



Legislation Details (With Text)

File #: Res 0346-2014 **Version:** * **Name:** LU 93 - Planning, 768-770 Decatur St. a.k.a. 1696-1712 Broadway, Brooklyn (C 140278 HAK)
Type: Resolution **Status:** Adopted
In control: Committee on Land Use

On agenda: 6/26/2014

Enactment date: **Enactment #:**

Title: Resolution approving the application submitted by the New York City Department of Housing Preservation and Development ("HPD") and the decision of the City Planning Commission, ULURP No. C 140278 HAK, approving the designation of the properties located at 768/770 Decatur Street and 1696/1712 Broadway (Block 1507, Lots 32, 33, 35, 36, 37, 39 and 41), Borough of Brooklyn, as an Urban Development Action Area, approving an Urban Development Action Area Project, and approving the disposition of city-owned properties located at 768/770 Decatur Street and 1696/1712 Broadway (Block 1507, Lots 32, 33, 35, 36, 37, 39 and 41) to a developer selected by HPD (L.U. No. 93; C 140278 HAK).

Sponsors:

Indexes:

Attachments: 1. Committee Report, 2. Hearing Transcript - Stated Meeting 6-26-14, 3. Minutes of the Stated Meeting - June 26, 2014

| Date | Ver. | Action By | Action | Result |
|-----------|------|-----------------------|-----------------------|--------|
| 6/19/2014 | * | Committee on Land Use | Approved by Committee | |
| 6/26/2014 | * | City Council | Approved, by Council | Pass |

THE COUNCIL OF THE CITY OF NEW YORK
RESOLUTION NO. 346

Resolution approving the application submitted by the New York City Department of Housing Preservation and Development ("HPD") and the decision of the City Planning Commission, ULURP No. C 140278 HAK, approving the designation of the properties located at 768/770 Decatur Street and 1696/1712 Broadway (Block 1507, Lots 32, 33, 35, 36, 37, 39 and 41), Borough of Brooklyn, as an Urban Development Action Area, approving an Urban Development Action Area Project, and approving the disposition of city-owned properties located at 768/770 Decatur Street and 1696/1712 Broadway (Block 1507, Lots 32, 33, 35, 36, 37, 39 and 41) to a developer selected by HPD (L.U. No. 93; C 140278 HAK).

By Council Members Greenfield and Dickens

WHEREAS, the City Planning Commission filed with the Council on May 23, 2014 its decision dated May 21, 2014 (the "Decision"), on the application submitted by the New York City Department of Housing Preservation and Development pursuant to Section 197-c of the New York City Charter and Article 16 of the General Municipal Law of New York State regarding:

- a) the designation of property located at 768/770 Decatur Street and 1696/1712 Broadway (Block 1507, Lots 32, 33, 35, 36, 37, 39 and 41), as an Urban Development Action Area (the "Area");
- b) an Urban Development Action Area Project for such area (the "Project"); and

pursuant to Section 197-c of the New York City Charter for the disposition of city-owned properties located at 768/770 Decatur Street and 1696/1712 Broadway (Block 1507, Lots 32, 33, 35, 36, 37, 39 and 41), to a developer selected by the New York City Department of Housing Preservation and Development to facilitate development of a six-story mixed-use building with 79 units of affordable and supportive housing as well as ground-floor commercial space in the Ocean Hill neighborhood of Brooklyn (the "Disposition"), (ULURP No. C 140278 HAK) Community District 16, Borough of Brooklyn (the "Application");

WHEREAS, the application is related to Application C 140277 ZSK (L.U. No. 94), a special permit pursuant to Section 74-902 of the Zoning Resolution to modify the requirements of Section 24-111 (Maximum Floor Area Ratio for certain community facility uses) to permit the allowable community facility floor area ratio of Section 24-11 (Maximum Floor Area Ratio and Percentage of Lot Coverage) to apply to a non-profit institution with sleeping accommodations;

WHEREAS, the Decision is subject to review and action by the Council pursuant to Section 197-d(b)(1) of the City Charter;

WHEREAS, the Application and Decision are subject to review and action by the Council pursuant to Article 16 of the General Municipal Law of New York State;

WHEREAS, by letter dated April 23, 2014 and submitted May 22, 2014, the New York City Department of Housing Preservation and Development (HPD) submitted its requests respecting the Application;

WHEREAS, upon due notice, the Council held a public hearing on the Application and Decision on June 17, 2014;

WHEREAS, the Council has considered the land use and financial implications and other policy issues relating to the Application;

WHEREAS, the Council has considered the relevant environmental issues including the negative declaration (CEQR No. 14HPD009K) dated December 12, 2013 (the "Negative Declaration");

RESOLVED:

The Council finds that the action described herein will have no significant impact on the environment as set forth in the Negative Declaration.

Pursuant to Section 197-d of the New York City Charter, based on the environmental determination and the consideration described in the report (C 140278 HAK) and incorporated by reference herein, the Council approves the Decision of the City Planning Commission.

The Council finds that the present status of the Project Area tends to impair or arrest the sound growth and development of the City of New York and that a designation of the Project as an urban development action area project is consistent with the policy and purposes stated in Section 691 of the General Municipal Law.

The Council approves the designation of the Project Area as an urban development action area pursuant to Section 693 of the General Municipal Law.

The Council approves the Project as an urban development action area project pursuant to Section 694 of the General Municipal Law and subject to the terms and conditions of the Project Summary.

The Project shall be developed in a manner consistent with the Project Summary that HPD has submitted to the Council on May 22, 2014, a copy of which is attached hereto.

The Council approves the disposition of city-owned properties located at 768/770 Decatur Street and 1696/1712 Broadway (Block 1507, Lots 32, 33, 35, 36, 37, 39 and 41) to a developer selected by the New York City Department of Housing Preservation and Development.

Adopted.

Office of the City Clerk, }
The City of New York, } ss.:

I hereby certify that the foregoing is a true copy of a Resolution passed by The Council of The City of New York on June 26, 2014, on file in this office.

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City Clerk, Clerk of The Council