

**STATEMENT of the HONORABLE AMANDA M. BURDEN, AICP,
CHAIR of the NEW YORK CITY PLANNING COMMISSION and
DIRECTOR of the DEPARTMENT of CITY PLANNING
before the LAND USE and FINANCE COMMITTEES
of the NEW YORK CITY COUNCIL
on the MAYOR'S FISCAL YEAR 2008 EXECUTIVE BUDGET
and FOUR YEAR FINANCIAL PLAN**

May 17, 2007

Good afternoon Chair Katz, Chair Weprin, Chair Avella and distinguished members of the Land Use and Finance Committees. It is a pleasure to discuss with you the Mayor's Fiscal Year 2008 Executive Budget and Four Year Financial Plan as it relates to the Department of City Planning. As always, it is a privilege to work with each of you and to serve the City of New York as Director of the Department of City Planning and Chair of the New York City Planning Commission.

To date, the Department has advanced **75** area-wide rezonings that have been adopted or are now in public review, covering over **5,400 blocks**. This extraordinary achievement could not have been possible without the close partnership of the City Council, and I want to thank the leadership of the Council and its members for their guidance on these initiatives and their commitment to their communities.

These rezonings are part of a much larger vision, one which Mayor Bloomberg articulated on Earth Day last month, in which he laid out 127 proposals that will set the course for New York City to become a more sustainable city over the next quarter century. The recommendations found in PlaNYC will help set the stage for a city that can accommodate its burgeoning population through "smart growth" techniques that will help to ensure quality of life in our lifetime and for the generations to follow.

It is in this vein that the Department, working together with EDC and HPD, has advanced a 368-block plan for **Jamaica**. One of our largest rezonings ever, the Jamaica Plan is intended to bolster the downtown area through the encouragement of transit-oriented development, while protecting neighboring low-rise communities through contextual zoning districts. Capitalizing on the Airtrain as an anchor for an airport-related business district, the plan proposes 3 million square feet of commercial space and 3,400 units of residential development. We are working closely with Councilmembers Comrie, Weprin, White and Gennaro to finetune the plan and address concerns that have arisen through the public review process to date. We were pleased to receive Borough President Marshall's support for the plan and will be working with her and the affected Councilmembers to respond effectively to their recommendations.

The ambitious initiative for **St. Albans/Hollis**, which works hand in hand with the Jamaica Plan, entails rezoning 317 blocks to preserve the lower density character of several special neighborhoods. I am pleased to confirm that this rezoning will be certified on Monday and I'm especially grateful to Councilmember Comrie for his leadership on advancing this proposal.

Since I appeared before the Council in March, the Department has moved forward on several key rezonings that demonstrate our commitment to contextual rezonings for neighborhood stability and, where appropriate, our pledge to find appropriate locations for the production of housing, particularly with an affordable component.

In late March, the Department certified the 170-block **Dyker Heights** rezoning, which will map contextual zones to better preserve the existing one and two-family areas of this neighborhood. Councilmembers Gentile and Gonzalez have been our partners on this plan and I thank them for their support on this plan.

In April, the Department certified a nearly 100-block rezoning for **Ft. Greene/Clinton Hill** that will map contextual zones in these sought-after residential neighborhoods to

better protect their built character and will also use the inclusionary housing program on Fulton, Atlantic and Myrtle Avenues to induce the production of affordable housing. The leadership of Councilmembers James and Vann has been essential on this plan and we look forward to its adoption this fall.

The Department also certified a rezoning for **Wakefield** in April. Encompassing approximately 130 blocks, this rezoning will protect the low density residential areas and provide for modest growth on the commercial spine of White Plains Road. We've worked closely with Councilmembers Seabrook and Koppell on this plan and are pleased to have Community Board 12's support for the rezoning.

In Manhattan, the Department recently certified a rezoning for the **Upper West Side** to promote appropriate development that respects the prevailing built character of the area and provide opportunities to generate affordable housing units through the use of the inclusionary housing program on Broadway. Councilmembers Dickens and Mark Viverito were instrumental in achieving consensus on this plan alongside Borough President Stringer.

The rezoning for **Bedford-Stuyvesant South** was also certified earlier this month. The Department has worked closely with Community Board 3, Councilmembers Vann and Mealy, and HPD on a land use and housing plan for 200 blocks that will reinforce this neighborhood's built character and maximize opportunities for new housing, including affordable units on Fulton Street through use of the inclusionary housing program and development of HPD properties.

And finally, in partnership with Chair Katz, the Department expects to certify a rezoning for 40 blocks of **Forest Hills South** next month, to preserve the existing character of this area of Community Board 6 and update the zoning rules to promote more compatible development.

In the coming months – at the same time we will be advancing other neighborhood rezoning studies – City Planning will be moving forward with several strategic plans, a few of which I'd like to highlight given their importance.

A critical component of Mayor Bloomberg's land use agenda is to strengthen our regional business districts. The **125th Street Corridor Rezoning** is key to this strategy. We have worked with the Harlem community to create a balanced proposal to support a mix of uses along the corridor that will include both targeted increases in density as well as the preservation of neighborhood character. We anticipate a mid-summer certification for this rezoning and look forward to working with Councilmembers Dickens, Jackson and Mark-Viverito to ensure its success.

In Staten Island, we will be looking at the **West and North Shores** to develop a framework for future land use and infrastructure development. Working with EDC, we are retaining a consultant to help us in this effort, and expect to issue an RFP for the West Shore study shortly. We will also be coordinating with the Staten Island EDC's study of West Shore transit options in order to make the most of everyone's research efforts and work towards a consensus-based vision. It will be followed by an RFP for a complimentary study of the North Shore and our goal is to bring a consultant onboard by the end of the year.

We are also moving forward with a strategic framework for **St. George**. With its excellent transportation infrastructure, St. George is poised for appropriate residential growth and expanded retail opportunities. I look forward to working closely with Councilmember McMahon, who has been a steadfast champion of St. George's potential.

Looking to the future, the Department is engaged in planning efforts all over the city to address issues of out-of-character development, to update zoning regulations that no longer serve their communities, and to catalyze appropriate growth where infrastructure capacity is in place. Over the next few months, City Planning will be refining plans for

Coney Island, the South Bronx and the Lower East Side/East Village as well as completing a land use framework for the Gowanus Canal area. In each, we are working closely with the affected communities and their elected representatives to achieve a common vision. I look forward to discussing these and other initiatives in our ambitious workplan with you in the future.

Let me now turn to the budget.

The Department began FY 2007 with an expense budget appropriation of \$24.8 million, which consisted of \$12 million in City funds and \$12.8 million Federal funds. Thus, 49 percent of the budget was City dollars and 51 percent Federal dollars. When the current budget was adopted in July 2006, the Department of City Planning's authorized headcount was 284 staff positions, of which 110 were tax levy funded, and the remaining 174 positions were funded with federal dollars.

Since Adoption, the Department has undergone three (3) financial plan changes pursuant to directions from OMB.

- As part of the November Plan, there were collective bargaining funding adjustments totaling \$911,670 for FY2007 and \$1.3 million in FY2008 and subsequent years.
- The January plan modified the Department's Adopted FY2007 Tax Levy budget to reflect an increase of \$1.4 million. This amount consists of \$12,748 for collective bargaining, \$1.25 million for environmental consulting contracts, \$60,000 for computer hardware and software maintenance contracts, and \$55,000 for a digitizing consultant to scan and digitize the Department's archived zoning maps for their preservation and future use. The January Plan modified the Department's Community Development Budget to include a permanent increase of \$7,683 for collective bargaining, and the Department's Federal and

State Grant budget was updated to include the budgeted staff level of 41 positions and total funding of \$6.6 million.

The January Plan modified the Department's FY08 budget. It included a tax levy and Community Development block grant funding swap to address Federal Legislation barring the use of Federal funds to pay salaries of personnel working on housing and economic development projects with an Eminent Domain component. The Department has identified forty three (43) Community Development funded staff members who have spent or are likely to spend a portion of their time on such projects. OMB has approved an increase of \$514,493 in tax levy funds in FY2008 and subsequent years, and an equivalent reduction in Community Development funds to facilitate the transfer of these Community Development funded positions to the Department's Tax Levy budget.

In addition, the Department's Tax Levy budget for FY2008 and future years includes an increase of \$510,000 and seven (7) positions to increase staffing in the Staten Island and one other Borough office, the Counsel's Office, the Environmental Review Division, and the Housing, Economic and Infrastructure Planning Division. A one-time "Other-Than-Personal-Service" addition of \$30,000 has been added in FY2008 to provide each new position with equipment, materials, and supplies. Also in FY2008 and future years, the Department will receive \$1.25 million for environmental consulting contracts and \$30,000 for computer hardware and software maintenance contracts.

- The recently released Executive Budget makes the following changes to the Department's budget:
In order to meet the OMB mandated targeted reductions of \$149,000 for FY07 and \$307,000 for FY08 and subsequent years, five (5) tax levy funded positions have been shifted to Community Development Block Grant.

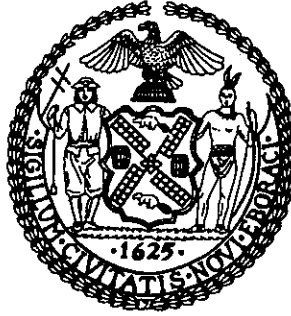
For FY08 the Department received \$200,000 for one year to fund three existing positions for the Hudson Yards Development project. Although these positions have been funded in the past two years, they were not funded in the FY08 January Plan. The Executive Budget has restored funding for FY08 with the intent to pursue another funding source in the out-years.

The Department received \$245,000 and three (3) positions for its Administrative, Technical Review, and Environmental Assessment and Review Divisions. In addition, there were miscellaneous adjustments for FY07 and FY08 for Heat, Light and Power and our Brooklyn Office lease.

As a result of these changes, the Department's FY08 Executive Budget calls for a total allocation of \$25 million. Tax Levy funds constitute \$12 million, or 47 percent of the proposed budget, while federal funds constitute \$13 million, or 53 percent of the proposed budget. This provides for 294 budgeted staff: 158 City funded positions and 136 Federally funded positions.

For the Executive Budget, the Department's revenue projections have not changed. Based on recent and current activity, the Department is projecting over \$1.8 million in FY2007 revenue, the same amount generated in FY06. For FY2008, the Department's budget reflects the implementation of fee increases for CEQR and ULURP applications. It is projected that revenues will increase by \$975,000 to \$2.5 million in FY2008.

The additional funding included in the FY08 Executive Budget will help us carry out our ambitious planning work program. We are committed to meet the challenges and demands posed by the City's growing population and its complex land use and zoning issues. We seek your support of the proposed Executive Budget for FY2008. It will enable the Department of City Planning to continue to realize an agenda vital to the long-term growth and viability of the City, and we look forward to your continued active participation in the planning process.



Fiscal 2008 Executive Budget Hearings

❖ Committee on Land Use

May 2007

Scheduled To Testify:

- *Department of City Planning*
- *Department of Information, Technology & Telecommunications (joint with the Technology in Government Committee)*

Hon. Christine C. Quinn
Speaker of the Council

Hon. David I. Weprin, Chair
Committee on Finance

Hon. Melinda R. Katz, Chair
Committee on Land Use

Hon. Gale Brewer, Chair
Committee on Technology & Government

Michael Keogh, Director
Finance Division

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Department of City Planning (030)**Agency Operation**

The Department of City Planning (DCP) conducts planning related to the growth, improvement and future development of the City. It is responsible for initiating changes in the zoning maps and resolutions, providing technical and professional assistance to community boards, and preparing an annual capital needs and priorities report.

AGENCY FUNDING OVERVIEW

Agency Funding Sources	Fiscal 2007 Adopted Budget	Fiscal 2007 Current Modified	Fiscal 2008 Executive Budget
City	\$12,054,628	\$13,821,832	\$11,815,461
Other Categorical	\$0	\$0	\$0
Capital IFA	\$0	\$0	\$0
State	\$0	\$536,249	\$0
Community Development	\$11,721,405	\$12,251,312	\$12,282,506
Federal-Other	\$1,042,474	\$6,074,016	\$1,042,474
Intra-City	\$0	\$0	\$0
Total	\$24,818,507	\$32,683,409	\$25,140,441

HEADCOUNT OVERVIEW

Headcount	Fiscal 2007 Adopted Budget	Fiscal 2007 Current Modified	Fiscal 2008 Executive Budget
City	110	105	158
Non-City	174	203	136
Total	284	308	294

AGENCY HIGHLIGHTS

During Fiscal 2007, the Department has received additional Federal funding of \$5,561,449, which consists primarily of funds used to conduct transportation studies. DCP has received additional State funding in the amount of \$536,249, which consists entirely of grants for waterfront revitalization.

UNITS OF APPROPRIATION

The operating budget of an agency is structured into several levels, each of which provides varying levels of detail on an agency's spending plans. The unit of appropriation ("U/A") is the most basic level of detail within an agency's operating budget. U/As are essentially the building blocks of the City's Expense Budget. It is at this level that the Council adopts the City's Expense Budget. The City Charter requires that U/As represent the amount appropriated for Personal Services (i.e., salaries, overtime, etc.) or Other Than Personal Services (i.e., supplies, contracts, etc.) for a particular program, purpose, activity or institution. What follows is the U/A structure and Executive Plan actions for the Department of City Planning.

(U/As 001 and 002)

Funding amounts in these units of appropriation are used to conduct the City's physical and socioeconomic planning, including: land use and environmental review; preparation of plans and policies; and provision of technical assistance and planning information to government agencies, public officials, community boards, and the public.

U/A#	U/A Name	Fiscal 2007 Adopted Budget	Fiscal 2007 Modified as of 4/23/2007	Fiscal 2008 Executive Budget	Percent Change from Adoption
001	Personal Services	\$17,163,734	\$22,931,071	\$19,440,891	13.27%
002	Other Than Personal Services	\$5,397,067	\$7,400,971	\$3,310,272	-38.67%
	Total	\$22,560,801	\$30,332,042	\$22,751,163	0.84%

Funding Analysis

During Fiscal 2006, the Department of City Planning increased its OTPS budget by \$3.35 million for Fiscal 2007 only for a professional services contract. Of this amount, \$3.25 million was used for environmental and planning services, and \$100,000 was used for land use re-engineering. This action being funded for Fiscal 2007 only, combined with the new needs and other adjustments listed on pages 4 and 5 results in the \$2.1 million (38.67%) decrease in OTPS funding from Fiscal 2007 to Fiscal 2008. The \$2.277 million (13.27%) Personal Services increase stems from: the new needs and other adjustments listed on pages 4 and 5; funds that were appropriated during the Preliminary Budget for new hires; and Collective Bargaining increases that were in the November Plan for Fiscal 2008.

Geographic Systems (U/As 003 and 004)

Funding amounts in these units of appropriation are used to develop and maintain automated geographic products for Citywide and agency-specific use, including a variety of geographic and cartographic files for computer mapping and geographic information systems.

U/A#	U/A Name	Fiscal 2007 Adopted Budget	Fiscal 2007 Modified as of 4/23/2007	Fiscal 2008 Executive Budget	Percent Change from Adoption
003	Geographic Systems	\$1,960,018	\$2,053,679	\$2,091,590	6.71%
004	Geographic Systems	\$297,688	\$297,688	\$297,688	0.00%
	Total	\$2,257,706	\$2,351,367	\$2,389,278	5.83%

Fiscal 2008 Executive Budget Report

Funding Analysis

The funding for the Geographic Systems units of appropriation in the Department of City Planning are funded entirely by Community Development Block Grants.

