

APPENDIX A: INTRODUCTION

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APPENDIX A-1: MEETINGS LOG

Table A- 1: STEERING COMMITTEE MEETINGS LOG

No	DAY	DATE	TIME	LOCATION	ADDRESS	No. ATT'EES (excl. PICCED)	SUBJECT	FACIL
1.	Sat.	11/3/2001	9 am - 12 pm	BSRC. Comm.Rm.	1368 Fulton St	48	Welcome and Intro to 197-a	RB
2.	Sat.	12/1/2001	10 am - 1 pm	Brooklyn Jobs Corps Cafeteria	585 DeKalb Av, 2nd Flr	34	Intro & explanation of 197-a process	RB
3.	Thu	12/6/2001	6:30 - 9:00 pm	PICCED Office	379 DeKalb Av, 2nd Flr	42	Guiding Principles & Protocols for operation	RB
4.	Sat.	12/15/2001	9 am - 12 pm	PICCED Office	379 DeKalb Av, 2nd Flr	25	Visioning process: Would Not Change Exer (Assets)	RB
5.	Tue.	12/18/2001	6:30-9:00pm	PICCED Office	379 DeKalb Av, 2nd Flr	15	Visioning process: Vision for Tomorrow	RB
6.	Tue.	1/8/2002	6:30-9:00pm	PICCED Office	379 DeKalb Av, 2nd Flr	34	Visioning process: Vision statement	RB
7.	Thu	1/10/2002	6:30-9:00pm	PICCED Office	379 DeKalb Av, 2nd Flr	30	Visioning process: Would Not Change Exer (Assets)	RB
8.	Tue.	1/15/2002	6:30-9:00pm	PICCED Office	379 DeKalb Av, 2nd Flr	21	Visioning process: Would Not Change Exer (Assets)	MN
9.	Thu	1/17/2002	6:30-9:00pm	PICCED Office	379 DeKalb Av, 2nd Flr	16	Visioning process: Would Change Exercise (Issues)	RB
10.	Sat.	1/26/2002	9 am - 1:30 pm	PICCED Office	379 DeKalb Av, 2nd Flr	27	Visioning process: Issues & Problem Statement	RB
11.	Sat.	2/2/2002	12:00 - 5 pm	Pratt Institute Faculty Dining	200 Willoughby Av	23	Visioning process: Issues & Ranking	RB
12.	Tue.	2/5/2002	6:30-9:00pm	PICCED Office	379 DeKalb Av, 2nd Flr	14	Phase I wrap up. Plan for Phase II: Forums	RB
13.	Tue.	2/12/2002	6:30-9:00pm	PICCED Office	379 DeKalb Av, 2nd Flr	22	Phase II: Planning Forums & Outreach	RB
14.	Tue.	2/26/2002	6:30-9:00pm	PICCED Office	379 DeKalb Av, 2nd Flr	13	Phase II: Planning Forums & Outreach-Facilitators	RB
15.	Thu	4/18/2002	6:30-9:00pm	PICCED Office	379 DeKalb Av, 2nd Flr	23	Phase II: Review of Forums. Planning next steps	RB
16.	Wed.	5/1/2002	6:30-9:00pm	PICCED Office	379 DeKalb Av, 2nd Flr	16	Phase II: Protocols review	RB
17.	Tue.	5/21/2002	6:30-9:00pm	PICCED Office	379 DeKalb Av, 2nd Flr	23	Phase II: Review of Forums Issues	RB
18.	Thu	6/6/2002	6:30-9:00pm	Black Veterans for Social Justice	665 Willoughby Av	16	Phase II: Review of Task Force Charges	RB
19.	Tue.	10/29/2002	6:30-9:00pm	Black Veterans for Social Justice	665 Willoughby Av	16	Phase II: Status of Planning process. Task Force report	RB
20.	Wed.	2/4/2004	6:30-9:00pm	PICCED Office	379 DeKalb Av, 2nd Flr	26	Phase III: Recommendations Presentation	RB
21.	Mon.	2/9/2004	6:30-9:00pm	PICCED Office	379 DeKalb Av, 2nd Flr	19	Phase III: Recommendations Review	RB
22.	Tue.	2/24/2004	6:30-9:00pm	PICCED Office	379 DeKalb Av, 2nd Flr	8	Phase III: Recommendations Forums Preparation	RB
23.	Tue.	3/15/2004	6:30-9:00pm	PICCED Office	379 DeKalb Av, 2nd Flr	6	Phase III: Recommendations Forums Preparation	RB

