

THE CITY OF NEW YORK
DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT
Office of Development

COLLEGE POINT II INDUSTRIAL
DEVELOPMENT PROJECT
Community Board #7

FIRST AMENDED URBAN RENEWAL PLAN
April 1988

COLLEGE POINT II INDUSTRIAL DEVELOPMENT PLAN

History of Prior Approvals

Original Urban Renewal Plan I

Approved by the City Planning Commission: March 19, 1969 (CP-20620)
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Original Urban Renewal Plan II

(Incorporating and superseding Urban Renewal Plan I)

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Minor Change

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Minor Change

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First Amended Urban Renewal Plan II (April 1988)

Approved by the City Planning commission:
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COLLEGE POINT II INDUSTRIAL DEVELOPMENT PLAN
FIRST AMENDED URBAN RENEWAL PLAN

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EXHIBITS

- Exhibit A. Boundary Description
- Exhibit B. Additional Regulations, Controls and Restrictions
- Exhibit C. Properties to be Acquired

MAPS

- Map A Project Boundary Map, May 21, 1971
- Map B Land Use Plan, May 21, 1971

SECTION A. DESCRIPTION OF PROJECT

1. Project Area Description

This Urban Renewal Plan encompasses the area known as the College Point Industrial Area designated by the City Planning Commission pursuant to Section 504 of the General Municipal Law of the State of New York and hereinafter referred to as the Urban Renewal Area. The boundaries of the Urban Renewal Area are as shown on Map A, Project Boundary Map dated May 21, 1971 and are described in the attached boundary description (Exhibit A).

2. Objectives of the College Point Plan

This plan represents the second phase of an urban renewal program for an area generally zoned for industry but long vacant or marginally used because of difficult subsoil and drainage problems. The objectives of this plan are to strengthen the overall economy of the City by providing usable land for industrial expansion, to create job opportunities, and to attract industrial firms to locate in an attractive and controlled industrial environment. In developing the area as a planned industrial park, the plan seeks:

- a. Rectification of impediments to land redevelopment such as:
 - (1) Difficult subsoil and drainage problems
 - (2) Streets prematurely mapped and ill suited for access
- b. Removal of the blighting influence of structurally substandard and obsolete buildings.

SECTION A. DESCRIPTION OF PROJECT (continued)

- c. Provision for architectural and landscaping controls.
- d. Provision for buffers between industrial and residential areas.
- e. Provision of recreation space for the adjacent residential community.
- f. Provision of needed public facilities.

This plan includes the continued use of the existing Flushing Airport, which is a part of the Urban Renewal Area.

3. Types of Proposed Renewal Action

a. Acquisition

All parcels designated for acquisition may be acquired, and the land will be redeveloped for industrial and other uses according to development controls set forth in Exhibit B. Parcels to be acquired are listed in Exhibit C.

b. Demolition

Structures on acquired parcels will either be renovated for approved use or will be demolished and replaced by new construction.

c. Other

A dike will be constructed for protection against high tides, and storm drainage facilities will be provided including storage ponds and pump station. Fill will be placed to bring low lying areas up to future grades. Streets will be demapped as required, and land will be provided for new streets and street widenings. Sewers, waterlines and street lighting will be installed. New electric and gas lines will be installed and existing gas and electric lines will be relocated where necessary. Public

SECTION A. DESCRIPTION OF PROJECT (continued)

areas will be appropriately landscaped. The development of privately owned parcels to fulfill the objectives of the Urban Renewal Plan will be encouraged.

SECTION B. LAND USE PLAN

1. Land Use Plan

Map B, Land Use Plan, dated May 21, 1971 encompasses and supersedes Map A - Boundary and Land Use Plan for College Point Industrial Development Plan (I) adopted on April 24, 1969. Map B shows:

- a. Proposed use of all land within industrial park
- b. Proposed drainage system
- c. Proposed streets
- d. Airport
- e. Project boundaries

2. Land Use Provisions and Building Requirements for Redevelopment Parcels

The regulations, controls and restrictions imposed by this Urban Renewal Plan on the sale, lease or retention of real property subject to acquisition by the City of New York are as set forth in Exhibit B. Reference in the controls set forth in this Urban Renewal Plan to the provisions of the Zoning Resolution covering land use and building requirements 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 approved by the resolution of the Board of Estimate on December 15, 1960, as amended. Wherever specific controls in the Urban Renewal Plan and references to the Zoning Resolution cover the same subject matter, that

SECTION B. LAND USE PLAN (continued)

provision which is more restrictive or imposes higher standards or requirements shall govern. Land uses shown on the Land Use Plan generally comply with existing zoning as contained in the aforementioned Zoning Resolution, except where zoning map amendments are proposed as set forth in Section E of the Plan.

3. Land Use Provisions and Building Requirements for Properties Which Are Not to be Acquired

a. Use Regulations

Uses which conform with the use regulations and performance standards for redevelopment parcels as set forth in Exhibit B may continue or expand subject to compliance with other applicable controls. Uses which do not conform with the use regulations and performance standards for redevelopment parcels may continue, but expansion, if any, shall be confined to the site occupied by such use at the effective date of the Urban Renewal Plan, except that additional land which is acquired from the City for meeting landscaping and off-street parking or loading requirements may be developed for such off-street parking or loading purposes.

The use of property may be changed to another use, provided that such changed use conforms to the applicable use regulations for redevelopment parcels in the area.

b. Floor Area, Open Space and Yard Regulations

Any enlargement or reconstruction on a non-acquired site shall comply

SECTION B. LAND USE PLAN (continued)

with the applicable district Floor Area Regulations as set forth in the New York City Zoning Resolution. Landscaped open space requirements and yard regulations are not specified herein but shall be at the discretion of the New York City Public Development Corporation hereinafter referred to as "Public Development Corporation". Within six months after the approval of the plan, for each non-acquired site, a landscaping plan shall be submitted by the owner to the Public Development Corporation. The plan shall include provision for screening of off-street parking and loading facilities or of unenclosed storage of materials and products from streets or other public places. Insofar as practicable the treatment of yards and other open spaces shall carry out the intent of the requirements applicable to redevelopment parcels. The enlargement or reconstruction of a building on a non-acquired site or addition thereto of a separate new building shall comply, as much as possible, with the yard regulations applicable to redevelopment parcels.

c. Off-Street Parking and Loading Regulations

Owners of buildings or uses on non-acquired sites shall be required to generally comply with the requirements for off-street parking and loading as set forth for redevelopment parcels in Exhibit B, and insofar as practicable shall make use of any vacant land presently owned by them on or adjacent to such sites and purchase or lease from the City of New York, or from the Public Development Corporation, at a fair market price, such additional abutting land as may be needed to satisfy such require-

SECTION B. LAND USE PLAN (continued)

ments. Owners of non-acquired sites shall have priority for acquisition of such abutting properties as may be required to satisfy the above noted requirements.

Off-street parking and loading facilities and open storage of vehicles or contractors' equipment shall be subject to the screening regulations, restrictions on location and other provisions as set forth for parking and loading facilities on redevelopment parcels in Exhibit B. However, the Public Development Corporation may permit such parking or loading facilities or open storage to be located less than 20 feet from a street line if necessary to permit the requirements of this Section to be satisfied, but shall require that sufficient space be provided along and adjacent to the street line for adequate screening of such facilities or open storage.

d. Other Regulations or Requirements

Enclosure and screening requirements, sign regulations and regulations on discharge of industrial waste, as set forth for redevelopment parcels in Exhibit B, shall also apply to non-acquired sites. Architectural controls, as set forth in Exhibit B, shall apply to alterations and enlargements on non-acquired sites.

e. Time Allowance For Compliance

Within six months after the effective date of the Urban Renewal Plan, the owner of each non-acquired site shall submit to the Public Development Corporation plans for compliance with Off-Street Parking and

SECTION B: LAND USE PLAN (continued)

Loading Regulations as set forth in sub-section c hereof, for compliance with other regulations or requirements as set forth in sub-section d, and a landscaping plans as set forth in sub-section b. The plans should include provision for planned future expansion, if any. After the Public Development Corporation approves such plans with such modifications as may be required and not later than two years after the effective date of the Urban Renewal Plan, the improvements called for in the plans shall be completed.

