



# BROOKLYN BOROUGH PRESIDENT ANTONIO REYNOSO

## UNIFORM LAND USE REVIEW PROCESS (ULURP) APPLICATION

ULURP NUMBERS	C250312HAK; C250313HAK; C250314HAK; C250315HAK
PROJECT NAMES	Constellation CB 3; Constellation CB 5; Constellation CB 16; Constellation CB 17
APPLICANT TEAM	New York City Department of Housing Preservation and Development (HPD)
PROJECT BRIEF	<p><b>Constellation CB 3:</b> A UDAAP and disposition to facilitate two new four- and seven-story buildings, containing a total of 34 residential units is being sought by HPD at 908 Madison Street and 1901 Atlantic Avenue in the Bedford-Stuyvesant neighborhood of Brooklyn, Community District 3.</p> <p><b>Constellation CB 5:</b> A UDAAP and disposition to facilitate two new three- and four-story buildings, containing a total of 14 residential units is being sought by HPD at 881 New Jersey Avenue and 650 Glenmore Avenue in the East New York neighborhood of Brooklyn, Community District 5.</p> <p><b>Constellation CB 16:</b> A UDAAP and disposition to facilitate three new six-story buildings, containing a total of 36 residential units is being sought by HPD at 1794 St. John's Place, 85 Legion Street, and 250 Herzl Street in the Brownsville neighborhood of Brooklyn, Community District 16.</p> <p><b>Constellation CB 17:</b> A UDAAP and disposition to facilitate a new four-story building, containing 12 residential units is being sought by HPD at 395 East 94th Street in the East Flatbush neighborhood of Brooklyn, Community District 17.</p>
COMMUNITY DISTRICT	Brooklyn Community Districts 3, 5, 16, and 17
COUNCIL MEMBER	Council Members Darlene Mealy and Chris Banks

## BROOKLYN BOROUGH PRESIDENT'S RECOMMENDATION

DATE	November 3, 2025		
<input checked="" type="checkbox"/>	FAVORABLE	<input type="checkbox"/>	UNFAVORABLE
<input type="checkbox"/>	FAVORABLE WITH MODIFICATIONS / CONDITIONS	<input type="checkbox"/>	UNFAVORABLE WITH MODIFICATIONS / CONDITIONS

Brooklyn Borough President Antonio Reynoso

## **RECOMMENDATION FOR**

Constellation CB 3 – C250312HAK; Constellation CB 5 – C250313HAK; Constellation CB 16 – C250314HAK; Constellation CB 17 – C250315HAK

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 and City Council approve these applications.

## **PROJECT DESCRIPTION**

This memo outlines the Borough President’s recommendations for four ULURP applications being sought concurrently by the Department of Housing Preservation and Development (HPD) as part of the Constellation project. The Constellation project consists of a cluster of scattered sites across four community districts, which, if approved, would facilitate eight new buildings that would provide a total of 96 affordable homeownership units.

To facilitate the construction of these buildings, HPD is proposing a series of Urban Development Action Area Projects (UDAAP) and the disposition of City-owned land. All eight buildings are proposed to be built under existing zoning; no zoning map amendments or zoning text amendments are necessary.

## **COMMUNITY BOARD POSITION**

At the time of writing, Community Boards 3 and 5 have not submitted recommendations. Community Board 16 has submitted an unfavorable recommendation. Community Board 17 has submitted a conditional favorable recommendation.

## **BOROUGH PRESIDENT PUBLIC HEARING**

The Borough President held a hearing on this item on October 15, 2025. Two members of the public provided testimony at the hearing, and the Borough President’s Office received written testimony from two members of the public via email.

## **APPROVAL RATIONALE**

Borough President Reynoso believes that the proposed actions are appropriate. By facilitating affordable homeownership units, these applications are aligned with the Housing Element of the 2025 Comprehensive Plan for Brooklyn, in particular Objective 1, Strategy 9: Maximize the potential for affordable housing development on vacant and underutilized City-owned property. Additionally, most of the proposed units are located within the Plan’s Affordability Priority Areas: areas in which the risk of residential displacement is highest and where affordable housing and tenant protection programs should be prioritized.