



April 13, 2022 / Calendar No. 12

C 220209 HAK

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development (HPD):

- 1) pursuant to Article 16 of the General Municipal Law of New York State for:
 - a) the designation of property located at 31 Bartlett Street (Block 2269, Lot 52) as an Urban Development Action Area; and
 - b) an Urban Development Action Area Project for such area; and
- 2) pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer to be selected by HPD;

to facilitate the development of a nine-story building containing approximately 29 affordable housing units, Borough of Brooklyn, Community District 1.

Approval of three separate matters is required:

1. The designation of property located at 31 Bartlett Street (Block 2269, Lot 52) as an Urban Development Action Area; and
2. An Urban Development Action Area Project (UDAAP) for such area; and
3. The disposition of such property, to a developer selected by HPD.

This application for UDAAP area designation, project approval, and disposition of City-owned property (C 220209 HAK) was filed by HPD on November 17, 2021. Approval of this application would facilitate the development of a new nine-story building containing approximately 29 affordable housing units, approximately six of which would be permanently affordable through the Voluntary Inclusionary Housing (VIH) program, in Brooklyn, Community District 1.

HPD states in its application that:

“The Project Area consists of underutilized City-owned land that tends to impair or arrest the sound development of the surrounding community, with or without tangible physical blight. Incentives are needed in order to induce the correction of these substandard,

insanitary, and blighting conditions. The project activities would protect and promote health and safety and would promote sound growth and development. The Project Area is therefore eligible to be an Urban Development Action Area and the proposed project is therefore eligible to be an Urban Development Action Area Project pursuant to Article 16 of the General Municipal Law.”

BACKGROUND

HPD is seeking UDAAP area designation, project approval, and disposition of City-owned property located at 31 Bartlett Street to facilitate the construction of a new nine-story residential buildings with 29 affordable rental units, approximately six of which would be permanently affordable through the VIH program, in South Williamsburg, Brooklyn, Community District 1.

In 2018, HPD released the Broadway Triangle Request for Proposals (RFP) to develop a series of high-quality, sustainable, and mixed-use affordable housing developments on the project area and three nearby sites located in the South Williamsburg neighborhood of Brooklyn. The project area and the three additional RFP sites are all located within the boundary of the Broadway Triangle Urban Renewal Area of the Broadway Triangle Urban Renewal Plan (URP). Under the URP, the three additional RFP sites are designated as Sites 1, 2, 3A, and 4B. This project area, while included in the 2018 RFP, is not a designated site and is not subject to the URP.

In 2009, the City Planning Commission (CPC) voted to approve a First Amendment (C 090415 HUK) to the Broadway Triangle URP that changed the permitted land use of certain designated sites from industrial to residential uses. The Broadway Triangle URP will expire in June 2029. The CPC later approved a zoning map amendment (C 090413 ZMK) and zoning text amendment (N 090414 ZRK), associated with this First Amendment, on the project areas as well as surrounding manufacturing districts. The zoning map amendment rezoned primarily commercial and manufacturing districts to the R6A, R7A, and C4-3 zoning districts seen in the area today, as well as C2-4 commercial overlays along avenues, to facilitate the development of affordable housing, neighborhood retail, and community facility uses on sites previously designated for industrial development. Finally, the City Council approved a UDAAP designation, project approval, and disposition of Sites 1, 2, 3A, and 4B (C 090416 HAK) that would create approximately 488 units of affordable housing as well as ground-floor community facility and retail uses.

The project site previously included an existing building that was contemplated for affordable housing development through a rehabilitation program, and therefore was not a part of the previous URP and did not previously receive UDAAP approvals. Subsequently, the building became structurally unsound and had to be demolished in 2018, at which point the site was added to the RFP in 2018. As such, a new UDAAP disposition and approval is now required for the site.

The proposed project area and development site is located on Bartlett Street, a narrow street, between Harrison Avenue and Throop Avenue (Block 2269, Lot 52). Currently, the project area is a vacant City-owned interior lot of 5,000 square feet with approximately 50 feet of frontage along Bartlett Street. The project area is within an R7A zoning district and partially within a C2-4 commercial overlay zoning district which extends 100 feet from Harrison Avenue within an area mapped with VIH and covers half of the project area.

