



Legislation Text

File #: Res 1726-2001, Version: \*

THE COUNCIL OF THE CITY OF NEW YORK  
RESOLUTION NO. 1726

Resolution approving an Urban Development Action Area Project located at 54 Rogers Avenue (Block 1225/Lot 17), 102 Utica Avenue (Block 1348/Lot 46), 160 Utica Avenue (Block 1360/Lot 57), 223 Schenectady Avenue (Block 1378/Lot 7), 237 Ashland Place (Block 2096/Lot 2), 239 Ashland Place (Block 2096/Lot 1), 253 Albany Avenue (Block 1370/Lot 1), 305 Gates Avenue (Block 1974/Lot 40), 386 Greene Avenue (Block 1968/Lot 27), 412 Greene Avenue (Block 1797/Lot 14), 432 St. Marks Avenue (Block 1155/Lot 39), 519 Park Place (Block 1162/Lot 60), 625 Grand Avenue (Block 1155/Lot 3), 636 Franklin Avenue (Block 1149/Lot 53), 640 Franklin Avenue (Block 1149/Lot 54), 642 Franklin Avenue (Block 1149/Lot 99), 723 Bergen Street (Block 1139/Lot 34), 741 Fulton Street (Block 2116/Lot 5), 766 Dean Street (Block 1139/Lot 12), 928 Pacific Street (Block 1132/Lot 24), 942 Pacific Street (Block 1132/Lot 31), 980 Sterling Place (Block 1249/Lot 23), 1095 Sterling Place (Block 1243/Lot 44), 1145 St. Johns Place (Block 1251/Lot 49), 1337 St. Marks Avenue (Block 1357/Lot 84), 1340 Park Place (Block 1372/Lot 16), 1344 St. Marks Avenue (Block 1363/Lot 24), 1346 St. Marks Avenue (Block 1363/Lot 25), 1397 Sterling Place (Block 1372/Lot 69), 1525 St. Johns Place (Block 1380/Lot 71), 1570 Bergen Street (Block 1354/Lot 40), 1574 Bergen Street (Block 1354/Lot 42), 1581 Bergen Street (Block 1348/Lot 56), 1582 Pacific Street (Block 1340/Lot 30), 1600 Bergen Street (Block 1355/Lot 15), 1649-51 Park Place (Block 1369/Lot 51), 1901 Pacific Street (Block 1338/Lot 64), 1995 Pacific Street (Block 1339/Lot 60), Brooklyn, 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. 892; 20015064 HAK).

By Council Members Eisland and Linares

WHEREAS, the New York City Department of Housing Preservation and Development ("HPD") submitted to the Council on September 19, 2000 its request dated September 13, 2000 that the Council take the following actions regarding the Urban Development Action Area Project (the "Project") located at 54 Rogers Avenue (Block 1225/Lot 17), 102 Utica Avenue (Block 1348/Lot 46), 160 Utica Avenue (Block 1360/Lot 57), 223 Schenectady Avenue (Block 1378/Lot 7), 237 Ashland Place (Block 2096/Lot 2), 239 Ashland Place (Block 2096/Lot 1), 253 Albany Avenue (Block 1370/Lot 1), 305 Gates Avenue (Block 1974/Lot 40), 386 Greene Avenue (Block 1968/Lot 27), 412 Greene Avenue (Block 1797/Lot 14), 432 St. Marks Avenue (Block 1155/Lot 39),

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519 Park Place (Block 1162/Lot 60), 625 Grand Avenue (Block 1155/Lot 3), 636 Franklin Avenue (Block 1149/Lot 53), 640 Franklin Avenue (Block 1149/Lot 54), 642 Franklin Avenue (Block 1149/Lot 99), 723 Bergen Street (Block 1139/Lot 34), 741 Fulton Street (Block 2116/Lot 5), 766 Dean Street (Block 1139/Lot 12), 928 Pacific Street (Block 1132/Lot 24), 942 Pacific Street (Block 1132/Lot 31), 980 Sterling Place (Block 1249/Lot 23), 1095 Sterling Place (Block 1243/Lot 44), 1145 St. Johns Place (Block 1251/Lot 49), 1337 St. Marks Avenue (Block 1357/Lot 84), 1340 Park Place (Block 1372/Lot 16), 1344 St. Marks Avenue (Block 1363/Lot 24), 1346 St. Marks Avenue (Block 1363/Lot 25), 1397 Sterling Place (Block 1372/Lot 69), 1525 St. Johns Place (Block 1380/Lot 71), 1570 Bergen Street (Block 1354/Lot 40), 1574 Bergen Street (Block 1354/Lot 42), 1581 Bergen Street (Block 1348/Lot 56), 1582 Pacific Street (Block 1340/Lot 30), 1600 Bergen Street (Block 1355/Lot 15), 1649-51 Park Place (Block 1369/Lot 51), 1901 Pacific Street (Block 1338/Lot 64), 1995 Pacific Street (Block 1339/Lot 60), 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 stated in Section 691 of the General Municipal Law;
2. Waive the area designation requirement of Section 693 of the General Municipal Law pursuant 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 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 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;

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WHEREAS, upon due notice, the Council held a public hearing on the Project on February 1, 2001;

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 developed in a manner consistent with the Project Summary that HPD has submitted to the Council, 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 Disposition Area shall be exempt from local and municipal taxes, other than assessments for local improvements and land value, for a period of ten years commencing on July 1st following the conveyance of the Disposition Area to the Sponsor.

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b. 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 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 February 7, 2001, on file in this office.

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City Clerk, Clerk of Council