4. Duration of Land Use Provisions and Building Requirements

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

SECTION C. PROJECT PROPOSALS

1. Land Acquisition

Properties within the project area, except those designated "excluded from acquisition," may be acquired for development, clearance and re-development or rehabilitation to meet at least minimum standards of this Urban Renewal Plan and other applicable existing laws, codes, ordinances and regulations of the City of New York and the State of New York. Such properties are shown on the Project Boundary Map, dated May 21, 1971 and are listed in Exhibit C.

2. Owner's Development

It is the intent of the City of New York to achieve maximum feasible private development and redevelopment. The owner of property within an area designated for acquisition and redevelopment who desires to develop and improve his property may, therefore, apply for exclusion of said property from acquisition by the City of New York pursuant to this Urban Renewal Plan upon his submission to the Public Development Corporation, within three months of approval of this Urban Renewal Plan, of an acceptable proposal for said development and improvement of his property for a use or uses meeting the requirements of this Urban Renewal Plan.

All properties within the Urban Renewal Area shall be subject to continuing enforcement of applicable existing laws, codes, ordinances and regulations of the City and State of New York and shall be required to meet the minimum standards contained therein. Acquisition for clearance and redevelopment

SECTION C. PROJECT PROPOSALS (continued)

may be required for properties not kept at a high level of maintenance or which do not otherwise meet the objectives of the plan.

As additional conditions for the exclusion of such property from acquisition by the City of New York, the owner shall enter into a binding agreement whereby he shall:

- a. Complete the demolition of structures and site clearance within the time period determined by the Public Development Corporation and as needed to implement project improvement schedules.
- b. After completion by him of demolition and site clearance, where and when necessary permit the Public Development Corporation to enter upon his premises at a time, and for the duration, which is convenient to the Public Development Corporation for the purpose of site preparation, including placement of fill, grading, and installation of project improvements as required for execution of the Urban Renewal Plan.
- c. Diligently pursue the speedy completion of the development of his site, in accordance with plans approved by the Public Development Corporation.

SECTION C: PROJECT PROPOSALS (continued)

3. Residential Relocation

There is a feasible method for the relocation of families and individuals displaced from the urban renewal area into decent, safe and sanitary dwellings, which are or will be provided in the urban renewal area or in other areas not generally less desirable in regard to public utilities and public and commercial facilities, at rents or prices within the financial means of such families or individuals and reasonably accessible to their places of employment.

The Department of Housing Preservation and Development can and will relocate site occupants in compliance with all applicable Laws and Regulations, including Section 505 sub-section 4(e) of Article 15 of the General Municipal Law. Tenants on sites subject to Federal funding, if any, will alternatively receive benefits and services pursuant to the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970.

SECTION D: REDEVELOPERS' OBLIGATIONS

- a. The regulations and controls set forth in Section B hereof, Land Use Plan, will be implemented, wherever applicable by appropriate covenants or other provisions in agreements for land disposition and conveyance, executed pursuant thereto.
- b. The redeveloper shall devote the land solely to the use specified in this Urban Renewal Plan.
- c. The redeveloper 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 or lease between the Public Development Corporation and the redeveloper.
- d. 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 Public Development Corporation except as set forth in the contract or lease between the Public Development Corporation and the redeveloper.

SECTION D. REDEVELOPERS' OBLIGATIONS (continued)

- e. No covenant, lease, agreement, conveyance or other instrument shall be effected or executed by the Public Development Corporation or by a redeveloper or any of his heirs, successors or assigns, whereby land in the project area is restricted upon basis of race, creed, sex or national origin. Appropriate covenants running with the land, which will prohibit any such restrictions, shall be included in the disposition instruments.
- f. 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, the quality of design, and the character of proposed construction shall be submitted for review and approval to the Public Development Corporation by each redeveloper prior to commencement of construction. Any material changes proposed after receipt of such approval by the Public Development Corporation, shall be similarly submitted for review and approval. Samples of materials in sufficient quantity to establish color, texture and combinations of materials shall also be submitted to the Public Development Corporation after construction for final determination of compliance.

SECTION E. 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.

1. Statement of Proposed Land Uses:

See Section B of this Plan

2. Proposed Land Acquisition, Demolition and Removal of Structures:

See Section C of this Plan

3. Proposed Public, Semi-Public, Private or Community Facilities or Utilities:

See Section B of this Plan

4. Proposed New Codes and Ordinances:

No new codes or ordinances are required to effectuate this Urban Renewal Plan, except for amendment to existing zoning in the project area.

5. Proposed Methods and Techniques of Urban Renewal:

See Section A

6. Proposed Program of Code Enforcement:

No special code enforcement program is planned. However, existing codes and ordinances will be enforced.

SECTION E. OTHER PROVISIONS NECESSARY TO MEET STATE AND LOCAL REQUIREMENTS (continued)

7. 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

8. Proposed Time Schedule for the Effectuation of This Plan:

<u>Project Activity</u>	<u>Starting Date</u>	<u>Completion Date</u>
a. Land Acquisition	Winter 1971	Spring 1972
b. Relocation of Occupants	Spring 1972	Fall 1988
c. Demolition & Site Clearance	Winter 1972	Spring 1989
d. Site Preparation, Including Installation of Project Improvements	Fall 1972	Spring 1992
e. Disposition of Land in Project Area	Fall 1971	Summer 1988
f. Estimated Completion Date of Project	—	1996

SECTION F: PROVISIONS FOR MODIFYING PLAN

1. AMENDMENTS

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, in writing, by the purchaser or lessee of the specific property covered by the modification.

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

2. MINOR CHANGES

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

**EXHIBIT A
BOUNDARY DESCRIPTION OF
COLLEGE POINT INDUSTRIAL AREA**

Beginning at an intersection of the southerly line of Lot 49 of Block 4101 and the westerly line of Lot 68 of Block 4101,

Thence, easterly along the northerly line of Lot 68 of Block 4101 to its intersection with the westerly line of Lot 56 of Block 4101,

Thence, northerly along the westerly line of Lot 56 of Block 4101 to its intersection with the southerly line of 14th Road,

Thence, easterly along the southerly line of 14th Road and its prolongation to a point on the easterly line of 133rd Place a distance of 290 feet north of the northerly line of 15th Avenue,

Thence, northerly along the easterly line of 133rd Place to its intersection with the northerly line of Lot 52 of Block 4102,

Thence, easterly along the northerly lines of Lots 52 and 13 of Block 4102 to its intersection with the westerly line of 135th Street,

Thence, southerly along the westerly line of 135th Street to a point 165 feet north of the northerly line of 15th Avenue,

Thence, easterly along a line roughly paralleling the northerly line of 15th Avenue to a point on the easterly line of 136th Street 230 feet north of the northerly line of 15th Avenue,

Thence, southerly along the easterly line of 136th Street to its intersection with the northerly line of Lot 25 of Block 4104,

EXHIBIT A (continued)

Thence, easterly along the northerly line of Lot 25 of Block 4104 to its intersection with the westerly line of 137th Street, and along a line roughly parallel to 15th Avenue, and to a point 155 feet on the easterly line of 137th Street north of the northerly line of 15th Avenue and along the northerly line of Lot 32 of Block 4105 to its intersection with the easterly line of Lot 46 of Block 4105,

Thence, northerly along the easterly line of Lot 46 of Block 4105 to its intersection with the northerly line of Lot 32 of Block 4105,

Thence, easterly along the northerly line of Lot 32 of Block 4105 to its intersection with the westerly line of 138th Street,

Thence, southerly along the westerly line of 138th Street to its intersection with the northerly line of 15th Avenue,

Thence, easterly along the northerly line of 15th Avenue to its intersection with the westerly line of Whitestone Expressway,

Thence, southerly along the westerly line of Whitestone Expressway to its intersection with U. S. pierhead line of Flushing Bay and River.

