

First Amended  
**BATHGATE**  
Urban Renewal Plan

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(BOE ADOPTION NEEDED)  
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South Bronx, New York  
December 31, 1979

Department of Housing Preservation  
& Development, City of New York

THE CITY OF NEW YORK  
FIRST AMENDED BATHGATE URBAN RENEWAL PLAN

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# FIRST AMENDED BATHGATE URBAN RENEWAL PLAN

## SECTION 1 - DESCRIPTION OF PROJECT

### .A Project Area Description

The boundaries of the Bathgate Urban Renewal Area are shown on Map A, Project Boundary Map, dated December 31, 1979 and are described in the attached boundary description, Exhibit A-1. The boundaries of the Bathgate Early Action Industrial Area are also delineated in Map B, dated December 31, 1979 and are described in the attached Exhibit A-2. The total net area for the Bathgate Early Action Industrial Area is 21.5 acres.

### .B Community Participation

The City of New York will continue its policy of working closely with the Community Planning Boards, and any other community groups interested in improving the quality of life in their neighborhoods.

## SECTION II - STATEMENT OF DEVELOPMENT OBJECTIVES

### .A Urban Renewal Plan Objectives

The objectives of the Bathgate Urban Renewal Plan are as follows:

- . The elimination of blighting influences from the Urban Renewal Area.
- . The removal of substandard and unsanitary structures from the Urban Renewal Area.
- . The elimination of impediments to land disposition and development by the physical improvement of the street pattern.
- . The establishment of land use patterns consistent with modern planning concepts and conducive to the creation of a superior living and working environment.
- . The provision of land for adequate and convenient community facility space including pre-school and day-care facilities.
- . The provision of new housing for low and moderate income families in a compatible mix with commercial uses and community facilities built to high standards of design, privacy, light, air and open space.
- . The coordination of all design and architectural elements to assure high quality, creative design.

The Plan seeks to create an improved living and working environment integrated with capital projects, existing public housing and other public and semi-public and private developments adjacent to the Urban Renewal Area.

The Urban Renewal Area is eligible under State and local laws for the actions proposed. It has been delineated so that following the completion of construction, the projected redevelopment and the surrounding area will have reasonable protection from decay; and so that the redevelopment will constitute a stable environment and will be a beneficial influence on abutting public and private development.

The following types of deficiencies are present and adversely affect living conditions in the project area and in the immediate neighborhoods.

- . Substandard and unsanitary buildings.
- . General characteristics of obsolescence tending to reduce neighborhood stability.
- . Safety hazards due to the presence of non-fireproof construction and vacant building.

.B Additional Objectives for the Early Action Industrial Area (Project Area)

The intent of the Bathgate Early Action Industrial Area is to improve the economic position of the City of New York and, more particularly, the Borough of the Bronx, by creating, retaining, and increasing job opportunities of local residents through new industrial development within the project area. The objectives of the plan are:

- . To assemble, within the early action industrial area, sizable tracts of land to be zoned and planned for light industry.
- . To build, at a readily accessible location, new, single story modern industrial type structures and sub-divide space to accommodate smaller and larger industrial and manufacturing firms requiring up-to-date plant facilities.
- . To re-establish a tax base for the City through new industrial development at the project area, which is presently under-utilized and principally vacant.
- . To provide planned and comprehensive industrial park amenities and infrastructure within the early action industrial area location.
- . To concentrate and enhance employment and job opportunities consonant with the operation of a well-planned industrial park, to principally benefit low and moderate income residents of the Borough of the Bronx.

- To remove blight, unsanitary and hazardous conditions presently existing within the early action industrial area, and to demolish and clear existing derelict and marginal structures.
- To revitalize the Bathgate neighborhood through clearance, and new infrastructure, building improvements, security, lighting and landscaping.

Marketability of the early action industrial area is aided by a scarcity of readily available, vacant and buildable industrial land in the Borough of the Bronx, with good highway and other transportation proximity.

The area is eligible under State and local law for the actions proposed, and has been delineated so as to promote reasonable protection of the area after the renewal by constituting a stable area in itself and by reflecting a beneficial influence on abutting private development.

The following types of deficiencies are present and adversely affect living and economic conditions in the project area:

- The present land use consisting of mixed residential, commercial and industrial is inappropriate.
- The majority of the buildings in the area have been destroyed by fire, vandalism, and blight. Remaining structures are similarly deteriorated, violate code requirements, and present health and safety hazards to remaining residents.
- Large tracts of land in the project area are vacant, rubble and garbage-strewn, and unproductive. The existence of such areas constitutes a serious and growing menace, and is injurious to the public safety, health, morale and welfare of the community.
- The existence of the type of private buildings in the project area is such as to hamper land and site assembly sufficient in size to develop a modern industrial park in the area.

## SECTION III - LAND USE PLAN

### A Land Use Plan

Map B, Land Use Plan dated December 31, 1979, shows existing property in the Plan area and the proposed use and treatment thereof. The uses permitted shall be as specified below. Access to the project area is provided by use of existing street grids in and around the project area, the Cross-Bronx Expressway, and public transportation facilities.

