



The New York City Council

City Hall
New York, NY 10007

Legislation Details (With Text)

File #:	Res 1169-2003	Version:	*	Name:	LU 570 - Arverne-by-the Sea Homeownership Program, Arverne by the Sea Queens, Community District 14, Council Districts 31, 32.
Type:	Resolution	Status:		In control:	Adopted Committee on Finance
On agenda:	11/19/2003				
Enactment date:		Enactment #:			
Title:	Resolution approving an exemption from real property taxes, pursuant to Section 696 of the General Municipal Law, for property located within the Arverne Urban Renewal Area, Queens to be developed as a project known as Arverne-by-the-Sea by the Sponsor selected by the Department of Housing Preservation and Development (Preconsidered L.U. No. 570).				
Sponsors:	David I. Weprin				
Indexes:					
Attachments:	1. Committee Report, 2. Hearing Transcript - Stated Meeting 11/19				

Date	Ver.	Action By	Action	Result
11/19/2003	*	City Council	Introduced by Council	
11/19/2003	*	City Council	Approved, by Council	Pass

THE COUNCIL OF THE CITY OF NEW YORK RESOLUTION NO. 1169

Resolution approving an exemption from real property taxes, pursuant to Section 696 of the General Municipal Law, for property located within the Arverne Urban Renewal Area, Queens to be developed as a project known as Arverne-by-the-Sea by the Sponsor selected by the Department of Housing Preservation and Development (Preconsidered L.U. No. 570).

By Council Member Weprin

WHEREAS, the New York City Department of Housing Preservation and Development ("HPD") submitted to the Council its request dated October 08, 2003 that the Council approve an exemption from real property taxes pursuant to Section 696 of the General Municipal Law for the following properties hereafter referred to collectively as the "Disposition Area":

BLOCK
LOT
ADDRESS
15905
[1013]
btwn. B. 63rd and B 62nd Sts S. of Rock. Bch. Blvd.
15906
[1013]
SEC Beach 64th St. and Rock. Bch. Blvd.
15906
[1013]
btwn. B. 64th and B. 62nd Sts N. of Larkin Ave.
15907
p/o 8 81
btwn. B. 63rd and B. 62nd Sts Rockaway Freeway
15908
p/o 5
btwn. B. 64th and B. 73rd Sts Rockaway Freeway

15909
p/o 1
NEC B. 65th St., Rock. Bch. Blvd.
15909
p/o 7
Rockaway Freeway, E. of B. 65th St.
15909
70
64-10 Beach 64th Street
15910
p/o 7
211 Beach 65th Street
15910
p/o 9
Rockaway Freeway, E. of B. 65th St.
15911
[10] 3
bounded by Rock. Bch. Blvd., B. 65th, Larkin Ave. & B. 64th
15912
[10] 3
bounded by Rock. Bch. Blvd., B. 66th, Larkin Ave. & B. 65th
15913
p/o 26
bounded by Rock. Freeway, B. 67th, Rock. Bch. Blvd., B 66th
15913
p/o 37
SEC Rockaway Freeway, B. 67th St.
15913
p/o 38
Rockaway Freeway, btwn. B. 67th and B. 66th
15914
p/o 1
bounded by Rock. Bch. Blvd., B. 67th, Larkin Ave & B. 66th
15917
p/o 1
btwn. B. 69th and B. 68th, N. of Rock. Bch. Blvd.
15917
14
btwn. B. 69th and B. 68th S. of Rockaway Freeway
15917
p/o 18
Rockaway Freeway, btwn. B. 69th and B. 68th Sts
15918
p/o 2
btwn. B. 68th and B. 67th Sts N. of Rock. Bch. Blvd.
15918
p/o 10
btwn. B. 68th and B. 67th Sts S. of Rock. Freeway
15918
p/o 18
Rockaway Freeway, btwn. B. 68th and B. 67th Sts
15918
85
SWC B. 67th and Rockaway Freeway
15934
p/o 1
btwn. B. 63rd and B. 62nd Sts, N. of Public Beach
15935
p/o 1
btwn. B. 64th and B. 63rd Sts, N. of Public Beach
15936
p/o 1
btwn. B. 65th and B. 64th Sts, N. of Public Beach
15937
p/o 1
btwn. B. 66th and B. 65th Sts, N. of Public Beach
15938
p/o 1
btwn. B. 67th and B. 66th Sts, N. of Public Beach
15939