Thence, westerly and northerly along the U. S. pierhead line of Flushing Bay and River to a point formed by the intersection of the said U. S. pierhead line and the prolongation of the northerly line of Lot 10 of Block 4346,

Thence, easterly along the westerly prolongation of the northerly line of Lot 10 of Block 4346 and the northerly line of said lot and the easterly prolongation of the northerly line of said lot to its intersection with the easterly line of 119th Street,

Thence, northerly along the easterly side of 119th Street to its intersection with the northerly line of Lot 46 of Block 4346,

EXHIBIT A (continued)

Thence, easterly along the northerly line of Lot 46 of Block 4346 to its intersection with the westerly line of 120th Street,

Thence, northerly along the westerly line of 120th Street to its intersection with the northerly line of 28th Avenue,

Thence, easterly along the northerly line of 28th Avenue to the westerly line of 127th Street,

Thence, northerly along the westerly line of 127th Street to its intersection with the northerly line of 25th Road,

Thence, easterly along the northerly line of 25th Road to its intersection with the westerly line of 128th Street,

Thence, northerly along the westerly line of 128th Street to its intersection with the northerly line of 25th Avenue,

Thence, easterly along the northerly line of 25th Avenue to its intersection with the westerly line of 130th Street,

Thence, northerly along the westerly line of 130th Street to its intersection with the southerly line of 15th Avenue,

Thence, easterly along the southerly line of 15th Avenue to its intersection with the easterly line of 132nd Street,

Thence, northerly along the easterly line of 132nd Street to the southerly line of Lot 49 of Block 4101 to the point or place of Beginning.

EXHIBIT B

ADDITIONAL REGULATIONS, CONTROLS AND RESTRICTIONS
TO BE IMPOSED BY THE PLAN ON THE SALE, LEASE OR
RETENTION OF ALL REAL PROPERTY ACQUIRED

The additional regulations, controls and restrictions herein set forth are imposed on the sale, lease or retention of all real property acquired pursuant to this Urban Renewal Plan and supersede and amend Exhibit B of the Urban Renewal Plan for College Point Industrial Development Plan (I) adopted on April 24, 1969.

Reference in the controls set forth in this Urban Renewal Plan to the provisions of the Zoning Resolution covering the land use and building requirements, controlling the permitted use of redevelopment parcels, performance standards, signs required, set-backs, 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 approved by resolution of the Board of Estimate on December 15, 1960, as amended. Wherever both specific controls in the Urban Renewal Plan and references to the Zoning Resolution are used, in cases of conflict the more restrictive control shall govern.

A. LAND USE PROVISIONS AND BUILDING REQUIREMENTS

1. Land Use Plan

As shown on Map B Land Use Plan, land to be redeveloped is classified as follows:

- | | |
|-------------------------|--------------------------------------|
| a. Industrial Area A | e. Public Park |
| b. Industrial Area B | f. Recreation Area (Athletic Fields) |
| c. Commercial Areas | g. Public Uses |
| d. Parking Garage Sites | h. Airport |

EXHIBIT B (continued)

2. Industrial Area A

a. Permitted Uses - The following types of uses are permitted on sites in Industrial Area A:

1) High Performance Manufacturing

All high performance manufacturing uses and uses accessory thereto which will conform to the regulations, restrictions, and controls established for the industrial park as set forth in Section E.

2) Research and Testing

Laboratories for research and testing and accessory uses.

3) Storage and Distribution

Warehouses, facilities for accessory vehicular and/or equipment storage and distributing centers which generate high employment levels and are used primarily for manufactured, processed, and/or other goods, and/or accessory vehicular and/or equipment storage, where such goods, vehicles and equipment are stored within a completely enclosed building or are enclosed and screened in accordance with Section F of this Exhibit B, and uses accessory thereto.

4) Public Service

-- Bus stations with less than 10 berths

-- Electric or gas utility substations

-- Stations for oil or gas metering or regulating

EXHIBIT B (continued)

Police Department vehicle impoundment facilities, subject to conditions and special review and approval as set forth in Section J.4. The Police Department vehicle impoundment facilities, may include the following uses:

- a. Storage of vehicles and vehicle parts
- b. Display of vehicles to the public for the purpose of auctioning them
- c. Administration offices
- d. Maintenance garages
- e. Other uses as may be necessary for the operation of the facility

Department of Sanitation facilities, subject to conditions and special review and approval as set forth in Section J.5.

Accessory Uses

EXHIBIT B (continued)

5) **Commercial**

Computer centers

Trade or technical schools for training adults as manufacturing
workers

Automotive service stations, subject to special review and approval
as set forth in Section J.

Other commercial uses on sites to be developed predominantly
for industrial uses, subject to conditions and special review
and approval as set forth in Section J.

b. Prohibited Industrial Uses

1) Prohibited Without Exceptions

The following uses are prohibited without exception:

Dumps, slag piles, or other depositories for waste products

Explosive storage

Junk or salvage yards, including auto wreckage or similar
establishments

Wholesale produce or meat markets

Stockyards or slaughtering of animals or poultry

- 2) The following uses are prohibited except where accessory to a
manufacturing use located within the same zoning lot, and then
only in compliance with the standards established for the industrial
park:

Electrical power or steam generating plants

Sewage treatment or disposal plant

3. Industrial Area B

a. Permitted Uses - The following types of uses are permitted on sites in Industrial Area B:

- 1) All types of uses permitted in Industrial Area A
- 2) Manufacturing uses and uses accessory thereto which will conform to performance standards regulating different types of nuisances as set forth in Section E.

b. Prohibited Industrial Uses - The following types of uses are prohibited on sites in Industrial Area B:

- 1) Uses prohibited without exceptions in Industrial Area A are also prohibited without exceptions in Industrial Area B.
- 2) Uses prohibited with exceptions in Industrial Area A are also prohibited with the same exceptions in Industrial Area B.

4. Commercial Areas

a. Permitted Uses - The following types of uses are permitted in areas designated as Commercial Areas on Map B Land Use Plan:

1) Community facilities:

Clubs related to and supporting activities of industrial park firms
or their employees.

Day care centers

Medical or dental offices

2) Commercial uses:

Barber shops

Beauty parlors

EXHIBIT B (continued)

Blueprinting or photostating establishments

Cigar or tobacco stores

Drug stores

Dry cleaning or clothes pressing retail establishments or receiving stations dealing directly with ultimate consumers, limited to 2,000 square feet of floor area per establishment, and provided that only solvents with a flash point of not less than 138.2 degrees Fahrenheit shall be used

Eating places or restaurants, open or enclosed

Food stores with not more than 2,000 square feet of floor area per establishment and catering to lunch and other food consumption requirements of industrial park employees

Hardware stores

Meeting halls related to and supporting activities of industrial park firms or their employees

Offices, business, professional or governmental

Printing establishments limited to 2,500 square feet of floor area per establishment for production

Shoe or hat repair shops

Stationery stores

EXHIBIT B (continued)

Automotive service stations, subject to special review and approval as set forth in Section J.

Hotels or motels, subject to special review and approval as set forth in Section J

Additional commercial or community facility uses similar in character to those listed above may be permitted by the City Planning Commission, if it determines that such uses will provide essential services to industrial park firms and their employees.

- b. Development as a Unit - All land in each Commercial Redevelopment Parcel shown on Map B Land Use Plan shall be developed as a unit in accordance with a site development plan for the entire parcel.
- c. Conditions for Permitting Other Types of Uses - If after sufficient industrial development has taken place in Industrial Areas A and B to afford the basis for a judgment it is determined that a Commercial Area cannot feasibly be developed in its entirety with permitted uses as herein set forth, the City Planning Commission may permit additional types of commercial uses to be located in such Commercial Area, or, if adequate sites remain in the Commercial Area's undeveloped portion, may permit such sites to be developed for industrial uses in accordance with the development controls for Industrial Area A.

5. Parking Garage Sites

In order to meet the parking space requirements of firms expanding on their sites, redevelopment parcels designated as Parking Garage Sites on Map B Land Use Plan will be developed as the need arises to provide parking facilities for shared use by such firms. The parking garage buildings may also include on the ground floor any of the commercial or community facility uses permitted in Commercial Areas.