### B Land Use Provisions and Building Requirements Urban Renewal Area

Controls covering land use and building requirements, the permitted use of redevelopment parcels, maximum residential densities, required setbacks, maximum land coverage and required off-street parking and loading areas, etc., shall be as defined in the Comprehensive Amendment to the Zoning Resolution of the City of New York, as published in the City Record on November 10, 1960, and as approved by resolution of the Board of Estimate on December 15, 1960, and as amended to the date application is filed with the Department of Buildings for the construction or alteration of property improvements pursuant to this plan. Whenever both specific controls in the Urban Renewal Plan and reference to the Zoning Resolution are used, in the case of conflict, the more restrictive shall govern.

It is anticipated that where applicable, future action will be required by the City Planning Commission and the Board of Estimate to change the zoning in order to effectuate this plan.



1. Permitted Land Uses

a. Predominant Land Use Categories

Land Use shown on the Land Use Plan reflects existing zoning as modified by specific proposed changes in the aforementioned Zoning Resolution. As shown on the Land Use Plan, Map B dated December 31, 1979, the following uses shall be permitted exclusively:

a-1 Residential

Residential uses shall be permitted including appurtenant community facility recreational and park uses. Appurtenant community facilities and recreational uses are those which are appropriate in residential areas and include such uses as medical offices, health centers, limited recreational facilities, day care centers and uses of a similar nature. New residential uses to serve families of low and moderate income as determined by the New York City Department of Housing Preservation and Development will be developed at densities as specified in Section 111-B-2 of this Plan.

Permitted uses may also be playgrounds or similar open space available for public recreational purposes.

Appropriate accessory and other retail and service commercial uses will be permitted to support the residential development.

a-2 Public and Semi-Public

Permitted public and semi-public uses may include pre, elementary, intermediate and senior high schools, libraries, community centers, health facilities, and other essential service uses which can function best in a residential environment and are not objectionable in residential areas.

a-3 Industrial

Industrial facilities as provided for in Section III.C & E of this Plan shall be permitted.

2. Specific Provisions for the Early Action Industrial Area - Permitted Uses and Plan Changes

Map B - Urban Renewal Land Use Plan, dated December 31, 1979, indicates the proposed uses of all land within the Early Action Industrial Area boundaries. These are uses now allowed in an M1-4 district under the Zoning Resolution of the City of New York.

Land use provisions and building requirements shall be as defined in the City Planning Commission's Amendment to the Zoning Resolution of the City of New York, published in the City Record on November 10, 1960, and approved by resolution of the Board of Estimate on December 15, 1960, as amended.

Whenever both specific controls in the First Amended Bathgate Urban Renewal Plan and reference to the Zoning Resolution are used, in cases of conflict, the more restrictive control shall govern.

The New York City Public Development Corporation shall review project plans and proposals, and may determine which proposal best meets the requirements of the Plan wheresoever so required, and may allow alternative site development in the course of development which are not inconsistent with the Plan and do not adversely impact the residential portion of the Urban Renewal Area. The New York City Public Development Corporation, while in the course of planning, development, construction, operation and management of the Early Action Industrial Area, may establish such additional regulations, controls and restrictions as it deems necessary, or change or modify such regulations, controls or restrictions as it deems necessary in each particular case, provided same are consistent with M1-4 zoning and provided same are not inconsistent with the Plan and do not adversely impact the residential portion of the Urban Renewal Area.

The land use provisions and building requirements shall remain in effect for a period of forty (40) years from the date of approval of this Urban Renewal Plan by the Board of Estimate of the City of New York.

### 3. Additional Controls

#### a. Permitted Residential Densities and Parking Requirements

1. All parcels shall be developed as specified below:

Density	Max. Rooms	Zoning per Acre	Floor Area Ratio for Max.D.U.'s	Open Space Ratio	Space Range	Parking Required as a percentage of Dwelling Units Provided		
						Mod. Income Housing	Low Income Housing	Elderly Housing
R6	454		2.36	28.5 -	37.5	55%	35%	22.5%
R7-1	605		3.30	16.5 -	25.5	45%	30%	20%

Open Space Ratio: is the area of open space on the lot expressed as a percentage of the floor area on the lot.

Floor Area Ratio: is the total floor area on the lot divided by the lot area.

2. Parcels to be developed as part of a large scale Plan may vary individually from the above standards although the overall package shall conform to the density and parking requirements stated herein. Commercial, industrial and community facilities parking requirements shall be in conformance with the requirements of the Zoning Resolution. All sponsors or developers not legally exempt from the provisions of the Zoning Resolution shall develop their parcels in conformance with the requirements of the zoning districts as specified in Section III-B of this Plan. Sponsors or developers otherwise legally exempt from the provisions of the Zoning Resolution shall be required to conform to the density, open space floor area and parking requirements of said Resolution for the zoning districts specified for their sites in Section III-B-3 of this Plan.