EXECUTIVE BUDGET ACTIONS (000s)

Description	Fiscal 2007			Fiscal 2008		
	City	Non-City	Total	City	Non-City	Total
Agency Budget as per Preliminary Plan	\$13,822	\$18,861	\$32,683	\$11,675	\$13,008	\$24,683
Executive Plan New Needs						
Agency Chief Contracting Officer	\$0	\$0	\$0	\$75	\$0	\$75
Environmental Assessment and Review Division	\$0	\$0	\$0	\$80	\$0	\$80
Hudson Yards Staff	\$0	\$0	\$0	\$200	\$0	\$200
OTPS for New Lines	\$0	\$0	\$0	\$10	\$0	\$10
Technical Review Division	\$0	\$0	\$0	\$80	\$0	\$80
Total New Needs	\$0	\$0	\$0	\$445	\$0	\$445
Executive Plan Other Adjustments						
CD/TL Swap-Boro Planner	(\$149)	\$149	\$0	(\$307)	\$307	\$0
Heat, Light and Power	(\$58)	\$0	(\$58)	\$3	\$0	\$3
Lease Adjustment	\$0	\$0	\$0	\$0	\$9	\$9
Total Other Adjustments	(\$207)	\$149	(\$58)	(\$304)	\$316	\$12
Total Executive Plan Budget Changes	(\$207)	\$149	(\$58)	\$140	\$316	\$457
Agency Budget as per Executive Plan	\$13,615	\$19,010	\$32,625	\$11,816	\$13,325	\$25,141

Executive Budget Action Analysis

New Needs

- **Agency Chief Contracting Officer (ACCO).** The Department of City Planning (DCP) plans to hire one full-time position at \$75,000 for Fiscal 2008 and the outyears since the Department currently has only one full-time staff member devoted to procurement and purchasing. The addition of another procurement professional would allow for better support of the Department's planning work program and necessary purchasing and procurement, as well as provide back-up to the ACCO and would meet new procurement rules and reporting initiatives.
- **Environmental Assessment and Review Planner.** DCP plans to hire one planner for its Environmental Assessment and Review Division. This would increase the Department's PS budget by \$80,000 and one full-time position in Fiscal 2008 and the outyears. The Department requires additional funding in order to ease existing application delays. The funding would allow the Department to hire one air quality specialist in the Environmental Assessment and Review Division.

Fiscal 2008 Executive Budget Report

- **Hudson Yards Staff.** The Department plans to receive \$200,000 in Fiscal 2008 to fund three existing positions for the Hudson Yards Development project. Although these positions have been funded in the past two years, they were not funded in the Fiscal 2008 Preliminary Budget. The Executive Budget has restored funding for Fiscal 2008 with the intent to pursue another funding source in the outyears.
- **Technical Review Division.** DCP plans to hire one planner for its Environmental Assessment and Review Division. This would increase the Department's PS budget by \$80,000 and one full-time position in Fiscal 2008 and the outyears. The Department requires additional funding in order to ease existing application delays. The funding would allow the Department to hire one senior level planner in its Technical Review Division.
- **OTPS Associated with New Hires.** The Department of City Planning proposes to increase its OTPS budget by \$9,500 in Fiscal 2008 and by \$3,000 in Fiscal 2009 and the outyears to fund OTPS costs associated with new hire hires.

Other Adjustments

- **Funding Swap.** This action would transfer \$149,000 and five full-time positions from Community Development funded lines to City-funded lines in Fiscal 2007 and \$307,000 in Fiscal 2008 and the outyears. This action was implemented to meet the agency PEG target.
- **Lease Adjustment.** The Executive Plan adjusts the agency's budget for leases by adding \$9,498 in Fiscal 2008 and each of the outyears.
- **Heat, Light and Power Adjustment.** The Executive Plan adjusts the agency's heat, light and power budget by removing \$57,675 in Fiscal 2007 and adding \$2,957 in Fiscal 2008 and each of the outyears.

Revenue PEGs

- **Increase CEQR and ULURP Fees.** The Executive Plan recognizes increased revenue of \$975,000 in Fiscal 2008 and the outyears due to the increase in fees for CEQR and ULURP applications. The CEQR fees were increased by 15% and the ULURP fees were increased by 40%. The fee increases were initially proposed in January and a public hearing was held on April 25. Additionally, a new \$100-fee is now being assessed for the provision of zoning verification letters.

Department of Information Technology and Telecommunications (858)

Agency Operations

The Department of Information Technology and Telecommunications (DoITT) administers and supports the integration and consolidation of a single data communications network among City agencies. It provides improved access for inter-agency transmissions as well as data processing services to City agencies; plans and coordinates telecommunications policy for the City including administering all franchises and revocable consents relating to telecommunications; develops municipal uses for cable television; and provides related technical assistance to City agencies.

AGENCY FUNDING OVERVIEW

Agency Funding Sources	Fiscal 2007 Adopted Budget	Fiscal 2007 Current Modified	Fiscal 2008 Executive Budget
City	\$180,830,981	\$185,947,946	\$225,275,962
Other Categorical	\$1,356,252	\$3,252,240	\$1,356,252
Capital IFA	\$10,828,814	\$11,811,131	\$11,416,943
State	\$0	\$29,380	\$0
Community Development	\$1,363,790	\$1,426,463	\$1,450,693
Federal-Other	\$0	\$0	\$0
Intra-City	\$107,288,263	\$111,257,458	\$106,790,601
Total	\$301,668,100	\$313,724,618	\$346,290,451

HEADCOUNT OVERVIEW

Headcount	Fiscal 2007 Adopted Budget	Fiscal 2007 Current Modified	Fiscal 2008 Executive Budget
City	971	1,003	1,138
Non-City	156	176	179
Total	1,127	1,179	1,317

AGENCY HIGHLIGHTS

DoITT's budget has changed significantly since last year. Whereas the agency's Fiscal 2007 Adopted Budget was \$301.7 million, its Executive Budget for Fiscal 2008 is \$346.3 million, an increase of almost 15 percent. A significant portion of this increase is due to a November Plan increase of \$1.3 million related to the consolidation of information and referral services into 311, and a series of January Plan and Executive Plan actions, the largest of which relate to a program recommendation made by the Commission for Economic Opportunity (CEO), the expansion of the 311 program, and the funding of the agency's Information Utility Division (see below).

UNITS OF APPROPRIATION

The operating budget of an agency is structured into several levels, each of which provides varying levels of detail on an agency's spending plans. The unit of appropriation ("U/A") is the most basic level of detail within an agency's operating budget. U/As are essentially the building blocks of the City's Expense Budget. It is at this level that the Council adopts the City's Expense Budget. The City Charter requires that U/As represent the amount appropriated for Personal Services (PS) (i.e., salaries, overtime, etc.) or Other Than Personal Services (OTPS) (i.e., supplies, contracts, etc.) for a particular program, purpose, activity or institution. What follows is the U/A structure and Executive Plan actions for DoITT.

(U/As 001 and 002)

Funding in the Personal Services unit of appropriation provides state-of-the-art computing services, through the computer service center, to enhance the productivity and cost-effectiveness of over 25 City agencies in meeting their information processing needs through 24-hour continuous on-line operations. The computer service center implements a single data communications network among CityNet in order to reduce data communications costs by eliminating and consolidating redundant data lines. The CityNet system directs data transmissions to two central communication hubs, from which the information is then dispersed to intended destinations. Through CityNet, DOITT plans and coordinates the telecommunications policy for New York City issues; manages all telecommunications franchises and revocable consents; and develops municipal uses of cable television. DOITT also purchases and manages many of the City's telecommunications systems and provides related technical assistance to city agencies. The OTPS unit of appropriation is used to purchase supplies, materials, and other services to support the operations of DOITT and other City agencies. Voice and data communication charges for all City agencies are paid through DOITT, including those related to the CityNet system, and are charged back to those agencies through the Intra-City billing process.

U/A#	U/A Name	Fiscal 2007 Adopted Budget	Fiscal 2007 Modified as of 4/23/2007	Fiscal 2008 Executive Budget	Percent Change Since Adopted
001	Personal Services	\$70,491,429	\$74,979,897	\$86,140,911	22.20%
002	Other Than Personal Services	\$231,176,671	\$238,744,721	\$260,149,540	12.53%
	Total	\$301,668,100	\$313,724,618	\$346,290,451	14.79%

Executive Plan funding for the agency's two units of appropriation have risen a collective 15 percent as compared with the Fiscal 2007 Adopted Budget. This increase is largely due to a series of new needs. Among the increases impacting DoITT's PS unit of appropriation (U/A 001) are those associated with: the 311 Call Center, Enterprise Technology Development and telecommunications management. Among the increases impacting DoITT's OTPS unit of appropriation (U/A 002) are those associated with: the expansion of the 311 Call Center and DoITT's Information Utility Division.

Fiscal 2008 Executive Budget Report

EXECUTIVE BUDGET ACTIONS (000s)

Description	Fiscal 2007			Fiscal 2008		
	City	Non-City	Total	City	Non-City	Total
Agency Budget as per Preliminary Plan	\$185,948	\$125,658	\$311,606	\$192,585	\$115,681	\$308,266
Executive Plan New Needs						
311 and Enhanced 311	\$0	\$0	\$0	\$8,379	\$0	\$8,379
Administrative Support Needs	\$0	\$0	\$0	\$613	\$0	\$613
Communications	\$0	\$0	\$0	\$825	\$0	\$825
Customer Relations Unit	\$0	\$0	\$0	\$289	\$0	\$289
Customer Satisfaction Survey	\$0	\$0	\$0	\$400	\$0	\$400
Enterprise Technology Development	\$0	\$0	\$0	\$1,346	\$0	\$1,346
Capital IFA Funding for Multiple Capital Projects	\$0	\$0	\$0	\$0	\$4,449	\$4,449
Misc. Intra-City Transfers	\$0	(\$9)	(\$9)	\$0	\$42	\$42
GIS New Needs	\$0	\$0	\$0	\$1,394	\$0	\$1,394
Information Utility New Needs	\$0	\$0	\$0	\$10,962	\$0	\$10,962
Leased Space	\$0	\$0	\$0	\$2,288	\$0	\$2,288
Mis. Capital IFA Adjustment	\$0	\$0	\$0	\$0	\$1,790	\$1,790
New York City Automated Personnel System	\$0	\$0	\$0	\$150	\$0	\$150
NYC Media Group New Needs	\$0	\$0	\$0	\$2,215	\$0	\$2,215
Telecommunications Management	\$0	\$0	\$0	\$505	\$0	\$505
Wireless Operations	\$0	\$0	\$0	\$782	\$0	\$782
Total New Needs	\$0	(\$9)	(\$9)	\$30,148	\$6,281	\$36,429
Executive Plan Other Adjustments						
Corporation for Public Broad Casting (CPB) Grant	\$0	\$333	\$333	\$0	\$0	\$0
Telecommunications Need	\$0	\$2,133	\$2,133	\$0	\$0	\$0
Misc. Intra-City Transfers	\$0	(\$1,339)	(\$1,339)	\$0	(\$480)	(\$480)
ECTP Maintenance Funding Re-estimate	(\$31,000)	\$0	(\$31,000)	\$0	\$0	\$0
GIS OTPS Roll	(\$733)	\$0	(\$733)	\$733	\$0	\$733
Heat, Light and Power	\$186	\$0	\$186	\$343	\$0	\$343
Mis. Capital IFA Adjustment	\$0	\$0	\$0	\$0	(\$534)	(\$534)
Lease Adjustment	\$0	\$0	\$0	\$1,468	\$67	\$1,534
NYC TV Grant	\$0	\$1,000	\$1,000	\$0	\$0	\$0
Total Other Adjustments	(\$31,547)	\$2,127	(\$29,420)	\$2,543	(\$947)	\$1,596
Total Executive Plan Budget Changes	(\$31,547)	\$2,118	(\$29,429)	\$32,691	\$5,334	\$38,025
Agency Budget as per Executive Plan	\$154,401	\$127,776	\$282,177	\$225,276	\$121,015	\$346,291

Executive Budget Action Analysis

New Needs

- **311 and Enhanced 311.** The Executive Plan proposes additional funding to support the expansion of the 311 and Enhanced 311 customer service centers. The 311 center handles general requests for services, information and complaint referrals. The Enhanced 311 center will provide information and referrals regarding the City's social services. This budgetary enhancement would add \$1.824 million in Personal Services (PS) funding annually, beginning in Fiscal 2008, to support 39 positions. Additionally, Other Than Personal Services (OTPS) funding is also proposed (\$6.555 million in Fiscal 2008, \$1.059 million in Fiscal 2009, \$732,000 in Fiscal 2010, and \$525,000 in Fiscal 2011).
- **Enterprise Technology Development.** The Executive Plan includes funding to improve the City's technology infrastructure. This technology funding action would support a variety of City programs including Access NYC, Business Express, Data Share, and a host of others. The Plan includes annual PS funding of \$770,000, beginning in Fiscal 2008, to support 11 positions, including help desk support, application development personnel and business analysts. Additionally, associated OTPS funding totaling approximately \$600,000 annually is also proposed beginning in Fiscal 2008.
- **Wireless Operations.** The Executive Plan includes annual PS funding of \$782,000, beginning in Fiscal 2008, to support 12 positions associated with the City's various wireless communications programs. Four positions will be utilized for technical staff, one position will be filled by an operations manager for the New York City Wireless Network, or NYCWiN (f/k/a the Wireless Broadband Network), and the final seven positions will provide technical resources for a variety of wireless initiatives including Channel 16 (used for public safety and emergency communications), the 800 megahertz system (used by non-emergency agencies), as well as wireless telephones and Blackberries.
- **New York City Automated Personnel System.** Beginning in Fiscal 2008, the annual sum of \$150,000 is included in the Executive Plan to support two positions associated with the New York City Automated Personnel System (NYCAPS).
- **Telecommunications Management.** Annual funding is included in the Executive Plan to support seven positions associated with DoITT's telecommunications management. This funding includes \$505,000 in Fiscal 2008 and \$606,000 annually beginning in Fiscal 2009. DoITT centrally manages the City's entire telecommunications network.
- **Leased Space.** Primarily to accommodate additional personnel that have been added to the agency over the past several years, OTPS funding in the amount of \$2.3 million is included in the Executive Plan to secure required leased space.
- **Information Utility New Needs.** DoITT's Information Utility Division oversees the agency's hardware and software services, such as those pertaining to e-mail and Windows platforms. Beginning in Fiscal 2008, the Executive Plan includes PS funding to support a

33-position expansion of the Division at a cost of approximately \$2.3 million in Fiscal 2008 and \$2.5 million annually thereafter. Among the funded positions will be network engineers, help desk support and hardware/software hosting experts needed to maintain and upgrade large computer applications. The Plan also includes substantial OTPS funding, including approximately \$8.7 million in Fiscal 2008, \$5.7 million in Fiscal 2009 and \$5.8 million annually thereafter.

- **GIS New Needs.** The Executive Plan adds \$1.4 million annually, beginning in Fiscal 2008, to support seven positions related to the City's geo-mapping endeavors (approximately \$700,000), as well as associated hardware and software maintenance (approximately \$700,000).
- **New York City Media Group New Needs.** Funds totaling approximately \$2.2 million are included in the Executive Plan beginning in Fiscal 2008 to properly fund the New York City Media Group, which runs the City's television channels and radio stations. Seven additional positions are being funded at \$565,000, while increased OTPS expenses are recognized in the amount of \$1.65 million. The positions being funded include those relating to grant writing, sales and underwriting, and procurement. Although no associated revenue adjustments are formally included in this Plan, the Office of Management and Budget anticipates that the additional headcount will lead to significant revenue generation. On the OTPS side of the ledger, the Executive Plan funding is designed to properly adjust the Media Group's baseline budget for items such as hardware and software maintenance and a variety of contractual services.
- **Administrative Support New Needs.** Beginning in Fiscal 2008, the Executive Plan adds PS funding of \$613,000 to support 10 administrative support positions including those relating to contracting, budgeting, facilities management and human resources.
- **Customer Relations Unit.** The Executive Plan funds a new initiative designed to allow DoITT to facilitate better technology interfacing among City agencies. A three-person Customer Relations Unit is funded at \$289,000 annually beginning in Fiscal 2008. The Unit will work to centralize the hosting of technical applications, platforms and systems across agencies by garnering a broad overview of what is going on from a technology standpoint at each agency.
- **Communications.** Beginning in Fiscal 2008, funds totaling just over \$800,000 are included in the Executive Budget to address communications needs. This funding includes \$90,000 for one position, with the remainder used for OTPS expenses such as computer hardware and software maintenance, and the purchase of computer software licenses. This funding is needed to ensure the existence of redundancies within the City's critical communications infrastructure.
- **Customer Satisfaction Survey.** The annual sum of \$400,000 is being added to DoITT's budget beginning in Fiscal 2008 to fund an ongoing customer satisfaction survey. The survey's purpose is to gauge the perceptions of New Yorkers regarding the City's management performance. A contractor will develop and administer the survey.