R7A districts are medium-density contextual residential districts that allow a maximum residential FAR of 4.0, or 4.6 for inclusionary housing buildings. In R7A districts, new buildings must comply with the Quality Housing height and setback regulations. When in an area mapped with VIH, the maximum base height in R7A districts is 75 feet, and the maximum building height (excluding bulkhead and other permitted obstructions) is 95 feet. At a height not lower than 40 feet (the minimum base height) or higher than 75 feet (the maximum base height), a setback with a depth of at least 10 feet is required for any street wall fronting on a wide street, and a setback with a depth of at least 15 feet is required for any street wall fronting on a narrow street. Off-street parking is required for 50 percent of all dwelling units, except for income-restricted dwelling units.

C2-4 districts are commercial overlay districts mapped within residential neighborhoods along streets that serve local retail needs. C2-4 districts allow a range of local-serving commercial retail and service uses, such as grocery stores, restaurants, general stores, barber shops, laundromats and other similar retail and services businesses. When mapped within R7A and R6B districts, C2-4 districts allow commercial uses to a maximum of 2.0 FAR, but commercial uses are limited to the first floor in mixed-use buildings.

The surrounding area is characterized by scattered vacant land used mainly as large open accessory parking areas and low- and medium-density residential buildings. There are four- to seven-story multifamily residential buildings located along Whipple, Bartlett, Gerry, and Wallabout Streets, and Flushing and Harrison Avenues. Local ground-floor commercial uses including bodegas, laundromats, a dry cleaner, a hair salon, and a gas station are concentrated on Flushing Avenue, a main commercial corridor located in the southern part of the surrounding area.

There are several institutional and public facility uses in the surrounding area. Schools near the project area include the United-Talmudic Academy-Torah V'Yirah Satmar located east of the project area at 110 Throop Avenue and Beginning with Children Charter School 2 Middle School located southwest of the project area at 11 Bartlett Street. Religious institutions in the surrounding area include the orthodox synagogues Congregation Yetev Lev Satmar – Hisachdus Avreichim – Throop located east of the project area at 52 Bartlett Street and the Divrei Yel Satmar located two blocks north of the project area at 161 Harrison Avenue.

The only park in the area is Bartlett Playground, a mapped park owned by the Department of Parks and Recreation, located across Bartlett Street at Block 2272, Lot 13.

The project area is well-served by public transit and is located within the Transit Zone that encompasses all of Community District 1. Local bus service includes the B57 bus that runs between Maspeth Fresh Pond and Red Hook and the B43 bus that runs between Greenpoint and Lefferts Gardens. The Flushing Avenue subway station, serving the G line, is located two blocks southwest of the project area. The Lorimer Street and Flushing Avenue subway stations, serving the M and J lines, are located three block northeast and five blocks southeast of the project area, respectively.

The project area is located just east of the 2017 Pfizer Sites Rezoning (C 150278 ZMK), which rezoned the area from an M3-1 district to R7A, R7D, R8A districts with C2-4 commercial overlays mapped over much of the project area. The Zoning Map Amendment and related

Zoning Text Amendment (N 150277 ZRK) aimed to facilitate the redevelopment of underutilized land into housing, including affordable housing through the Mandatory Inclusionary Housing program, in an area well-served by public transit.

The proposed development is a new nine-story, 22,623 square-foot (4.52 FAR) residential building containing 29 affordable rental units (7 studio units, 14 one-bedroom units, and 8 two-bedroom units), of which 20 percent (approximately six units) would be permanently affordable and reserved for households earning a mix of incomes through the Voluntary Inclusionary Housing (VIH) program. Additionally, a portion of the units would be reserved for the formerly homeless. The development would be set back approximately 3 feet and 4 inches from the street line to allow for an access ramp and, at another area, a landscaping planter. The building would then rise to a base height of 69 feet before setting back 18 feet and 8 inches and then rising to a maximum height of 89 feet. There would be a rear yard of 34 feet and 6 inches and no side yards, resulting in 59 percent lot coverage. Additionally, the ground floor would be raised by 10 inches as a climate resiliency measure and to allow for the access ramp. The proposed development would additionally include a landscaped rear yard that would be accessible to the building's tenants through the building's first floor.