#### b. Additional Controls for Early Action Industrial Area

##### 1. Zoning Controls

The Bathgate Early Action Industrial Area shall be rezoned an M1-4 Light Manufacturing District. These districts are designed for a wide range of manufacturing and related uses which must conform to a high level of performance standards and are thus considered appropriate in realizing the objectives of

the Urban Renewal Plan. Those regulations which have been established for the M1-4 Manufacturing District as specified in the New York City Zoning Resolution would provide the framework for industrial development within the First Amended Bathgate Urban Renewal Area.

## 2. Other Development Controls

In addition to the Article IV Zoning Regulations summarized above, the following development controls shall apply to the Bathgate Industrial Area:

- (a) To ensure adequate screening of open parking and loading areas, a minimum ten foot wide strip, densely planted with shrubs or **trees**, is required to screen these open loading and parking areas from adjacent streets.
- (b) When industrial buildings front directly onto East 174th Street, East 173rd Street, or East 172nd Street, a ten foot set-back area is required to provide additional landscaped areas within the Bathgate Industrial Area.
- (c) When the accessory off street parking requirement is provided in a zoning lot other than the same zoning lot of the use for which it is required, additional tree planting will be required to enhance the appearance of the parking area. A minimum of one tree per 1,200 square feet of parking area is required.
- (d) Street trees will be required on all streets within the Bathgate Industrial Area at intervals of thirty feet (except at street intersections and entrances to parking and loading areas).

### 3. Building Requirements

All construction within the Bathgate Industrial Area shall comply with the New York City Building Code.

### 4. Parking Requirements

All buildings developed within the Early Action Industrial Area shall be provided with parking at a ratio of one space for every five employees.

### 5. Loading Bays

No loading bays shall be permitted to front on Third or Washington Avenues without the approval of the New York City Public Development Corporation.

## 4. Planning Criteria and Standards for Accessory or Supporting Uses, Internal Circulation System and Public Improvements and Facilities Not Identified on the Land Use Plan, Map A, dated December 31, 1979

### a. Supporting and Accessory Uses

Appurtenant commercial, recreational, parking, and community facilities, will be required to support and strengthen the residential character of the area as outlined in Section II.B above. These appurtenant facilities shall be developed, as authorized or required by the aforementioned Zoning Resolution, and, where appropriate to serve the needs of the low and moderate-income families in the new housing planned for the area. The facilities shall be located so as to provide convenience and accessibility to the residents served.

### b. Internal Circulation System

The circulation system shall be developed, to the extent practicable, to reflect the objective of achieving adequate separation of local traffic uses. The existing functional pattern of local and major streets may have to be upgraded to meet internal circulation needs. Planning for necessary improvements is underway where current City-wide practice calls for higher design standards, e.g. wider roadbeds or rights of way and/or straighter alignments. Every attempt will be made to insure that these higher standards are incorporated into the design and redevelopment of the area.

c. Public Improvements and Facilities

New neighborhood facilities including several small parks and recreational areas, new educational and health facilities and the possible upgrading of some utilities are planned in order to meet the needs of the area residents.

d. Duration of Land Use Provisions and Building Requirements

The land use provisions and building requirements shall remain in effect for a period of forty years (40) from the date of approval of this Urban Renewal Plan or any modification thereof by the Board of Estimate of the City of New York, except as provided by Section VI hereunder.

## SECTION IV - PROJECT PROPOSALS

All properties within the Urban Renewal Area shall be subject to the land use controls contained in Section III of this plan.

### A Residential Area

#### 1. Land Acquisition, Clearance and Redevelopment

Properties within the residential portion of the Urban Renewal Area that are to be acquired for clearance or rehabilitation are identified in the attached Exhibit B-1 dated December 31, 1979 and will be redeveloped predominantly with housing for families of low and moderate income together with such appurtenant or related uses as may be indicated.

Certain streets within the Urban Renewal Area may be modified to improve or limit access of vehicular traffic and to assure the safety and convenience of residents.

#### 2. Rehabilitation

All properties in the Project Area acquired or to be acquired for clearance and redevelopment are shown on Map A Project Boundary Map, dated December 31, 1979, and identified in the attached Exhibits B-1 and B-2 dated December 31, 1979. The residential portion of the Urban Renewal Area will be redeveloped predominantly with housing for families of low and moderate income together with such appurtenant or related uses as may be deemed appropriate. The properties will be acquired in order to achieve the stated Plan objective of removing substandard conditions and blighting influences and of providing land for uses permitted pursuant to Section III of this Plan. The City of New York will not acquire any other buildings within the project area except as provided in Section IV of this Plan.

a. Description of Conditions Under Which Property  
Acquired by the LPA Will Be Rehabilitated

Of the property to be acquired in the Urban Renewal Area (Exhibits B-1 and B-2), certain of these properties may be capable of rehabilitation to Property Rehabilitation Standards at costs which allow marketable rents. Moreover, these sites may not be economically feasible new construction sites. If the Department of Housing Preservation and Development determines that the aforesaid conditions exist, such individual property may be rehabilitated by sale to selected developers who shall agree to undertake such development.

b. Property Rehabilitation Standards

These standards and controls have been developed to serve as the basis for rehabilitation and conservation of the existing structures to provide accommodations and environment for family living which are decent, safe, livable and designed to have continuing appeal. They are geared to the rehabilitation of structures on a long-range basis to extend the life of the premises for a period equal to long-term financing availability, where adequate income will be available for all charges and expenses, including normal replacements and an equitable return on investment.