Fiscal 2008 Executive Budget Report

Additionally, comment cards will be developed and distributed in places where public services are provided.

Other Adjustments

- **GIS OTPS Roll.** The Executive Plan proposes rolling \$733,000 in Geographic Information Systems (GIS) funding from Fiscal 2007 to Fiscal 2008.
- **ECTP Maintenance Funding Re-Estimate.** The Executive Plan removes \$31 million from DoITT's Fiscal 2007 budget in recognition of re-estimated costs associated with maintenance for the City's Emergency Communication Transformation Program, or ECTP.
- **Lease Adjustments.** City funds totaling approximately \$1.5 million are being added to DoITT's annual lease budget beginning in Fiscal 2008.
- **Heat, Light and Power Adjustment.** City funds totaling \$186,000 in Fiscal 2007 and \$342,000 annually beginning in Fiscal 2008 are being added to the agency's heat, light and power budget.

THE COUNCIL
JOINT REPORT OF THE LAND USE COMMITTEE
AND THE
SUBCOMMITTEE ON LANDMARKS, PUBLIC SITING
AND MARITIME USES

Preconsidered L.U. No. ____ (Res. No. ____)

By Council Members Katz and Lappin

SUBJECT

QUEENS CB - 5

20075210 SCQ

Application pursuant to Section 1732 of the New York School Construction Authority Act, concerning the proposed site selection for a new 650-seat primary/intermediate school facility located at 65th Drive, Juniper Valley Road, 69th Place and 70th Street in the Middle Village section of Queens (Block 3027, Lot 37), in DOE Region No. 4, Community School District No. 24.

INTENT

To address the needs of the community and alleviate overcrowding.

PUBLIC HEARING

DATE: May 15, 2007

Witnesses in Favor: One

Witnesses Against: None

Page 2 of 2

20075210 SCQ

Preconsidered L.U. No. ____ (Res. No. ____)

SUBCOMMITTEE RECOMMENDATION

DATE: May 15, 2007

The Subcommittee recommends that the Land Use Committee approve the Site Plan.

In Favor:

Lappin

Barron

Comrie

Liu

Martinez

Arroyo

Mendez

Oddo

Against:

None

Abstain:

None

COMMITTEE ACTION

DATE: May 17, 2007

The Committee recommends that the Council _____.

In Favor:

Against:

Abstain:

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

Resolution approving the site plan for a new, approximately 650-seat primary/intermediate public school facility to be located generally on the block bounded by 65th Drive, Juniper Valley Road, 69th Place, and 70th Street in the Middle Village section of Queens (Block 3027/Lot 37), Queens (Non-ULURP No. 20075210 SCQ; Preconsidered L.U. No. ____).

By Council Members Katz and Lappin

WHEREAS, the New York City School Construction Authority submitted to the Council on May 10, 2007, a site plan pursuant to Section 1732 of the New York State Public Authorities Law for a new, approximately 650-seat primary/intermediate public school facility known as P.S./I.S. 128, Queens, accommodating students from pre-kindergarten through eighth grade, to be located generally on the block bounded by 65th Drive, Juniper Valley Road, 69th Place, and 70th Street in the Middle Village section of Queens (Block 3027/Lot 37), in DOE Instructional Region No. 4/Community School District No. 24, Community Board No. 5, Borough of Queens (the "Site Plan");

WHEREAS, the Site Plan is subject to review and action by the Council pursuant to Section 1732 of the New York State Public Authorities Law;

WHEREAS, upon due notice, the Council held a public hearing on the Site Plan on May 15, 2007;

WHEREAS, the Council has considered the relevant environmental issues and the Conditional Negative Declaration issued April 3, 2007 (SEQR Project Number 07-013); and

WHEREAS, the Council has considered the land use implications and other policy issues relating to the Site Plan;

RESOLVED:

The Council finds that the action described herein will have no significant effect on the environment; and

Pursuant to Section 1732 of the Public Authorities Law, the Council approves the Site Plan.

Page 2 of 2
20075210 SCQ
Res. No. ____ (L.U. No. ____)

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 _____, 2007, on file in this office.

.....
City Clerk, Clerk of The Council

THE COUNCIL
JOINT REPORT OF THE LAND USE COMMITTEE
AND THE
SUBCOMMITTEE ON PLANNING, DISPOSITIONS
AND CONCESSIONS

L.U. No. 375 (Res. No. ____)

By Council Members Katz and Garodnick

SUBJECT

MANHATTAN CB - 10

C 070258 HAM

City Planning Commission decision approving 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 2735 Frederick Douglass Boulevard (Block 2045; Lot 13) as an Urban Development Action Area (the "Area");
 - b. an Urban Development Action Area Project for such area (the "Project"); and
- 2) pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer selected by HPD.

By letter dated May 15, 2007, the Department of Housing Preservation and Development withdrew the application.

SUBCOMMITTEE RECOMMENDATION

DATE: May 15, 2007

The Subcommittee recommends that the Land Use Committee approve the motion to file pursuant to withdrawal.

In Favor:	Against:	Abstain:
Garodnick	None	None
Baez		
Gonzalez		
Dickens		
Ignizio		

COMMITTEE ACTION

DATE: May 17, 2007

The Committee recommends that the Council _____.

In Favor:	Against:	Abstain:
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THE COUNCIL OF THE CITY OF NEW YORK
RESOLUTION NO. ____

Resolution approving a motion to file pursuant to withdrawal the decision of the City Planning Commission on an application submitted by the Department of Housing Preservation and Development, ULURP No. C 070258 HAM, approving the designation of property located at 2735 Frederick Douglass Boulevard (Block 2045; Lot 13), Manhattan, as an Urban Development Action Area, approving the project for the area as an Urban Development Action Area Project, and approving the disposition of such property to a developer selected by the Department of Housing Preservation and Development (L.U. No. 375; C 070258 HAM).

By Council Members Katz and Garodnick

WHEREAS, the City Planning Commission filed with the Council on April 13, 2007 its decision dated April 11, 2007 (the "Decision"), on the application submitted by the Department of Housing Preservation and Development pursuant to Section 197-c of the New York City Charter and Article 16 of the General Municipal Law of New York State regarding:

- a) the designation of property located at 2735 Frederick Douglass Boulevard (Block 2045; Lot 13), as an Urban Development Action Area (the "Area");
- b) an Urban Development Action Area Project for such area (the "Project"); and

pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer selected by the Department of Housing Preservation and Development to facilitate development of a building, with 7 and 9 story elements, tentatively known as West 146th Condominiums, with approximately 34 residential units, and commercial uses to be developed under the Quality Housing Program (the "Disposition"), Community District 10, Borough of Manhattan (ULURP No. C 070258 HAM) (the "Application");

WHEREAS, by letter dated May 15, 2007, the Department of Housing Preservation and Development withdrew the application.

RESOLVED:

The Council approves the motion to file pursuant to withdrawal in accord with Rules 6.40a and 11.80 of the Rules of the Council and Section 2-02(d) of the New York City Rules and Regulations.

Page 2 of 2
C 070258 HAM
Res. No. ____ (L.U. No. 375)

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 _____, 2007, on file in this office.

.....
City Clerk, Clerk of The Council

THE COUNCIL
JOINT REPORT OF THE LAND USE COMMITTEE
AND THE
SUBCOMMITTEE ON PLANNING, DISPOSITIONS
AND CONCESSIONS

L.U. No. 376 (Res. No. ____)

By Council Members Katz and Garodnick

SUBJECT

MANHATTAN CB - 10

C 070259 HAM

City Planning Commission decision approving 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 2110, 2112, 2114, 2116, 2118 Frederick Douglass Boulevard (Block 1830; Lots 1, 2, 102, 3 and 4) 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 property located at 2112, 2116, and 2118 Frederick Douglass Boulevard (Block 1830, Lots 2, 3, and 4) to a developer selected by HPD.

INTENT

To facilitate development of a nine-story mixed-use building, tentatively known as The Savannah, with approximately 38 residential units, retail and community facility uses.

Page 2 of 2
C 070259 HAM
L.U. No. 376 (Res. No. ____)

PUBLIC HEARING

DATE: May 15, 2007

Witnesses in Favor: Four

Witnesses Against: One

SUBCOMMITTEE RECOMMENDATION

DATE: May 15, 2007

The Subcommittee recommends that the Land Use Committee approve the disposition, designation and project, make the findings required by Article 16 of the General Municipal Law and approve the decision of the City Planning Commission.

In Favor:

Garodnick

Baez

Gonzalez

Dickens

Ignizio

Against:

None

Abstain:

None

COMMITTEE ACTION

DATE: May 17, 2007

The Committee recommends that the Council _____

In Favor:

Against:

Abstain:

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

Resolution approving the decision of the City Planning Commission on an application submitted by the Department of Housing Preservation and Development, ULURP No. C 070259 HAM, approving the designation of property located at 2110, 2112, 2114, 2116, 2118 Frederick Douglass Boulevard (Block 1830; Lots 1, 2, 102, 3 and 4), Manhattan, as an Urban Development Action Area, approving the project for the area as an Urban Development Action Area Project, and approving the disposition of property located at 2112, 2116, and 2118 Frederick Douglass Boulevard (Block 1830, Lots 2, 3, and 4), Manhattan, to a developer selected by the Department of Housing Preservation and Development (L.U. No. 376; C 070259 HAM).

By Council Members Katz and Garodnick

WHEREAS, the City Planning Commission filed with the Council on April 13, 2007 its decision dated April 11, 2007 (the "Decision"), on the application submitted by the Department of Housing Preservation and Development pursuant to Section 197-c of the New York City Charter and Article 16 of the General Municipal Law of New York State regarding:

- a) the designation of property located at 2110, 2112, 2114, 2116, 2118 Frederick Douglass Boulevard (Block 1830; Lots 1, 2, 102, 3 and 4), as an Urban Development Action Area (the "Area");
- b) an Urban Development Action Area Project for such area (the "Project"); and

pursuant to Section 197-c of the New York City Charter for the disposition of property located at 2112, 2116, and 2118 Frederick Douglass Boulevard (Block 1830, Lots 2, 3, and 4), to a developer selected by the Department of Housing Preservation and Development to facilitate development of a nine-story mixed-use building, tentatively known as The Savannah, with approximately 38 residential units, retail and community facility uses (the "Disposition"), Community District 10, Borough of Manhattan (ULURP No. C 070259 HAM) (the "Application");

WHEREAS, the Decision is subject to review and action by the Council pursuant to Section 197-d(b)(1) of the City Charter;

WHEREAS, the Application and Decision are subject to review and action by the Council pursuant to Article 16 of the General Municipal Law of New York State;

WHEREAS, the New York City Department of Housing Preservation and Development ("HPD") submitted to the Council its recommendations regarding the Application on April 5, 2007;

WHEREAS, upon due notice, the Council held a public hearing on the Application and Decision on May 15, 2007;

WHEREAS, the Council has considered the land use and financial implications and other policy issues relating to the Application;

RESOLVED:

Pursuant to Section 197-d, the Council approves the decision of the City Planning Commission (C 070259 HAM).

The Council finds that the present status of the Disposition 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 Disposition 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.

The Council approves the disposition of said property to a developer selected by the Department of Housing Preservation and Development.

Page 3 of 3
C 070259 HAM
Res. No. ____ (L.U. No. 376)

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 _____, 2007, on file in this office.

.....
City Clerk, Clerk of The Council

THE COUNCIL
JOINT REPORT OF THE LAND USE COMMITTEE
AND THE
SUBCOMMITTEE ON PLANNING, DISPOSITIONS
AND CONCESSIONS

L.U. No. 386 (Res. No. ____)

By Council Members Katz and Garodnick

SUBJECT

BRONX CB - 4

C 070256 HAX

City Planning Commission decision approving 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 1434 and 1438 Morris Avenue (Block 2786, Lots 12 and 13) 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 selected by HPD.

INTENT

To facilitate development of a six-story building, tentatively known as POKO South Bronx Condominiums I, with approximately 21 residential units.

PUBLIC HEARING

DATE: May 15, 2007

Witnesses in Favor: Two

Witnesses Against: None

SUBCOMMITTEE RECOMMENDATION

DATE: May 15, 2007

The Subcommittee recommends that the Land Use Committee approve the disposition, designation and project, make the findings required by Article 16 of the General Municipal Law and approve the decision of the City Planning Commission.

In Favor:

Garodnick

Baez

Gonzalez

Dickens

Ignizio

Against:

None

Abstain:

None

COMMITTEE ACTION

DATE: May 17, 2007

The Committee recommends that the Council _____.

In Favor:

Against:

Abstain:

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

Resolution approving the decision of the City Planning Commission on an application submitted by the Department of Housing Preservation and Development, ULURP No. C 070256 HAX, approving the designation of property located at 1434 and 1438 Morris Avenue (Block 2786, Lots 12 and 13), the Bronx, as an Urban Development Action Area, approving the project for the area as an Urban Development Action Area Project, and approving the disposition of such property to a developer selected by the Department of Housing Preservation and Development (L.U. No. 386; C 070256 HAX).

By Council Members Katz and Garodnick

WHEREAS, the City Planning Commission filed with the Council on April 27, 2007 its decision dated April 25, 2007 (the "Decision"), on the application submitted by the Department of Housing Preservation and Development pursuant to Section 197-c of the New York City Charter and Article 16 of the General Municipal Law of New York State regarding:

- a) the designation of property located at 1434 and 1438 Morris Avenue (Block 2786, Lots 12 and 13), as an Urban Development Action Area (the "Area");
- b) an Urban Development Action Area Project for such area (the "Project"); and

pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer selected by the Department of Housing Preservation and Development to facilitate development of a six-story building, tentatively known as POKO South Bronx Condominiums I, with approximately 21 residential units to be developed under the Department of Housing, Preservation and Development's New Foundations Homeownership Program (the "Disposition"), Community District 4, Borough of the Bronx (ULURP No. C 070256 HAX) (the "Application");

WHEREAS, the Decision is subject to review and action by the Council pursuant to Section 197-d(b)(1) of the City Charter;

Page 2 of 3

C 070256 HAX

Res. No. ____ (L.U. No. 386)

WHEREAS, the Application and Decision are subject to review and action by the Council pursuant to Article 16 of the General Municipal Law of New York State;

WHEREAS, the New York City Department of Housing Preservation and Development ("HPD") submitted to the Council its recommendations regarding the Application on _____, 2007;

WHEREAS, upon due notice, the Council held a public hearing on the Application and Decision on May 15, 2007;

WHEREAS, the Council has considered the land use and financial implications and other policy issues relating to the Application;

RESOLVED:

Pursuant to Section 197-d, the Council approves the decision of the City Planning Commission (C 070259 HAM).

The Council finds that the present status of the Disposition 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 Disposition 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.

The Council approves the disposition of said property to a developer selected by the Department of Housing Preservation and Development.

Page 3 of 3

C 070256 HAX

Res. No. ____ (L.U. No. 386)

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 _____, 2007, on file in this office.