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Appendix A-1
MEETINGS LOG

Table A- 2: COMMUNITY FORUMS LOG

No.	DAY	DATE	TIME	LOCATION	ADDRESS	# ATT'EEES (excl. PICCED; incl S.C.)	SUBJECT	FACIL.	CO-FACIL / CO PRESENTER	CO-SPONSOR
1.	Sat.	3/2/2002	10 am - 2 pm	BSRC. Comm.Rm.	1368 Fulton St	78	Visioning Process	Rudy Bryant	Mercedes Narciso, Katie Taylor, Brownstoners	BSRC & Brownstoners of Bedford-Stuyvesant
2.	Tue.	3/5/2002	6:00-9:30 pm	Brooklyn Jobs Corps Cafeteria	585 DeKalb Av, 2nd Flr	8	Visioning Process	Debra Lesane	Hazel Beckles, Edna Johnson, Luis Lopez, Paula Crespo	Northeast Brooklyn HDC, Black Vets for Social Justice, 79th Precinct Community Council
3.	Tue.	3/5/2002	6:00-9:30 pm	Bedford-Stuyvesant YMCA	139 Monroe St	13	Visioning Process	Kali Ndoye	Avone Logan, Milton Jemmot, Stella Davis, Rudy Bryant	Central Brooklyn Partnership, New World CDC, YMCA
4.	Tue.	3/5/2002	6:00-9:30 pm	LONGLIFE (LIRN),	1958 Fulton St, 5th flr Conf. Rm	16	Visioning Process	Pamela Junior	Rev. James, Christine Randall, Katie Taylor	Longlife and Northeast Brooklyn HDC
5.	Tue.	3/5/2002	6:00-9:30 pm	PRATT INSTITUTE STUDENT UNION	200 Willoughby Ave	4	Visioning Process	Toya Williford	Leena Shanbhag, Hernan Guerrero, Mercedes Narciso	
6.	Tue.	#####	6:00-9:30 pm	I.S. 324	800 Gates Ave (corner of Gates & Stuyvesant)	40	Visioning Process	Hazel Beckles	Wilma Maynard, Orville Edwards	Willard J Price Tenant Assoc, Betty Shabazz Complex Tenant Assoc, Medgar Evers Houses Tenant Assoc, Community Service Society Community Dev. Department, Bedford Stuyvesant Early Childhood Development Center
7.	Sat.	#####	10 am - 2 pm	Tompkins Community Center	736 Park Ave	80	Visioning Process	Pamela Junior	Katie Taylor, Mercedes Narciso, Rudy Bryant	BCC Advisory Board
8.	Tue.	#####	6:00-9:30 pm	Bedford-Stuyvesant YMCA	139 Monroe St	31	Visioning Process	Debra Lesane	Avone Logan, Orville Edwards, Edna Johnson, Luis Lopez, Christine Randall, Mercedes Narciso	Central Brooklyn Partnership, New World CDC, YMCA, Louis Armstrong Residents Association
9.	Tue.	#####	6:00-9:30 pm	Eleanor Roosevelt Houses Community Center	400 Hart St.	6	Visioning Process	Toya Williford	Katie Taylor	Eleanor Roosevelt Houses Advisory Committee
10.	Thu	#####	6:00-9:30 pm	BSRC. Comm.Rm.	1368 Fulton St	26	Visioning Process	Rudy Bryant		Central Brooklyn Partnership
11.	Sat	#####	10 am - 1 pm	BSRC. Comm.Rm.	1368 Fulton St	46	Recommendations Review & Feedback	Rudy Bryant	Pamela Junior	Her-King Alagantic Block Association Inc.
12.	Mon.	#####	6:00-9:30 pm	Rugged Cross Baptist Church	1084 Lafayette Ave. (between Malcolm X and Patchen Ave)	28	Recommendations Review & Feedback	Rudy Bryant	Kali Ndoye	Rugged Cross Baptist Church
13.	Wed.	#####	6:00-9:30 pm	Brooklyn Jobs Corps Cafeteria	585 DeKalb Av, 2nd Flr	21	Recommendations Review & Feedback	Rudy Bryant	Wilma Maynard	Her-King Alagantic Block Association Inc.
14.	Sat	4/3/2004	2:00-5:30 pm	Holy Rosary Rectory	180 Chauncey Street (between Patchen and Marcy)	15	Recommendations Review & Feedback	Rudy Bryant		
15.	Sat	#####	2:00-5:30 pm	St. Stephen Outreach	736 Park Avenue (between Marcy and Nostrand)	52	Recommendations Review & Feedback	Rudy Bryant	Toya Williford	St. Stephen Outreach
TOTAL						464				

