



Legislation Details (With Text)

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Title: Resolution approving an Urban Development Action Area Project located at 2183 Amsterdam Avenue (Block 2112/Lot 12), Manhattan, 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. 890; 20015062 HAM).

Sponsors: June M. Eisland, Guillermo Linares

Indexes:

Attachments: 1. Committee Report

Date	Ver.	Action By	Action	Result
10/11/2000	*	Committee on Land Use	Approved by Committee	
10/12/2000	*	City Council	Approved, by Council	Pass

THE COUNCIL OF THE CITY OF NEW YORK
RESOLUTION NO. 1584

Resolution approving an Urban Development Action Area Project located at 2183 Amsterdam Avenue (Block 2112/Lot 12), Manhattan, 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. 890; 20015062 HAM).

By Council Members Eisland and Linares

WHEREAS, the New York City Department of Housing Preservation and Development ("HPD") submitted to the Council its request dated September 13, 2000 that the Council take the following actions regarding the following Urban Development Action Area Project (the "Project") located at 2183 Amsterdam Avenue (Block 2112/Lot 12), Borough of Manhattan (the "Disposition Area"):

- 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;
- Waive the area designation requirement of Section 693 of the General Municipal Law pursuant to said Section;
- Waive the requirements of Sections 197-c and 197-d of the Charter pursuant to Section 694 of the General Municipal Law;
- Approve the Project as an urban development action area project pursuant to Section 694 of the General Municipal Law; and
- Approve an exemption of the Project from real property taxes pursuant to Section 577 of Article XI of the Private Housing Finance Law (the "Tax Exemption");

20015062 HAM
Reso. No. 1584 (L.U. No. 890)

WHEREAS, the Project is to be developed on land that is now a municipally-owned area as defined in Section 692 of the General Municipal Law, consists solely of the rehabilitation or conservation of existing private or multiple 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 company under Article XI of the Private Housing Finance Law;

WHEREAS, upon due notice, the Council held a public hearing on the Project on October 10, 2000;

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.

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.

Page 3 of 3
20015062 HAM
Reso. No. 1584 (L.U. No. 890)

The Council approves the Tax Exemptions as follows:

a. All of the value of the property included in the housing project, including both the Disposition Area and improvements, shall be exempt from real property taxes, other than assessments for local improvements, for a period of thirty (30) years, commencing upon the date of conveyance of the Disposition Area to the Sponsor.

b. In consideration of such tax exemption, the Sponsor, for so long as the partial tax exemption provided hereunder shall remain in effect, shall waive the benefits, if any, of additional or concurrent real property tax abatement and/or tax exemption which may be authorized under any existing or future local, state, or federal law, rule or regulation.

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 October 12, 2000, on file in this office.

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City Clerk, Clerk of Council