.....
City Clerk, Clerk of The Council

THE COUNCIL
JOINT REPORT OF THE LAND USE COMMITTEE
AND THE
SUBCOMMITTEE ON PLANNING, DISPOSITIONS
AND CONCESSIONS

L.U. No. 420 (Res. No. ____)

By Council Members Katz and Garodnick

SUBJECT

MANHATTAN CB - 10

C 070283 HUM

City Planning Commission decision approving an application submitted by the Department of Housing Preservation and Development (HPD) pursuant to Section 505 of Article 15 of the General Municipal (Urban Renewal) Law of New York State and Section 197-c of the New York City Charter, for the 1st amendment to the Central Harlem East Urban Renewal Plan for the Central Harlem East Urban Renewal Area.

INTENT

To facilitate development of a six-story building, tentatively known as the West 128th Street Apartments, with approximately 27 residential units.

PUBLIC HEARING

DATE: May 15, 2007

Witnesses in Favor: Three

Witnesses Against: One

SUBCOMMITTEE RECOMMENDATION

DATE: May 15, 2007

The Subcommittee recommends that the Land Use Committee approve the designation of the area, approve the plan, make the findings required by Article 15 of the General Municipal Law and approve the decision of the City Planning Commission.

In Favor:	Against:	Abstain:
Garodnick	None	None
Baez		
Gonzalez		
Dickens		
Ignizio		

COMMITTEE ACTION

DATE: May 17, 2007

The Committee recommends that the Council _____

In Favor:	Against:	Abstain:
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THE COUNCIL OF THE CITY OF NEW YORK
RESOLUTION NO. ____

Resolution approving the 1st Amended Central Harlem East Urban Renewal Plan, approving the designation of the area and approving the decision of the City Planning Commission on ULURP No. C 070283 HUM (L.U. No. 420).

By Council Members Katz and Garodnick

WHEREAS, the City Planning Commission filed with the Council on April 27, 2007, its decision and report dated April 25, 2007 (the "Decision"), on the application submitted by the New York City Department of Housing Preservation and Development ("HPD"), pursuant to Section 505 of Article 15 of the General Municipal Law of New York State and Section 197-c of the New York City Charter, regarding the proposed First Amended Urban Renewal Plan (the "Plan") for the Central Harlem East Urban Renewal Area (the "Area") (ULURP No. C 070283 HUM), Community District 10, Borough of Manhattan (the "Application");

WHEREAS, the Application is related to ULURP Application Number C 0780284 HAM (L.U. No. 421), an urban development action area project designation and project approval, and disposition of city-owned property;

WHEREAS, the City Planning Commission has certified that the Plan for the Area complies with the provisions of Section 502 of the General Municipal Law, conforms to the comprehensive community plan for the development of the municipality as a whole and is consistent with local objectives, and that the Plan is in conformity with the findings and designation of the Area;

WHEREAS, the Decision is subject to review and action by the Council pursuant to Section 197-d(b)(1) of the City Charter;

WHEREAS, the Area Designation is subject to review and action by the Council pursuant to Section 504 of the General Municipal Law;

WHEREAS, the Plan is subject to review and action by the Council pursuant to Section 505 of the General Municipal Law;

WHEREAS, the New York City Department of Housing Preservation and Development submitted to the Council its recommendations regarding the Application on April 5, 2007;

WHEREAS, upon due notice, the Council held a public hearing on the Decision and the Plan on May 15, 2007;

WHEREAS, the Council has considered the land use implications and other policy issues relating to the Decision and the Plan;

RESOLVED:

Pursuant to Section 504 of the General Municipal Law, the Council approves the Designation of the Area.

Pursuant to Section 505(4) of the General Municipal Law, the Council finds that:

1. The Area is a substandard or insanitary area or is in danger of becoming a substandard or insanitary area and tends to impair or arrest the sound growth and development of the municipality;
2. The financial aid to be provided to the municipality is necessary to enable the project to be undertaken in accordance with the Plan;
3. The Plan affords maximum opportunity to private enterprise, consistent with the sound needs of the municipality as a whole, for the undertaking of an urban renewal program;
4. The Plan conforms to a comprehensive community plan for the development of the municipality as a whole;
5. There is a feasible method for the relocation of families and individuals displaced from the Area into decent, safe and sanitary dwellings, which are or will be provided in the Area or in other areas not generally less desirable in regard to public utilities and public and commercial facilities, at rents or prices within the financial means of such families or individuals, and reasonably accessible to their places of employment; and

Page 3 of 3

C 070283 HUM

Res. No. ____ (L.U. No. 420)

6. The undertaking and carrying out of the urban renewal activities in stages is in the best public interest and will not cause any additional or increased hardship to the residents of the Area.

Pursuant to Section 505 of the General Municipal Law, the Council approves the First Amended Urban Renewal Plan for the Central Harlem East Urban Renewal Area, dated November 2006.

Pursuant to Section 197-d of the New York City Charter, and on the basis of the Decision and Application, the Council approves the Decision.

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 _____, 2007, on file in this office.

.....
City Clerk, Clerk of The Council

THE COUNCIL
JOINT REPORT OF THE LAND USE COMMITTEE
AND THE
SUBCOMMITTEE ON PLANNING, DISPOSITIONS
AND CONCESSIONS

L.U. No. 421 (Res. No. ____)

By Council Members Katz and Garodnick

SUBJECT

MANHATTAN CB - 10

C 070284 HAM

City Planning Commission decision approving 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 27, 25, 23, and 21 West 128th Street (Block 1726; Lots 24, 124, 25 and 26), Site 2 of the Central Harlem East Urban Renewal Area, as an Urban Development Action Area (the "Area"); and
 - b. an Urban Development Action Area Project for such area (the "Project"); and
- 2) pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer selected by HPD.

INTENT

To facilitate development of a six-story building, tentatively known as the West 128th Street Apartments, with approximately 27 residential units.

PUBLIC HEARING

DATE: May 15, 2007

Witnesses in Favor: Three

Witnesses Against: One

SUBCOMMITTEE RECOMMENDATION

DATE: May 15, 2007

The Subcommittee recommends that the Land Use Committee approve the disposition, designation and project, make the findings required by Article 16 of the General Municipal Law and approve the decision of the City Planning Commission.

In Favor:	Against:	Abstain:
Garodnick	None	None
Baez		
Gonzalez		
Dickens		
Ignizio		

COMMITTEE ACTION

DATE: May 17, 2007

The Committee recommends that the Council _____

In Favor:	Against:	Abstain:
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THE COUNCIL OF THE CITY OF NEW YORK
RESOLUTION NO. ____

Resolution approving the decision of the City Planning Commission on an application submitted by the Department of Housing Preservation and Development, ULURP No. C 070284 HAM, approving the designation of property located at 27, 25, 23, and 21 West 128th Street (Block 1726; Lots 24, 124, 25 and 26), Site 2 of the Central Harlem East Urban Renewal Area, Manhattan, as an Urban Development Action Area, approving the project for the area as an Urban Development Action Area Project, and approving the disposition of such property to a developer selected by the Department of Housing Preservation and Development (L.U. No. 421; C 070284 HAM).

By Council Members Katz and Garodnick

WHEREAS, the City Planning Commission filed with the Council on April 27, 2007 its decision dated April 25, 2007 (the "Decision"), on the application submitted by the Department of Housing Preservation and Development pursuant to Section 197-c of the New York City Charter and Article 16 of the General Municipal Law of New York State regarding:

- a) the designation of property located at 27, 25, 23, and 21 West 128th Street (Block 1726; Lots 24, 124, 25 and 26), Site 2 of the Central Harlem East Urban Renewal Area, as an Urban Development Action Area (the "Area");
- b) an Urban Development Action Area Project for such area (the "Project"); and

pursuant to Section 197-c of the New York City Charter for the disposition such property to a developer selected by the Department of Housing Preservation and Development to facilitate development of a six-story building, tentatively known as the West 128th Street Apartments, with approximately 27 residential units, to be developed under the Department of Housing Preservation and Development's Mixed Income Rental Program (the "Disposition"), Community District 10, Borough of Manhattan (ULURP No. C 070284 HAM) (the "Application");

WHEREAS, the Application is related to ULURP Application Number C 070283 HUM (L.U. No. 420), an amendment to an Urban Renewal Plan;

WHEREAS, the Decision is subject to review and action by the Council pursuant to Section 197-d(b)(1) of the City Charter;

WHEREAS, the Application and Decision are subject to review and action by the Council pursuant to Article 16 of the General Municipal Law of New York State;

WHEREAS, the New York City Department of Housing Preservation and Development ("HPD") submitted to the Council its recommendations regarding the Application on April 5, 2007;

WHEREAS, upon due notice, the Council held a public hearing on the Application and Decision on May 15, 2007;

WHEREAS, the Council has considered the land use and financial implications and other policy issues relating to the Application;

RESOLVED:

Pursuant to Section 197-d, the Council approves the decision of the City Planning Commission (C 070284 HAM).

The Council finds that the present status of the Disposition 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 Disposition 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.

The Council approves the disposition of said property to a developer selected by the Department of Housing Preservation and Development.

Page 3 of 3

C 070284 HAM

Res. No. ____ (L.U. No. 421)

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 _____, 2007, on file in this office.

.....
City Clerk, Clerk of The Council

THE COUNCIL
JOINT REPORT OF THE LAND USE COMMITTEE
AND THE
SUBCOMMITTEE ON LANDMARKS, PUBLIC SITING
AND MARITIME USES

L.U. No. 431 (Res. No. ____)

By Council Members Katz and Lappin

SUBJECT

QUEENS CB - 1

20075299 HKQ (N 070369 HKQ)

Designation by the Landmarks Preservation Commission (List No. 386, LP-2172) pursuant to Section 3020 of the New York City Charter of the Sohmer & Company Piano Factory Building, located at 31-01 Vernon Boulevard (a.k.a. 11-02 to 11-16 31st Avenue) (Tax Map Block 503, Lot 5, in part), as a historic landmark.

PUBLIC HEARING

DATE: May 15, 2007

Witnesses in Favor: One

Witnesses Against: None

SUBCOMMITTEE RECOMMENDATION

DATE: May 15, 2007

The Subcommittee recommends that the Land Use Committee affirm the designation.

In Favor:
Lappin
Barron
Comrie

Against:
None

Abstain:
None

Page 2 of 2

20075299 HKQ (N 070369 HKQ)

L.U. No. 431 (Res. No. ____)

Cont'd

Liu

Martinez

Arroyo

Mendez

Oddo

COMMITTEE ACTION

DATE: May 17, 2007

The Committee recommends that the Council _____.

In Favor:

Against:

Abstain:

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

Resolution affirming the designation by the Landmarks Preservation Commission of the Sohmer & Company Piano Factory Building, located at 31-01 Vernon Boulevard, Queens, Designation List No. 386, LP-2172 (L.U. No. 431; 20075299 HKQ (N 070369 HKQ)).

By Council Members Katz and Lappin

WHEREAS, the Landmarks Preservation Commission filed with the Council on March 7, 2007, a copy of its designation dated February 27, 2007 (the "Designation"), of the Sohmer & Company Piano Factory Building, located at 31-01 Vernon Boulevard (a.k.a. 11-02 to 11-16 31st Avenue), Community District 1, Borough of Queens, as a landmark and Block 503, Lot 5, in part, as its landmark site pursuant to Section 3020 of the New York City Charter;

WHEREAS, the Designation is subject to review by the Council pursuant to Section 3020 of the City Charter;

WHEREAS, the City Planning Commission submitted to the Council on April 16, 2007 its report on the Designation dated April 11, 2007 (the "Report");

WHEREAS, upon due notice, the Council held a public hearing on the Designation on May 15, 2007; and

WHEREAS, the Council has considered the land use implications and other policy issues relating to the Designation;

RESOLVED:

Pursuant to Section 3020 of the City Charter, and on the basis of the information and materials contained in the Designation and the Report, the Council affirms the Designation.

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 _____, 2007, on file in this office.

.....
City Clerk, Clerk of The Council

THE COUNCIL
JOINT REPORT OF THE LAND USE COMMITTEE
AND THE
SUBCOMMITTEE ON PLANNING, DISPOSITIONS
AND CONCESSIONS

L.U. No. 434 (Res. No. ____)

By Council Members Katz and Garodnick

SUBJECT

MANHATTAN CB - 11

C 070133 PPM

City Planning Commission decision approving an application submitted by the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the disposition of one (1) City-owned property located at 120 East 125th Street (Block 1773, Lot 62), pursuant to zoning.

INTENT

To remove the property from City ownership.

PUBLIC HEARING

DATE: May 15, 2007

Witnesses in Favor: Four

Witnesses Against: None

Page 2 of 2
C 070133 PPM
L.U. No. 434 (Res. No. ____)

SUBCOMMITTEE RECOMMENDATION

DATE: May 15, 2007

The Subcommittee recommends that the Land Use Committee approve the decision of the City Planning Commission with a modification.

In Favor:	Against:	Abstain:
Garodnick	None	None
Baez		
Gonzalez		
Dickens		
Ignizio		

COMMITTEE ACTION

DATE: May 17, 2007

The Committee recommends that the Council _____.

In Favor:	Against:	Abstain:
------------------	-----------------	-----------------

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

Resolution approving with modification the decision of the City Planning Commission on ULURP No. C 070133 PPM, the disposition of one (1) City-owned property located at 120 East 125th Street (Block 1773, Lot 62), Manhattan, (L.U. No. 434).

By Council Members Katz and Garodnick

WHEREAS, the City Planning Commission filed with the Council on April 10, 2007 its decision dated April 9, 2007 (the "Decision") on the application submitted pursuant to Section 197-c of the New York City Charter by the Department of Citywide Administrative Services, for the disposition of one (1) city-owned property pursuant to zoning, located at 120 East 125th Street (Block 1773, Lot 62), (ULURP No. C 070133 PPM), Community District 11, Borough of Manhattan (the "Application");

WHEREAS, the Decision is subject to review and action by the Council pursuant to Section 197-d(b)(3) of the City Charter;

WHEREAS, upon due notice, the Council held a public hearing on the Decision and Application on May 15, 2007; and

WHEREAS, the Council has considered the land use implications and other policy issues relating to the Decision and Application;

RESOLVED:

Pursuant to Section 197-d of the City Charter and on the basis of the Application and the Decision the Council approves the Decision with the modification:

That the disposition is restricted to community facility uses only.

Page 2 of 2

C 070133 PPM

Res. No. ____ (L.U. No. 434)

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 _____, 2007, on file in this office.

.....
City Clerk, Clerk of The Council

THE COUNCIL
JOINT REPORT OF THE LAND USE COMMITTEE
AND THE
SUBCOMMITTEE ON PLANNING, DISPOSITIONS
AND CONCESSIONS

L.U. No. 435 (Res. No. ____)

By Council Members Katz and Garodnick

SUBJECT

BROOKLYN CB - 6

C 070134 PPK

City Planning Commission decision approving an application submitted by the Department of Citywide Administrative Services (DCAS), pursuant to Section 197-c of the New York City Charter, for the disposition of one (1) City-owned property located at 299 DeGraw Street (Block 414, Lot 61), pursuant to zoning.

INTENT

To remove the property from City ownership.

PUBLIC HEARING

DATE: May 15, 2007

Witnesses in Favor: Five

Witnesses Against: None

Page 2 of 2
C 070134 PPK
L.U. No. 435 (Res. No. ____)

SUBCOMMITTEE RECOMMENDATION

DATE: May 15, 2007

The Subcommittee recommends that the Land Use Committee approve the decision of the City Planning Commission with modifications.

In Favor:	Against:	Abstain:
Garodnick	None	None
Baez		
Gonzalez		
Dickens		

COMMITTEE ACTION

DATE: May 17, 2007

The Committee recommends that the Council _____.

