



Legislation Text

File #: Res 1586-2008, Version: *

THE COUNCIL OF THE CITY OF NEW YORK RESOLUTION NO. 1586

Resolution approving an amended Urban Development Action Area Project located at Block 15845, Lot p/o 44; Block 15847, Lot 75; Block 15848, Lot 36; Block 15849, Lot 1; Block 15850, Lot 16; Block 15851, Lot 48; Block 15852, Lot 73; Block 15859, Lot 1; Block 15860, Lot 1; Block 15861, Lots p/o 1, 47; Block 15862, Lot 1; Block 15863, Lot 1; Block 15864, Lot p/o 1; Block 15865, Lot p/o 1; Block 15866, Lot p/o 1; Block 15867, Lot p/o 1; Block 15868, Lot p/o 1; Block 15869, Lot p/o 1; Block 15871, Lot p/o 1; Block 15873, Lot p/o 1; Block 15874, Lots p/o 8, p/o 41; Block 15875, Lot p/o 1; Block 15876, Lot p/o 1; Block 15947, Lot 1; and Block 15948, Lot 1; Borough of Queens, 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. 747; 20085436 HAQ).

By Council Member Katz

WHEREAS, the New York City Department of Housing Preservation and Development ("HPD") submitted to the Council on March 31, 2008 its request dated March 17, 2008 that the Council take the following actions regarding the following amended Urban Development Action Area Project (the "Project") located at Block 15845, Lot p/o 44; Block 15847, Lot 75; Block 15848, Lot 36; Block 15849, Lot 1; Block 15850, Lot 16; Block 15851, Lot 48; Block 15852, Lot 73; Block 15859, Lot 1; Block 15860, Lot 1; Block 15861, Lots p/o 1, 47; Block 15862, Lot 1; Block 15863, Lot 1; Block 15864, Lot p/o 1; Block 15865, Lot p/o 1; Block 15866, Lot p/o 1; Block 15867, Lot p/o 1; Block 15868, Lot p/o 1; Block 15869, Lot p/o 1; Block 15871, Lot p/o 1; Block 15873, Lot p/o 1; Block 15874, Lots p/o 8, p/o 41; Block 15875, Lot p/o 1; Block 15876, Lot p/o 1; Block 15947, Lot 1; and Block 15948, Lot 1; Community District 14, Borough of Queens (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 Amended Project as an Urban Development Action Area Project pursuant to Section 694 of the General Municipal Law;
4. Approve the exemption of the Disposition Area 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 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 Project is related to Application Number C 030511 HAQ (L.U. No. 493, Res 1172 of 2003);

WHEREAS, upon due notice, the Council held a public hearing on the Project on August 13, 2008;

WHEREAS, the Council has considered the land use, environmental 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 approves the Designation of the Disposition Area as an Urban Development Area pursuant to Section 693 of the General Municipal Law.

The Council approves the Amended 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 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 August 14, 2008, on file in this office.

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City Clerk, Clerk of The Council