Parcels so designated shall be reserved until it is time for such development to take place. When all or nearly all the sites to be served by such a Parking Garage Site have been developed and sufficient expansion has taken place or plans therefor submitted or approved to afford the basis for judgment, if the City Planning Commission determines that parking garage development is not feasible or practical on the particular site, it may permit such site to be developed for industrial or public service uses in accordance with the development controls for Industrial Area A or for community facility or commercial uses in accordance with the development controls for Commercial Areas.

B. MAXIMUM FLOOR AREA AND REQUIRED OPEN SPACE

1. Maximum Floor Area

Construction of buildings in Industrial Area A, in Commercial Areas or on Parking Garage Sites shall comply with the applicable district Floor Area Regulations as set forth in the New York City Zoning Resolution. Construction of buildings in Industrial Area B shall comply with the Floor

EXHIBIT B (continued)

Area Regulations of the M3-1 Heavy Manufacturing District as set forth in the New York City Zoning Resolution.

All land held for future expansion of buildings or other improvements shall be well maintained and where possible landscaped with lawns or other plant material.

2. Required Landscaped Open Space in Industrial Area A

For all developments in Industrial Area A suitably landscaped open space shall be provided in at least the amount set forth below:

12 per cent of the first 40,000 square feet of lot area, plus

8 per cent of remaining lot area in excess of 40,000 square feet

The area constituting such landscaped open space may include any space in required or optional yards which is suitably landscaped and complies with all other provisions of this subsection.

Required open space shall be landscaped with lawns, trees, shrubs, or other plant material. Open space landscaped with lawns shall have a minimum width of 10 feet.

Parking and maneuvering of vehicles, loading berths and aprons, storage of materials, or access driveways will not be permitted on required open space within the meaning of this Section. Paved walks and sitting areas located within landscaped courts or yards may be considered landscaped space.

3. Required Landscaped Open Space In Industrial Area B

For developments in Industrial Area B landscaped open space is not required in any prescribed amount, provided that front yards shall be landscaped in

accordance with the requirements of Section C and any frontage on Flushing Bay or the Flushing River shall be cleaned up and suitably landscaped for an average depth of at least 30 feet upland from the mean high tide line. As a minimum the waterfront planting shall consist of a row of 2-1/2 inch trunk diameter trees at the top of the bank spaced on the average 30 feet apart and evergreen shrubs, singly or in clumps, spaced on the average 10 feet apart. Suitable grasses should be planted along the water's edge.

4. Required Open Space In Commercial Areas and Parking Garage Sites

There is no specified amount of landscaped open space required for developments in Commercial Areas and on Parking Garage Sites. However, for all such developments, site development plans including landscape treatment must be submitted to and approved by the Public Development Corporation. The plan shall be consistent with the general intent of the landscaped open space requirements for redevelopment parcels in Industrial Area A. Plan review will be concerned with appearance of the development from streets and other public spaces, appropriate planting along lot lines, and, particularly in the case of commercial developments and their parking areas, shade, visual relief from pavement areas and building walls, and suitable provision for pedestrian circulation. To provide shade and improve the appearance of large parking areas, the planting of trees may be required, with suitable provisions to ensure their survival and growth.

C. YARD REGULATIONS

The provisions of this section apply to redevelopment parcels in all areas.

1. General Provisions For Front Yards

For redevelopment parcels in Industrial Area A and Industrial Area B, a front yard shall be provided with an average depth of at least 20 feet or at least 10 per cent of the length of the front building walls where such front walls are within 80 feet of the street line, whichever is the greater. At no point shall that portion of the front yard directly in front of a building have a depth of less than 15 feet or 8 per cent of the length of such building walls, whichever is the greater.

For redevelopment parcels in Commercial Areas or for Parking Garage Sites, a front yard shall be provided with an average depth of at least 20 feet, and at no point shall that portion of the front yard directly in front of a building have a depth of less than 15 feet.

A required front yard shall extend along the full length of the parcel's front lot line.

Since required front yard depths in Industrial Areas may depend on the length of front building walls, allowance should be made for planned future expansion of buildings in determining the placement of front walls for the original building.

Along the Whitestone Expressway service road, the front yard depth shall in no event be less than 30 feet at any point.

EXHIBIT B (continued)

Required front yards shall be landscaped with lawns, trees, shrubs, or other plant material, and where provided along the Whitestone Expressway service road or along any other street except one which bounds a residence district, may be crossed by access driveways. The required front yard depth may be reduced by the Public Development Corporation where such reduction will enhance street vistas formed by the building in relation to neighboring buildings or to achieve a more effective screening of parking areas, loading berths or outside storage of materials. Where practical difficulties are encountered in carrying out expansion plans, the Public Development Corporation may modify the front yard requirements to the extent justified by the intent of these provisions. In no event shall the required depth of a front yard along the Whitestone Expressway be reduced to less than 30 feet.

2. General Provisions For Side and Rear Yards

- a. Industrial Area A, Commercial Areas and Parking Garage Sites - Except as hereinafter provided, along each side or rear lot line of a parcel in Industrial Area A, a Commercial Area or a Parking Garage Site, a side or rear yard shall be provided with a minimum width or depth of 20 feet plus one additional foot for each two feet by which the side or rear wall of the building exceeds a height of 20 feet above finished grade.

In Industrial Area A or in a Commercial Area, where a plan is submitted for the development of two or more contiguous parcels as a unit, the Public Development Corporation may waive or reduce side or rear

EXHIBIT B (continued)

yard requirements either to allow buildings not more than one story in height on adjoining parcels to share a party wall along their common lot line or, in the case of buildings which do not share a party wall, to allow better and more flexible siting of the buildings than would otherwise be possible, while maintaining adequate building separation in line with the intent of the yard regulations. Such development plans may also provide for common parking facilities, access drives and landscaped open space.

- b. Industrial Area B - In Industrial Area B, except as provided in Section B for parcels with water frontage, the provision of side or rear yards is at the redeveloper's option. However, where a side or rear yard is provided, it shall have a minimum width or depth of 20 feet.

3. Special Provisions Applying Along Residence District Boundaries

Except as hereinafter provided, for any parcel abutting a Residence District or abutting a street which bounds a Residence District a yard shall be provided as least 60 feet in depth or width at all points along the abutting frontage or abutting lot line. Such yard shall be designed so as to provide a buffer and screen, the form and landscape treatment of which shall be reviewed and approved by the Public Development Corporation as appropriate for the particular site. In order to act partially as a noise buffer as well as a visual barrier, in certain areas earth berms landscaped with thick evergreens to increase their height, improve their appearance in winter and achieve better noise buffering qualities may be required.

For aesthetic as well as functional reasons the earth berm will not be required or approved on an individual parcel basis but only if it constitutes a link in a continuous earth berm system along the entire length of the Residence District boundary, for which plans have been approved by the Public Development Corporation. Such yard in the form of a buffer strip may not be crossed by any access driveway except where determined to be absolutely necessary by the City Planning Commission. For parcels in the area southwest of the College Point Causeway and frontage on the White-stone Expressway the minimum required depth or width of the buffer strip shall be 30 feet.

D. OFF-STREET PARKING AND LOADING REGULATIONS

1. Required Accessory Off-Street Parking Spaces

For new buildings on redevelopment parcels, accessory passenger vehicle and truck parking will not be permitted on any street. Sufficient off-street space shall be provided for the parking of all vehicles, in accordance with the minimum requirements for parking facilities established under the applicable district off-street parking regulations, as set forth in the Zoning Resolution of the City of New York. However, the basic requirements as set forth in the applicable district regulations are increased as follows for the categories of uses listed below:

- a. For manufacturing uses - the requirement shall be one space per 1,000 square feet of floor area or one space per 2.25 employees during peak shift, whichever is the greater. In addition, an adequate number of spaces shall be provided for the parking of visitors' cars in accordance with needs as determined upon review by the Public Development Corporation.