In Favor:	Against:	Abstain:
------------------	-----------------	-----------------

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

Resolution approving with modifications the decision of the City Planning Commission on ULURP No. C 070134 PPK, the disposition of one (1) City-owned property located at 299 DeGraw Street (Block 414, Lot 61), Brooklyn, (L.U. No. 435).

By Council Members Katz and Garodnick

WHEREAS, the City Planning Commission filed with the Council on April 10, 2007 its decision dated April 9, 2007 (the "Decision") on the application submitted pursuant to Section 197-c of the New York City Charter by the Department of Citywide Administrative Services, for the disposition of one (1) City-owned property pursuant to zoning, located at 299 DeGraw Street (Block 414, Lot 61), (ULURP No. C 070134 PPK), Community District 6, Borough of Brooklyn (the "Application");

WHEREAS, the Decision is subject to review and action by the Council pursuant to Section 197-d(b)(3) of the City Charter;

WHEREAS, upon due notice, the Council held a public hearing on the Decision and Application on May 15, 2007; and

WHEREAS, the Council has considered the land use implications and other policy issues relating to the Decision and Application;

RESOLVED:

Pursuant to Section 197-d of the City Charter and on the basis of the Application and the Decision the Council approves the Decision with the following modifications:

1. The disposition shall be restricted to community facility uses only;
2. The disposition shall be for a term not to exceed twenty (20) years and one (1) day.

Page 2 of 2

C 070134 PPK

Res. No. ____ (L.U. No. 435)

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 _____, 2007, on file in this office.

.....
City Clerk, Clerk of The Council

THE COUNCIL
JOINT REPORT OF THE LAND USE COMMITTEE
AND THE
SUBCOMMITTEE ON PLANNING, DISPOSITIONS
AND CONCESSIONS

L.U. No. 436 (Res. No. ____)

By Council Members Katz and Garodnick

SUBJECT

QUEENS CB - 14

C 070136 PPQ

City Planning Commission decision approving an application submitted by the Department of Citywide Administrative Services (DCAS), pursuant to Section 197-c of the New York City Charter, for the disposition of one (1) City-owned property located at 58-03 Rockaway Beach Boulevard (Block 15926, Lot 44), pursuant to zoning.

INTENT

To remove the property from City ownership.

PUBLIC HEARING

DATE: May 15, 2007

Witnesses in Favor: Three

Witnesses Against: None

Page 2 of 2
C 070136 PPQ
L.U. No. 436 (Res. No. ____)

SUBCOMMITTEE RECOMMENDATION

DATE: May 15, 2007

The Subcommittee recommends that the Land Use Committee approve the decision of the City Planning Commission with a modification.

In Favor:	Against:	Abstain:
Garodnick	None	None
Baez		
Gonzalez		
Dickens		

COMMITTEE ACTION

DATE: May 17, 2007

The Committee recommends that the Council _____

In Favor:	Against:	Abstain:
------------------	-----------------	-----------------

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

Resolution approving with modification the decision of the City Planning Commission on ULURP No. C 070136 PPQ, the disposition of one (1) City-owned property located at 58-03 Rockaway Beach Boulevard (Block 15926, Lot 44), Queens (L.U. No. 436).

By Council Members Katz and Garodnick

WHEREAS, the City Planning Commission filed with the Council on April 10, 2007 its decision dated April 9, 2007 (the "Decision") on the application submitted pursuant to Section 197-c of the New York City Charter by the Department of Citywide Administrative Services, for the disposition of one (1) City-owned property pursuant to zoning, located at 58-03 Rockaway Beach Boulevard (Block 15926, Lot 44), (ULURP No. C 070136 PPQ), Community District 14, Borough of Queens (the "Application");

WHEREAS, the Decision is subject to review and action by the Council pursuant to Section 197-d(b)(3) of the City Charter;

WHEREAS, upon due notice, the Council held a public hearing on the Decision and Application on May 15, 2007; and

WHEREAS, the Council has considered the land use implications and other policy issues relating to the Decision and Application;

RESOLVED:

Pursuant to Section 197-d of the City Charter and on the basis of the Application and the Decision the Council approves the Decision with the modification that the disposition is restricted to community facility uses only.

Page 2 of 2
C 070136 PPQ
Res. No. ____ (L.U. No. 436)

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 _____, 2007, on file in this office.

.....
City Clerk, Clerk of The Council

THE COUNCIL
JOINT REPORT OF THE LAND USE COMMITTEE
AND THE
SUBCOMMITTEE ON PLANNING, DISPOSITIONS
AND CONCESSIONS

L.U. No. 445 (Res. No. ____)

By Council Members Katz and Garodnick

SUBJECT

BROOKLYN CB - 1

C 070135 PPK

City Planning Commission decision approving an application submitted by the Department of Citywide Administrative Services (DCAS), pursuant to Section 197-c of the New York City Charter, for the disposition of one (1) City-owned property located at 136 Wythe Avenue (Block 2309, Lot 22), pursuant to zoning.

INTENT

To remove the property from City ownership.

PUBLIC HEARING

DATE: May 15, 2007

Witnesses in Favor: Three

Witnesses Against: None

Page 2 of 2
C 070135 PPK
L.U. No. 445 (Res. No. ____)

SUBCOMMITTEE RECOMMENDATION

DATE: May 15, 2007

The Subcommittee recommends that the Land Use Committee approve the decision of the City Planning Commission as modified.

In Favor:
Garodnick
Baez
Gonzalez
Dickens

Against:
None

Abstain:
None

COMMITTEE ACTION

DATE: May 17, 2007

The Committee recommends that the Council _____.

In Favor:

Against:

Abstain:

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

Resolution approving with modification the decision of the City Planning Commission on ULURP No. C 070135 PPK, the disposition of one (1) City-owned property located at 136 Wythe Avenue (Block 2309, Lot 22), Brooklyn (L.U. No. 445).

By Council Members Katz and Garodnick

WHEREAS, the City Planning Commission filed with the Council on April 10, 2007 its decision dated April 9, 2007 (the "Decision") on the application submitted pursuant to Section 197-c of the New York City Charter by the Department of Citywide Administrative Services, for the disposition of one (1) City-owned property pursuant to zoning, located at 136 Wythe Avenue (Block 2309, Lot 22), (ULURP No. C 070135 PPK), Community District 1, Borough of Brooklyn (the "Application");

WHEREAS, the Decision is subject to review and action by the Council pursuant to Section 197-d(b)(3) of the City Charter;

WHEREAS, upon due notice, the Council held a public hearing on the Decision and Application on May 15, 2007; and

WHEREAS, the Council has considered the land use implications and other policy issues relating to the Decision and Application;

RESOLVED:

Pursuant to Section 197-d of the City Charter and on the basis of the Application and the Decision the Council approves the Decision with the modification that the disposition is restricted to community facility uses only.

Page 2 of 2

C 070135 PPK

Res. No. ____ (L.U. No. 445)

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 _____, 2007, on file in this office.

.....
City Clerk, Clerk of The Council

THE COUNCIL
JOINT REPORT OF THE LAND USE COMMITTEE
AND THE
SUBCOMMITTEE ON LANDMARKS, PUBLIC SITING
AND MARITIME USES

L.U. No. 450 (Res. No. ____)

By Council Members Katz and Lappin

SUBJECT

MANHATTAN CB - 2

20075319 HKM (N 070388 HKM)

Designation by the Landmarks Preservation Commission (List No. 387, LP 2210) pursuant to Section 3020 of the New York City Charter of the 354 West 11th Street House, located at 354 West 11th Street (Block 637, Lot 63), as an historic landmark.

PUBLIC HEARING

DATE: May 15, 2007

Witnesses in Favor: Five

Witnesses Against: None

SUBCOMMITTEE RECOMMENDATION

DATE: May 15, 2007

The Subcommittee recommends that the Land Use Committee affirm the designation.

In Favor:

Lappin
Barron
Comrie
Liu
Martinez
Arroyo
Méndez
Oddo

Against:

None

Abstain:

None

Page 2 of 2

20075319 HKM (N 070388 HKM)

L.U. No. 450 (Res. No. ____)

COMMITTEE ACTION

DATE: May 17, 2007

The Committee recommends that the Council _____.

In Favor:

Against:

Abstain:

**THE COUNCIL OF THE CITY OF NEW YORK
RESOLUTION NO. ____**

Resolution affirming the designation by the Landmarks Preservation Commission of the 354 West 11th Street House, located at 354 West 11th Street (Block 637, Lot 63), Manhattan, Designation List No. 387, LP-2210 (L.U. No. 450; 20075319 HKM; N 070388 HKM).

By Council Members Katz and Lappin

WHEREAS, the Landmarks Preservation Commission filed with the Council on March 16, 2007 a copy of its designation dated March 6, 2007 (the "Designation"), of the 354 West 11th Street House, located at 354 West 11th Street, Community District 2, Borough of Manhattan, as a landmark and Block 637, Lot 63, as its landmark site pursuant to Section 3020 of the New York City Charter;

WHEREAS, the Designation is subject to review by the Council pursuant to Section 3020 of the City Charter;

WHEREAS, the City Planning Commission submitted to the Council on March 27, 2007 its report on the Designation dated March 25, 2007 (the "Report");

WHEREAS, upon due notice, the Council held a public hearing on the Designation on May 15, 2007; and

WHEREAS, the Council has considered the land use implications and other policy issues relating to the Designation; -

RESOLVED:

Pursuant to Section 3020 of the City Charter, and on the basis of the information and materials contained in the Designation and the Report, the Council affirms the Designation.

Page 2 of 2

20075319 HKM; N 070388 HKM

Res. No. ____ (L.U. No. 450)

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 _____, 2007, on file in this office.

.....
City Clerk, Clerk of The Council

THE COUNCIL
JOINT REPORT OF THE LAND USE COMMITTEE
AND THE
SUBCOMMITTEE ON LANDMARKS, PUBLIC SITING
AND MARITIME USES

L.U. No. 451 (Res. No. ____)

By Council Members Katz and Lappin

SUBJECT

MANHATTAN CB - 2

20075320 HKM (N 070389 HKM)

Designation by the Landmarks Preservation Commission (List No. 387, LP 2211) pursuant to Section 3020 of the New York City Charter of the 159 Charles Street House, located at 159 Charles Street (Block 637, Lot 40 in part), as an historic landmark.

PUBLIC HEARING

DATE: May 15, 2007

Witnesses in Favor: Five

Witnesses Against: None

SUBCOMMITTEE RECOMMENDATION

DATE: May 15, 2007

The Subcommittee recommends that the Land Use Committee affirm the designation.

In Favor:

Lappin
Barron
Comrie
Liu
Martinez
Arroyo
Mendez
Oddo

Against:

None

Abstain:

None

Page 2 of 2
20075320 HKM (N 070389 HKM)
L.U. No. 451 (Res. No. ____)

COMMITTEE ACTION

DATE: May 17, 2007

The Committee recommends that the Council _____

In Favor:

Against:

Abstain:

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

Resolution affirming the designation by the Landmarks Preservation Commission of the 159 Charles Street House, located at 159 Charles Street (Block 637, Lot 40 in part), Manhattan, Designation List No. 387, LP-2211 (L.U. No. 451; 20075320 HKM; N 070389 HKM).

By Council Members Katz and Lappin

WHEREAS, the Landmarks Preservation Commission filed with the Council on March 16, 2007 a copy of its designation dated March 6, 2007 (the "Designation"), of the 159 Charles Street House located at 159 Charles Street, Community District 2, Borough of Manhattan, as a landmark and Block 637, Lot 40 in part, as its landmark site pursuant to Section 3020 of the New York City Charter;

WHEREAS, the Designation is subject to review by the Council pursuant to Section 3020 of the City Charter;

WHEREAS, the City Planning Commission submitted to the Council on March 27, 2007 its report on the Designation dated March 25, 2007 (the "Report");

WHEREAS, upon due notice, the Council held a public hearing on the Designation on May 15, 2007; and

WHEREAS, the Council has considered the land use implications and other policy issues relating to the Designation;

RESOLVED:

Pursuant to Section 3020 of the City Charter, and on the basis of the information and materials contained in the Designation and the Report, the Council affirms the Designation.

Page 2 of 2

20075320 HKM; N 070389 HKM

Res. No. ____ (L.U. No. 451)

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 _____, 2007, on file in this office.

.....
City Clerk, Clerk of The Council

THE COUNCIL
JOINT REPORT OF THE LAND USE COMMITTEE
AND THE
SUBCOMMITTEE ON LANDMARKS, PUBLIC SITING
AND MARITIME USES

L.U. No. 452 (Res. No. ____)

By Council Members Katz and Lappin

SUBJECT

MANHATTAN CB - 10

20075321 HKM (N 070390 HKM)

Designation by the Landmarks Preservation Commission (List No. 387, LP 2212) pursuant to Section 3020 of the New York City Charter of the Keller Hotel located at 150 Barrow Street (a.k.a. 384-385 West Street, 384-385 West Side Highway, 384-385 Joe DiMaggio Highway) (Block 604, Lot 1), as an historic landmark.

PUBLIC HEARING

DATE: May 15, 2007

Witnesses in Favor: Five

Witnesses Against: None

SUBCOMMITTEE RECOMMENDATION

DATE: May 15, 2007

The Subcommittee recommends that the Land Use Committee affirm the designation.

In Favor:
Lappin
Barron
Comrie

Against:
None

Abstain:
None

Page 2 of 2

20075321 HKM (N 070390 HKM)

L.U. No. 452 (Res. No. ____)

Cont'd

Liu

Martinez

Arroyo

Mendez

Oddo

COMMITTEE ACTION

DATE: May 17, 2007

The Committee recommends that the Council _____

In Favor:

Against:

Abstain:

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

Resolution affirming the designation by the Landmarks Preservation Commission of the Keller Hotel located at 150 Barrow Street (a.k.a. 384-385 West Street, 384-385 West Side Highway, 384-385 Joe DiMaggio Highway) (Block 604, Lot 1), Manhattan, Designation List No. 387, LP-2212 (L.U. No. 452; 20075321 HKM; N 070390 HKM).

By Council Members Katz and Lappin

WHEREAS, the Landmarks Preservation Commission filed with the Council on March 16, 2007 a copy of its designation dated March 6, 2007 (the "Designation"), of the Keller Hotel located at 150 Barrow Street (a.k.a. 384-385 West Street, 384-385 West Side Highway, 384-385 Joe DiMaggio Highway), Community District 10, Borough of Manhattan, as a landmark and Block 604, Lot 1, as its landmark site pursuant to Section 3020 of the New York City Charter;

WHEREAS, the Designation is subject to review by the Council pursuant to Section 3020 of the City Charter;

WHEREAS, the City Planning Commission submitted to the Council on March 27, 2007 its report on the Designation dated March 25, 2007 (the "Report");

WHEREAS, upon due notice, the Council held a public hearing on the Designation on May 15, 2007; and

WHEREAS, the Council has considered the land use implications and other policy issues relating to the Designation;

RESOLVED:

Pursuant to Section 3020 of the City Charter, and on the basis of the information and materials contained in the Designation and the Report, the Council affirms the Designation.

Page 2 of 2
20075321 HKM; N 070390 HKM
Res. No. ____ (L.U. No. 452)

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 _____, 2007, on file in this office.

.....
City Clerk, Clerk of The Council

THE COUNCIL
JOINT REPORT OF THE LAND USE COMMITTEE
AND THE
SUBCOMMITTEE ON ZONING AND FRANCHISES

L.U. No. 454 (Res. No. ____)

By Council Members Katz and Avella

SUBJECT

MANHATTAN CB - 5

20075274 TCM

Application pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of 22 East 54th Street Restaurant Corporation, d/b/a Papillon, for a revocable consent to establish, maintain and operate an unenclosed small sidewalk café located at 22 East 54th Street.

INTENT

To allow an eating or drinking place located on a property which abuts the street to establish, maintain and operate an unenclosed service area on the sidewalk of such street.