Other amenities in the building include a bicycle storage room, a lounge, and community room on the ground floor, and a laundry room on the building's eighth floor. No off-street parking would be provided in the development, as accessory off-street parking is not required for income-restricted units in the Transit Zone. The development would meet Enterprise Green Communities Criteria, including sustainable features such as increased insulation, efficient materials, and rooftop solar panels.

ENVIRONMENTAL REVIEW

This application (C 220209 HAK) was reviewed pursuant to the New York State Environmental Quality Review Act (SEQRA) and the SEQRA regulations set forth in Volume 6 of the New York Code of Rules and Regulations, Section 617.00 et seq. and the City Environmental Quality Review (CEQR) Rules of Procedure of 1991 and Executive Order No. 91 of 1977. The

designated CEQR number is 21HPD027K. The lead agency is the Department of Housing Preservation and Development (HPD).

After a study of the potential impact of the proposed actions, a Negative Declaration was issued on October 8, 2021. On April 12, 2022, a Revised Environmental Assessment Statement (EAS) was issued to include additional information related to the Waterfront Revitalization Program. The Revised EAS concluded that the revised analysis would not result in any new or different significant adverse environmental impacts not already identified in the previous Negative Declaration. A Revised Negative Declaration was issued on April 12, 2022.

WATERFRONT REVITALIZATION PROGRAM

This application was reviewed by the Department of City Planning for consistency with the policies of the New York City Waterfront Revitalization Program (WRP), as amended, approved by the New York City Council on October 30, 2013, and by the New York State Department of State on March 15, 2018, pursuant to the New York State Waterfront Revitalization and Coastal Resources Act of 1981, (New York State Executive Law, Section 910 et seq.). The designated WRP number is 22-033.

This action was determined to be consistent with the policies of the WRP.

UNIFORM LAND USE REVIEW

This application (C 220209 HAK) was certified as complete by the Department of City Planning on December 13, 2021 and duly referred to Brooklyn Community Board 1 and the Brooklyn Borough President in accordance with Title 62 of the Rules of the City of New York, Section 2-02(b).

Community Board Public Hearing

Brooklyn Community Board 1 held a public hearing on this application (C 220209 HAK) on February 1, 2022, and on February 8, 2022, by a vote of 27 in favor, none opposed, none abstaining, and one recused, adopted a resolution recommending approval of the application.

Borough President Recommendation

The Brooklyn Borough President held a public hearing on this application (C 220209 HAK) on February 17, 2022, and on March 11, 2022 issued a recommendation of approval of the application.

City Planning Commission Public Hearing

On March 2, 2022 (Calendar No. 3), the CPC scheduled March 16, 2022 for a public hearing on this application (C 220209 HAK). The hearing was duly held on March 16, 2022 (Calendar No. 28). An applicant team consisting of two speakers testified in favor of the application and none in opposition.

A representative from the applicant team described the zoning action and the context of the proposed development within the larger Broadway Triangle URP area. The speaker noted that the site in question is the only remaining site currently requiring the proposed land use action as the other sites were included in the URP approval in 2009. The speaker described the vision of the larger Broadway Triangle development, illustrating how the proposed facilities and services will serve the project's goals, before focusing specifically on the amenities to be included in the proposed project, including the design, unit mix, and affordability levels.

There were no other speakers and the hearing was closed.

CONSIDERATION

The Commission believes that this application for UDAAP area designation, project approval, and disposition of City-owned property, is appropriate.

The proposed project will facilitate the redevelopment of a vacant City-owned lot into a new residential building with 29 affordable rental units, of which approximately six will be permanently affordable and a portion will be reserved for formerly homeless individuals.

The project area is well served by public transportation, with local retail and commercial uses, open space, local institutions, and community facilities located throughout the surrounding area. The Commission believes that redeveloping the vacant lot with 100 percent affordable residential housing will return the lot to productive use while providing much-needed affordable housing in this area of Williamsburg.

The Commission notes that the proposed building will be built to meet energy-efficient standards and that the scale of the building is designed to reflect the surrounding built context, which is generally characterized by low to mid density multi-family buildings four- to seven-stories in height. Moreover, the proposed plantings at the front of the buildings will serve as a visual buffer, creating a positive impact and sense of place on the existing streetscape and enhancing the pedestrian experience.

