# Legislation Details (With Text)

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| **File #:** | Res 1667-2017 | **Version:** | * | **Name:** | LU 741 - Planning, SMALL HOMES REHAB-NYCHA - SOUTHEASTERN QUEENS VACANT HOMES – CLUSTER II, Queens (20185044HAQ) |
| **Type:** | Resolution | | | **Status:** | Adopted |
| | | | | **In control:** | Committee on Land Use |
| **On agenda:** | 9/27/2017 | | | | |
| **Enactment date:** | | | | **Enactment #:** | |

**Title:** Resolution approving an Urban Development Action Area Project located at 103-16 Plattwood Avenue aka 103-16 109th Avenue (Block 11479, Lot 29), Borough of Queens; and waiving the urban development action area designation requirement and the Uniform Land Use Review Procedure; and granting a real estate tax exemption pursuant to Article 16 of New York General Municipal Law (L.U. No. 741; 20185044 HAQ).

**Sponsors:** David G. Greenfield, Rafael Salamanca, Jr.

**Indexes:**

**Attachments:** 1. August 9, 2017 - Stated Meeting Agenda with Links to Files, 2. Land Use Calendar - Week of September 25, 2017 - September 29, 2017, 3. September 27, 2017 - Stated Meeting Agenda with Links to Files, 4. Hearing Transcript - Stated Meeting 9-27-17, 5. Committee Report, 6. Minutes of the Stated Meeting - September 27, 2017

| Date | Ver. | Action By | Action | Result |
|---|---|---|---|---|
| 9/26/2017 | * | Committee on Land Use | Approved by Committee | |
| 9/27/2017 | * | City Council | Approved, by Council | Pass |

**THE COUNCIL OF THE CITY OF NEW YORK**
**RESOLUTION NO. 1667**

**Resolution approving an Urban Development Action Area Project located at 103-16 Plattwood Avenue aka 103-16 109th Avenue (Block 11479, Lot 29), Borough of Queens; and waiving the urban development action area designation requirement and the Uniform Land Use Review Procedure; and granting a real estate tax exemption pursuant to Article 16 of New York General Municipal Law (L.U. No. 741; 20185044 HAQ).**

**By Council Members Greenfield and Salamanca**

WHEREAS, the New York City Department of Housing Preservation and Development ("HPD") submitted to the Council on August 4, 2017 its request dated August 4, 2017 that the Council take the following actions regarding the proposed Urban Development Action Area Project (the "Project") located at 103-16 Plattwood Avenue aka 103-16 109th Avenue (Block 11479, Lot 29), Community District 10, Borough of Queens (the "Project Area"):

1. Find that the present status of the Project 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



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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 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 September 25, 2017;

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 Project 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 August 4, 2017, 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 real property taxation, other than assessments for local improvements and land value, for a period of twenty years, during the last ten years of which such exemption shall decrease in equal annual decrements. Such exemption shall commence on the January 1st or July 1st (whichever shall first occur) following the date that Sponsor acquires the



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entire Project Area. Notwithstanding the foregoing, no exemption shall be granted hereunder if the cost of such rehabilitation is less than the assessed value of such building as determined in the tax year immediately preceding the grant of the tax exemption hereunder.

b. The tax exemption granted hereunder shall terminate with respect to all or any portion of the Project Area if HPD 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 or HUD. HPD 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 September 27, 2017, on file in this office.

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City Clerk, Clerk of The Council


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