PUBLIC HEARING

DATE: May 15, 2007

Witnesses in Favor: One

Witnesses Against: None

SUBCOMMITTEE RECOMMENDATION

DATE: May 15, 2007

The Subcommittee recommends that the Land Use Committee approve the Application.

In Favor:

Avella
Felder
Gioia
Jackson
Katz
McMahon
Seabrook
Sears

Against:

None

Abstain:

None

COMMITTEE ACTION

DATE: May 17, 2007

The Committee recommends that the Council _____.

In Favor:

Against:

Abstain:

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

Resolution approving the petition for a revocable consent for an unenclosed small sidewalk café located at 22 East 54th Street, Manhattan (20075274 TCM; L.U. No. 454).

By Council Members Katz and Avella

WHEREAS, the Department of Consumer Affairs filed with the Council on April 26, 2007, its approval dated April 26, 2007, of the petition of 22 East 54 Street Corp., d/b/a Papillon, for a revocable consent to establish, maintain and operate an unenclosed small sidewalk café located at 22 East 54th Street with six tables and 12 chairs for a 2-year term, Community District 5, Borough of Manhattan (the "Petition"), pursuant to Section 20-226 of the New York City Administrative Code (the "Administrative Code");

WHEREAS, the Petition is subject to review by the Council pursuant to Section 20-226(g) of the Administrative Code;

WHEREAS, upon due notice, the Council held a public hearing on the Petition on May 15, 2007; and

WHEREAS, the Council has considered the land use implications and other policy issues relating to the Petition;

RESOLVED:

Pursuant to Section 20-226 of the Administrative Code, the Council approves the Petition.

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 _____, 2007, on file in this office.

.....
City Clerk, Clerk of The Council

THE COUNCIL
JOINT REPORT OF THE LAND USE COMMITTEE
AND THE
SUBCOMMITTEE ON PLANNING, DISPOSITIONS
AND CONCESSIONS

L.U. Nos. 397, 405, 423, 440, 446, 447 and 448

Res. Nos. ____ through ____

By Council Members Katz and Garodnick

SUBJECT

Proposals subject to Council review and action pursuant to the Urban Development Action Area Act, Article 16 of the New York General Municipal Law, at the request of the Department of Housing Preservation and Development ("HPD"),

<u>ADDRESS</u>	<u>BLOCK/LOT</u>	<u>NON- ULURP NO.</u>	<u>L.U. NO.</u>	<u>PROGRAM PROJECT</u>
984 Lincoln Avenue	4531/20	2007525 HAK	397	New Foundations
988 Lincoln Avenue	4531/26			
998 Lincoln Avenue	4531/29			
985 Autumn Avenue Brooklyn	4531/38			
Beach 38 th Street	15954/1	20075313 HAQ	405	Partnership New Homes
Beach 37 th Street	15954/80,78,76			
Beach Channel Drive	15954/74			
3819 Beach Channel Drive	15828/22,23			
Beach 39 th Street	15828/20,80,100, /120,18,78,98,118			
342 Beach 40 th Street	15829/25			
344 Beach 40 th Street	15829/27			
346 Beach 40 th Street	15829/28			
Beach 40 th Street	15829/29,30,31,40			
Beach 39 th Street	15829/41,42,43			
333 Beach 39 th Street	15829/44			
329 Beach 39 th Street Queens	15829/46			

Page 2 of 4

L.U. Nos. 397, 405, 423, 440, 446, 447 and 448

Res. Nos. ____ through ____

<u>ADDRESS</u>	<u>BLOCK/LOT</u>	<u>NON- ULURP NO.</u>	<u>L.U. NO.</u>	<u>PROGRAM PROJECT</u>
1091 Prospect Avenue Bronx	2680/79	20075333 HAX	423	Neighborhood Redevelopment
Doscher Street	4249/p/o 61	20075381 HAK	440	New Foundations
597 Logan Street	4263/11			
591 Logan Street	4263/12			
1192 Dumont Avenue	4458/21			
426 Fountain Avenue	4458/23			
428 Fountain Avenue	4458/24			
644 Pine Street	4461/13			
560 Van Siclen Avenue Brooklyn	4073/48			
400 East 161 st Street Bronx	2382/5	20075471 HAX	446	Tenant Interim Lease
1938 Bergen Street	1452/44	20075472 HAX	447	New Foundations
1940 Bergen Street	1452/45			
1473 St. Marks Avenue	1452/81			
1471 St. Marks Avenue	1452/82			
1467 St. Marks Avenue	1452/84			
1465 St. Marks Avenue	1452/85			
1436 St. Marks Avenue	1457/31			
1687 Prospect Place Brooklyn	1457/78			
323 Atkins Avenue Brooklyn	4055/3	20075473 HAK	448	New Foundations

Page 3 of 4

L.U. Nos. 397, 405, 423, 440, 446, 447 and 448

Res. Nos. ____ through ____

INTENT

HPD requests that the Council:

1. Find that the present status of the Disposition Areas tends to impair or arrest the sound growth and development of the municipality and that the proposed Urban Development Action Area Project is consistent with the policy and purposes of Section 691 of the General Municipal Law;
2. Waive the area designation requirement of Section 693 of the General Municipal Law pursuant to said Section;
3. Waive the requirements of Sections 197-c and 197-d of the New York City Charter pursuant to Section 694 of the General Municipal Law;
4. Approve the projects as Urban Development Action Area Projects pursuant to Section 694 of the General Municipal Law; and
5. Approve an exemption of the projects from real property taxes pursuant to Section 696 of the General Municipal Law for L.U. Nos. 397, 405, 440, 447 and 448; and pursuant to Section 577 of the Private Housing Finance Law for L.U. No. 446.

PUBLIC HEARING

Date: May 15, 2007

Witnesses In Favor: Two

Witnesses Against: None

Page 4 of 4

L.U. Nos. 397, 405, 423, 440, 446, 447 and 448

Res. Nos. ____ through ____

SUBCOMMITTEE RECOMMENDATION

Date: May 15, 2007

The Subcommittee recommends that the Committee approve the proposals, grant the requests made by the Department of Housing Preservation and Development, and make the findings required by Article 16 of the General Municipal Law.

In Favor:

Garodnick

Baez

Gonzalez

Dickens

Against:

None

Abstain:

None

COMMITTEE ACTION

Date: May 17, 2007

The Committee recommends that the Council _____.

In Favor:

Against:

Abstain:

COMMITTEE ON LAND USE
SUMMARY OF TAX EXEMPTIONS - AGENDA ITEMS OF 5/17/07

LU No.	ULURP No.	Program	Borough/CB	Council Districts	Buildings / Units	Term of Exemption	First Year Full Amount	Total Exempt Amount	Total Exemption Amount per Unit	NPV	NPV @ 6% per Unit
LU 397	2007/5265 HAK	New Foundations	Brooklyn/5	42	15/29	2007-2026 (20 Years)	\$ 50,772	\$ 1,179,373	\$ 40,668	\$ 716,941	\$ 24,722
LU 405	2007/5313H/AQ	Partnership	Queens/14	31	23/29	2007-2026 (20 Years)	\$ 133,457	\$ 3,100,065	\$ 106,899	\$ 1,884,530	\$ 64,984
LU 440	2007/5381 HAK	New Foundations	Brooklyn/5	42	12/33	2007-2026 (20 Years)	\$ 46,420	\$ 1,078,283	\$ 32,675	\$ 655,489	\$ 19,863
LU 446	2007/5471 HAX	TIL	Bronx/3	17	1/19	2007-2029 (22 Years)	\$ 61,442	\$ 2,211,654	\$ 116,403	\$ 1,077,383	\$ 56,704
LU 447	2007/5472 HAK	New Foundations	Brooklyn/16	41	3/27	2007-2026 (20 Years)	\$ 43,519	\$ 1,010,891	\$ 37,440	\$ 614,521	\$ 22,760
LU 448	2007/5473 HAK	New Foundations	Brooklyn/5	42	1/3	2007-2026 (20 Years)	\$ 3,868	\$ 89,857	\$ 29,952	\$ 54,624	\$ 18,208

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

Resolution approving an Urban Development Action Area Project located at 984, 988, 998 Lincoln Avenue, and 985 Autumn Avenue (Block 4531/Lots 20, 26, 29, 38), Brooklyn, and waiving the urban development action area designation requirement and the Uniform Land Use Review Procedure, pursuant to Sections 693 and 694 of the General Municipal Law (L.U. No. 397; 20075265 HAK).

By Council Members Katz and Garodnick

WHEREAS, the New York City Department of Housing Preservation and Development ("HPD") submitted to the Council on February 26, 2007 its request dated February 5, 2007 that the Council take the following actions regarding the following Urban Development Action Area Project (the "Project") located at 984, 988, 998 Lincoln Avenue and 985 Autumn Avenue (Block 4531/Lots 20, 26, 29, 38), Community District 5, Borough of Brooklyn (the "Disposition Area"):

1. Find that the present status of the Disposition Area tends to impair or arrest the sound growth and development of the municipality and that the proposed Urban Development Action Area Project is consistent with the policy and purposes stated in Section 691 of the General Municipal Law;
2. Waive the area designation requirement of Section 693 of the General Municipal Law pursuant to said Section;
3. Waive the requirements of Sections 197-c and 197-d of the New York City Charter pursuant to Section 694 of the General Municipal Law;
4. Approve the Project as an Urban Development Action Area Project pursuant to Section 694 of the General Municipal Law; and
5. Approve the exemption of the Project from real property taxes pursuant to Section 696 of the General Municipal Law (the "Tax Exemption").

WHEREAS, the Project is to be developed on land that is now an eligible area as defined in Section 692 of the General Municipal Law, consists solely of the rehabilitation or conservation of existing private or multiple dwellings or the construction of one to four unit dwellings, and does not require any change in land use permitted under the New York City Zoning Resolution;

WHEREAS, upon due notice, the Council held a public hearing on the Project on May 15, 2007;

WHEREAS, the Council has considered the land use and financial implications and other policy issues relating to the Project;

RESOLVED:

The Council finds that the present status of the Disposition 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 waives the area designation requirement pursuant to Section 693 of the General Municipal Law.

The Council waives the requirements of Sections 197-c and 197-d of the New York City Charter pursuant to Section 694 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.

The Project shall be developed in a manner consistent with the Project Summary that HPD has submitted to the Council, a copy of which is attached hereto.

The exemption of the Project from real property taxes pursuant to Section 696 of the General Municipal Law is approved as follows:

- a. All of the value of the buildings, structures, and other improvements situated on the Disposition Area shall be exempt from local and municipal taxes, other than assessments for local improvements and land value, for a period of twenty years commencing on the July 1st following the conveyance of the Disposition Area to the Sponsor, during the last ten years of which such exemption shall decrease in equal annual decrements.
- b. The partial tax exemption granted hereunder shall terminate with respect to all or any portion of the Disposition Area if the Department of Housing Preservation and Development determines that such real property has not been, or is not being, developed, used, and/or operated in compliance with the requirements of all applicable agreements made by the Sponsor or the owner of such real property with, or for the benefit of, the City of New York. The Department of Housing Preservation and Development shall deliver written notice of any such determination of noncompliance to the owner of such real property and all mortgagees of record, which notice shall provide for an opportunity to cure of not less than ninety (90) days. If the noncompliance specified in such notice is not cured within the time period specified therein, the partial tax exemption granted hereunder shall prospectively terminate with respect to the real property specified therein.

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 _____, 2007, on file in this office.

.....
City Clerk, Clerk of The Council

PROJECT SUMMARY

1. **PROGRAM:** NEW FOUNDATIONS PROGRAM
2. **PROJECT:** Lincoln Avenue
3. **LOCATION:** 984, 988, 998 Lincoln Ave. and 985 Autumn Ave.
 - a. **BOROUGH:** Brooklyn
 - b. **COMMUNITY DISTRICT:** 5
 - c. **COUNCIL DISTRICT:** 42
 - d. **DISPOSITION AREA:**

<u>BLOCK</u>	<u>LOTS</u>
4531	20, 26, 29, 38
4. **BASIS OF DISPOSITION PRICE:** Negotiated
5. **TYPE OF PROJECT:** New Construction
6. **APPROXIMATE NUMBER OF BUILDINGS:** Up to 15 1 and 2-Family Homes
7. **APPROXIMATE NUMBER OF UNITS:** Up to 29
8. **HOUSING TYPE:** 1 and 2-Family Homes. If homes remain unsold at the end of the Marketing Period and HPD determines in writing that (i) sale is not feasible within a reasonable time, and (ii) a rental fallback is the best available alternative, then the unsold homes may be rented in accordance with the written instructions of HPD.
9. **ESTIMATE OF INITIAL PRICE:** Sales prices are currently projected to be approximately \$183,000 for one-family homes and between \$209,000 and \$429,500 for two-family homes. Sales prices may be higher based on market conditions at time of sale.
10. **LIENS FOR LAND DEBT:** The difference between the appraised value of the land and the purchase price ("Land Debt") and the amount of any construction financing provided through loans from the City ("City Subsidy") are apportioned pro rata to each home and may be unsecured at the time of sale based on the home's post-construction appraised value. Purchasers repay the Land Debt and City Subsidy, if any, attributable to their homes by delivering a note and mortgage and/or conditional grant agreement to the City. The sum evidenced by the note and secured by the security instruments declines from years 6 to 15 by 1/10th of the original principal sum for each year of owner occupancy. Initial purchasers and subsequent owners are required to make payments to the City out of resale or refinancing profits. Provided however that, at HPD's

discretion, if necessary for project underwriting, purchasers of homes sold without income restrictions will not be required to assume any portion of the Land Debt or City Subsidy.

11. INCOME TARGETS:

5 homes are to be sold to families earning 80% of AMI

12. PROPOSED FACILITIES:

None

12. PROPOSED FACILITIES:**13. PROPOSED CODES/ORDINANCES:**

None

13. PROPOSED CODES/ORDINANCES:**14. ENVIRONMENTAL STATUS:**

Negative Declaration

14. ENVIRONMENTAL STATUS:**15. PROPOSED TIME SCHEDULE:**

Approximately 18 months from closing to completion of construction.

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

Resolution approving an Urban Development Action Area Project located at Beach Channel Drive between Beach 37th Street and Beach 38th Street (North Side), Beach 39th Street and Beach Channel Drive (South Side), Beach Channel Drive between Beach 39th Street and Beach 40th Street (South Side); (Block 15954/Lots 1, 80, 78, 76, 74; Block 15828/Lots 22, 23, 20, 80, 100, 120, 18, 78, 98, 118; Block 15829/Lots 25, 27, 28, 29, 30, 31, 40, 41, 42, 43, 44, 46; Queens, and waiving the urban development action area designation requirement and the Uniform Land Use Review Procedure, pursuant to Sections 693 and 694 of the General Municipal Law (L.U. No. 405; 20075313 HAQ).