MEETINGS LOG

COMMUNITY FORUMS LOG (CONT'D)

No	DAY	DATE	TIME	LOCATION	# ATT'EEES (excl. PICCED; incl S.C.)	SUBJECT	ORGANIZATION	CONTACT	CHAIR	SUPPORT STAFF
1.	Wed	4/10/2002	7:30 PM	642 Willoughby Avenue Lobby	10	Crime & Safety (particularly drug activity), Youth, Education, City Policies around housing- Code Enforcement. Displacement/Gentrification, Welfare Rights & Reform	Central Brooklyn Partnership	Rusia Mohiuddin, Lead Comm. Organizer	Rudy Bryant	Katie Taylor
2.	Thu	4/11/2002	8:30 PM	373 Monroe Street Lobby	8	Crime & Safety (drug Activity), Police Accountability, Code Enforcement, Youth	Central Brooklyn Partnership	Rusia Mohiuddin, Lead Comm. Organizer	Rudy Bryant	
3.	Mon	4/16/2002	1:00 PM	472 Myrtle Av (btwn Washington & Hall)	2	Debrief Merchants on 197-a Plan	Myrtle Ave. Revitalization Project (MARP)	Jennifer Gerend / Perryne Lee Poy	Mercedes Narciso	
4.	Mon	5/20/2002	7:00 PM	Bishop Hucles Residence	8	Community Assets and Issues	Bedford-Stuyvesant Real Estate Board		Rudy Bryant	

TOTAL 28

Appendix A-1 MEETINGS LOG

Table A- 3: TASK FORCE MEETINGS LOG

No.	TASK FORCE CATEGORY	DAY	DATE	TIME	LOCATION	# ATT'EES (excl. PICCED)	SUBJECT	PICCED STAFF
1.1	Cultural Sustainability & Leardership Development	Tue	7/30/2002	6:30 - 9:00 PM	BVSJ	4	Introduction, Review of Charges & Briefing of Research Agenda	RB
1.2	Crime and Safety	Tue	7/30/2002	6:30 - 9:00 PM	BVSJ	6	Introduction, Review of Charges & Briefing of Research Agenda	KT
1.3	Environment and Health	Tue	7/30/2002	6:30 - 9:00 PM	BVSJ	8	Introduction, Review of Charges & Briefing of Research Agenda	MN, MO
1.4	Community Facilities, Services and Education	Wed	7/31/2002	6:30 - 9:00 PM	BVSJ	5	Introduction, Review of Charges & Briefing of Research Agenda	MN
1.5	Economic Development	Wed	7/31/2002	6:30 - 9:00 PM	BVSJ	16	Introduction, Review of Charges & Briefing of Research Agenda	RB, MO
1.6	Housing, Open Space, and Recreation	Thu	8/1/2002	6:30 - 9:00 PM	BVSJ	6	Introduction, Review of Charges & Briefing of Research Agenda	KT, MO
1.7	Transportation and Infrastructure	Thu	8/1/2002	6:30 - 9:00 PM	BVSJ	3	Introduction, Review of Charges & Briefing of Research Agenda	MN
2.1	Cultural Sustainability & Leardership Development	Tue	8/13/2002	6:30 - 9:00 PM	BVSJ	5	Review Research Material	RB
2.2	Crime and Safety	Tue	8/13/2002	6:30 - 9:00 PM	BVSJ	4	Review Research Material	KT
2.3	Environment and Health	Tue	8/13/2002	6:30 - 9:00 PM	BVSJ	6	Review Research Material	MN, MO
2.4	Community Facilities, Services and Education	Wed	8/14/2002	6:30 - 9:00 PM	BVSJ	3	Review Research Material	MN
2.5	Economic Development	Wed	8/14/2002	6:30 - 9:00 PM	BVSJ	8	Review Research Material	RB, MO
2.6	Housing, Open Space, and Recreation	Thu	8/15/2002	6:30 - 9:00 PM	BVSJ	4	Review Research Material	KT, MO
2.7	Transportation and Infrastructure	Thu	8/15/2002	6:30 - 9:00 PM	BVSJ	3	Review Research Material	RB
3.1	Cultural Sustainability & Leardership Development	Tue	9/17/2002	6:30 - 9:00 PM	BVSJ	4	Review Research Material	RB
3.2	Crime and Safety	Tue	9/17/2002	6:30 - 9:00 PM	BVSJ	6	Review Research Material	KT
3.3	Environment and Health	Tue	9/17/2002	6:30 - 9:00 PM	BVSJ	2	Review Research Material	MN, MO
3.4	Community Facilities, Services and Education	Wed	9/18/2002	6:30 - 9:00 PM	BVSJ	3	Review Research Material	KT, MO
3.5	Economic Development	Wed	9/18/2002	6:30 - 9:00 PM	BVSJ	6	Review Research Material	RB, MN
3.6	Housing, Open Space, and Recreation	Thu	9/19/2002	6:30 - 9:00 PM	BVSJ	7	Review Research Material	KT, MN
3.7	Transportation and Infrastructure	Thu	9/19/2002	6:30 - 9:00 PM	BVSJ	2	Review Research Material	RB, MO
3.41	Community Facilities, Services and Education	Thu	10/17/2002	6:30 - 9:00 PM	BVSJ	5	Review Research Material	KT
4.1	Cultural Sustainability & Leardership Development	Tue	10/22/2002	6:30 - 9:00 PM	BVSJ	0	Review Research Material	RB
4.2	Crime and Safety	Tue	10/22/2002	6:30 - 9:00 PM	BVSJ	6	Review Research Material	KT
4.3	Environment and Health	Tue	10/22/2002	6:30 - 9:00 PM	BVSJ	5	Review Research Material	MN, MO
4.4	Housing, Open Space, and Recreation	Thu	10/24/2002	6:30 - 9:00 PM	BVSJ	9	Review Research Material	KT, MN, RB, MO
4.5	Transportation and Infrastructure	Thu	10/24/2002	6:30 - 9:00 PM	BVSJ	1	Review Research Material	RB
5.1	Crime and Safety	Wed	11/6/2002	6:30 - 9:00 PM	BVSJ	4	Review Research Material	KT
5.2	Cultural Sustainability & Leardership Development	Tue	11/7/2002	6:30 - 9:00 PM	BVSJ	0	Review Research Material	RB
5.3	Housing, Open Space, and Recreation	Thu	11/7/2002	6:30 - 9:00 PM	BVSJ	3	Review Research Material	KT, MN, RB
6.1	Community Facilities, Services and Education	Thu	11/12/2002	6:30 - 9:00 PM	BVSJ	3	Review Research Material	KT
6.2	Economic Development	Tue	11/12/2002	6:30 - 9:00 PM	BVSJ	5	Review Research Material	RB, MN
6.3	Transportation and Infrastructure	Thu	11/14/2002	6:30 - 9:00 PM	BVSJ	0	Review Research Material	RB
7.1	Environment and Health	Tue	12/12/2002	6:30 - 9:00 PM	BVSJ	0	Review Research Material	MN, MO
7.2	Transportation and Infrastructure	Thu	12/12/2002	6:30 - 9:00 PM	BVSJ	0	Review Research Material	RB