The Commission confirms that the proposed building is a vital part of the Broadway Triangle Urban Renewal Plan, which will facilitate the development of an active neighborhood with an appropriate mix of residential, commercial, and community facility uses in the area. The Commission is pleased to see the Broadway Triangle developments actively moving forward towards construction at this time, as the original URP was approved in 2009. The Commission, therefore, believes that this application for UDAAP area designation, project approval, and disposition of City-owned property, to facilitate the development of affordable housing with a portion of housing units set aside for formerly homeless individuals, is appropriate.

RESOLUTION

RESOLVED, that the City Planning Commission having considered the Revised Environmental Assessment Statement (EAS), for which a Revised Negative Declaration was issued on April 12, 2022 with respect to this application, CEQR No. 21HPD027K, The City Planning Commission finds that the actions described herein will have no significant adverse impact on the environment; and be it further

RESOLVED, that the City Planning Commission, in its capacity as the City Coastal Commission, has reviewed the waterfront aspects of this application and finds that the proposed action is consistent with WRP policies; and

WHEREAS, the Department of Housing Preservation and Development has recommended the designation of property located at 31 Bartlett Street (Block 2269, Lot 52) in Community District 1, Borough of Brooklyn, as an Urban Development Action Area; and

WHEREAS, the Department of Housing Preservation and Development has also recommended the approval of an Urban Development Action Area Project for such property;

THEREFORE, BE IT FURTHER RESOLVED, that the City Planning Commission after due consideration of the appropriateness of the actions, certifies its unqualified approval of the following matters pursuant to the Urban Development Action Area Act:

- a) The designation of property located at 31 Bartlett Street (Block 2269, Lot 52), in the Borough of Brooklyn as an Urban Development Action Area;
- b) An Urban Development Action Area Project for such area; and

BE IT FURTHER RESOLVED, by the City Planning Commission pursuant to Section 197-c of the New York City Charter, that based on the environmental determination and the consideration described in the report, the application of the Department of Housing Preservation and Development, for the disposition of city-owned property located at 31 Bartlett Street (Block 2269, Lot 52) in Community District 1, Borough of Brooklyn, to a developer to be selected by the Department of Housing Preservation and Development, is approved.

The above resolution (C 220209 HAK), duly adopted by the City Planning Commission on April 13, 2022 (Calendar No. 12), is filed with the Office of the Speaker, City Council and the Borough President, in accordance with the requirements of Section 197-d of the New York City Charter.

DANIEL R. GARODNICK, ESQ., *Chair*
KENNETH J. KNUCKLES, ESQ., *Vice Chairman*
DAVID BURNEY, ALFRED C. CERULLO III,
JOSEPH I. DOUEK, RICHARD W. EADDY, LEAH GOODRIDGE, ANNA HAYES
LEVIN, ORLANDO MARIN, LARISA ORTIZ, RAJ RAMPERSHAD, *Commissioners*



COMMUNITY/BOROUGH BOARD RECOMMENDATION

Project Name: Broadway Triangle - Bartlett Crossing

Applicant: HPD - NYC Dept of Housing
Preservation & Development

Applicant's Primary Contact: Felipe Cortes

Application # 220209HAK

Borough:

CEQR Number: 21HPD027K

Validated Community Districts: K01

Docket Description:

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development (HPD)

1. pursuant to Article 16 of the General Municipal Law of New York State for:

a. the designation of property located at 31 Bartlett Street (Block 2269, Lot 52) as an Urban Development Action Area; and

b. an Urban Development Action Area Project for such area; and

2. pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer to be selected by HPD;

to facilitate the development of a nine-story building containing approximately 29 affordable housing units, Borough of Brooklyn, Community District 1.