The minimum standards for rehabilitation include compliance with all State and local codes and ordinances applicable to the regulations and control of building construction and renovation including:

- . Chapter 26, Title C, Building Code of the Administrative Code of the City of New York;
- . Chapter 26, Title D, Housing Maintenance Code of the City of New York;
- . Chapter 713, L. 1929, Multiple Dwelling Law, as amended, and
- . Comprehensive Amendment of the Zoning Resolution of the City of New York, adopted December 15, 1960, and as amended to the date application is filed with the Department of Buildings for the alteration or renovation of property improvements pursuant to this Plan.

In addition, recognizing that State and local codes and ordinances provide the minimum standards for safety and health but are not necessarily geared to the requirements of current residential living, rehabilitated property shall be required to comply with the standards for residential rehabilitation contained in the Department of Housing Preservation and Development Bulletin, "Design Standards for Rehabilitation," notwithstanding the source of financing of such rehabilitation. Copies thereof are available at the offices of the Department of Housing Preservation and Development.

### 3. Acquisition and Clearance

Properties designated for acquisition (Exhibit B-1), which thereafter do not prove capable of rehabilitation pursuant to the requirements as set forth in Section IV.A (1) above or which are needed

to make a feasible clearance and new construction site, as determined by the Department of Housing Preservation and Development, will be designated for clearance and new construction. These sites will be acquired in order to achieve the stated plan objective of removing sub-standard conditions and blighting influences and of providing land for uses permitted pursuant to Section III of this plan. Where residential redevelopment is determined to be appropriate, it will be predominantly for housing for families of low and moderate income together with appropriate appurtenant or related uses.

#### 4. Relocation Plan

##### a. Residential

All tenants residing on the lands to be acquired will receive full benefits and services of the Department of Relocation and Management Services of the Department of Housing Preservation and Development. All tenants residing on the lands to be acquired will be accorded first priority for admission to new apartments constructed as a part of the project, providing that they are not in default or arrears to the City.

##### b. Commercial

The Department of Relocation will maintain constant liaison with the commercial tenants in the area so as to coordinate the Commercial Relocation Program.

All businesses will be advised of the United States Small Business Administration's program of making long-term, low-interest loans to assist in re-establishing small businesses that have suffered substantial economic injury as a result of displacement. Commercial tenants will be entitled to reimbursement for moving expenses and other displacement payments in conformance with the Uniform Relocation Act of 1970.

## B Early Action Industrial Area

### 1. Acquisition

All parcels within the Early Action Industrial Area including those already owned by the City of New York, will be acquired for purposes of clearance and redevelopment. These are listed in Exhibit B-2. Structures on acquired parcels will be demolished and replaced by new construction for industrial purposes. Vacant land in the Early Action Industrial Area will be improved for industrial use.

### 2. Relocation

The first development block (Tax Block 2916), of the Early Action Industrial Area will be the first relocation block. The block contains one small business and three households in a wood-frame structure. There are 153 families and 36 commercial and industrial businesses to be relocated from the Early Action Industrial Area.

#### a. Residential

One hundred and fifty-three (153) residential households are on sites within the Early Action Industrial Area to be acquired or now owned by the City of New York. These tenants will receive benefits and services of the Department of Housing Preservation and Development of the City of New York.

#### b. Commercial and Industrial

Thirty-six (36) commercial and industrial tenants are located on sites within the Early Action Industrial Area to be acquired or sites now owned by the City of New York. HPD will maintain liaison with the commercial tenants in the area so as to coordinate the commercial relocation schedule. All businesses will be advised of the United States Small Business Administration's program of long-term, low-interest loans to assist in re-establishing small businesses that have suffered substantial economic injury as a result of displacement.

Commercial tenants will be entitled to relocation benefits.

3. Demolition

All existing buildings in the Early Action Industrial Area will be demolished.

4. Site Preparation

Existing utility lines (steam, gas and electric) within the Early Action Industrial Area will be sealed off and re-opened as required. All utilities shall remain underground.

New York City Public Development Corporation will cause all existing rubble and garbage within the Early Action Industrial Area to be removed and the land cleared in preparation for industrial construction. The Early Action Industrial Area will be fenced after clearance.

## SECTION V: REDEVELOPER'S OBLIGATIONS

### V.1

The regulations and controls set forth in Section III, hereof, Land Use Plan, will be implemented, wherever applicable, by appropriate covenants or other provisions in agreements for land disposition or conveyance, executed pursuant thereto.

### V.2

The redevelopers shall devote the land solely to the use specified in this Urban Renewal Plan.

