



Legislation Details (With Text)

File #: Res 1813-2021 **Version:** * **Name:** LU 850 - Landmarks, Glenmore Manor, Brooklyn (C 210255 HAK)
Type: Resolution **Status:** Adopted
In control: Committee on Land Use

On agenda: 11/23/2021

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 210255 HAK, approving the designation of an Urban Development Action Area, an Urban Development Action Area Project, and the disposition of property located at 305-313 Mother Gaston Boulevard (Block 3692, Lots 1, 2, 3, and 4), 46-64 Christopher Avenue (Block 3692, Lots 23, 24, 25, 26, 27, 28, 29, 30, 31, and 32), and 109-117 Glenmore Avenue (Block 3692, Lots 34, 35, and 37), Borough of Brooklyn, Community District 16, to a developer selected by HPD (L.U. No. 850; C 210255 HAK).

Sponsors: Rafael Salamanca, Jr., Kevin C. Riley

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Attachments: 1. Res. No. 1813, 2. September 23, 2021 - Stated Meeting Agenda with Links to Files, 3. Hearing Transcript - Stated Meeting 9-23-21, 4. Calendar of the Landmarks, Public Sitings and Dispositions Subcommittee Meeting -October 13, 2021, 5. Calendar of the Subcommittee Meetings - October 25 and 26, 2021, 6. November 23, 2021 - Stated Meeting Agenda with Links to Files, 7. Hearing Transcript - Stated Meeting 11-23-21, 8. LOCATING ENVIRONMENTAL REVIEW MATERIALS FOR CERTAIN LAND USE APPLICATIONS, 9. City Planning Commission Approval Letter, 10. Committee Report, 11. Minutes of the Stated Meeting - November 23, 2021

Date	Ver.	Action By	Action	Result
11/10/2021	*	Committee on Land Use	Approved by Committee with Modifications and Referred to CPC	
11/23/2021	*	City Council	Approved, by Council	Pass

**THE COUNCIL OF THE CITY OF NEW YORK
RESOLUTION NO. 1813**

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 210255 HAK, approving the designation of an Urban Development Action Area, an Urban Development Action Area Project, and the disposition of property located at 305-313 Mother Gaston Boulevard (Block 3692, Lots 1, 2, 3, and 4), 46-64 Christopher Avenue (Block 3692, Lots 23, 24, 25, 26, 27, 28, 29, 30, 31, and 32), and 109-117 Glenmore Avenue (Block 3692, Lots 34, 35, and 37), Borough of Brooklyn, Community District 16, to a developer selected by HPD (L.U. No. 850; C 210255 HAK).

By Council Members Salamanca and Riley

WHEREAS, the City Planning Commission filed with the Council on September 24, 2021 its decision dated September 22, 2021 (the "Decision"), on the application submitted by the New York City Department of Housing Preservation and Development (“HPD”) regarding city-owned property located at 305-313 Mother Gaston Boulevard (Block 3692, Lots 1, 2, 3, and 4), 46-64 Christopher Avenue (Block 3692, Lots 23, 24, 25,

26, 27, 28, 29, 30, 31, and 32), and 109-117 Glenmore Avenue (Block 3692, Lots 34, 35, and 37), (the “Project Area”), approving:

- a) pursuant to Article 16 of the General Municipal Law of New York State the designation of Disposition Area as an Urban Development Action Area;
- b) pursuant to Article 16 of the General Municipal Law of New York State an Urban Development Action Area Project for the Disposition Area (the "Project"); and
- c) pursuant to Section 197-c of the New York City Charter the disposition of the Disposition Area to a developer to be selected by the New York City Department of Housing Preservation and Development;

which in conjunction with the related actions would facilitate the development of a new approximately 204,000 -square-foot mixed-use building with approximately 232 units of affordable housing, and 19,000 square feet of commercial and community facility space within a project area generally bounded by Mother Gaston Boulevard, Glenmore Avenue, Liberty Avenue and Christopher Avenue in Brownsville, Brooklyn Community District 16 (ULURP No. C 210255 HAK) (the "Application");

