

The New York City Council

Legislation Details (With Text)

File #:	Res 0 2019)733-	Version:	*	Name:	LU 313 - Planning, 4697 T 190026 HAX)	hird Avenue, Bronx (C
Туре:	Resol	lution			Status:	Adopted	
					In control:	Committee on Land Use	
On agenda:	1/24/2	2019					
Enactment date:	:				Enactment #	:	
Title:	Resolution approving the application submitted by the New York City Department of Housing Preservation and Development ("HPD") and the decision of the City Planning Commission, ULURP No. C 190026 HAX, approving the designation of an Urban Development Action Area, an Urban Development Action Area Project, and the disposition of city-owned property located at 4697 Third Avenue (Block 3041, Lots 38 and 40), Borough of the Bronx, Community District 6, to a developer selected by HPD (L.U. No. 313; C 190026 HAX).						
Sponsors:	Rafae	el Salaman	ca, Jr., Be	en Ka	llos		
Indexes:							
Attachments:	1. Resolution, 2. Land Use Calendar - Week of January 7, 2019 - January 14, 2019, 3. January 9, 2019 - Charter Meeting with Links to Files, 4. Land Use Calendar & Agenda for January 22, 2019, 5. Hearing Testimony - Planning 1-14-19, 6. January 24, 2019 - Stated Meeting Agenda with Links to Files, 7. Hearing Transcript - Stated Meeting 1-24-19, 8. Minutes of the Stated Meeting - January 24, 2019, 9. Committee Report						
Date	Ver.	Action By			A	ction	Result
1/22/2019	* (Committee	e on Land	Use	A	pproved by Committee	
1/24/2019	* (City Cound	cil		A	pproved, by Council	Pass
THE COUNCIL OF THE CITY OF NEW YORK RESOLUTION NO. 733							

RESOLUTION NO. 733

Resolution approving the application submitted by the New York City Department of Housing Preservation and Development ("HPD") and the decision of the City Planning Commission, ULURP No. C 190026 HAX, approving the designation of an Urban Development Action Area, an Urban Development Action Area Project, and the disposition of city-owned property located at 4697 Third Avenue (Block 3041, Lots 38 and 40), Borough of the Bronx, Community District 6, to a developer selected by HPD (L.U. No. 313; C 190026 HAX).

By Council Members Salamanca and Kallos

WHEREAS, the City Planning Commission filed with the Council on December 20, 2018 its decision dated December 5, 2018 (the "Decision"), on the application submitted by the New York City Department of Housing Preservation and Development ("HPD") regarding city-owned property located at 4697 Third Avenue (Block 3041, Lots 38 and 40), (the "Disposition Area"), approving:

- a) pursuant to Article 16 of the General Municipal Law of New York State the designation of Disposition Area as an Urban Development Action Area;
- b) pursuant to Article 16 of the General Municipal Law of New York State an Urban Development

Action Area Project for the Disposition Area (the "Project"); and

c) pursuant to Section 197-c of the New York City Charter the disposition of the Disposition Area to a developer to be selected by the New York City Department of Housing Preservation and Development;

to facilitate the construction of a new eight-story mixed-use development of approximately 47,561 square feet of floor area containing approximately 52 affordable housing units and ground floor retail space, Community District 6, Borough of the Bronx (ULURP No. C 190026 HAX) (the "Application");

WHEREAS, the Decision is subject to review and action by the Council pursuant to Section 197-d(b)(1) of the City Charter;

WHEREAS, the Application and Decision are subject to review and action by the Council pursuant to Article 16 of the General Municipal Law of New York State;

WHEREAS, by letter dated January 4, 2019 and submitted to the Council on January 7, 2019, HPD submitted its requests (the "HPD Requests") respecting the Application including the submission of the project summary for the Project (the "Project Summary") and indicated that Lot 38 is comprised of now former Lot 40;

WHEREAS, upon due notice, the Council held a public hearing on the Application and Decision and the HPD Requests on January 14, 2019;

WHEREAS, the Council has considered the land use and financial implications and other policy issues relating to the Application; and

WHEREAS, the Council has considered the relevant environmental issues, including the negative declaration issued on August 3, 2018 (CEQR No. 18HPD064X) (the "Negative Declaration").

RESOLVED:

The Council finds that the action described herein will have no significant impact on the environment as set forth in the Negative Declaration.

Pursuant to Section 197-d of the New York City Charter, based on the environmental determination and the consideration described in the report C 190026 HAX and incorporated by reference herein, and the record before the Council, the Council approves the Decision of the City Planning Commission and the HPD Requests.

The Council approves the sale of the Disposition Area to the Sponsor pursuant to Section 576-a(2) of the Private Housing Finance Law, upon condition that the Project shall be developed in a manner consistent with Project Summary submitted by HPD, copy of which is attached hereto and made a part hereof.

The Council approves the disposition of the Disposition Area under Section 197-d of the New York City Charter, to a developer to be selected by the New York City Department of Housing Preservation and Development for the development of the Project consistent with the Project Summary.

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 January 24, 2019, on file in this office.

City Clerk, Clerk of The Council

PROJECT SUMMARY

1.		PROGRAM: LOW AND LOW INCOME AFFORDABILITY PRO			EXTREMELY OGRAM	
2.		PRO Aven	JECT: ue			4697 Third
3. LC	OCATION:					
		a.	BOROUGH:			Bronx
		b.	COMMUNITY DISTRICT:			6
		c.	COUNCIL DISTRICT:			15
				d.	DISPOSIT	I ON AREA: BLOCK
				<u>LOT(</u>	<u>S)</u>	ADDRESS(ES)
		* For	38* 4697 Third merly Lots 38 & 40	d Ave		3041
4.		Spor for th perio cons refina	IS OF DISPOSITION PRIC asor will pay one dollar per be remainder of the apprais d of at least thirty (30) year truction, the Land Debt will ancing profits. The remaini e end of the term.	lot and ed val s follo be rej	ue ("Land I wing comp payable ou	Debt"). For a letion of t of resale or
5.		ΤΥΡΙ	E OF PROJECT:			New Construction
6.		APP	ROXIMATE NUMBER OF	BUILC	DINGS:	1
7.			ROXIMATE NUMBER OF one superintendent's unit	UNITS	S :	52 dwelling units,
8.		HOU	SING TYPE:			Rental
9.		affore incor	MATE OF INITIAL RENTS dable to families earning fro ne ("AMI") with up to 20% of incomes up to 90% of AMI.	om 27° of the i	units afford	able to families

	referred by DHS and other City agencies will pay up to 30% of their income as rent.			
10.	INCOME TARGETS 30% and up to 80% of AMI, with up to 20% of the incomes up to 110% of AMI	Between up to he units targeted to		
11.	PROPOSED FACILITIES: 10,700 square feet of commercial space	Approximately		
12.	PROPOSED CODES/ORDINANCES:	None		
13.	ENVIRONMENTAL STATUS: Declaration	Negative		

14. **PROPOSED TIME SCHEDULE:** construction

Approximately 24 months from closing to completion of

construction