p/o 1
btwn. B. 68th and B. 67th Sts, N. of Public Beach
15940
93
B. 69th St., btwn. Rock. Bch. Blvd. and Swan Rd.
15940
103
B. 68th St., btwn. Rock. Bch. Blvd. and Swan Rd.
15941
71
175 Beach 68th Street
15942
p/o1
btwn. B. 69th and B. 68th Sts, S. of Story Rd.
16081
p/o 41
Rockaway Freeway btwn. B 70th and B. 69th Sts
16081
p/o 45
S. of Rock. Freeway btwn. B. 70th and B. 69th Sts
16083
39
Rockaway Freeway btwn. B. 71 st and B. 70th Sts
16083
p/o 42
70-02 Rock. Bch. Blvd.
16083
43
SWC B. 70th St. and Rockaway Freeway
16083
84
SEC B. 71 st. and Rockaway Freeway
16085
44
Rockaway Freeway btwn. B. 72nd and B. 71 st Sts
16085
p/o 47
S. of Rock. Freeway btwn. B. 72nd and B. 71 st Sts
16085
48
SWC B. 71 st. and Rockaway Freeway
16085
92
SEC B. 72nd St. and Rockaway Freeway
16087
p/o 12
NWC Rockaway Freeway and B. 72nd St.
16087
p/o 15
S. of Rock. Freeway btwn. B. 73rd and B. 72nd Sts
16088
p/o 12
Rockaway Freeway btwn. B 74th and B. 73rd Sts.
16088
15
S. of Rock. Freeway btwn. B. 74th and B. 73rd Sts
16088
40
7312-18 Rockaway Beach Blvd.
16089
12
Rockaway Freeway btwn. B. 75th and B. 74th Sts.
16089
15
S. of Rock. Freeway btwn. B. 75th and B. 74th Sts
16090
p/o 25
Rockaway Freeway btwn. B. 77th and B. 75th Sts
16090
29

235 Beach 75th Street
16090
85
S. of Rockaway Freeway btwn. B. 77 & B. 76 Sts
16091
[1013]
S. of Rockaway Freeway btwn. B. 77 & B. 76 Sts
16091
[1013]
N. of Rock. Bch. Blvd. btwn. B. 77 & B. 76 Sts
16092
p/o 1
E. side of B. 70th St., N. of Public Beach
16092
37
btwn. B. 70th and B. 69th Sts and Rock. Bch. Blvd.
16092
50
200 Beach 70th Street
16092
72
W. side of B. 69th St., Mid-block
16092
p/o 88
W. side of B. 69th St., N. of Public Beach
16092
132
interior
16092
136
E. side of B. 70th St., Mid-block
16093
p/o 1
btwn. B. 71st and B. 70th Sts, N. of Pub. Bch.
16094
p/o 1
btwn. B. 72nd and B. 71st Sts, N. of Pub. Bch.
16095
p/o 55
btwn. B. 73rd and B. 72nd, N. of Public Beach
16096
p/o 10
Beach 74th Street, N. of Public Beach
16096
p/o 44
Beach 73rd Street, N. of Public Beach
16111
[1013]
77-16 Rock. Bch. Blvd.
16112
41
79-12 Rock. Bch. Blvd.
16112
45
79-02 Rock. Bch. Blvd.
16112
66
216 B. 80th Street
16113
[1013]
N. of Rock. Bch. Blvd., btwn. B. 81st and B. 80th

WHEREAS, the Council's Committee on Land Use approved on November 18, 2003 the disposition of the property included in the Disposition Area to the developer selected by HPD as the Sponsor ("the Sponsor") of the Arverne-by-the-Sea Project ("the Project");

WHEREAS, the Council held a hearing on November 19, 2003 on HPD's request to approve a tax exemption for property located in the Disposition Area;

WHEREAS, the Council has considered the financial implications relating to the requested tax exemption;

RESOLVED:

The Project shall be 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 hereby approves, pursuant to Section 696 of the General Municipal Law, a tax exemption for the Project as follows:

All of the value of the buildings, structures, and other improvements on the Disposition Area, (excluding those portions, if any, devoted to business and commercial use), 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.

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 mortgages 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 November 19, 2003 on file in this office.

City Clerk, Clerk of Council

Page 4 of 4
Res. No. 1169 (Preconsidered L.U. No. 570)