Please use the above application number on all correspondence concerning this application

RECOMMENDATION: **Favorable**

In Favor: 27

Against: 0

Abstaining: 0

**Total members appointed to
the board:** 28

Date of Vote: 2/8/2022 12:00 AM

Vote Location: WEBEX

Please attach any further explanation of the recommendation on additional sheets as necessary

Date of Public Hearing: 2/1/2022 6:30 PM

Was a quorum present? Yes

*A public hearing requires a quorum of 20% of the appointed members
of the board but in no event fewer than seven such members*

Public Hearing Location:

WEBEX

CONSIDERATION: Please see the attached.
Please note there was 1 Recusal Maria Viera.

Recommendation submitted by

BK CB1

Date: 2/9/2022 11:02 AM



COMMUNITY BOARD No. 1

435 GRAHAM AVENUE - BROOKLYN, NY 11211- 8813

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HON. ANTONIO REYNOSO
BROOKLYN BOROUGH PRESIDENT



SIMON WEISER
FIRST VICE-CHAIRMAN

DEL TEAGUE
SECOND VICE-CHAIRPERSON

GINA BARROS
THIRD VICE-CHAIRPERSON

MARIA VIERA
FINANCIAL SECRETARY

SONIA IGLESIAS
RECORDING SECRETARY

PHILIP A. CAPONEGRO
MEMBER-AT-LARGE

DEALICE FULLER
CHAIRPERSON

GERALD A. ESPOSITO
DISTRICT MANAGER

HON. LINCOLN RESTLER
COUNCILMEMBER, 33rd CD

HON. JENNIFER GUTIERREZ
COUNCILMEMBER, 34th CD

February 8, 2022

COMMITTEE REPORT
Land Use, ULURP, Landmarks (subcommittee)
Committee

TO: Chairperson Fuller and CB1 Board Members

FROM: Del Teague, Committee Chair

RE: Land Use Committee Report from February 1, 2022

The Committee met in the Evening of February 1, 2022, at, 6:30 PM Via WEBEX.

ATTENDANCE

Present: Teague, Viera, ; McKeever; Chesler; Kaminski; Miceli; Rabbi Niederman; Nieves; Sofer; Weidberg; Vega; Weiser; Andrews*; Berger*; Kantin*; Kawochka*; Naplatarski*;
(*non-board member)

Absent: Drinkwater; Indig; Lebovits; Solano; Stone* (*non-board member)

(A quorum was present)

PUBLIC HEARING -

PRESENTATION: Broadway Triangle (Application No. C 220209 HAK)- This is a public application by HPD requesting a UDAAP designation and disposition of City-owned property to facilitate the development of a new nine-story rental residential building with approximately 29 units of affordable housing located at 29-31 Bartlett Street, located in CD 1 Williamsburg, Brooklyn. Presenters: Charlie Stewart, St. Nicks Alliance, Frank Lang, St. Nicks Alliance, Makeda Marshall-NeSmith, NYC Department of Housing Preservation and Development Frank Lang, Charlotte Stewart, and Makeda Marshall-NeSmith presented.

Tonight's presentation addressed the smallest building in the Broadway Triangle affordable housing development. There will be 29 units, ranging from 30% to 80% AMI. The breakdown of

Street and the northwesterly street line of Driggs Avenue, Manhattan Avenue, Driggs Avenue, and a line midway between Lorimer Street and Manhattan Avenue; and

4) changing from an M1-2/R6 District to a C4-5D District property bounded by a line perpendicular to the northeasterly street line of Lorimer Street distant 135 feet northwesterly (a measured along the street line) from the point of intersection of the northeasterly street line of Lorimer Street and the northwesterly street line of Driggs Avenue, a line midway between Lorimer Street and Manhattan Avenue, Driggs Avenue, and Lorimer Street; as shown on a diagram (for illustrative purposes only) dated November 29, 2021, and subject to the conditions of CEQR Declaration E-650.

PRESENTATION:

Richard Lobel presented. This application includes 4 lots. The developer proposes to build a 10-story mixed use building, plus 25% or 30% MIH. The first three floors will contain Retail/commercial space. The remaining floors will contain 74 residential units, approximately 19 of which are affordable with a range of 60-80% AMI. There will be 28 parking spaces in the cellar and on the ground floor.

In response to the community's request for more green elements, the applicant has added street trees with engineered soils, a green roof, trees and green roofs on set-back terraces, and a vine element growing up the side of the building.