EXHIBIT B (continued)

- b. For wholesale, storage uses or computer centers -- the requirement shall be one space per 2,000 square feet of floor area or one space per 2.25 employees during peak shift, whichever is less. In addition, an adequate number of spaces shall be provided for the parking of visitors' cars in accordance with needs as determined upon review by the Public Development Corporation.
- c. For hotels or motels - the requirement shall be:
One space per guest room or suite, plus
One space per 4 persons rated capacity of restaurants in excess of 1.5 persons times the number of rooms or suites, plus
One space per 4 persons rated capacity of meeting halls, banquet halls or wedding chapels.
- d. For commercial uses, other than hotels or motels, on redevelopment parcels in Commercial Areas - the requirements shall be the minimum requirements applicable in a C4-1 District, as set forth in the New York City Zoning Resolution.

2. Pooled Parking Facilities

Accessory off-street parking requirements may be satisfied by provision of the required spaces in pooled parking facilities in accordance with plans jointly submitted to and approved by the Public Development Corporation.

The plan shall be submitted jointly by the redevelopers of the parcels upon which and for whose benefit the parking facilities are to be provided. The plan shall show arrangement of the facilities in detail, including vehicular

EXHIBIT B (continued)

access and egress, pedestrian circulation to and from plant buildings and relationship to plant expansion plans, if any.

In the review of such submissions the Public Development Corporation shall give due consideration to the convenience of the employees to be served by the facilities, the quality of functional arrangements, efficiency of land utilization, landscaping and aesthetics. It is the intent of the urban renewal plan that the Parking Garage Sites shall be developed to provide pooled parking accommodations in the future for all industrial plants in Industrial Area A which are able to take advantage of them as these plants carry out expansion plans. The Parking Garage Sites may be put to interim use as pooled open ground level parking facilities serving the same purpose.

3. Additional Regulations For Off-Street Parking Spaces

- a. Screening - Throughout the Urban Renewal Area all open off-street parking areas with 10 spaces or more shall be screened so that the parking areas themselves and passenger vehicles occupying them will not be visible from public streets. Screening shall consist of a strip of property substantially planted with shrubs or hedges, or an earth berm forming part of a continuous earth berm system for which plans have been approved by the Public Development Corporation, or a wall or fence which is architecturally compatible with and preferably of the same material and color as the exterior of the plant or building to which the parking area is accessory. Screens shall be maintained in good condition.
- b. Restrictions on Location of Parking Areas - Except as hereinafter pro-

EXHIBIT B (continued)

vided and except for visitor parking, no portion of any off-street parking area shall be located closer to the street than the front wall of the building.

Where a parcel fronts on two or more streets, the Public Development Corporation may permit one of the building walls to be designated as the front wall for the purpose of achieving the intent of this regulation. The Public Development Corporation may permit off-street parking areas to be located closer to the street line than the front wall of the building or in front of the building itself, if it is determined that such location will better serve the purposes of these development controls. Approval of such location shall also be predicated upon a landscape plan of special merit which includes provision for the effective screening of such parking areas from public streets. In no event shall any parking area, including visitor parking, be located within 20 feet of a street line.

- c. Tree Planting - To provide shade and improve the appearance of large parking areas, the planting of trees may be required, with suitable provisions to ensure their survival and growth.

- d. Other - All parking areas shall be striped to indicate individual parking stalls and all parking areas with 10 spaces or more shall be provided with adequate lighting. Lights shall be so arranged that no direct rays of light are projected from their source into any streets, airport property

paths of aircraft taking off or landing, or into residential buildings outside the industrial park. Minimum curb radii of 25 feet shall be provided at vehicular entrances and exits to off-street parking facilities.

4. Required Accessory Off-Street Loading Spaces

- a. Sufficient space shall be provided, off-street, for loading and unloading of freight and delivery trucks and for storing trucks waiting to use loading platforms during periods of peak truck arrivals. Minimum requirements for truck loading facilities will be those established under the applicable district Off-Street Loading Regulations, as set forth in the New York City Zoning Resolution.
- b. For all developments having a total of more than four truck loading bays, apron space shall be provided (in addition to the depth of loading or unloading berth) for truck turning or maneuvering. The depth of the apron space and the curb radii at the entrance shall be adequate so that trucks of a size normally serving the plant and traveling in the street lane nearest the adjoining curb could gain access to the loading or unloading space without encroaching on any other street lane.

5. Pooled Loading Facilities

Apron space and other access arrangements may be provided jointly to serve two or more developments in accordance with plans jointly submitted to and approved by the Public Development Corporation.

6. Additional Regulations For Off-Street Loading

- a. Screening - All off-street truck loading berths or facilities shall either be located so as not to be visible from any street or be screened so that

such berths or facilities, to a height of at least four feet above the level of the loading platform, will not be visible from the street. If loading facilities are to be screened, this shall be accomplished by providing a strip of property substantially planted with shrubs or hedges or by erecting a solid, opaque wall or suitable fence. Such wall or fence shall be architecturally compatible with, and preferably shall be of the same material and color as, the exterior of the plant or building itself. Screens shall be maintained in good condition.

- b. Restrictions on Location of Loading Facilities - Except as hereinafter provided, no off-street loading berths shall be located on the front of the building and no loading facilities or apron space shall be located closer to the street than the front wall of the building. Where a parcel fronts on two or more streets, the Public Development Corporation may permit one of the building walls to be designated as the front wall for the purpose of achieving the intent of this regulation. The Public Development Corporation may permit off-street loading berths to be located on the front of the building or apron space or other loading facilities to be located closer to the street line than the front wall of the building, if it is determined that such location is mandated by process requirements. Approval of such location shall also be predicated upon a landscape plan of special merit which includes provision for the effective screening of such loading facilities from public streets. In no event shall any loading facilities be located within 20 feet of a street line.

- c. Restrictions on Location Near Residence Districts - No off-street loading berth or apron space shall be less than 60 feet from the property line along a Residence District boundary.
- d. Other - All truck loading areas shall be striped to indicate individual truck loading berths and shall be provided with adequate lighting. Lights shall be so arranged that no direct rays of light are projected from their source into any streets, airport property, paths of aircraft taking off or landing, or into residential buildings outside the industrial park. A minimum of curb cuts shall be provided for access and egress, consistent with the other provisions of this Section.

E. PERFORMANCE STANDARDS

1. Industrial Area A

All uses in Industrial Area A shall comply with the performance standards governing noise, vibration, smoke, dust or other particulate matter, odorous matter, toxic or noxious matter, radiation hazards, fire and explosive hazards, humidity, heat, or glare applicable in an M-1-1 Light Manufacturing District (High Performance), as set forth in the New York City Zoning Resolution.

2. Industrial Area B

All uses in Industrial Area B shall comply with the performance standards governing smoke, dust or other particulate matter, odorous matter, toxic or noxious matter and radiation hazards applicable in an M 1-1 Light Manufacturing District (High Performance), and with the performance standards governing noise, vibration, fire and explosive hazards, humidity, heat, or

glare applicable in an M 3-1 Heavy Manufacturing District (Low Performance), as set forth in the New York City Zoning Resolution. However, any use in Industrial Area B shall be subject to M 1-1 performance standards regulating noise and vibration as experienced at any point along the boundary of or within Industrial Area A.

F. ENCLOSURE AND SCREENING REQUIREMENTS

1. Industrial Area A

In Industrial Area A the enclosure of activities shall be in accordance with the regulations of the M 1-1 Light Manufacturing District (High Performance), as set forth in the New York City Zoning Resolution, except for the Police Department vehicle impoundment facility which may be open. In addition, the following minimum controls shall apply:

- a. Storage of materials or products shall be either enclosed within a building or contained in an open-sided structure and screened so as not to be visible from nearby public streets or other areas accessible to the general public.

Screening may consist of densely planted shrubs or hedges supplemented by a chain-link fence. If a wall is used for such screening purposes, such wall shall be architecturally compatible with and preferably shall be of the same material and color as the exterior of the plant or building to which the storage is accessory. Prior to proceeding with working drawings for storage structures the developer shall submit to the Public Development Corporation, preliminary plans for design review and approval.

EXHIBIT B (continued)

- b. Storage of materials or products within 500 feet of a Residence District boundary shall be enclosed within a building.

