



Legislation Text

File #: Res 1989-2001, **Version:** *

THE COUNCIL OF THE CITY OF NEW YORK RESOLUTION NO. 1989

Resolution approving an Urban Development Action Area Project located at 440 Manhattan Avenue (Block 1945/Lot 18), 436 Manhattan Avenue (Block 1945/Lot 20), 434 Manhattan Avenue (Block 1945/Lot 21), 319 West 118th Street (Block 1945/Lot 22), 313 West 118th Street (Block 1945/Lot 23), 311 West 118th Street (Block 1945/Lot 24), 309 West 118th Street (Block 1945/Lot 25), 307 West 118th Street (Block 1945/Lot 26), 305 West 118th Street (Block 1945/Lot 27), 303 West 118th Street (Block 1945/Lot 28), 2187-2189 Frederick Douglass Boulevard (Block 1945/Lot 29), 2191 Frederick Douglass Boulevard (Block 1945/Lot 31), 2193 Frederick Douglass Boulevard (Block 1945/Lot 32), 2195 Frederick Douglass Boulevard (Block 1945/Lot 33), 2197 Frederick Douglass Boulevard (Block 1945/Lot 34), 2199 Frederick Douglass Boulevard (Block 1945/Lot 35), 2201 Frederick Douglass Boulevard (Block 1945/Lot 36), 304 West 119th Street (Block 1945/Lot 37), 306 West 119th Street (Block 1945/Lot 38), 308 West 119th Street (Block 1945/Lot 39), 310 West 119th Street (Block 1945/Lot 40), 312 West 119th Street (Block 1945/Lot 41), 314 West 119th Street (Block 1945/Lot 42), 316 West 119th Street (Block 1945/Lot 43), 446 Manhattan Avenue (Block 1945/Lot 45), 302 West 119th Street (Block 1945/Lot 136), 454 Manhattan Avenue (Block 1946/Lot 18), 438 Manhattan Avenue (Block 1946/Lot 19), 436 Manhattan Avenue (Block 1946/Lot 20), 448 Manhattan Avenue (Block 1946/Lot 21), 313 West 119th Street (Block 1946/Lot 23), 311 West 119th Street (Block 1946/Lot 24), 307 West 119th Street (Block 1946/Lot 26), 305 West 119th Street (Block 1946/Lot 27), 303 West 119th Street (Block 1946/Lot 28), 306 West 119th Street (Block 1946/Lot 39), 308 West 119th Street (Block 1946/Lot 40), 310 West 119th Street (Block 1946/Lot 41), 458 Manhattan Avenue (Block 1946/Lot 46), 308 West 121st Street (Block 1947/Lot 25) and 309 West 120th Street (Block 1947/Lot 40), Manhattan, 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. 1105; 20015408 HAM).

By Council Members Eisland and Linares

WHEREAS, the New York City Department of Housing Preservation and Development ("HPD") submitted to the Council on May 10, 2001 its request dated April 25, 2001 that the Council take the following actions regarding the following Urban Development Action Area Project (the "Project") located at 440 Manhattan Avenue (Block 1945/Lot 18), 436 Manhattan Avenue (Block 1945/Lot 20), 434 Manhattan Avenue (Block 1945/Lot 21), 319 West 118th Street (Block 1945/Lot

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22), 313 West 118th Street (Block 1945/Lot 23), 311 West 118th Street (Block 1945/Lot 24), 309 West 118th Street (Block 1945/Lot 25), 307 West 118th Street (Block 1945/Lot 26), 305 West 118th Street (Block 1945/Lot 27), 303 West 118th Street (Block 1945/Lot 28), 2187-2189 Frederick Douglass Boulevard (Block 1945/Lot 29), 2191 Frederick Douglass Boulevard (Block 1945/Lot 31), 2193 Frederick Douglass Boulevard (Block 1945/Lot 32), 2195 Frederick Douglass Boulevard (Block 1945/Lot 33), 2197 Frederick Douglass Boulevard (Block 1945/Lot 34), 2199 Frederick Douglass Boulevard (Block 1945/Lot 35), 2201 Frederick Douglass Boulevard (Block 1945/Lot 36), 304 West 119th Street (Block 1945/Lot 37), 306 West 119th Street (Block 1945/Lot 38), 308 West 119th Street (Block 1945/Lot 39), 310 West 119th Street (Block 1945/Lot 40), 312 West 119th Street (Block 1945/Lot 41), 314 West 119th Street (Block 1945/Lot 42), 316 West 119th Street (Block 1945/Lot 43), 446 Manhattan Avenue (Block 1945/Lot 45), 302 West 119th Street (Block 1945/Lot 136), 454 Manhattan Avenue (Block 1946/Lot 18), 438 Manhattan Avenue (Block 1946/Lot 19), 436 Manhattan Avenue (Block 1946/Lot 20), 448 Manhattan Avenue (Block 1946/Lot 21), 313 West 119th Street (Block 1946/Lot 23), 311 West 119th Street (Block 1946/Lot 24), 307 West 119th Street (Block 1946/Lot 26), 305 West 119th Street (Block 1946/Lot 27), 303 West 119th Street (Block 1946/Lot 28), 306 West 119th Street (Block 1946/Lot 39), 308 West 119th Street (Block 1946/Lot 40), 310 West 119th Street (Block 1946/Lot 41), 458 Manhattan Avenue (Block 1946/Lot 46), 308 West 121st Street (Block 1947/Lot 25) and 309 West 120th Street (Block 1947/Lot 40), 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 stated in Section 691 of the General Municipal Law;

2. Approve the designation of the Disposition Area as an Urban Development Action Area pursuant to Section 693 of the General Municipal Law;
3. Approve the Project as an Urban Development Action Area Project pursuant to Section 694 of the General Municipal Law; and
4. Approve the exemption of the Project from real property taxes pursuant to Section 696 of the General Municipal Law (the "Tax Exemption").

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WHEREAS, the disposition of the area was previously approved pursuant to the Uniform Land Use Review Procedure (C 980237 HAM; L.U. No. 62; Reso. No. 392 of 1997);

WHEREAS, upon due notice, the Council held a public hearing on the Project on June 19, 2001 and recessed until June 28, 2001;

WHEREAS, the Council has considered the relevant environmental review (CEQR No. 96HPD043M) and the Negative Declaration which was issued on October 1, 1997;

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 action described herein will have no significant effect on the environment;

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 approves the designation of the Disposition Area as an urban development action area under Section 693 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.

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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, except for those buildings, structures and improvements on the Disposition Area containing four or more dwelling units, 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.
- 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 June 28, 2001, on file in this office.

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City Clerk, Clerk of Council