The developer has begun speaking to the Parks Department about the possibility of contributing to McCarren Park. No money amount or details of the use of any contribution have been discussed.

Statement by community residents

One resident spoke in opposition to the development, stating that it would further add to the increase in the cost of living and displacement that has occurred in the area because of the many market rate units and the businesses catering to the residents who can afford them.

The owner of the corner luncheonette was present. She stated she is not ready to make a statement but is listening and watching the progress of the application.

Discussion by committee members

Many members struggled with the architectural design finding it to be out of context and not sufficiently reminiscent of the historical character of the neighborhood. Although the designer stated the idea was to have the upper all-glass stories disappear, members felt the stark contrast between the small masonry base and the much larger upper glass section was almost shocking and gave the appearance of two totally unrelated buildings.

The committee agreed it was not necessary for the developer to abandon the glass in its entirety, but it would be important for the developer to integrate masonry that would replicate the architecture of the original building in at least the first 6 stories.

The developer was not able to make a commitment at this time to address this concern.

the apartments is as follows: 7 studios; 14 one bedroom; 8 two bedrooms. Three apartments will be reserved for formerly homeless persons.

In addition to landscaping and rear yard space, the building will be all- electric and will use passive house technology. There is a 1,300 sq. ft commercial space that the developers plan to lease to a non-profit group, possibly for a café' where some of the items that are served will be baked on premises.

COMMITTEE MEETING

AGENDA

-1- Broadway Triangle (Application No. C 220209 HAK)-

After the Public Hearing was closed, the committee voted to accept the application as presented.

Recommendation – Accept as presented.

14 – yes

0 -no

3 – recusals

-2 City Planning (C 210299 ZMK, 210300ZRK) 840 Lorimer Street, Brooklyn, NY 11222 -

The Project Area consists of the southern most tax lots of tax block 2679, bounded by Driggs Avenue to the south, Lorimer Street to the west and Manhattan Avenue to the east. The lots in the Project Area are lots 32, 34, 42 and 43. Lot 43 is the Development Site. (Applicant/Presenter: Mr. Richard Lobel, Sheldon Lobel PC, Ms. Amanda Iannotti, Sheldon Lobel PC, Sam Feigenbaum, Bienenfeld Architecture and Richard Bienenfeld, Bienenfeld Architecture)

• IN THE MATTER OF an application submitted by Zucker Enterprises, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 13a:

1) eliminating from within an existing R6A District a C2-4 District bounded by a line perpendicular to the northeasterly street line of Lorimer Street distant 135 feet northwesterly (a measured along the street line) from the point of intersection of the northeasterly street line of Lorimer Street and the northwesterly street line of 3 Driggs Avenue, Manhattan Avenue, Driggs Avenue, and a line midway between Lorimer Street and Manhattan Avenue;

2) eliminating a Special Mixed Use District (MX-8) bounded by a line perpendicular to the northeasterly street line of Lorimer Street distant 135 feet northwesterly (a measured along the street line) from the point of intersection of the northeasterly street line of Lorimer Street and the northwesterly street line of Driggs Avenue, a line midway between Lorimer Street and Manhattan Avenue, Driggs Avenue, and Lorimer Street;

3) changing from an R6A District to a C4-5D District property bounded by a line perpendicular to the northeasterly street line of Lorimer Street distant 135 feet northwesterly (a measured along the street line) from the point of intersection of the northeasterly street line of Lorimer

The committee also asked for details regarding what the developer is willing to contribute to the maintenance or improvement of McCarren Park. The developer was not able to provide us with details at this point. Mary Salig-Husain confirmed that the Parks Department is willing to work with the developer as the application moves forward.

Several members asked for a commitment to preserve the “Royal Lace Paperworks” sign. The developer agreed to preserve and incorporate the sign.

Recommendation:

The developer was not able to commit to addressing the committee’s architectural concerns; could not provide us with any details regarding any commitment toward the park; and was not able to commit to not using fossil fuels for heating and air-conditioning.

The committee voted to deny the application unless the following conditions are met.

