



The City of New York
Community Board No. 3
Bedford Stuyvesant Restoration Plaza
1360 Fulton Street, 2nd Floor ■ Brooklyn, New York 11216

718-622-6601 Phone ■ 718-857-5774 Fax ■ bk03@cb.nyc.gov E-mail

ERIC ADAMS
BOROUGH PRESIDENT

RICHARD FLATEAU
CHAIRPERSON

HENRY L. BUTLER
DISTRICT MANAGER

December 4, 2017

Housing and Land Use Committee Resolution

In the matter of Board of Standards and Appeals Special Permit Application BAS #2017-149 BZ, 651-671 Gates Avenue/ 510 Quincy St.

Whereas: The applicant proposes a seven story, 112 unit affordable housing building and 28 parking spaces on the existing parking lot of 510 Quincy St. located at 651-671 Gates Ave. Exhibit 1

And

Whereas: The 2017 NYC AMI is \$85,900 for a three person family. Exhibit 2

And

Whereas: The 2017 NYC affordable monthly rent, based on 30% of annual income ranges from \$331 for a studio to \$2,406 for a 3 bedroom. Exhibit 3

And

Whereas: NYC income limits by household size range from \$20,040 for a family of one (30% of AMI) to \$103,100 for a family of 5 (100% of AMI). Exhibit 4

And

Whereas: The Project proposes income range of 30% AMI to 100% of AMI. Exhibit 5

And

Whereas: The application is following the Special Permit Regulations ZR 73-433.

- (a) Facilitate and improved site plan;
- (b) Facilitate the creation or preservation of affordable housing...
- (c) Not cause traffic congestion;
- (d) Not have undue adverse affects on residents, businesses or community facilities... and special conditions:
 - the premise is within the Transit Zone
 - with building containing income restricted housing units...Exhibit 6

And

Whereas: The applicant submits the following Findings to address the Special Permit Regulations:

- (a) ... the proposed new affordable housing building on the premises improves the site plan by replacing the unused surface parking lot with a productive use that serves the City's growing need for housing.
- (b) Facilitates the creation of 112 units of affordable housing on the zoning lot...
- (c) The transportation study in the ...Environmental Assessment Study (EAS) demonstrates that the proposed reduction in parking would have no significant impact on the transportation in the surrounding area...

OMA HOLLOWAY, 1st VICE CHAIR TYWAN ANTHONY, 2ND VICE CHAIR C. DORIS PINN, TREASURER STACEY RUFFIN, SECRETARY



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(d) The EAS estimated demand... (is taken) from the Final Environmental Impact Statement for the 2016 East New York Rezoning... Exhibit 7

And

Whereas: The Applicant met with the Housing and Land Use Committee on September 13, and October 11, 2017.

And

Whereas: The Applicant presented the project at a Public Hearing before the entire Board on November 6, 2017.

And

Whereas: The Housing and Land Use Committee met on November 6, 2017 and voted 5-3 to support the Project.

And

Whereas: At the November 6, 2017 meeting the Board voted 15 yes, 15 no and 2 abstentions. Neither the yeas nor the nays received the majority of the 32 board members present and eligible to vote.

Whereas: At the November 21, 2017 Executive Committee Meeting, the committee agreed to hold a re-vote at the December 4, 2017 monthly board meeting.

Now, therefore: With the agreement of the Housing & Land Use Committee, presents the recommendation to provide a letter of support for the project.



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Exhibit 5- pg 27

Exhibit 6-pg 28-29

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OMA HOLLOWAY, 1st VICE CHAIR **TYWAN ANTHONY, 2ND VICE CHAIR** **C. DORIS PINN, TREASURER** **STACEY RUFFIN, SECRETARY**