### V.3

The redevelopers shall begin and complete the development of the land for the use required in this Urban Renewal Plan, and the construction of the improvements agreed upon in the land disposition contract or lease within a reasonable time, as determined and set forth in the contract between the City of New York and the redeveloper.

### V.4

The redeveloper or redevelopers of project land shall not sell, lease or otherwise transfer such land at any time prior to the completion of the redevelopment thereof without the prior written consent of the City of New York and the developer.

### V.5

No covenant, lease, agreement, conveyance or other instrument shall be effected or executed by the City of New York, or by a redeveloper, or any of his/her successors or assigns, whereby land in the project area is restricted upon basis of race, sex, creed, color or national origin. Appropriate covenants running with the land, which will prohibit any such restrictions, shall be included in the disposition instruments.

### V.6

For the Early Action Industrial Area, site plans, architectural drawings and outline specifications, all in sufficient detail to permit determination of compliance with the Urban Renewal Plan, the quality of design, and the character of proposed construction, shall be submitted for review and approval to the New York City Public Development Corporation or its designee by each redeveloper prior to commencement of construction. In addition, floor plans and elevations, all in sufficient detail to permit determination as to whether the proposed improvements adversely impacts the residential portion of the Urban Renewal Area, shall be submitted for review and approval by the Department of Housing Preservation and Development. If no comments with respect to such plans are received by the New York City Public Development Corporation within thirty (30) days of the receipt of said plans by the Department of Housing Preservation and Development then all such plans shall be deemed approved by said department. Any substantial changes proposed after receipt of such approval must be similarly approved by the Dept. of Housing Preservation and Development.

V.7

For the residential portion of the Urban Renewal Area, site plans, architectural drawings, outline specifications and schedules of materials and finishes for the construction of improvements on the land, all in sufficient detail to permit determination of compliance with the intent and controls of the Urban Renewal Plan and the design and character of proposed construction, must be submitted to and approved by the Department of Housing Preservation and Development at the design concept stage, at the preliminary design stage and prior to the commencement of construction. Any substantial changes proposed after receipt of such approval by the Dept. of Housing Preservation and Development must be similarly approved. As built drawings shall be submitted to the Dept. of Housing Preservation and Development after construction for final determination of compliance.

V.8

As part of the plan, redevelopers will be required to cooperate with appropriate City agencies in realizing its objectives.

SECTION VI: OTHER PROVISIONS NECESSARY TO MEET  
STATE AND LOCAL REQUIREMENTS

The following statement is set forth to indicate compliance with Article XV of the General Municipal Law of the State of New York and more particularly, Section 502, subdivision 7 thereof.

VI.1

Statement of Proposed Land Uses -- See Section III of this Urban Renewal Plan.

VI.2

Proposed Land Acquisition, Demolition and Removal of Structures -- See Section IV of this Urban Renewal Plan.

VI.3

Proposed Public, Semi-Public, Private or Community Facilities or Utilities -- See Section III of this Urban Renewal Plan.

VI.4

Proposed New Codes and Ordinances and Amendments to Existing Codes and Ordinances -- No New Codes or Ordinances are required to effectuate this Urban Renewal Plan. Special Development Standards are listed in Section III.E of this Urban Renewal Plan.

VI.5

Proposed Program of Code Enforcement -- The general code enforcement program of the City of New York is in effect in this area.

VI.6

Proposed Acquisition of Air-Rights and Concomitant Easements or other Rights of Users Necessary for the Use and Development of Such Air-Rights -- Not applicable.

VI.7

Proposed Methods or Techniques of Urban Renewal -- See Section IV of this Urban Renewal Plan

VI.8  
Proposed Time Schedule for the Effectuation of  
the Plan.

<u>Project Activity</u>	<u>Estimated Starting Date</u>	<u>Estimated Completion Date</u>
(a) Land Acquisition	Spring 1980	Summer 1982
(b) Relocation of Site Occupants	Spring 1980	Spring 1983
(c) Disposition of Land in the Project Area	Spring 1980	Spring 1984
(d) Demolition and Site Clearance	Spring 1980	Spring 1983
(e) Building Con- struction and Other Site Improvements	Summer 1980	Spring 1985



SECTION VII: PROVISIONS FOR CHANGES IN THE APPROVED  
PLAN

This Urban Renewal Plan may be modified at any time by the City of New York, provided that if modified after the disposition of any land in the project area, such modification must be consented to, by the purchaser or lessee of the specific property covered by the modification which, in the sole opinion of the Department of Housing, Preservation and Development is directly, substantially and adversely affected thereby and which consent shall not be unreasonably withheld.

This shall not be construed to require the consent of the purchaser or lessee or any other parcel in the project area.