TOTAL 152

APPENDIX A-2: COMMUNITY VISION

A VISION FOR THE FUTURE

“Without a vision the people will perish.”

“If you don’t know where you’re going any road will get you there.” The Cheshire Cat, Alice in Wonderland by Lewis Carroll.

An image, or vision, of the positive change and future one is striving toward can be powerful motivating force for a community. It can function as a beacon during hard time and provide the basis for a rallying cry when all else seems lost. To be an organizing force it must reflect more than the absence of the problems – powerlessness, dilapidation, crime etc. It must embody the positive and, at least implicitly, set standards for the future. It must speak to the community as a whole enabling all its segments to see their interests have been taken into account.

The vision for the future below was crafted by the Bedford-Stuyvesant 197(a) Steering Committee and vetted through a series of nine community forums attended by 276 persons held at the beginning of 2002.

Participants in each forum were divided into small groups and each were given a draft of the vision statement and asked to read and discuss it and to propose revisions as they saw fit.

The results of all of the small groups’ work was then reviewed by a sub-committee of the Steering Committee charged with the task of integrating the suggestions and providing a final edited draft. The final draft below was submitted by the sub-committee to and approved by the Steering Committee at its meeting on May 21, 2002.

VISION STATEMENT

(Revised May 2002)

We the people of Bedford-Stuyvesant envision the future of our community as socially and economically healthy and racially diverse.

Our community nurtures the aspirations of our youth, holds sacred the values of our elders and encourages the highest achievement within our educational system. Our community is healthy in that it has spaces and places that inspire creativity and are safe for people to congregate and recreate; in that our people are knowledgeable of how to care for mind, body and spirit; and that we have institutions and facilities that adequately serve our spiritual and health needs. Our community has and works hard to preserve its rich traditional and popular African American cultural heritage that fosters community pride. Our community is diverse and integrated in that it offers a wide range of housing options and living styles regardless of physical capacity or where one might be in the life cycle or on the affordability scale.