2. Industrial Area B

In Industrial Area B the following minimum controls shall apply:

- a. Any storage of materials or products not enclosed within a building shall be screened so as not to be visible from any street or other area accessible to the general public. If the storage is contained within an open-sided structure, screening shall be accomplished in accordance with the requirements set forth for Industrial Area A. If storage is not contained within an open-sided structure, screening shall consist of either densely planted shrubs or hedges or a solid, opaque wall or fence which is architecturally compatible with and preferably of the same material and color as the exterior of the plant or building to which the storage is accessory.
- b. Storage of materials or products within 500 feet of a Residence District boundary shall be enclosed within a building.

G. SIGN REGULATIONS

The erection of signs shall be in accordance with the Sign Regulations applicable to an M 1-1 District as set forth in the New York City Zoning Resolution. In addition, the following minimum controls shall apply:

1. Advertising Signs

Advertising signs are prohibited.

2. Accessory Business Signs

- a. One flat wall sign is permitted for identification of each individual in-

EXHIBIT B (continued)

dustrial or business establishment. Alternatively, such a sign may take the form of architectural lettering on the face of the building.

- b. The surface area of such sign shall not exceed one and a half square feet per linear foot of the building wall on which it is displayed or 150 square feet, whichever is less. Lettering shall not exceed eight feet in height.
- c. Signs may be illuminated but not flashing. The illumination shall be indirect, being derived entirely from an external artificial source and so arranged that no direct rays of light are projected from such source into any streets, airport property, paths of aircraft taking off or landing, or into residential buildings outside the industrial park. No illuminated sign shall be displayed on any building wall facing an adjacent Residence District, except that signs illuminated in accordance with the provisions of this paragraph may be displayed on building walls facing a Residence District across the Whitestone Expressway.
- d. Signs shall not be located on or projected above the roofs of buildings and shall not exceed a height of 20 feet above curb level.
- e. In addition to one flat wall sign or sign in the form of architectural lettering, each industrial establishment, hotel, motel, office building or group of commercial establishments may have one free-standing sign, either non-illuminated or with indirect illumination, with open or solid surface, identifying the name of the firm or establishment, or in the case of an office building or group of commercial establishments taking the form of a directory.

EXHIBIT B (continued)

The surface area of such sign shall not exceed one square foot for each 200 square feet of the surface area of the building wall in front of which it is displayed, provided that this restriction shall not limit such a sign to less than 12 square feet, nor shall it permit a sign in excess of 30 square feet. The height of the sign above ground shall not exceed five feet. It may be located in a front yard.

- f. Accessory business signs are for purposes of identification. Identification of commercial establishments should be directed primarily to the industrial firms and their employees, for whom the services of the commercial establishments are intended by the Urban Renewal Plan. Signs should be in good taste and enhance the appearance of the premises. Designs for signs must be reviewed and approved by the Public Development Corporation which may modify the restrictions of the preceding paragraphs as necessary to achieve a better overall appearance within the spirit and intent of the restrictions.

3. Additional Signs

One sign with an area not exceeding two square feet shall designate each entrance to or exit from an off-street parking or loading area, open or enclosed. No such sign shall extend more than three feet above ground. These signs shall be affixed to, or made a part of, a screen wall where possible.

H. DISCHARGE OF INDUSTRIAL WASTES

Sewage and industrial wastes shall be discharged into the public sewers of the City of New York or into private sewers or drains emptying into the City sewer system in accordance with "The Rules and Regulations Relating to the Use of

EXHIBIT B (continued)

the Public Sewer System for the Discharge of Sewage, Industrial Wastes and Other Wastes" adopted pursuant to Section 687-1.0 of the Administrative Code. Provisions shall be made for gauging and sampling of all industrial waste water being discharged.

I. SITE PLANNING AND ARCHITECTURAL CONTROLS

In order to assure an environment of harmonious and pleasing appearance throughout the proposed industrial park, all new developments, enlargements and remodelings shall be subject to site planning and architectural controls and review of plans as follows:

1. Siting of buildings, provisions for access and egress of vehicular traffic, landscaping of open spaces and buffers and landscaping and screening of parking and loading areas, including the plant materials used for such purposes, shall be subject to review and approval by the Public Development Corporation.
2. Acceptable materials for the exterior faces of buildings shall be:
Common or face brick, exterior tile or facing block, cement block with special surfaces, cast stone, precast panels and metal curtain wall panels. Other materials may be used only as approved by the Public Development Corporation. Colors of all materials shall be subject to approval by the Public Development Corporation.
3. Construction of buildings shall be in accordance with highest standards of workmanship.
4. All exteriors of any individual structure shall be treated architecturally as a unit and designed with equal care. Generally, all exposed walls of such

EXHIBIT B (continued)

structure shall be constructed of, or faced by, the same material or combination of materials. This shall not be interpreted to exclude the use of different materials for architectural accents or motifs where desired. An individual structure, within the meaning of this paragraph, is a complete plant or other complete development, or any free-standing or partly free-standing portion of a plant or other development.

5. Buildings shall be neatly maintained and kept in a good state of repair. Open landscaped space and areas devoted to parking and freight loading and unloading shall be kept in a visually attractive and functionally adequate condition.
6. Roof top equipment, utilities and accessories shall be screened from view by a permanent enclosure. No projection above roof shall exceed 15'-0" in height, unless approved by the Public Development Corporation.
7. Uses shall generally be within completely enclosed buildings. Parking garages may be open deck structures, and other activities may be unenclosed to the extent indicated in these development controls. All open or partially enclosed uses shall be subject to special review to assure compatibility and harmony with their surroundings.
8. Prior to proceeding with working drawings the developer shall submit to the Public Development Corporation preliminary development plans and material descriptions for design review and approval.

EXHIBIT B (continued)

J. USES SUBJECT TO SPECIAL REVIEW AND APPROVAL

1. Commercial Uses on Sites to be Developed Predominantly For Industrial Uses

In order to accelerate the rate of development of the industrial park, the City Planning Commission may permit development which, with respect to Industrial Areas A and B as a whole, may include space for commercial as well as industrial occupancy. However, in such case, not more than 30 percent of the total permitted floor area of Industrial Areas A and B as a whole shall be allocated to commercial use and Industrial Areas A and B as a whole shall have overall industrial job density consistent with the objectives of this plan. Any such development shall be developed in accordance with a site development plan approved by the City Planning Commission. The Commission may require that such development be constructed as a unit. The City Planning Commission may authorize for such development any commercial uses permitted on Commercial Redevelopment Parcels in accordance with the provisions of Section A. In addition, the Commission may authorize any other local commercial uses which are deemed appropriate for serving an adjacent residential area. To serve an adjacent residential area, the development shall be directly accessible and not more than one quarter mile distant therefrom by major arterial street. In no event shall a hotel or motel be permitted in such development. Approval of such development shall be conditioned upon its compliance with the same development controls applying to new industrial plants as set forth in Sections B to I hereof, inclusive and upon determinations by the Commission that:

EXHIBIT B (continued)

- a. The development will be consistent with the policy of maximizing density of industrial jobs
- b. The development will be consistent with the policy of providing for compact commercial facilities, and
- c. The development will adequately handle all traffic requirements

2. Automotive Service Stations

Automotive service stations may be located on redevelopment parcels designated on the Land Use Plan for industrial or commercial use subject to special review and approval by the City Planning Commission.

- a. Location Criteria - The number and distribution of automotive service stations shall be controlled in order to prevent the pre-emption of scarce land by a greater number of such uses than is needed to serve the project's industrial development. In applying this general criterion, the Commission may permit automotive service stations to locate only on arterial or collector streets. Primary access to the service station shall be from such arterial or collector street. In addition, new automotive service stations should not generally be located within 1,200 feet in any direction of an existing station or pending station for which plans have been approved.
- b. General Development Controls - Any automotive service station shall be subject to the same development controls applying to new industrial plants, in Industrial Area A, as set forth in Sections B to I hereof, inclusive.

