



Legislation Details (With Text)

**File #:** Res 1622-2021      **Version:** \*      **Name:** LU 758 - Landmarks, New Penn Development II – UDAAP, Brooklyn (20215019 HAK)

**Type:** Resolution      **Status:** Adopted

**In control:** Committee on Land Use

**On agenda:** 4/29/2021

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

**Title:** Resolution approving an Urban Development Action Area Project pursuant to Article 16 of the General Municipal Law for property located at 791 Saratoga Avenue (Block 3583, Lot 27), 792 Rockaway Avenue (Block 3602, Lot 44), 429 Newport Street (Block 3833, Lot 47), 303 Hinsdale Street (Block 3767, Lot 5), 461 New Jersey Avenue (Block 3773, Lot 56), 432 Wyona Street (Block 3791, Lot 28), and 510 Vermont Street (Block 3790, Lot 49), Borough of Brooklyn; and waiving the urban development action area designation requirement and the Uniform Land Use Review Procedure, Community Districts 5 and 16, Borough of Brooklyn (Preconsidered L.U. No. 758; 20215019 HAK).

**Sponsors:** Rafael Salamanca, Jr., Kevin C. Riley

**Indexes:**

**Attachments:** 1. Res. No. 1622, 2. Calendar of the Subcommittee Meetings - April 5 and 6, 2021, 3. Calendar of the Subcommittee Meetings - April 20 and 21, 2021, 4. Hearing Transcript - Landmarks 4-6-21, 5. April 22, 2021 - Stated Meeting Agenda with Links to Files, 6. Hearing Transcript - Stated Meeting 4-22-21, 7. Minutes of the Stated Meeting - April 22, 2021, 8. Land Use Calendar - April 27, 2021, 9. April 29, 2021 - Stated Meeting Agenda with Links to Files, 10. Hearing Transcript - Stated Meeting 4-29-21, 11. Minutes of the Stated Meeting - April 29, 2021, 12. Committee Report

| Date      | Ver. | Action By             | Action                | Result |
|-----------|------|-----------------------|-----------------------|--------|
| 4/27/2021 | *    | Committee on Land Use | Approved by Committee |        |
| 4/29/2021 | *    | City Council          | Approved, by Council  | Pass   |

**THE COUNCIL OF THE CITY OF NEW YORK  
RESOLUTION NO. 1622**

**Resolution approving an Urban Development Action Area Project pursuant to Article 16 of the General Municipal Law for property located at 791 Saratoga Avenue (Block 3583, Lot 27), 792 Rockaway Avenue (Block 3602, Lot 44), 429 Newport Street (Block 3833, Lot 47), 303 Hinsdale Street (Block 3767, Lot 5), 461 New Jersey Avenue (Block 3773, Lot 56), 432 Wyona Street (Block 3791, Lot 28), and 510 Vermont Street (Block 3790, Lot 49), Borough of Brooklyn; and waiving the urban development action area designation requirement and the Uniform Land Use Review Procedure, Community Districts 5 and 16, Borough of Brooklyn (Preconsidered L.U. No. 758; 20215019 HAK).**

**By Council Members Salamanca and Riley**

WHEREAS, the New York City Department of Housing Preservation and Development ("HPD") submitted to the Council on March 31, 2021 its request dated March 31, 2021 that the Council approve an Urban Development Action Area Project (the "Project") located at 791 Saratoga Avenue (Block 3583, Lot 27), 792 Rockaway Avenue (Block 3602, Lot 44), 429 Newport Street (Block 3833, Lot 47), 303 Hinsdale Street (Block 3767, Lot 5), 461 New Jersey Avenue (Block 3773, Lot 56), 432 Wyona Street (Block 3791, Lot 28), and 510 Vermont Street (Block 3790, Lot 49), Community Districts 5 and 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 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 April 6, 2021.

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 March 31, 2021, a copy of which is attached hereto.

#### **PROJECT SUMMARY**

1.

**PROGRAM:**

NEIGHBORHOOD CONSTRUCTION PROGRAM

2. **PROJECT:** **New Penn Development II**

3. **LOCATION:**

a. **BOROUGH:** Brooklyn  
b. **COMMUNITY DISTRICT:** 5 & 16  
c. **COUNCIL DISTRICT:** 42

d. **DISPOSITION AREA:**

| BLOCKS | ADDRESSES             |
|--------|-----------------------|
| 3583   | 791 Saratoga Avenue   |
| 3602   | 792 Rockaway Avenue   |
| 3833   | 429 Newport Street    |
| 3767   | 303 Hinsdale Street   |
| 3773   | 461 New Jersey Avenue |
| 3791   | 432 Wyona Street      |
| 3790   | 510 Vermont Street    |

4. **BASIS OF DISPOSITION PRICE:** Nominal.  
Sponsor will pay one dollar per lot and deliver a note and mortgage for the remainder of the appraised value ("Land Debt"). For a period of at least thirty (30) years following completion of construction, the Land Debt will be repayable out of resale or refinancing profits. The remaining balance, if any, may be forgiven at the end of the term.

5. **TYPE OF PROJECT:** New Construction

6. **APPROXIMATE NUMBER OF BUILDINGS:** Seven

7. **APPROXIMATE NUMBER OF UNITS:** 25 dwelling units, plus one super's unit

8. **HOUSING TYPE:** Rental

9. **ESTIMATE OF INITIAL RENTS** Rents will be affordable to families with incomes between 30% and 80% of area median income (AMI). Formerly homeless tenants referred by DHS and other City agencies will pay up to 30% of their income as rent. All units will be subject to rent stabilization.

10. **INCOME TARGETS** Up to 80% of AMI.

- |     |   |  |
|-----|---|--|
| 11. | <b>PROPOSED FACILITIES:</b>                 | None   |
| 12. | <b>PROPOSED CODES/ORDINANCES:</b>           | None   |
| 13. | <b>ENVIRONMENTAL STATUS:</b><br>Declaration | Negative   |
| 14. | <b>PROPOSED TIME SCHEDULE:</b>              | Approximately 24 months from closing to completion of construction |

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 29, 2021, on file in this office.

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City Clerk, Clerk of The Council