WHEREAS, the Application is related to applications C 210253 ZMK (L.U. No. 848), a zoning map amendment to rezone the project area from R6 to R7D/C2-4 and R7A/C2-4; N 210254 ZRK (L.U. No. 849), a zoning text amendment to designate a Mandatory Inclusionary Housing (MIH) area; and C 210256 HUK (L.U. No. 851), an amendment to the Brownsville II Urban Renewal Plan;

WHEREAS, the City Planning Commission has certified its unqualified approval of UDAAP pursuant to Article 16 of the General Municipal Law;

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

WHEREAS, by letter dated September 21, 2021 and submitted to the Council on September 21, 2021, HPD submitted its requests (the “HPD Requests”) respecting the Application including the submission of the project summary for the Project (the “Project Summary”);

WHEREAS, upon due notice, the Council held a public hearing on the Application and Decision and the HPD Requests on October 13, 2021;

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

WHEREAS, the Council has considered the relevant environmental issues, including the Negative Declaration issued on January 27th, 2021 (CEQR No. 20HPD089K (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 210255 HAK and incorporated by reference herein, and the record before the Council, the Council approves the Decision of the City Planning Commission and the HPD Requests.

Pursuant to Article 16 of the General Municipal Law of the New York State, based on the environmental determination and the consideration described in the report C 210255 HAK and incorporated by reference herein, the Council approves the Decision of the City Planning Commission and the HPD Requests.

The Council finds that the present status of the 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 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 Council approves the disposition of the Disposition Area under Section 197-d of the New York City Charter, to a developer to be selected by the New York City Department of Housing Preservation and Development for the development of the Project consistent with the Project Summary.

PROJECT SUMMARY

- 1. **PROGRAM:** EXTREMELY LOW AND LOW INCOME AFFORDABILITY PROGRAM
- 2. **PROJECT:** Glenmore Manor
- 3. **LOCATION:**
 - a. **BOROUGH:** Brooklyn
 - b. **COMMUNITY DISTRICT:** 16
 - c. **COUNCIL DISTRICT:** 37
 - d. **DISPOSITION AREA:**

<u>BLOCK</u>	<u>LOTS</u>	<u>ADDRESSES</u>
3692	1	313 Mother Gaston Blvd
3692	2	311 Mother Gaston Blvd
3692	3	307 Mother Gaston Blvd
3692	4	305 Mother Gaston Blvd
3692	23	46 Christopher Avenue
3692	24	48 Christopher Avenue
3692	25	50 Christopher Avenue
3692	26	52 Christopher Avenue
3692	27	54 Christopher Avenue

3692	28	56 Christopher Avenue
3692	29	58 Christopher Avenue
3692	30	60 Christopher Avenue
3692	31	62 Christopher Avenue
3692	32	64 Christopher Avenue
3692	34	117 Glenmore Avenue
3692	35	115 Glenmore Avenue
3692	37	109 Glenmore Avenue

- 4. **BASIS OF DISPOSITION PRICE:** Nominal. Sponsor will pay one dollar per lot and deliver a note and mortgage for the remainder of the appraised value ("Land Debt"). For a period of at least thirty (30) years following completion of construction, the Land Debt or the City's capital subsidy may be repayable out of resale or refinancing profits. The remaining balance, if any, may be forgiven at the end of the term.

- 5. **TYPE OF PROJECT:** New Construction

- 6. **APPROXIMATE NUMBER OF BUILDINGS:** 1

- 7. **APPROXIMATE NUMBER OF UNITS:** 232 dwelling units, plus one superintendent unit

- 8. **HOUSING TYPE:** Rental

- 9. **ESTIMATE OF INITIAL RENTS** Rents will be affordable to families earning from 30% - 80% of the area median income ("AMI") Formerly homeless tenants referred by DHS and other City agencies will pay up to 30% of their income as rent. All units will be subject to rent stabilization.

- 10. **INCOME TARGETS** 30% to 80% of AMI

- 11. **PROPOSED FACILITIES:** Approximately 9,610 sf of commercial space
Approximately 15,757 sf of community facility space

- 12. **PROPOSED CODES/ORDINANCES:** None

- 13. **ENVIRONMENTAL STATUS:** Negative Declaration

- 14. **PROPOSED TIME SCHEDULE:** Approximately 24 months from closing to completion of construction

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 _____, 2021, on file in this office.

City Clerk, Clerk of The Council