By Council Members Katz and Garodnick

WHEREAS, the New York City Department of Housing Preservation and Development ("HPD") submitted to the Council on March 13, 2007 its request dated February 20, 2007 that the Council take the following actions regarding the following Urban Development Action Area Project (the "Project") located at Beach Channel Drive between Beach 37th Street and Beach 38th Street (North Side), Beach 39th Street and Beach Channel Drive (South Side), Beach Channel Drive between Beach 39th Street and Beach 40th Street (South Side); (Block 15954/Lots 1, 80, 78, 76, 74; Block 15828/Lots 22, 23, 20, 80, 100, 120, 18, 78, 98, 118; Block 15829/Lots 25, 27, 28, 29, 30, 31, 40, 41, 42, 43, 44, 46), Community District 14, Borough of Queens (the "Disposition Area"):

1. Find that the present status of the Disposition Area tends to impair or arrest the sound growth and development of the municipality and that the proposed Urban Development Action Area Project is consistent with the policy and purposes stated in Section 691 of the General Municipal Law;
2. Waive the area designation requirement of Section 693 of the General Municipal Law pursuant to said Section;
3. Waive the requirements of Sections 197-c and 197-d of the New York City Charter pursuant to Section 694 of the General Municipal Law;
4. Approve the Project as an Urban Development Action Area Project pursuant to Section 694 of the General Municipal Law; and

- a. All of the value of the buildings, structures, and other improvements situated on the Disposition Area shall be exempt from local and municipal taxes, other than assessments for local improvements and land value, for a period of twenty years commencing on the July 1st following the conveyance of the Disposition Area to the Sponsor, during the last ten years of which such exemption shall decrease in equal annual decrements.
- b. The partial tax exemption granted hereunder shall terminate with respect to all or any portion of the Disposition Area if the Department of Housing Preservation and Development determines that such real property has not been, or is not being, developed, used, and/or operated in compliance with the requirements of all applicable agreements made by the Sponsor or the owner of such real property with, or for the benefit of, the City of New York. The Department of Housing Preservation and Development shall deliver written notice of any such determination of noncompliance to the owner of such real property and all mortgagees of record, which notice shall provide for an opportunity to cure of not less than ninety (90) days. If the noncompliance specified in such notice is not cured within the time period specified therein, the partial tax exemption granted hereunder shall prospectively terminate with respect to the real property specified therein.

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 _____, 2007, on file in this office.

.....
City Clerk, Clerk of The Council

PROJECT SUMMARY**1. PROGRAM:**

PARTNERSHIP NEW HOMES PROGRAM

2. PROJECT:

Edgemere Phase B2

3. LOCATION:

Beach Channel Drive between Beach 37th Street
and Beach 38th Street (North Side)
Beach 39th Street and Beach Channel Drive (South
side)
Beach Channel Drive between Beach 39th Street
and Beach 40th Street (South side)

a. BOROUGH:

Queens

b. COMMUNITY DISTRICT:

14

c. COUNCIL DISTRICT:

31

d. DISPOSITION AREA:**BLOCKS LOTS**

15954	1, 80, 78, 76, 74
15828	22, 23, 20, 80, 100, 120, 18, 78, 98, 118
15829	25, 27, 28, 29, 30, 31, 40, 41, 42, 43, 44, 46

4. BASIS OF DISPOSITION PRICE:

Appraised value (restricted use). Sponsor will pay
\$500 per dwelling unit in cash and deliver a note
and mortgage for the remainder ("Land Debt").

5. TYPE OF PROJECT:

New Construction

6. APPROXIMATE NUMBER OF BUILDINGS:

Up to 23 One- and Two-Family Homes

7. APPROXIMATE NUMBER OF UNITS:

Up to 29

8. HOUSING TYPE:

One- and Two-Family Homes

9. ESTIMATE OF INITIAL PRICE:

Sales prices will be set to be affordable to
households earning no more than 165% of area
median income.

10. LIENS FOR LAND DEBT AND SUBSIDY:

The Land Debt and Subsidy are apportioned pro
rata to each home and may be reduced at the time
of sale based on the home's post-construction
appraised value. Purchasers repay the Land Debt
and Subsidy attributable to their homes by
delivering two notes and a mortgage and/or
conditional grant agreement to the City. The sum
evidenced by the notes and secured by the
mortgage declines by 1/25th of the original principal
sum for each year of owner occupancy. Initial
purchasers and subsequent owners are required to
make payments to the City out of resale profits.

CITY COUNCIL
LAND USE DIVISION
2007 MAR 13 P 11 22

11. INCOME TARGETS:

Families with annual household incomes between \$32,000 and \$75,000. Up to 10% of the homes may be sold to over-income families, but such purchasers must repay the Land Debt and Subsidy attributable to their homes in cash at closing.

12. PROPOSED FACILITIES:

None

13. PROPOSED CODES/ORDINANCES:

None

14. ENVIRONMENTAL STATUS:

Environmental Impact Statement

15. PROPOSED TIME SCHEDULE:

Approximately 24 months from closing to completion of construction.

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

Resolution approving an Urban Development Action Area Project located at 1091 Prospect Avenue (Block 2680/Lot 79), the Bronx, and waiving the urban development action area designation requirement and the Uniform Land Use Review Procedure, pursuant to Sections 693 and 694 of the General Municipal Law (L.U. No. 423; 20075333 HAX).

By Council Members Katz and Garodnick

WHEREAS, the New York City Department of Housing Preservation and Development ("HPD") submitted to the Council on March 27, 2007 its request dated March 5, 2007 that the Council take the following actions regarding an Urban Development Action Area Project (the "Project") located at 1091 Prospect Avenue (Block 2680/Lot 79), Community District 3, Borough of the Bronx (the "Disposition Area"):

1. Find that the present status of the Disposition Area tends to impair or arrest the sound growth and development of the municipality and that the proposed Urban Development Action Area Project is consistent with the policy and purposes of Section 691 of the General Municipal Law;
2. Waive the area designation requirement of Section 693 of the General Municipal Law pursuant to said Section;
3. Waive the requirements of Sections 197-c and 197-d of the New York City Charter pursuant to Section 694 of the General Municipal Law; and
4. Approve the Project as an Urban Development Action Area Project pursuant to Section 694 of the General Municipal Law.

WHEREAS, the Project is to be developed on land that is now an eligible area as defined in Section 692 of the General Municipal Law, consists solely of the rehabilitation or conservation of existing private or multiple dwellings or the construction of one to four unit dwellings, and does not require any change in land use permitted under the New York City Zoning Resolution;

WHEREAS, upon due notice, the Council held a public hearing on the Project on May 15, 2007;

Page 2 of 2
20075333 HAX
Res. No. ____ (L.U. No. 423)

WHEREAS, the Council has considered the land use implications and other policy issues relating to the Project;

RESOLVED:

The Council finds that the present status of the Disposition 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 waives the area designation requirement of the Disposition Area as an urban development action area under Section 693 of the General Municipal Law pursuant to said Section.

The Council waives the requirements of Sections 197-c and 197-d of the New York City Charter pursuant to Section 694 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.

The Project shall be disposed of and developed upon the terms and conditions in the Project Summary that HPD has submitted to the Council, a copy of which is attached hereto.

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 _____, 2007, on file in this office.

.....
City Clerk, Clerk of The Council

PROJECT SUMMARY

1. **PROGRAM:** Neighborhood Redevelopment Program
2. **PROJECT:** Stebbins-Prospect, L.P.
3. **LOCATION:**
- a. BOROUGH:** Bronx
- b. COMMUNITY DISTRICT:** 3
- c. COUNCILMANIC DISTRICT:** 17
- d. DISPOSITION AREA:**
- | BLOCKS | LOTS | ADDRESSES |
|--------|------|----------------------|
| 2680 | 79 | 1091 Prospect Avenue |
4. **BASIS OF DISPOSITION PRICE:** Nominal (\$1 per building)
5. **TYPE OF PROJECT:** Rehabilitation
6. **APPROXIMATE NUMBER OF BUILDINGS:** One Multiple Dwelling
7. **APPROXIMATE NUMBER OF UNITS:** 19
8. **HOUSING TYPE:** Rental
9. **ESTIMATE OF INITIAL RENTS:** Initial rents will be established in compliance with federal regulations, where applicable, and will be affordable to the targeted income groups. All units will be subject to rent stabilization. Eligible tenants may apply for rent subsidies.
10. **INCOME TARGETS:** The Disposition Area contains occupied buildings which will be sold subject to existing tenancies. Vacant units, if any, will be rented in compliance with federal regulations, where applicable. Vacant units not subject to such regulations will be rented to families with annual household incomes up to 165% of the area median.
11. **PROPOSED FACILITIES:** None
12. **PROPOSED CODES/ORDINANCES:** None
13. **ENVIRONMENTAL STATUS:** Type II
14. **PROPOSED TIME SCHEDULE:** Approximately 13 months from closing to completion of construction.

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

Resolution approving an Urban Development Action Area Project located at Block 4249/p/o Lot 61, Block 4263/Lot 11, Block 4263/Lot 12, Block 4458/Lot 21, Block 4458/Lot 23, Block 4458/Lot 24, Block 4461/Lot 13, and Block 4073/Lot 48; Brooklyn, and waiving the urban development action area designation requirement and the Uniform Land Use Review Procedure, pursuant to Sections 693 and 694 of the General Municipal Law (L.U. No. 440; 20075381 HAK).

By Council Members Katz and Garodnick

WHEREAS, the New York City Department of Housing Preservation and Development ("HPD") submitted to the Council on April 13, 2007 its request dated March 19, 2007 that the Council take the following actions regarding the following Urban Development Action Area Project (the "Project") located at Block 4249/p/o Lot 61, Block 4263/Lot 11, Block 4263/Lot 12, Block 4458/Lot 21, Block 4458/Lot 23, Block 4458/Lot 24, Block 4461/Lot 13, and Block 4073/Lot 48; Community District 5, Borough of Brooklyn (the "Disposition Area"):

1. Find that the present status of the Disposition Area tends to impair or arrest the sound growth and development of the municipality and that the proposed Urban Development Action Area Project is consistent with the policy and purposes stated in Section 691 of the General Municipal Law;
2. Waive the area designation requirement of Section 693 of the General Municipal Law pursuant to said Section;
3. Waive the requirements of Sections 197-c and 197-d of the New York City Charter pursuant to Section 694 of the General Municipal Law;
4. Approve the Project as an Urban Development Action Area Project pursuant to Section 694 of the General Municipal Law; and
5. Approve the exemption of the Project from real property taxes pursuant to Section 696 of the General Municipal Law (the "Tax Exemption").

WHEREAS, the Project is to be developed on land that is now an eligible area as defined in Section 692 of the General Municipal Law, consists solely of the rehabilitation or conservation of existing private or multiple dwellings or the construction of one to four unit dwellings, and does not require any change in land use permitted under the New York City Zoning Resolution;

WHEREAS, upon due notice, the Council held a public hearing on the Project on May 15, 2007;

WHEREAS, the Council has considered the land use, environmental and financial implications and other policy issues relating to the Project;

RESOLVED:

The Council finds that the present status of the Disposition 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 waives the area designation requirement pursuant to Section 693 of the General Municipal Law.

The Council waives the requirements of Sections 197-c and 197-d of the New York City Charter pursuant to Section 694 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.

The Project shall be developed in a manner consistent with the Project Summary that HPD has submitted to the Council, a copy of which is attached hereto.

The exemption of the Project from real property taxes pursuant to Section 696 of the General Municipal Law is approved as follows:

- a. All of the value of the buildings, structures, and other improvements situated on the Disposition Area shall be exempt from local and municipal taxes, other than assessments for local improvements and land value, for a period of twenty years commencing on the July 1st following the conveyance of the Disposition Area to the Sponsor, during the last ten years of which such exemption shall decrease in equal annual decrements.

- b. The partial tax exemption granted hereunder shall terminate with respect to all or any portion of the Disposition Area if the Department of Housing Preservation and Development determines that such real property has not been, or is not being, developed, used, and/or operated in compliance with the requirements of all applicable agreements made by the Sponsor or the owner of such real property with, or for the benefit of, the City of New York. The Department of Housing Preservation and Development shall deliver written notice of any such determination of noncompliance to the owner of such real property and all mortgagees of record, which notice shall provide for an opportunity to cure of not less than ninety (90) days. If the noncompliance specified in such notice is not cured within the time period specified therein, the partial tax exemption granted hereunder shall prospectively terminate with respect to the real property specified therein.

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 _____, 2007 on file in this office.

.....
City Clerk, Clerk of The Council

PROJECT SUMMARY

20075381 HAK

Page 1 of 2

L.U. No. 440

1. **PROGRAM:** NEW FOUNDATIONS PROGRAM
2. **PROJECT:** Armstrong/Jackson ENY2A
3. **LOCATION:**
 - a. **BOROUGH:** Brooklyn
 - b. **COMMUNITY DISTRICT:** 5
 - c. **COUNCIL DISTRICT:** 42
 - d. **DISPOSITION AREA:**

<u>BLOCKS</u>	<u>LOTS</u>
4249	p/o 61
4263	11
4263	12
4458	21
4458	23
4458	24
4461	13
4073	48
4. **BASIS OF DISPOSITION PRICE:** Negotiated
5. **TYPE OF PROJECT:** New Construction
6. **APPROXIMATE NUMBER OF BUILDINGS:** Up to 9 3-Family Homes and 3 2-Family Homes
7. **APPROXIMATE NUMBER OF UNITS:** Up to 33
8. **HOUSING TYPE:** 3-Family and 2-Family Homes. If homes remain unsold at the end of the Marketing Period and HPD determines in writing that (i) sale is not feasible within a reasonable time, and (ii) a rental fallback is the best available alternative, then the unsold homes may be rented in accordance with the written instructions of HPD.
9. **ESTIMATE OF INITIAL PRICE:** Sales price is currently projected to be approximately \$295,000-\$570,000 per home. Sales prices may be higher based on market conditions at time of sale.
10. **LIENS FOR LAND DEBT:**

The difference between the appraised value of the land and the purchase price ("Land Debt") and the amount of any construction financing provided through loans from the City ("City Subsidy") are apportioned pro rata to each home and may be unsecured at the time of sale based on the home's post-construction appraised value. Purchasers repay the Land Debt and City Subsidy, if any, attributable to their homes by delivering a note and mortgage and/or conditional grant agreement to the City. The sum evidenced by the note and secured by the security instruments declines from years 6 to 15 by 1/10th of the original principal sum for each year of owner occupancy. Initial purchasers and subsequent owners are required to make payments to the City out of resale or refinancing profits.

11. INCOME TARGETS:

The homes will be sold to families with annual household incomes at or below 165% of the Area Median Income. Up to 10% of the homes may be sold to over-income families, but such purchasers must repay the Land Debt and City Subsidy attributable to their homes in cash at closing.

12. PROPOSED FACILITIES:

None

13. PROPOSED CODES/ORDINANCES:

None

14. ENVIRONMENTAL STATUS:

Type II and Negative Declaration

15. PROPOSED TIME SCHEDULE:

Approximately 18 months from closing to completion of construction.

16. COMMENTS:**17. PROJECT LOCATION:****18. PROPOSED DEVELOPMENT:****19. ENVIRONMENTAL DATA:****20. PROPOSED TIME SCHEDULE:****21. PROPOSED FACILITIES:****22. PROPOSED CODES/ORDINANCES:****23. ENVIRONMENTAL STATUS:****24. PROPOSED TIME SCHEDULE:****25. COMMENTS:**

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

Resolution approving an Urban Development Action Area Project located at 400 East 161st Street (Block 2382/Lot 5), the Bronx, and waiving the urban development action area designation requirement and the Uniform Land Use Review Procedure, pursuant to Sections 693 and 694 of the General Municipal Law (L.U. No. 446; 20075471 HAX).

By Council Members Katz and Garodnick

WHEREAS, the New York City Department of Housing Preservation and Development ("HPD") submitted to the Council on April 30, 2007 its request dated April 16, 2007 that the Council take the following actions regarding the following Urban Development Action Area Project (the "Project") located at 400 East 161st Street (Block 2382/Lot 5), Community District 3, Borough of the Bronx (the "Disposition Area"):

1. Find that the present status of the Disposition Area tends to impair or arrest the sound growth and development of the municipality and that the proposed Urban Development Action Area Project is consistent with the policy and purposes stated in Section 691 of the General Municipal Law;
 2. Waive the area designation requirement of Section 693 of the General Municipal Law pursuant to said Section;
 3. Waive the requirements of Sections 197-c and 197-d of the New York City Charter pursuant to Section 694 of the General Municipal Law;
 4. Approve the Project as an Urban Development Action Area Project pursuant to Section 694 of the General Municipal Law; and
 5. Approve a partial exemption of the Project from real property taxes pursuant to Section 577 of Article XI of the Private Housing Finance Law (the "Tax Exemption");
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WHEREAS, the Project is to be developed on land that is now an eligible area as defined in Section 692 of the General Municipal Law, consists solely of the rehabilitation or conservation of existing private or multiple dwellings or the construction of one- to four-unit dwellings, and does not require any change in land use permitted under the New York City Zoning Resolution;

WHEREAS, the project description that HPD provided to the Council states that the purchaser in connection with the Sale (the "Sponsor") is a duly organized housing development fund corporation under Article XI of the Private Housing Finance Law;

WHEREAS, upon due notice, the Council held a public hearing on the Project on May 15, 2007;

WHEREAS, the Council has considered the land use and financial implications and other policy issues relating to the Project;

RESOLVED:

The Council finds that the present status of the Disposition 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 waives the area designation requirement of the Disposition Area as an urban development action area under Section 693 of the General Municipal Law pursuant to said Section.