Bedford-Stuyvesant is a healthy and diverse, economically integrated, vibrant and thriving hub in that it has a range of businesses that cater to the preferences, interests and financial capacity of all of its citizens, provides goods and services and creates job opportunities for all; it has a range of institutions that provide for the broad mental health and social welfare; it has community organizations and financial institutions that foster local wealth creation through supporting and increasing locally-owned business and property ownership. Our community enjoys a trusting and

FULTON PARK URA AMENDMENT

harmonious relationship with law enforcement and the justice system. It is a community with a well-organized and well-maintained infrastructure that has the capacity to serve the community's needs.

Bedford-Stuyvesant is also an empowered community where as residents we exercise tolerance for others and good civic responsibility; where we hold one another accountable to being both good neighbors and good citizens and where we contribute our fair share to the larger society. Our community as a whole is a well-organized, strong voting force that actively participates in the political process to achieve community goals and to whom our elected officials are accountable. Our community exhibits an astute understanding of the power of an equitable distribution of labor between its organizations, associations, institutions and residents that results in a spirit of cooperation. Our community works together to promote and ensure individual and community self-sufficiency and sustainability.

In order to achieve this vision the following actions must be taken, goals and objectives obtained and problems must be solved.

APPENDIX A-3: FULTON PARK URA AMENDMENT

Fulton Park Urban Renewal Second Amendment

The Fulton Park Urban Renewal Plan, originally part of the Central Brooklyn Urban Renewal Plan, was carved out as a separate Plan and adopted by the Board of Estimate on August 15, 1985. Fulton Park is generally bounded by Decatur and Bainbridge streets on the north, Patchen and Buffalo avenues on the east, Atlantic Avenue on the south, and Albany and Throop avenues on the west. The first amendment to the Plan (C920560HUK) was approved by the City Planning Commission on November 16, 1992, and adopted by the City Council on January 21, 1993.

The application for Second Amendment to the Fulton Park Urban Renewal Plan (C030299HUK) was filed by the Department of Housing Preservation and Development (HPD) on January 30, 2003, revised on September 22, and approved by New York City Council on November 6, 2003.

The proposed Second Amended Urban Renewal Plan includes the following changes:

1. Nineteen Sites (6D, 12, 14B, 15B, 17, 17A, 17B, 17C, 17D, 17E, 17F, 17G, 17H, 17I, 17J, 19, 20, 20A, 20B) are proposed for land use changes to facilitate residential and mixed-use projects, open space and commercial use.
2. Four entire sites (13, 21B, 25 and 26, composed of nineteen lots) and portions of 13 sites (127 scattered lots) will be deleted due to private rehabilitation and redevelopment, and the fact that there are no future City plans for these properties.
3. Three City-owned lots (proposed Site 19A - block 1708, lots 35 and 36 and proposed Site 13A - block 1710, lot 9), which were not previously designated, are now included in the Plan and Area.
4. Several proposed street re-alignments, which were never executed and are now outdated are being eliminated.
5. The Plan for the Fulton Park Urban Renewal Area will remain in effect until February 11, 2028.
6. The timetable for effectuation of the plan has been revised.
7. The Plan text has been revised to reflect HPD's standard format for urban renewal plans.

In addition, City Council approved the decision of the City Planning Commission for:

- ❖ rezoning of one block frontage along Atlantic Avenue from R6 to C4-3
- ❖ disposition of city-owned properties to developers to be selected by HPD

Brooklyn Community Board 3's Recommendations

Community Board 3 held a public hearing on this application on June 26, 2003, and on that date, by a vote of 29 to 0 with no abstentions, adopted a resolution recommending disapproval of the application subject to the following conditions:

FULTON PARK URA AMENDMENT

SITE 12

Block 1710- Lots 46, 47, 48 to be deleted from the plan due to private rehabilitation and redevelopment.

Block 1710- Part of Lot 52 to be offered for sale as property restricted to accessory to residential use, to facilitate the enlargement of undersized lots 46, 47, & 48, and designated as site 12A.

Block 1710- Lots 50, 51, 52 to be developed for residential use with frontage on Buffalo Avenue and designated as Site 12B.

Block 1710- Lot 35 is included on the list of deleted properties and is described as "private lot in good condition." However lot is underdeveloped, strewn with old cars and debris.

