



Legislation Details (With Text)

**File #:** Res 1316-2020      **Version:** \*      **Name:** LU 656 - Landmarks, River Crossing, Manhattan (20205318 HAM)  
**Type:** Resolution      **Status:** Adopted  
**In control:** Committee of the Whole

**On agenda:** 4/22/2020

**Enactment date:**      **Enactment #:**

**Title:** Application No. 20205318 HAM (River Crossing) submitted by the New York City Department of Housing Preservation and Development pursuant to Article 16 of the General Municipal Law for an amendment of a previously approved project to approve the existing ground lease of the Disposition Area located at Block 1694, Lot 3, Borough of Manhattan, Council District 8, Community District 11.

**Sponsors:** Rafael Salamanca, Jr., Adrienne E. Adams

**Indexes:**

**Attachments:** 1. Land Use Calendar - Week of March 9, 2020 - March 13, 2020, 2. REVISED - Land Use Calendar - Week of March 9, 2020 - March 13, 2020, 3. Hearing Testimony - Landmarks 3-11-20, 4. Hearing Transcript - Landmarks 3-11-20, 5. April 22, 2020 - Stated Meeting Agenda with Links to Files, 6. Hearing Transcript - Stated Meeting 4-22-20, 7. Committee Report, 8. Resolution, 9. Minutes of the Stated Meeting - April 22, 2020

Date	Ver.	Action By	Action	Result
4/22/2020	*	Committee of the Whole	P-C Item Approved by Comm	
4/22/2020	*	City Council	Approved, by Council	Pass

**THE COUNCIL OF THE CITY OF NEW YORK  
RESOLUTION NO. 1316**

**Resolution approving an Urban Development Action Area Project pursuant to Article 16 of the General Municipal Law for property located at 455 East 102<sup>nd</sup> Street (Block 1694, Lot 3), Borough of Manhattan; and waiving the urban development action area designation requirement and the Uniform Land Use Review Procedure, Community District 11, Borough of Manhattan (Preconsidered L.U. No. 656; 20205318 HAM).**

**By Council Members Salamanca and Adams**

WHEREAS, the New York City Department of Housing Preservation and Development ("HPD") submitted to the Council on February 10, 2020 its request dated January 22, 2020 that the Council approve an Urban Development Action Area Project (the "Project") located at 455 East 102<sup>nd</sup> Street (Block 1694, Lot 3), Community District 11, Borough of Manhattan (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 Section 693 of the General Municipal Law;

3. Waive the requirements of Sections 197-c and 197-d of the 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 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 Council held a public hearing on the Project on March 11, 2020.

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 designation requirement of the Disposition Area as an Urban Development Action Area 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 on February 10, 2020, 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 April 22, 2020, on file in this office.

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

**PROJECT SUMMARY**

1. **PROGRAM:** HOUSING  
**PRESERVATION OPPORTUNITIES PROGRAM**
2. **PROJECT:** River Crossing
3. **LOCATION:**
  - a. **BOROUGH:** Manhattan
  - b. **COMMUNITY DISTRICT:** 11
  - c. **COUNCIL DISTRICT:** 8
  - d. **DISPOSITION AREA:**

<u>LOT</u>	<u>BLOCK</u> <u>ADDRESS</u>
3 Street	1694 455 East 102 <sup>nd</sup>
4. **BASIS OF DISPOSITION PRICE:** The City will modify the ground rent by increasing the base rent and freezing the current payment in lieu of taxes for the term of the ground lease.
5. **TYPE OF PROJECT:** Conservation
6. **APPROXIMATE NUMBER OF BUILDINGS:** 1 Multiple Dwelling and 1 Separate Parking Structure
7. **APPROXIMATE NUMBER OF UNITS:** 147
8. **HOUSING TYPE:** Rental
9. **ESTIMATE OF INITIAL Rents:** The Disposition Area contains an occupied building that will be leased subject to existing tenancies. Approximately 36 units will be rented at market-rate rents. Approximately 110 units will be rented at rents that are affordable to families earning from 80% to 165% of the area median income ("AMI").

10. **INCOME TARGETS:** The Disposition Area contains an occupied building that will be leased subject to existing tenancies. Upon vacancy, affordable units will be rented to families earning from 80% to 165% of AMI.
11. **PROPOSED FACILITIES:** Parking
12. **PROPOSED CODES/ORDINANCES:** None
13. **ENVIRONMENTAL STATUS:** Type II
14. **PROPOSED TIME SCHEDULE:** Ground lease will be amended within approximately three months of approvals