## SECTION VIII: MINOR CHANGES

### A. General Conditions

Where, owing to special conditions, a literal enforcement of these restrictions in regard to the physical requirements referred to in Section II, III and IV of this Urban Renewal Plan, would result in unnecessary hardship, involve practical difficulties, or would constitute unreasonable limitation beyond the intent and purposes of these restrictions, the Department of Housing Preservation and Development with the concurrence of the City Planning Commission, shall have the power, upon appeal in specific cases, to authorize such variation or modification of the terms of the restrictions to conform with the intent and purpose of this Urban Renewal Plan provided that no change or modification shall be permitted by the Department of Housing Preservation and Development, which is less restrictive than or contrary to applicable State or local codes and ordinances.

### B. Special Conditions for the Industrial Area

For the Early Action Industrial Area where, owing to special conditions, a literal enforcement of these restrictions in regard to the physical requirements referred to in Sections II, III and IV of the Urban Renewal Plan, would: (i) result in unnecessary hardship, involve practical difficulties, or would constitute unreasonable limitation beyond the intent and purposes of these restrictions; and (ii) not adversely impact the residential portion of the Urban Renewal Area, the New York City Public Development Corporation shall have the power to authorize such variation or modification of the terms of the restrictions to conform with the intent and purpose of this Urban Renewal Plan provided that no change or modification shall be permitted by the New York City Public Development Corporation, which is less restrictive than or contrary to applicable State or local codes and ordinances.

EXHIBIT A-1

Bathgate Urban Renewal Area

Boundary Description

Beginning at a point formed by the intersection of the easterly line of Fulton Avenue with the southerly line of the South Service Road of the Cross Bronx Expressway and running

1. Thence southerly along the easterly line of Fulton Avenue to its intersection with the southerly line of St. Paul's Place;
2. Thence westerly along the southerly line of St. Paul's Place until its intersection with the westerly line of Third Avenue;
3. Thence northerly along the westerly line of Third Avenue until its intersection with the southerly line of East 171st Street;
4. Thence westerly along the southerly line of East 171st Street until its intersection with the easterly line of Park Avenue;
5. Thence northerly along the easterly line of Park Avenue until its intersection with the southerly line of the South Service Road of the Cross Bronx Expressway;
6. Thence easterly along the southerly line of the South Service Road of the Cross Bronx Expressway to the point or place of beginning.

EXHIBIT A-2  
BATHGATE EARLY ACTION INDUSTRIAL AREA  
BOUNDARY DESCRIPTION

The Bathgate Industrial Area consists of 21.5 acres of land withing Community Board #3, the South Bronx. It is generally bordered to the north by the Cross Bronx Expressway; to the west by Washington Avenue; to the east by the frontage parcels of Third Avenue; and to the south by Claremont Parkway. Specifically the borders are:

- . BEGINNING with the northerly line of Tax Lot 19 of Block 2916
- . EAST to the northerly line of Tax Lot 46 of Block 2930
- . SOUTH to Tax Lot 12 of Block 2930
- . WEST along the southerly Tax line of Lot 12, Block 2930 to Third Avenue
- . SOUTH on Third Avenue to Tax Lot 68 of Tax Block 2929
- . EAST along 173rd Street to the eastern line of Tax Lot 68 of Tax Block 2929
- . SOUTH along the easterly edges of Tax Lots 68, 67, 66, 58 and 59 of Tax Block 2929 to the easterly lines of Tax Lots 22, 14, 15, 16, 17, 13, 12, 11, 10, 9, and 8 of Block 2929
- . WEST on the southern edge of Tax Lot 8 of Block 2929 to the southern edge of Tax Lot 35
- . SOUTH on the western edge of Tax Lot 5 of Block 2919 to the southerly edge of the same
- . WEST on the southerly edge of Tax Lot 5 of Block 2919 to the southerly edge of Tax Lot 40 of Block 2913
- . WEST along the southern edge of Tax Lot 40, Tax Block 2913
- . SOUTH along the eastern edge of Tax Lot 45 of Block 2913 to Claremont Parkway
- . WEST along the northern r.o.w. of Claremont Parkway to the eastern r.o.w. of Washington Avenue
- . NORTH on the eastern r.o.w. of Washington Avenue to the northerly line of Tax Lot 19 of Tax Block 2916

EXHIBIT B-1  
BATHGATE URBAN RENEWAL AREA  
PROPERTIES TO BE ACQUIRED  
FOR RESIDENTIAL USE

<u>Block</u>	<u>Lot</u>
2929	50,69,70,71,72 and 73
2930	12,13,14,15,16,17,18,19,20,21, 58,66,70,72,74,75,76,77,78,79,80, 81,82,83,84,122 and 123

and the beds of the following street:

Fulton Avenue between the southerly line of the South  
Service Road of the Cross Bronx Expressway and East  
172nd Street.