Recommendation: That lot be retained in the plan and be acquired and designate land use as "public open space."

SITE 13A

Block 1710- Lots 13 and 14 to be acquired and assembled with Site 13A for development of 2 or 3 family residences.

SITE 14B

Block 1703- Lot 2 to be assembled with Lot1 and designated land use as "public open space" to facilitate green thumb relocation.

SITE 15 (B, C, E)

Block 1695- Lot 42 to be subdivided into two along a line that extends from the rear lot line of the adjacent lots. The side facing Marion Street should be merged into Site 15 and the side facing Sumpter Street should remain proposed for deletion from the Plan.

Site 15C (Lots 21, 22, & 26) should be disposed through negotiated sale to the Christ Fellowship Church as a replacement of its parking lot facing Marion Street that would allow for the enlargement of Site 15. Such exchange would facilitate the development of a contiguous housing development site and the development of a multi-level parking garage to serve the parking needs of the staff of CS 21 on weekdays and members and visitors to area churches on evenings and weekends. Site 15C land use designation should be "accessory community facility parking or public parking."

Site 15, which includes the assemblage of lots 12, 13, 14, 15 and part of lot facing Marion Street, should be enlarged through the retention of lot 20 to facilitate the development of affordable housing.

Block 1695: Remove lots 40 & 41 from Site 15C to become Site 15F and disposed to Christ Fellowship Church to facilitate the church expansion and development of administrative offices. Land use designation should be community facility use limited to church, rectory, parish and uses accessory.

Block 1695- Site 15E, Lots 32 & 33, To be deleted from the plan if present owner meets the following conditions before the final vote of the City Council: Provided there is evidence of an approved plan and funding interest by letter of intent or pre-approved from a lending institution or mortgage broker licensed to do business by the State of New York, Department of Banking.

Block 1695- Site 15B, Lot 8's land use designation be changed from public open space to residential and be assembled with Lot 9 for residential development.

SITE 17 (A-J)

FULTON PARK URA AMENDMENT

Block 1699- Lots 21, 22, 23, 24, 25, 56, 58, 59, 60, 61, 62, 63, 64, 65, 66 be retained to facilitate the site assemblage for mixed-use commercial and residential in keeping with the architectural character of the existing storefronts.

Block 1699- Site 17G, Lots 39 & 43 be offered for "Accessory to commercial use."

SITE 18

Block 1705 Lots 58 & 62 be acquired, with land use designated as accessory community facility use or public parking, and assembled with lot 63 to facilitate the development of a public parking garage to serve the general public as well as hospital visitors.

SITE 19

Block 1708- Lot 44 designated as residential rehabilitation. To be REHABILITATION only.

Block 1708- Lot 65 To be deleted from the plan if resent owner meets the following conditions before the final vote of the City Council: Provided there is an approved plan and evidence of funding interest by letter of intent or pre-approved from a lending institution or mortgage broker licensed to do business by the State of New York, Department of Banking.

SITE 20 (A, B, C)

Block 1709- Lot 22 The address is listed on the site data sheet (4/17/03) as 808 Suydam. However, the address should read 808 Herkimer Street.

Block 1709- Lot 1 designated as residential rehabilitation. To be REHABILITATION only.

Block 1709- Lot 17 to be designated as Accessory community facility.

Block 1709- Lots 31 & 32 To be deleted from the plan due to private rehabilitation and redevelopment. These lots are privately owned. The home is in very good condition and the lot is developed into a vegetable/garden and is currently maintained and in good condition.

Block 1709- Lots 33, 34, 35 To be designated as residential rehabilitation. To be REHABILITATION only.

SITE 22 (A and B)

Block 1687- Lots 68, 70, 71, 72, 73, 170, 173, 174, 175 & 176 to be retained in the plan and assembled with lots 76, 66, and 65 for residential development and remain as Site 22.

SITE 23A

Block 1687- Lot 82 To be deleted from the plan if present owner meets the following conditions before the final vote of the City Council: Provided there is an approved plan and evidence of funding interest by letter of intent or pre-approved from a lending institution or mortgage broker licensed to do business by the State of New York, Department of Banking. In each case of rehabilitation we require the city to vigorously reach out to the owners to assist them on acquiring the needed funding for repairs.

Acquisitions

FULTON PARK URA AMENDMENT

Block 1703- Lot 36: Recommend that this lot be added under a new application. This lot is privately owned and is currently used for storage of old buses. Residents in the area have expressed their concerns because of the blighted condition of the property.

Block 1699- Lot 46: Recommended that this lot be added under a new application. This lot is privately owned and is being used by a squatter. Residents in the area have concerns because of the blighted condition of the property.