- 1- The developer will change the current architectural design to integrate masonry that replicates the architecture of the original building in at least the first six floors.
- 2- The developer will agree to contribute substantial sustained funds to McCarren Park pursuant to a community benefit agreement with or approved by the Parks Department. The funds would be used by the Parks Department specifically for McCarren Park to augment monies normally received by the park through public funding.
- 3- The “Royal Lace Paperworks” sign will be incorporated into the building’s façade.
- 4- The two Manhattan Avenue properties, which are not included in the building being evaluated, will not be included in this re-zoning.
- 5- There will be a preference for local businesses and commercial tenants that will provide retail diversity.
- 6- The developer will provide 35% affordable units.
- 7- The developer will not use fossil fuels for heating and air conditioning.
- 8- The developer will consider using passive house technology for further reducing its carbon footprint.
- 9- The committee recommends the developer and the city explore the feasibility of incorporating a vertical forest architectural device.

Vote – 10 yes, 0 no, 4 abstain



COMMUNITY BOARD NO. 1
 435 GRAHAM AVENUE – BROOKLYN, NY 11211
 PHONE: (718) 389-0009
 FAX: (718) 389-0098
 Email: bk01@cb.nyc.gov
 Website: www.nyc.gov/brooklyn1



B way A resolution to
Accept
made by Bozena Kaminski *Trina McKeever*

BOARD MEETING AND PUBLIC HEARING DATE: _____

	YES	NO	ABS		Yes	NO	ABS
GINA ARGENTO	☐	☐	☐	RYAN KUONEN	☒	☐	☐
BOGDAN BACHOROWSKI	☒	☐	☐	YOEL LANDAU	☐	☐	☐
LISA BAMONTE	☒	☐	☐	MARIE LEANZA	☐	☐	☐
GINA BARROS	☒	☐	☐	ABRAHAM LEOVITS	☐	☐	☐
TEON BROOKS	☒	☐	☐	YOEL LOW	☐	☐	☐
ERIC BRUZAITIS	☒	☐	☐	TRINA McKEEVER	☒	☐	☐
THOMAS J. BURROWS	☒	☐	☐	SANTE MICELI	☒	☐	☐
IRIS CABRERA	☒	☐	☐	TOBY MOSKOVITS	☐	☐	☐
PHILIP CAPONEGRO	☒	☐	☐	MARTIN NEEDELMAN	☐	☐	☐
FRANK CARBONE	☒	☐	☐	RABBI DAVID NIEDERMAN	☐	☐	☐
STEPHEN CHESLER	☒	☐	☐	KAREN NIEVES	☒	☐	☐
MICHAEL CHIRICHELLA	☐	☐	☐	MARY ODOMIROK	☒	☐	☐
THERESA CIANCIOTTA	☒	☐	☐	JANICE PETERSON	☒	☐	☐
GIOVANNI D'AMATO	☐	☐	☐	DANA RACHLIN	☐	☐	☐
ERIN DRINKWATER	☐	☐	☐	BELLA SABEL	☒	☐	☐
ARTHUR DYBANOWSKI	☒	☐	☐	ISAAC SOFER	☐	☐	☐
T. WILLIS ELKINS	☒	☐	☐	ROBERT SOLANO	☐	☐	☐
JULIA AMANDA FOSTER	☒	☐	☐	DEL TEAGUE	☒	☐	☐
DEALICE FULLER	☐	☐	☐	TOMMY TORRES	☐	☐	☐
JOEL GOLDSTEIN	☐	☐	☐	WILLIAM VEGA	☒	☐	☐
JOEL GROSS	☐	☐	☐	MARIA VIERA	☒	☐	☐
KATIE DENNY HOROWITZ	☒	☐	☐	STEPHEN WEIDBERG	☐	☐	☐
SONIA IGLESIAS	☒	☐	☐	SIMON WEISER	☒	☐	☐
MOISHE INDIG	☐	☐	☐		☐	☐	☐
BOZENA KAMINSKI	☒	☐	☐		☐	☐	☐

Time: _____ Tally: 27 YES 0 NO 0 ABS 1 RECUSAL
Vicla



BOROUGH PRESIDENT RECOMMENDATION

Project Name: Broadway Triangle - Bartlett Crossing	
Applicant: HPD - NYC Dept of Housing Preservation & Development	Applicant's Administrator: Felipe Cortes
Application # 220209HAK	Borough: Brooklyn
CEQR Number: 21HPD027K	Validated Community Districts: K01