The Council waives the requirements of Sections 197-c and 197-d of the New York City Charter pursuant to Section 694 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.

The Project shall be disposed of and developed upon the terms and conditions set forth in the Project Summary that HPD has submitted to the Council, a copy of which is attached hereto.

The Council approves the partial Tax Exemption as follows:

The partial tax exemption provided hereunder shall commence upon the date of conveyance of the housing project to Sponsor ("Effective Date") and shall terminate upon July 1, 2029 ("Expiration Date"); provided, however, that such partial tax exemption shall terminate if the Department of Housing Preservation and Development determines that (i) Sponsor is not organized as a housing development fund corporation, (ii) Sponsor is not operating the housing project in accordance with the requirements of Article XI of the Private Housing Finance Law, or (iii) such real property has not been, or is not being, developed, used, and/or operated in compliance with the requirements of all applicable agreements made by Sponsor with, or for the benefit of, the City of New York.

Those portions of the property included in the housing project which are devoted to business or commercial use (collectively, "Commercial Property"), if any, shall not be eligible for real property tax exemption hereunder. The Commercial Property shall be subject to full real property taxation; provided, however, that nothing herein shall prohibit Sponsor from utilizing any abatement, exemption, or other tax benefit for which the Commercial Property would otherwise be eligible.

All of the value of the property, other than the Commercial Property, included in the housing project (collectively, "Residential Property") shall be exempt from real property taxes, other than assessments for local improvements; provided, however, that Sponsor shall make a partial annual real estate tax payment on the Residential Property. Sponsor shall make such partial annual real estate tax payment on an assessed valuation equal to the lesser of (i) an amount equal to the full assessed valuation of the Residential Property, or (ii) an amount calculated by multiplying \$3500 times the number of residential units included in the housing project and increasing such product by six percent (6%) on July 1, 1990 and on July 1 of each successive year, but not by more than twenty percent (20%) in any five-year period.

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20075471 HAX
Res. No. ____ (L.U. No. 446)

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 _____, 2007, on file in this office.

.....
City Clerk, Clerk of The Council

PROJECT SUMMARY

1. **PROGRAM:** TENANT INTERIM LEASE PROGRAM
2. **PROJECT:** 400 East 161st Street
3. **LOCATION:**
 - a. **BOROUGH:** Bronx
 - b. **COMMUNITY DISTRICT:** 3
 - c. **COUNCIL DISTRICT:** 17
 - d. **DISPOSITION AREA:**

<u>BLOCK</u>	<u>LOT</u>	<u>ADDRESS</u>
2382	5	400 East 161 st Street
4. **BASIS OF DISPOSITION PRICE:** Nominal (\$250 per dwelling unit)
5. **TYPE OF PROJECT:** Rehabilitation
6. **APPROXIMATE NUMBER OF BUILDINGS:** 1 Multiple Dwelling
7. **APPROXIMATE NUMBER OF UNITS:** 19
8. **HOUSING TYPE:** Cooperative
9. **ESTIMATE OF INITIAL MAINTENANCE CHARGES:** Approximately \$70 to \$80 per square feet.
10. **INCOME TARGETS:** The Disposition Area contains an occupied building which will be sold subject to existing tenancies. After sale, units must be resold in compliance with federal regulations, where applicable. Units not subject to such regulation may be resold to purchasers with annual household incomes up to 120% of the area median.
11. **PROPOSED FACILITIES:** None
12. **PROPOSED CODES/ORDINANCES:** None
13. **ENVIRONMENTAL STATUS:** Type II
14. **PROPOSED TIME SCHEDULE:** Approximately six months from authorization to sale.

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

Resolution approving an Urban Development Action Area Project located at Block 1452/Lots 44, 45, 81, 82, 84, 85; and Block 1457/Lots 31, 78; Brooklyn, and waiving the urban development action area designation requirement and the Uniform Land Use Review Procedure, pursuant to Sections 693 and 694 of the General Municipal Law (L.U. No. 447; 20075472 HAK).

By Council Members Katz and Garodnick

WHEREAS, the New York City Department of Housing Preservation and Development ("HPD") submitted to the Council on April 30, 2007 its request dated April 16, 2007 that the Council take the following actions regarding the following Urban Development Action Area Project (the "Project") located at Block 1452/Lots 44, 45, 81, 82, 84, 85; and Block 1457/Lots 31, 78, Community District 16, Borough of Brooklyn (the "Disposition Area"):

1. Find that the present status of the Disposition Area tends to impair or arrest the sound growth and development of the municipality and that the proposed Urban Development Action Area Project is consistent with the policy and purposes stated in Section 691 of the General Municipal Law;
 2. Waive the area designation requirement of Section 693 of the General Municipal Law pursuant to said Section;
 3. Waive the requirements of Sections 197-c and 197-d of the New York City Charter pursuant to Section 694 of the General Municipal Law;
 4. Approve the Project as an Urban Development Action Area Project pursuant to Section 694 of the General Municipal Law; and
 5. Approve the exemption of the Project from real property taxes pursuant to Section 696 of the General Municipal Law (the "Tax Exemption").
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Page 2 of 3

20075472 HAK

Res. No. ____ (L.U. No. 447)

WHEREAS, the Project is to be developed on land that is now an eligible area as defined in Section 692 of the General Municipal Law, consists solely of the rehabilitation or conservation of existing private or multiple dwellings or the construction of one to four unit dwellings, and does not require any change in land use permitted under the New York City Zoning Resolution;

WHEREAS, upon due notice, the Council held a public hearing on the Project on May 15, 2007;

WHEREAS, the Council has considered the land use and financial implications and other policy issues relating to the Project;

RESOLVED:

The Council finds that the present status of the Disposition 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 waives the area designation requirement pursuant to Section 693 of the General Municipal Law.

The Council waives the requirements of Sections 197-c and 197-d of the New York City Charter pursuant to Section 694 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.

The Project shall be developed in a manner consistent with the Project Summary that HPD has submitted to the Council, a copy of which is attached hereto.

The exemption of the Project from real property taxes pursuant to Section 696 of the General Municipal Law is approved as follows:

- a. All of the value of the buildings, structures, and other improvements situated on the Project Area shall be exempt from local and municipal taxes, other than assessments for local improvements and land value, for a period of twenty years commencing on the July 1st following the conveyance of the Disposition Area to the Sponsor, during the last ten years of which such exemption shall decrease in equal annual decrements.
- b. The partial tax exemption granted hereunder shall terminate with respect to all or any portion of the Project Area if the Department of Housing Preservation and Development determines that such real property has not been, or is not being, developed, used, and/or operated in compliance with the requirements of all applicable agreements made by the Sponsor or the owner of such real property with, or for the benefit of, the City of New York. The Department of Housing Preservation and Development shall deliver written notice of any such determination of noncompliance to the owner of such real property and all mortgagees of record, which notice shall provide for an opportunity to cure of not less than ninety (90) days. If the noncompliance specified in such notice is not cured within the time period specified therein, the partial tax exemption granted hereunder shall prospectively terminate with respect to the real property specified therein.

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 _____, 2007, on file in this office.

.....
City Clerk, Clerk of The Council

PROJECT SUMMARY

20075472 HAK

Page 1 of 2

L.U. No. 447

1. **PROGRAM:** NEW FOUNDATIONS PROGRAM
2. **PROJECT:** Ocean Hill Brownsville Cluster 6
3. **LOCATION:**
 - a. **BOROUGH:** Brooklyn
 - b. **COMMUNITY DISTRICT:** 16
 - c. **COUNCIL DISTRICT:** 41
 - d. **DISPOSITION AREA:**

<u>BLOCKS</u>	<u>LOTS</u>
1452	44, 45, 81, 82, 84, 85
1457	31, 78
4. **BASIS OF DISPOSITION PRICE:** Negotiated
5. **TYPE OF PROJECT:** New Construction
6. **APPROXIMATE NUMBER OF BUILDINGS:** Up to nine 3-Family Homes
7. **APPROXIMATE NUMBER OF UNITS:** Up to 27
8. **HOUSING TYPE:**

3-Family Homes. If homes remain unsold at the end of the Marketing Period and HPD determines in writing that (i) sale is not feasible within a reasonable time, and (ii) a rental fallback is the best available alternative, then the unsold homes may be rented in accordance with the written instructions of HPD.
9. **ESTIMATE OF INITIAL PRICE:**

Sales price is currently projected to be approximately \$420,000 to \$449,000 per home. Sales prices may be higher based on market conditions at time of sale.
10. **LIENS FOR LAND DEBT:**

The difference between the appraised value of the land and the purchase price ("Land Debt") and the amount of any construction financing provided through loans from the City ("City Subsidy") are apportioned pro rata to each home and may be unsecured at the time of sale based on the home's post-construction appraised value. Purchasers repay the Land Debt and City Subsidy, if any, attributable to their homes by delivering a note and mortgage and/or conditional grant agreement to the City. The sum evidenced by the note and secured by the security instruments declines from years 6 to 15 by 1/10th of the original principal sum for each year of owner occupancy. Initial purchasers and subsequent owners are required to make payments to the City out of resale or refinancing profits.

11. INCOME TARGETS:

Five homes will be sold to families making 80% of AMI. Four homes will be sold to families with annual household incomes up to 130% of AMI. Up to 10% of the homes may be sold to over income families, but such purchasers must repay the Land Debt and city subsidy attributable to their homes in cash at closing.

12. PROPOSED FACILITIES:

None

13. PROPOSED CODES/ORDINANCES:

None

14. ENVIRONMENTAL STATUS:

Type II

15. PROPOSED TIME SCHEDULE:

Approximately 18 months from closing to completion of construction.

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

Resolution approving an Urban Development Action Area Project located at Block 4055/Lot 3, Brooklyn, and waiving the urban development action area designation requirement and the Uniform Land Use Review Procedure, pursuant to Sections 693 and 694 of the General Municipal Law (L.U. No. 448; 20075473 HAK).

By Council Members Katz and Garodnick

____ WHEREAS, the New York City Department of Housing Preservation and Development ("HPD") submitted to the Council on April 30, 2007 its request dated April 16, 2007 that the Council take the following actions regarding the following Urban Development Action Area Project (the "Project") located at Block 4055/Lot 3, Community District 5, Borough of Brooklyn (the "Disposition Area"):

1. Find that the present status of the Disposition Area tends to impair or arrest the sound growth and development of the municipality and that the proposed Urban Development Action Area Project is consistent with the policy and purposes stated in Section 691 of the General Municipal Law;
 2. Waive the area designation requirement of Section 693 of the General Municipal Law pursuant to said Section;
 3. Waive the requirements of Sections 197-c and 197-d of the New York City Charter pursuant to Section 694 of the General Municipal Law;
 4. Approve the Project as an Urban Development Action Area Project pursuant to Section 694 of the General Municipal Law; and
 5. Approve the exemption of the Project from real property taxes pursuant to Section 696 of the General Municipal Law (the "Tax Exemption").
- _____

Page 2 of 3

20075473 HAK

Res. No. ____ (L.U. No. 448)

WHEREAS, the Project is to be developed on land that is now an eligible area as defined in Section 692 of the General Municipal Law, consists solely of the rehabilitation or conservation of existing private or multiple dwellings or the construction of one to four unit dwellings, and does not require any change in land use permitted under the New York City Zoning Resolution;

WHEREAS, upon due notice, the Council held a public hearing on the Project on May 15, 2007;

WHEREAS, the Council has considered the land use and financial implications and other policy issues relating to the Project;

RESOLVED:

The Council finds that the present status of the Disposition 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 waives the area designation requirement pursuant to Section 693 of the General Municipal Law.

The Council waives the requirements of Sections 197-c and 197-d of the New York City Charter pursuant to Section 694 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.

The Project shall be developed in a manner consistent with the Project Summary that HPD has submitted to the Council, a copy of which is attached hereto.

The exemption of the Project from real property taxes pursuant to Section 696 of the General Municipal Law is approved as follows:

- a. All of the value of the buildings, structures, and other improvements situated on the Disposition Area shall be exempt from local and municipal taxes, other than assessments for local improvements and land value, for a period of twenty years commencing on the July 1st following the conveyance of the Disposition Area to the Sponsor, during the last ten years of which such exemption shall decrease in equal annual decrements.
- b. The partial tax exemption granted hereunder shall terminate with respect to all or any portion of the Disposition Area if the Department of Housing Preservation and Development determines that such real property has not been, or is not being, developed, used, and/or operated in compliance with the requirements of all applicable agreements made by the Sponsor or the owner of such real property with, or for the benefit of, the City of New York. The Department of Housing Preservation and Development shall deliver written notice of any such determination of noncompliance to the owner of such real property and all mortgagees of record, which notice shall provide for an opportunity to cure of not less than ninety (90) days. If the noncompliance specified in such notice is not cured within the time period specified therein, the partial tax exemption granted hereunder shall prospectively terminate with respect to the real property specified therein.

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 _____, 2007, on file in this office.

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City Clerk, Clerk of The Council

PROJECT SUMMARY

1. **PROGRAM:** NEW FOUNDATIONS PROGRAM
2. **PROJECT:** Armstrong/Jackson ENY2C
3. **LOCATION:**
 - a. **BOROUGH:** Brooklyn
 - b. **COMMUNITY DISTRICT:** 5
 - c. **COUNCIL DISTRICT:** 42
 - d. **DISPOSITION AREA:**

<u>BLOCK</u>	<u>LOT</u>
4055	3
4. **BASIS OF DISPOSITION PRICE:** Negotiated
5. **TYPE OF PROJECT:** New Construction
6. **APPROXIMATE NUMBER OF BUILDINGS:** 1 Three-Family Home
7. **APPROXIMATE NUMBER OF UNITS:** Up to 3
8. **HOUSING TYPE:** 3-Family Home. If home remains unsold at the end of the Marketing Period and HPD determines in writing that (i) sale is not feasible within a reasonable time, and (ii) a rental fallback is the best available alternative, then the unsold home may be rented in accordance with the written instructions of HPD.
9. **ESTIMATE OF INITIAL PRICE:** Sales price is currently projected to be approximately \$295,000-\$570,000 per home. Sales price may be higher based on market conditions at time of sale.
10. **LIENS FOR LAND DEBT:** The difference between the appraised value of the land and the purchase price ("Land Debt") and the amount of any construction financing provided through loans from the City ("City Subsidy") are apportioned pro rata to each home and may be unsecured at the time of sale based on the home's post-construction appraised value. Purchasers repay the Land Debt and City Subsidy, if any, attributable to their homes by delivering a note and mortgage and/or conditional grant agreement to the City. The sum evidenced by the note and secured by the security instruments declines from years 6 to 15 by 1/10th of the original principal sum for each year of owner occupancy. Initial purchasers and subsequent owners are required to make payments to the City out of resale or refinancing profits.
11. **INCOME TARGETS:** The home will be sold to a family with an annual household income at or below 165% of the Area Median Income.

12. PROPOSED FACILITIES: None
13. PROPOSED CODES/ORDINANCES: None
14. ENVIRONMENTAL STATUS: Type II
15. PROPOSED TIME SCHEDULE: Approximately 18 months from closing to completion of construction.