Block 1710- Lots 13 & 14: It is not clear whether or not these lots are in the original plan. If not: Recommend that these lots be added under a new application. The lots are privately owned, underdeveloped, and unattended. The residents in the area have expressed a priority need for new housing.

Brooklyn Borough President Recommendation

The Borough President issued a recommendation approving the application with conditions on July 30, 2003 as follows:

“The Brooklyn Borough President’s recommendation is to support CB 3’s recommendations regarding application 030299 HUK and 030300 ZMK, except for its recommendation regarding Block 1695 (rezoning Lots 21, 22 and 26 to C4-4A). CB 3’s objective to facilitate accessory parking for Christ Fellowship Church can be achieved pursuant to the existing zoning.”

City Planning Commission Consideration

The City Planning Commission scheduled a public hearing on August 13, 2003. The hearing was held in conjunction with the public hearings on the applications for the related actions (C 030300 ZMK) and (C 030301 HDK). There was one speaker in favor of the application and seven speakers in opposition.

The Commission believed that the amended Urban Renewal Plan for the Fulton Park Urban Renewal Area, as revised by HPD and with modifications recommended by the City Planning Commission, was appropriate.

The Commission acknowledged the recommendations of Community Board 3, the Borough President and testimony presented at the Commission’s public hearing by Community Board members and community residents. Subsequent to the hearing, and in response to the Commission’s concerns, the Department of City Planning met with HPD, Community Board members and community residents to discuss the issues raised at the public hearing.

“In response to that meeting, HPD, in a letter dated September 8, 2003, stated that it would modify the subject applications by deleting lots from the disposition application and by changing land use designations in the Urban Renewal Plan. The lots deleted from the disposition application would then be removed from the Plan in a subsequent Plan amendment.

HPD further stated that it did not object to the retention of Block 1687, Lots 68, 70-75, 170 and 173-176, part of former Site 22, within the Urban Renewal Plan, subject to agreement between HPD and DCP counsel as to the procedure necessary to effectuate this change. Finally, HPD would delete another 8 lots from the disposition application because they are Greenthumb gardens and require further review and notice to the gardeners.

FULTON PARK URA AMENDMENT

On September 22, 2003, HPD filed a revision to the application for the Second Amendment to the Fulton Park Urban Renewal Plan (C030299HUK). This modification changes the land use designation on Block 1703, Lot 1, part of Site 14B from "public open space" to "residential," and on Block 1695, Lot 8, part of Site 15B from "residential" to "public open space" in response to community concerns raised during the ULURP process.

HPD also filed a revision to the application for the disposition of property within the Fulton Park Urban Renewal Plan (C030301HDK). This modification deletes Block 1710, Lots 46, 47, and 48; Block 1695, Lots 32 and 33; Block 1709, Lots 31 and 32; and Block 1687, Lot 82 from the application in response to concerns raised during the ULURP process.

In addition, the revision also deletes Block 1699, Lots 70 and 75; Block 1708, Lots 35 and 36; Block 1708, Lots 70, 72, and 73; and Block 1710, Lot 9 from the disposition application because they are Greenthumb gardens and require further review pursuant to the Garden Review Process before being approved for disposition.

In response to the Community Board's recommendations regarding Site 12, the Commission notes that HPD has revised the application to delete from the disposition request Lots 46, 47, and 48, and has agreed to de-designate them from the plan in a subsequent amendment. The "residential and/or commercial" land use designation and the C4-3 zoning would allow for both the residential uses along Buffalo Avenue and for a commercial development on the remainder of Site 12. In addition, the Commission notes that the land use controls of the Plan would not preclude the disposition of Lot 52 to adjacent homeowners.

In response to the Community Board's recommendation regarding Lot 35, part of former Site 12, the Commission notes that designation of this privately owned lot for public open space would not be feasible because the lot is too small for recreational use. The Commission appreciates the community's concern about the unsightly condition and possible illegal use of this lot for vehicle storage, but believes that proper code enforcement is more appropriate.

Regarding the Community Board's recommended changes to Sites 14B and 15B the Commission notes that these changes have been made by HPD in their application. Land use changes will consolidate open space designation on Site 14B and residential designation on Site 15B.

Regarding the Community Board recommendations for Sites 15 and 15C, and the former Site 15, the Commission notes that portions of these properties are owned by an adjacent church and used for accessory parking. The Commission understands the Community Board's desire to create a more rational housing development site and parking lot for the Church but believes that the current proposed configuration is appropriate.