## EXHIBIT B-2

## BATHGATE URBAN RENEWAL AREA

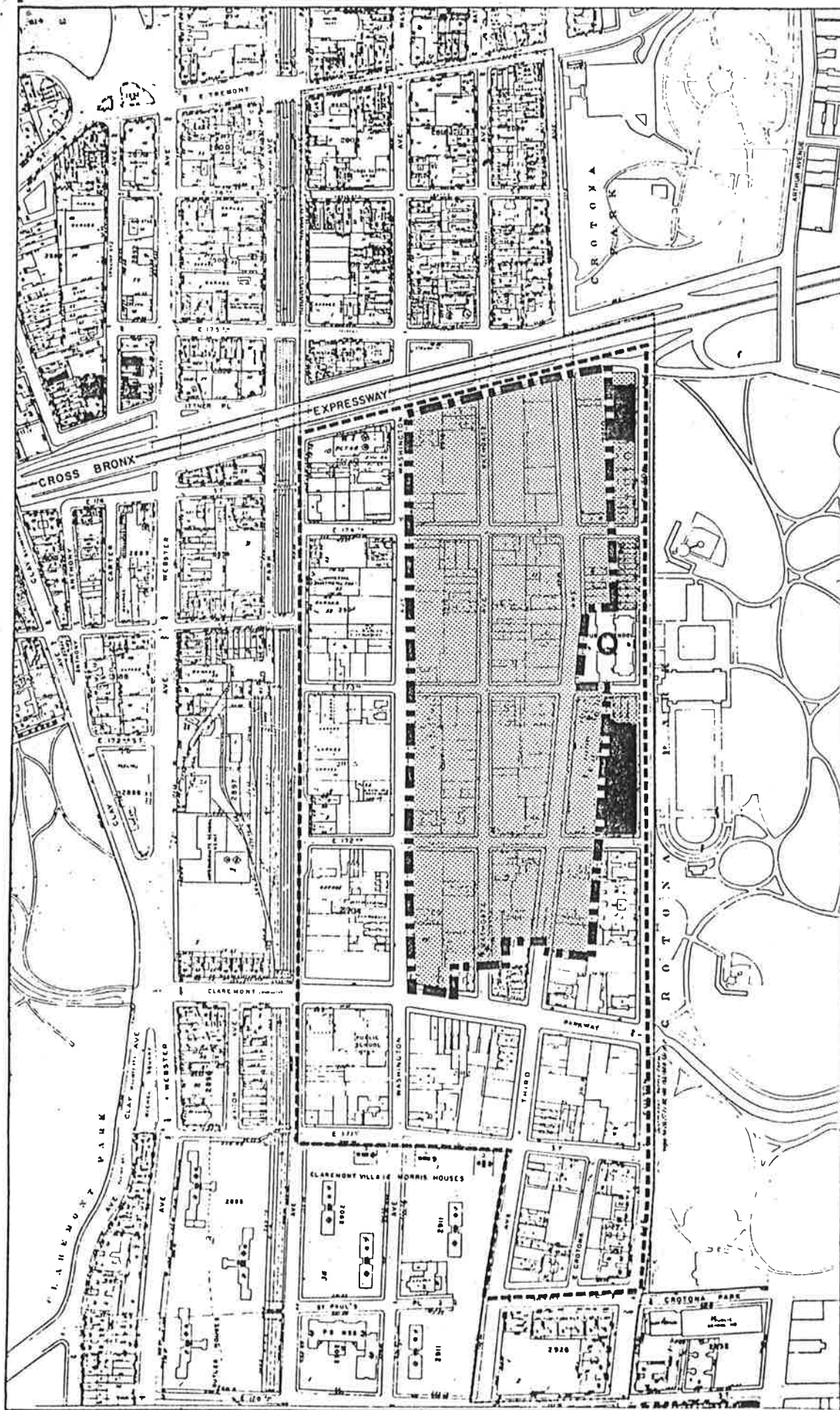
## PROPERTIES TO BE ACQUIRED FOR THE EARLY

ACTION INDUSTRIAL AREA






<u>Block</u>	<u>City-Owned Lots</u>	<u>Privately-Owned Lots</u>
2916	2,4,7,9,11,13,16,19,21 49,52,53,54,56,58,59,60, 61,62,63,64,66,68	5,15,50,70
2915	2,5,7,9,11,13,15,17,18, 20,21,22,23,24,25,30,31, 33,34,36,37,38,40,42,44, 45	1,28,29
2914	1,3,5,8,10,12,14,16,17 18,19,23,25,26,27,29,30, 32,39,43	36,37,40
2913	3,8,12,14,16,17,18,19, 22,23,24,25,26,29,32,34, 40	1,4,10,11,36,38, 39,45
2922	2,3,4,6,8,10,12,14,15, 16,17,18,19,20,22,54,61, 63,65,80,140,159	40,45,47,59
2921	1,2,3,4,5,6,7,8,9,10,11, 12,13,14,15,17,18,19,21, 22,23,39,41,43,47,49,147	24,33,37,45
2920	3,5,6,7,8,10,11,12,13,15, 17,19,22,23,28,29,32,34, 38,41,42,51,53	2,20,21,24,30, 52
2919	13,15,16,17,20,25,27,31, 32,33,35	5,18,21,28,30

<u>Block</u>	<u>City-Owned Lots</u>	<u>Privately-Owned Lots</u>
2930	28, 29, 30, 38, 39, 41, 44	26, 42, 43, 46
2930A*	13, 14, 15, 16, 18, 19, 20, 21	12, 17
2929	50, 58, 66, 67,	68
2929A*	9, 10, 11, 12, 13, 18, 20, 22	8, 14, 15, 16, 17

\*Blocks 2930 and 2929 are subdivided here because each Tax Block actually contains two city blocks. However, on City Tax Maps, Blocks 2930 and 2930A appear simply as Tax Block 2930. The same applies to blocks 2929 and 2929A, which appear simply as Tax Block 2929.



