



Legislation Text

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THE COUNCIL OF THE CITY OF NEW YORK  
RESOLUTION NO. 249

**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 220159 HAK, approving the designation of an Urban Development Action Area, an Urban Development Action Area Project, and 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), Borough of Brooklyn, Community District 5, to a developer selected by HPD (L.U. No. 52; C 220159 HAK).**

**By Council Members Salamanca and Louis**

WHEREAS, the City Planning Commission filed with the Council on April 29, 2022 its decision dated April 27, 2022 (the “Decision”), on the application submitted by the New York City Department of Housing Preservation and Development (“HPD”) regarding 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), (the “Disposition 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;

to facilitate the development of three new residential buildings and one mixed-use building with residential use and ground floor commercial use containing approximately 46 rental 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 (ULURP No. C 220159 HAK) (the “Application”);

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 April 14, 2022 and submitted to the Council on April 14, 2022, 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 May 11, 2022;

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 December 10<sup>th</sup>, 2021 (CEQR No. 19HPD062K) (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 220159 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 220159 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.

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, a copy of which is attached hereto.

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:**  
NEIGHBORHOOD CONSTRUCTION PROGRAM

**2. PROJECT:** Sutter Place NCP

3. LOCATION:

- a. **BOROUGH:** Brooklyn
- b. **COMMUNITY DISTRICT:** 5
- c. **COUNCIL DISTRICT:** 37 and 42
- d. **DISPOSITION AREA:**  

	<u>BLOCK</u>	<u>LOT(S)</u>
	<u>ADDRESS(ES)</u>	
	3725	12, 13
4015	492-496 Glenmore Ave	

- 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:** 4

- 7. **APPROXIMATE NUMBER OF UNITS:** 46 dwelling units

- 8. **HOUSING TYPE:** Rental

- 9. **ESTIMATE OF INITIAL RENTS** Rents will be affordable to families with incomes between 30% and 80% of 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** Up to 80 % of AMI.

- 11. **PROPOSED FACILITIES:** Approximately 1,984 square feet of commercial 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 \_\_\_\_\_, 2022, on file in this office.

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City Clerk, Clerk of The Council