Regarding the Community Board recommendations for Block 1699, Lots 56, 58-66, part of former Site 17, the Commission notes that these lots comprise the privately-owned parking lot of Interfaith Hospital and are in good condition and active use for needed accessory parking to the Hospital.

Regarding the Community Board's recommendation for site 17G, the Commission notes that the proposed residential and/or commercial land use designation would not conflict with the Community Board's recommendation. Restricting the land use designation of this site would unduly limit the development potential of the subject property.

Regarding the Community Board's recommendation for Block 1699, Lots 24 and 25, the Commission notes that these properties have fallen into grave disrepair since the initial filing of this application, and now consist of a vacant lot and an unstable building. These two lots are adjacent to an existing Urban Renewal Site and, if assembled, would increase development potential. HPD has stated that it is amenable to adding these lots back to the Urban Renewal Plan. Therefore, the Commission qualifies its approval of this application by recommending that these properties be retained as part of Urban Renewal Site 17D in the Urban Renewal Plan.

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Regarding the Community Board's recommendation for Site 18, the Commission notes that this is a privately-owned gas station and has only recently discontinued operation.

Regarding the Community Board's recommendations for Block 1708, Lot 44, part of Site 19, Block 1709, Lot 1, part of Site 20A, and Block 1709, Lots 33-35, part of Site 20, the Commission notes that the residential rehabilitation proposed by the Community Board are permitted under the controls of the Plan and that HPD has stated that it intends to rehabilitate existing, sound buildings wherever feasible.

Regarding the Community Board's recommendation for Block 1708, Lot 65, part of Site 19, the Commission notes that this under-utilized vacant lot is surrounded by vacant City-owned land. Acquisition and assemblage would result in a more developable housing site.

Regarding the Community Board recommendation for site 20B, the Commission notes that the proposed residential land use designation does not conflict with this recommendation.

Regarding the Community Board's recommendation for Site 15E, Block 1695, Lots 32 and 33, Site 23A, and Block 1709, Lots 31 and 32, Part of Site 20, the Commission notes that HPD has modified the application and removed the lot from the list of properties to be disposed and will de-designate the Site in a future amendment to the Plan.

The Commission acknowledges the Community Board's recommendation for Block 1687, Lots 68, 70-75, 170 & 173-176, former Site 22 and therefore qualifies its approval of this application by recommending that these properties be retained as part of Urban Renewal Site 22 in the Urban Renewal Plan. The Commission notes that several of these properties have become blighted and vacant due to fire since the initial filing of this application, and now consist of vacant land, unstable, boarded-up buildings and non-conforming auto-repair uses. Together with proposed Sites 22A and 22B, these lots would allow for a viable housing development site by replacing undesirable uses on this otherwise solid, residential block frontage. Furthermore, HPD has stated in its letter of September 8, 2003, that it would now retain these lots in the Urban Renewal Plan.

Regarding the application for re-zoning the block frontage along Atlantic Avenue between Suydam Place and Buffalo Avenue, the Commission notes that this under-utilized site along this heavily trafficked arterial would be an appropriate site for commercial development. The proposed C4-3 zoning would allow for commercial development as well as residential development in scale with the surrounding R6 zone.

The Commission recognized the Community's desire for the upzonings proposed in their recommendation accompanying this application, however these actions are outside of the scope of this application as they encompass more area than HPD's proposed zoning map change.

Regarding the Community Board's proposed language changes to the boilerplate Urban Renewal text, the Commission acknowledges the Community's desire to award construction contracts to local developers. However, the Commission believes that HPD's proposed standards for developer selection incorporate means for giving preference to local developers are appropriate."

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CPC RESOLUTION

On September 24, 2003, The City Planning Commission adopted the resolution and recommended the following modifications:

Retain the following properties in the Urban Renewal Plan:

SITE	BLOCK	LOT	ADDRESS
22	1687	68	201 Chauncey Street
22	1687	70	Chauncey Street
22	1687	71	Chauncey Street
22	1687	72	Chauncey Street
22	1687	73	189A Chauncey Street
22	1687	74	191 Chauncey Street
22	1687	75	189 Chauncey Street
22	1687	170	Chauncey Street
22	1687	173	Chauncey Street
22	1687	174	Chauncey Street
22	1687	175	Chauncey Street
17D	1699	25	1594 Fulton Street
17D	1699	24	1594 Fulton Street

Source: City Planning Commission, ULURP Application # C 030299 HUK, September 24, 2003, and New York City Council Resolutions #1142, 1143 and 1144, November 6, 2003