# A PROJECT BOUNDARY & LAND ACQUISITION

-  Amended Urban  
Renewal Plan Boundary
-  Early Action  
Industrial Area
-  Area to be Acquired
-  Not to be Acquired
-  Not to be Acquired  
To be Maintained or to  
be Brought up to  
Code Standards

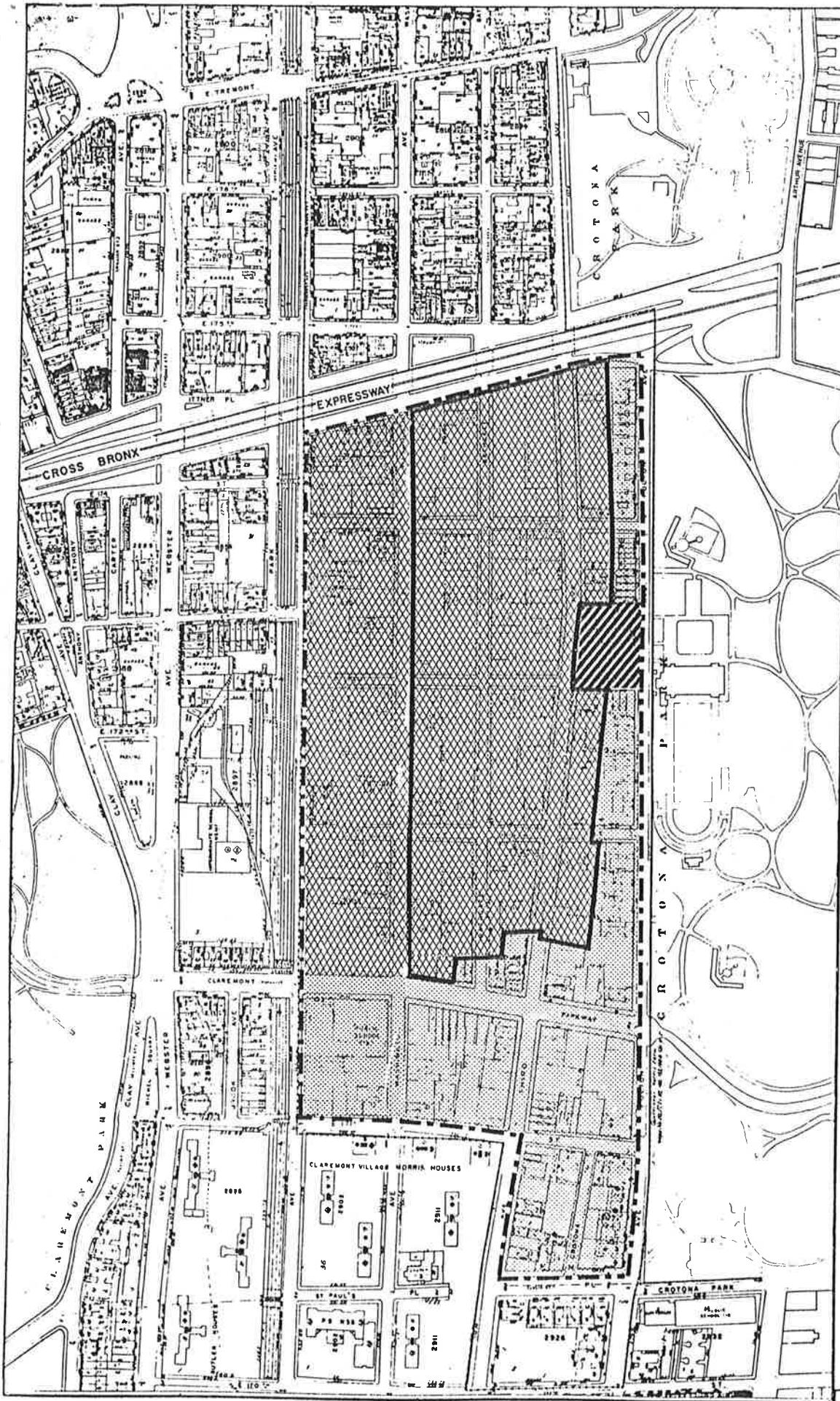
**BATHGATE**  
South Bronx, N.Y.

DEC. 31, 1979







Llewellyn-Davies Associates  
500 Feet





## B LAND USE PLAN

-  Industrial
-  Residential
-  Public/  
Semi-Public
-  Early Action  
Industrial Area

**BATHGATE**  
South Bronx, N.Y.

DEC. 31, 1979



Llewelyn-Davies Associates  
500 Feet