Docket Description:

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Please use the above application number on all correspondence concerning this application

RECOMMENDATION: Favorable

Please attach any further explanation of the recommendation on additional sheets as necessary

CONSIDERATION:

Recommendation submitted by	BK BP	Date: 3/11/2022 3:14 PM
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Brooklyn Borough President Recommendation

CITY PLANNING COMMISSION

120 Broadway, 31st Floor, New York, NY 10271

CalendarOffice@planning.nyc.gov

INSTRUCTIONS

1. Return this completed form with any attachments to the Calendar Information Office, City Planning Commission, Room 2E at the above address.
2. Send one copy with any attachments to the applicant's representatives as indicated on the Notice of Certification.

APPLICATION

BROADWAY TRIANGLE-BARTLETT CROSSING – 220209 HAK

An application submitted by the Department of Housing Preservation and Development (HPD) pursuant to Article 16 of the General Municipal Law of the New York State and Section 197-c of the New York Charter affecting a vacant, City-owned lot at 29-31 Bartlett Street in Brooklyn Community District (CD 1). HPD is requesting Urban Development Action Area (UDAA) designation, Urban Development Action Area Project (UDAAP) approval, and property disposition to the selected developer. These actions would enable a nine-story building with 29 affordable rental units with a portion reserved for the formerly homeless and 20 percent affordable through the Voluntary Inclusionary (VIH) program.

BROOKLYN COMMUNITY DISTRICT 1

RECOMMENDATION

☒ APPROVE
☐ APPROVE WITH
MODIFICATIONS/CONDITIONS

☐ DISAPPROVE
☐ DISAPPROVE WITH
MODIFICATIONS/CONDITIONS

SEE ATTACHED

BROOKLYN BOROUGH PRESIDENT

March 11, 2022

DATE

RECOMMENDATION FOR: BROADWAY TRIANGLE-BARTLETT CROSSING – 220209 HAK

The Department of Housing Preservation and Development (HPD) submitted an application pursuant to Article 16 of the General Municipal Law of the New York State and Section 197-c of the New York Charter affecting a vacant, City-owned lot at 29-31 Bartlett Street in Brooklyn Community District (CD 1). HPD is requesting Urban Development Action Area (UDAA) designation, Urban Development Action Area Project (UDAAP) approval, and property disposition to the selected developer. These actions would enable a nine-story building with 29 affordable rental units with a portion reserved for the formerly homeless and 20 percent affordable through the Voluntary Inclusionary (VIH) program.

On February 17, 2022, Brooklyn Borough President Antonio Reynoso held a remote public hearing on this Uniform Land Use Review Procedure (ULURP) application. There were no speakers on the item.

Community Board Position

Brooklyn Community Board 1 (CB 1) approved this application on February 8, 2022.

Approval Rationale

In 2018, HPD released the Broadway Triangle Request for Proposals (RFP) following a settlement between the City and the Broadway Triangle Community Coalition governing the Urban Renewal Area (URA). The RFP seeks to develop four component sites into 5 mixed-use buildings with 390 units rented at 30 to 80% AMI. The 29-31 Bartlett Street lot is not subject to the Broadway Triangle Urban Renewal Plan (URP) and is therefore proceeding through ULURP. The site has a total area of 5,000 square feet (sf) and is zoned R7A with a partial C2-4 overlay.

The settlement requires that residents of community districts 1 and 3 (CDs 1 and 3) must be afforded combined local preference for 50% of the units at Broadway Triangle. A group of local nonprofits, including IMPACCT Brooklyn, the Bedford Stuyvesant Restoration Corporation, and the Bridge Street Development Corporation will develop a robust, multi-lingual marketing plan to ensure a diverse and fair lottery process.

Borough President Reynoso understands that 29-31 Bartlett Street is essential to the comprehensive redevelopment of the Broadway Triangle URA. He supports UDAA designation, UDAAP approval, and disposition of the site for affordable housing construction.

Recommendation

Be it resolved that the Brooklyn borough president, pursuant to Section 197-c of the New York City Charter, recommends that the City Planning Commission (CPC) and City Council approve this application.