City Health Code. A representative of the applicant agreed to these conditions on July 9, 1985.

UNIFORM LAND USE REVIEW PROCEDURE

On August 12, 1985, the City Planning Commission certified the three applications to Brooklyn Community Board 3. The Community Board held a public hearing on the applications on October 7, 1985, and following the hearing, voted to recommend approval of the three applications (36 voting in favor, none opposed and one abstaining).

On October 16, 1985, Calendar Nos. 5, 6 and 7, the City Planning Commission scheduled November 6, 1985, as the date for a combined public hearing on the urban renewal plan, land disposition and zoning map amendment applications. On November 6, 1985, Calendar Nos. 4, 5 and 6, a combined public hearing was duly held. There were no appearances and the hearing was closed.

The proposed urban renewal plan, land disposition and zoning map amendment applications are intended to expedite development of a HIP outpatient community health facility on Site 116. This facility will replace an existing facility and, according to HPD and HIP, better serve the HIP members from a more convenient location.

The plan also provides for the retention of an existing lumber business on Site 116A by altering the land use. According to HPD, Site 116A will be the subject of a future disposition action. Other changes in the plan include the deletion of Site R, privately developed and no longer being considered for disposition, and the inclusion of new Site 63A to reflect the recent "in rem" acquisition of this parcel which will be developed along with Site 63 so as to allow the full development of the entire portion of the block. Another addition to the plan is the inclusion of rehabilitation standards effecting properties located in areas designated "Q" but not presently proposed by HPD to be acquired. The "Q" designation permits the imposition of standards designed to support the stabilization and improvement of the neighborhood while allowing those properties to remain in current ownership.

FINDINGS AND APPROVAL

The City Planning Commission finds that the proposed Amended Urban Renewal Plan is an appropriate plan for the area involved.

The City Planning Commission hereby certifies that the Amended Urban Renewal Plan for the Bedford-Stuyvesant Urban Renewal Area complies with the provisions of Section 502, Article 15 of the General Municipal Law of the State of New York and conforms to the comprehensive Community Plan for the development of the municipality as a whole and is consistent with local objectives.

The Commission certifies that the Amended Urban Renewal Plan is in conformity with the findings and designation of the Central Brooklyn Urban Renewal Area under Section 504, Article 15 of the General Municipal Law as adopted by the City Planning Commission on November 20, 1985.

The City Planning Commission hereby certifies its unqualified approval of the Amended Urban Renewal Plan for the Bedford-Stuyvesant Urban Renewal Area, pursuant to Section 505, Article 15 of the General Municipal Law of the State of New York.

RESOLVED by the City Planning Commission, pursuant to Section 197-c of the New York City Charter and the Uniform Land Use Review Procedure adopted by the City Planning Commission on June 1, 1976, that the proposed Amended Urban Renewal Plan for the Bedford-Stuyvesant Urban Renewal Area, submitted by the Department of Housing Preservation and Development on August 12, 1985, be and hereby is approved (C 850788 HUK).

The above resolution, duly adopted by the City Planning Commission on November 20, 1985, Calendar # 37, is herewith filed with the Secretary of the Board of Estimate, pursuant to Section 197-c of the New York Charter.

HERBERT STURZ, Chairman

JOHN P. GULINO, R. SUSAN MOTLEY
THEODORE E. TEAH, Commissioners