EXHIBIT B (continued)

- c. Minimum Lot Size and Frontage - Minimum frontage on the street giving primary access shall be 125 feet and the minimum area of the lot shall be 15,000 square feet. For lots fronting on more than two streets, a greater lot area and greater frontage on the street giving primary access shall be required.
- d. Use Restrictions - The automotive service station shall comply with the definition of "automotive service station" in the Zoning Resolution of the City of New York except that such use may be combined with an automobile rental agency if the lot size and shape are adequate therefor and the arrangement of space is satisfactory for both functions. All accessory uses, such as facilities for lubrication, minor repairs or washing, shall be located within a completely enclosed building.
- e. Reservior Space - Reservoir space shall be provided on the site for at least five waiting automobiles in addition to spaces available within an enclosed lubritorium or at the pumps.
- f. Front Yard Restrictions - Gasoline pump islands, adjacent lanes for servicing cars, reservoir space for waiting automobiles, compressed air connections and similar equipment shall not be located in any required front yard.
- g. Landscaping - The site shall be landscaped or screened as necessary to harmonize with surrounding property. Wherever screening is determined by the Public Development Corporation to be unnecessary for this purpose, there shall be provided in any event along every side and rear lot line

EXHIBIT B (continued)

a planting strip at least four feet in depth appropriately landscaped with shrubs and other vegetation. Front yards shall be landscaped in accordance with the provisions of Section C.

The entire service area (including parking and circulation) should be paved with a permanent concrete or asphalt surface, and all unpaved open areas should be landscaped and separated from paved areas by a curb or other barrier at least six inches high.

- h. Enclosure of Stored Materials - An enclosed area shall be provided for temporary storage of trash, garbage and unusable automotive parts and so arranged that stored materials will not be visible from outside the site.
- i. Signs - Signs are subject to the sign regulations applicable to other commercial uses, as set forth in Section G.

3. Hotels or Motels

Hotels or motels may be located on redevelopment parcels designated on the Land Use Plan as Commercial Areas or on redevelopment parcels designated as Parking Garage Sites in conjunction with parking garage developments. Such hotels or motels shall be subject to review and approval by the City Planning Commission.

The approval of a plan for a hotel or motel shall be conditioned upon compliance with the applicable controls for Commercial Areas or Parking Garage Sites as set forth in Sections B to I hereof, inclusive, and upon findings by the Commission that:

EXHIBIT B (continued)

- a. It will provide adequate restaurant and meeting facilities for use of the industrial firms and
- b. It will not pre-empt land suited and needed for stores providing other commercial services for the industrial firms and their employees.

4. Police Department Vehicle Impoundment Facilities

Subject to special review and approval by the City Planning Commission, Police Department vehicle impoundment facilities may be located on parcels designated on Map B Land Use Plan for a proposed drainage system and on parcels designated on Map B Land Use Plan as Industrial Area A. However, Police Department vehicle impoundment facilities may only be located on parcels designated on Map B Land Use Plan for a proposed drainage system if the Public Development Corporation has determined that such parcels are not needed for such drainage system pursuant to Section N of this Exhibit B.

- a. General Development Controls -- Police Department vehicle impoundment facilities shall be subject to the development controls applying to new industrial operations in Industrial Area A as set forth only in Sections D, E and G to I of this Exhibit B.
- b. Maximum Floor Area -- Construction of buildings for Police Department vehicle impoundment facilities shall comply with the applicable district Floor Area Regulations as set forth in the New York City Zoning Resolution.

EXHIBIT B (continued)

- c. Landscaped Open Space -- Landscaped open space for Police Department vehicle impoundment facilities is not required in any prescribed amount. However, along any front yard adjacent to a public right-of-way, a planting strip shall be provided in a manner that the City Planning Commission and the Public Development Corporation determine is appropriate.
- d. Screening requirements -- Any storage of materials, products or vehicles not enclosed within a building shall be screened so as not to be visible from any public right-of-way, any public space, or any adjoining property. Screening along public right-of-ways shall consist of either densely planted shrubs or hedges, and a solid wall or opaque fence which is architecturally compatible with the exterior of any building on the redevelopment parcel. Screening along adjacent properties shall consist of only a solid wall or opaque fence.

5. Department of Sanitation Facilities

Subject to special review and approval by the City Planning Commission, Department of Sanitation facilities may be located on parcels designated on Map B Land use Plan as Industrial Area A and on parcels designated on Map B Land Use Plan for a proposed drainage system, provided that, in the case of parcels designated on such Map B for a proposed drainage system, the Public Development Corporation has determined that such parcels are not needed for such drainage system pursuant to Section N of this Exhibit B.

EXHIBIT B (continued)

- a, General Development Controls -- Any Department of Sanitation facility shall be subject to the development controls applying to new industrial operations in Industrial Area A, as set forth in Sections B to I of this Exhibit B, inclusive.

EXHIBIT B (continued)

b. Maintenance Requirements

1. Site Maintenance

Site maintenance shall be performed on a continuing basis and include general cleanup, removal of litter in plantbeds, picking up of debris, sweeping and emptying of trash receptacles.

2. Mowing

Lawn areas shall be maintained in a neat and orderly way, and shall be mowed on an "as needed" basis, but not less than once a week during growth season.

Areas adjoining walks and planting beds shall be trimmed and edged also on an "as needed" basis, but not less than weekly.

3. Pruning

All trees, shrubs and evergreens shall be pruned as required and in accordance with generally accepted horticultural procedures (GAHP). All pruning cuts over 1/2 inch diameter shall be painted with tree wound paint.

4. Cultivation

All tree pits and plant beds shall be weeded on an "as needed" basis, but not less than weekly to assure neat, weed-free areas.

EXHIBIT B (continued)

5. Feeding

Trees, shrubs and evergreens shall be adequately fertilized each Spring and Fall. Lawn areas shall be adequately fertilized each Spring, Summer and Fall.

6. Irrigation

Watering shall be applied on an "as needed" basis in order to maintain the planting and lawn area in a healthy growing condition. All necessary water should be available at site.

7. Pest Control Spraying

Pest control shall include application of insecticides, miticides, herbicides, and fungicides with nationally recognized materials and removal of infested plant parts.

All pest control methods including spray formulations shall be based upon the identification of the target pest. Applications shall be made on an "as needed" basis. In addition, all trees, shrubs, and evergreens, shall receive oil spray in the early spring and anti (Desicant) transpirant in the late fall.

8. Replacement of Plant Material

Plant material (including trees) as approved by the Public Development Corporation shall be replaced should such plantings die

9. Replacement of Sod

Sod areas that need replacement due to damages caused by ordinary wear and usage shall be resodded. Any seeding required shall also be performed.

EXHIBIT B (continued)

K. CONTROLS FOR AIRPORT

The area designated on Map B Land Use Plan as Airport Area may be developed as a General Aviation Airport. If not so developed, such area shall be subject to the development controls applicable to Industrial Area A.

L. SPECIAL DEVELOPMENT CONTROLS NEAR AIRPORT

Within those areas which lie generally below present or future flight paths of aircraft approaching or taking off from airport runways existing or committed to be built in the area designated for airport use on Map B Land Use Plan, heights of buildings or other structures shall be restricted generally in accordance with standards established for airports of the type here represented. The City Planning Commission may modify these restrictions as appropriate in individual cases.

M. RECREATION AREA (ATHLETIC FIELDS)

The area designated on Map B Land Use Plan as Recreation Area (Athletic Fields) shall be developed and used primarily for organized sports and secondarily for other active recreation facilities.

N. DRAINAGE SYSTEM

If the Public Development Corporation determines that the area designated on Map B Land Use Plan for a proposed drainage system is not needed for such a drainage system, then such area may be used for a Police Department vehicle impoundment facility subject to conditions and special review and approval as set forth in Section J.4 of this Exhibit B and/or a Department of Sanitation facility subject to conditions and special review and approval as set forth in Section J.5 of this Exhibit B.

EXHIBIT C

PROPERTIES TO BE ACQUIRED

<u>BLOCK</u>	<u>LOT</u>	<u>BLOCK</u>	<u>LOT</u>
4116	45	4137	24
	46		26
4117	1		35
	7		36
	32		42
	54	4138	1
	58		22
	60		52
4124	1	4139	1
	18		2
	20		7
	42		32
4125	1	4140	1
	6 (partial)		52
	42	4141	1
4126	1		22
	7		32
4136	4		52
	5	4142	1
	7		22
	8		52
	9	4143	1
	11		6
	14		20
	17		22
	19		45
	28	4144	1
	30		4
			32
	49		40
	50	4145	1
	52		12
	38		32
4137	1	4146	1
	15	4175	1
	17		15
	18	4176	40
	19		44
	22		50

EXHIBIT C
 PROPERTIES TO BE ACQUIRED
 (Continued)

<u>BLOCK</u>	<u>LOT</u>	<u>BLOCK</u>	<u>LOT</u>
4176	57	4213	1
	60		26
	73		32
	81	4237	1
4177	1		17
	12		26
	27		28
	29	4238	1
	34		33
4178	1	4239	1
	3		33
	32	4240	1
4179	1		33
	14		42
	26		47
	31		53
	34		80
4180	1	4241	1
	28		20
	50		33
4181	1	4242	1
	26		33
	33	4243	1
4182	1		8
	34		10
4208	1		33
	23	4275	1
4209	1		36
	10	4276	1
	26	4277	1
4210	1		58
	7		60
	26	4278	1
	27		17
	46		19
4211	1	4279	34
	2		36
	19		60
	24	4280	1
4212	1		63
	26		65
	30		
	36		

EXHIBIT C
PROPERTIES TO BE ACQUIRED
(Continued)

<u>BLOCK</u>	<u>LOT</u>	<u>BLOCK</u>	<u>LOT</u>
4281	1	4308	1
	11		22
	36		31
	46		36
4282	1	4310	32
	36	4317	37 (partial)
4283	1		65
	10	4318	20
	36	4319	10
4284	1	4320	10
	36	4321	48
	43		56
	50	4323	19
4300	1		20
	2		26
	29	4324	1
	30		4
4301	1		26
	11	4325	1
	15		15
	30		26
	49	4326	1
	50	4327	1
	55		3
	103		29
4302	1		30
4303	1		38
	40		39
	42		65
4304	1		70
	23	4328	1
	24		3
4305	1		5
4306	1		13
	19		28
	20		29
	44		30
4307	1		37
	4		
	22		

EXHIBIT C
 PROPERTIES TO BE ACQUIRED
 (Continued)

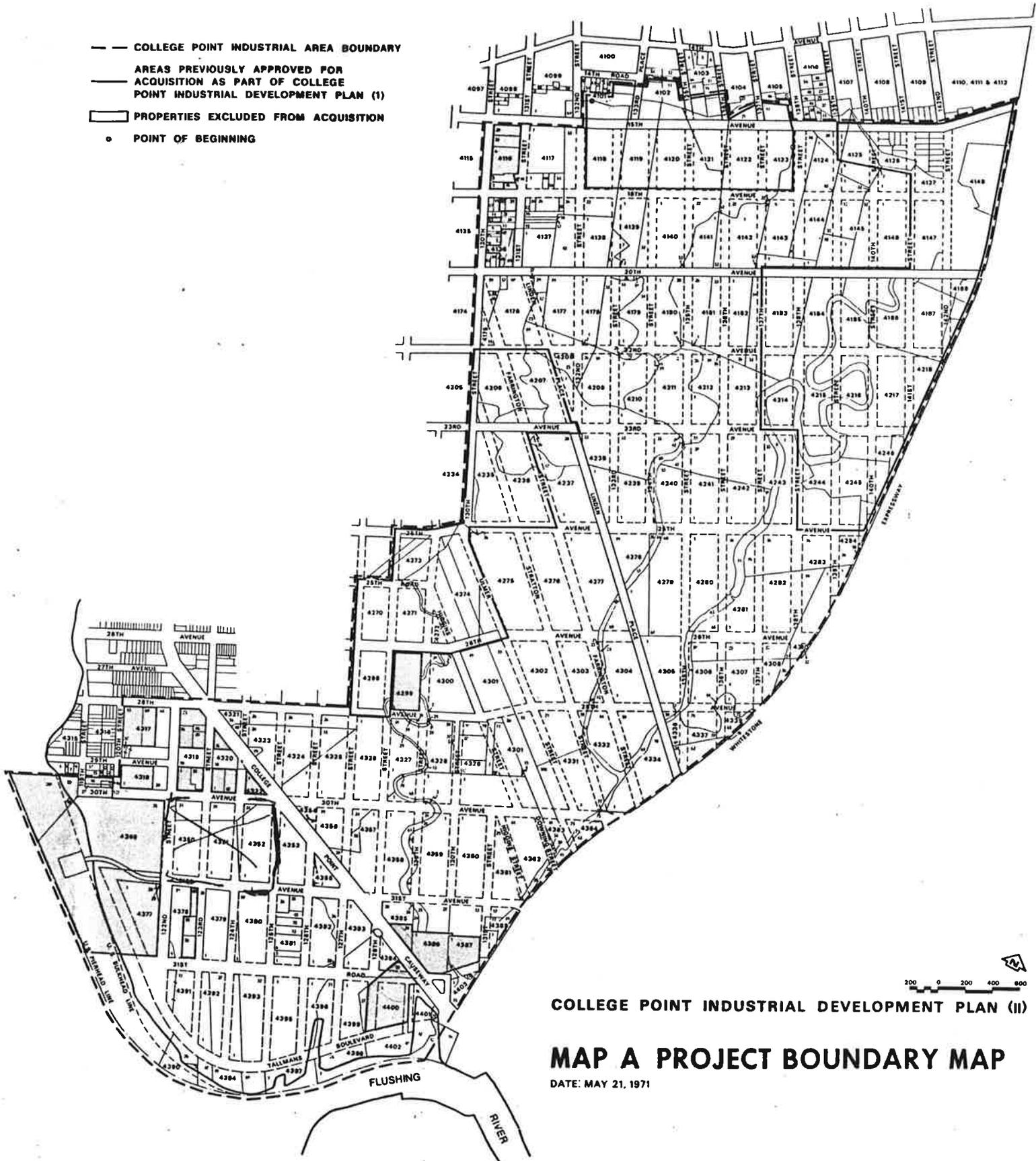
<u>BLOCK</u>	<u>LOT</u>	<u>BLOCK</u>	<u>LOT</u>
4329	1	4357	1
	7		18
	12		24
	17	4358	1
	30		60
	50		61
4331	1		75
	21	4359	1
	75		31
	77		36
4332	1	4360	1
	6	4361	1
	38		25
	44	4362	36
	62		38
4334	10 (partial)		41
	50 (partial)	4363	41
	69 (partial)		50
4336	35		51
	40	4364	63
	50		71
	57		75
4337	62	4378	1
	70		9 (partial)
	76		30 (partial)
4339	46		31
	65		41
	73	4379	1
4350	1		30
	31	4380	1 (partial)
4351	1		10 (partial)
	31	4381	1
4352	1		5
	31		6
4353	1		12
4354	50		15
4355	1		26
	2		35
	8		43
4356	30	4382	1
	39		36
			50

**EXHIBIT C
 PROPERTIES TO BE ACQUIRED
 (Continued)**

<u>BLOCK</u>	<u>LOT</u>	<u>BLOCK</u>	<u>LOT</u>
4383	1	4403	1
	5		15
4384	1		110
	20 (partial)		
4385	30		
	38		
4386	24		
	25		
	27		
4387	13		
4388	1		
	11		
	17		
	24		
4390	26		
	38		
4391	13 (partial)		
4392	25		
	26		
	34		
	44		
4393	1		
	32		
4394	1		
	40		
	48		
	60		
4395	1		
4396	1		
	31 (partial)		
4397	1		
4398	1 (partial)		
4399	1 (partial)		
	27 (partial)		
4401	1		
	16		
	25		
4402	26 (partial)		
	40		
	47		
	52		
	56		

THE CITY OF NEW YORK
DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT

- COLLEGE POINT INDUSTRIAL AREA BOUNDARY
- AREAS PREVIOUSLY APPROVED FOR ACQUISITION AS PART OF COLLEGE POINT INDUSTRIAL DEVELOPMENT PLAN (I)
- PROPERTIES EXCLUDED FROM ACQUISITION
- POINT OF BEGINNING



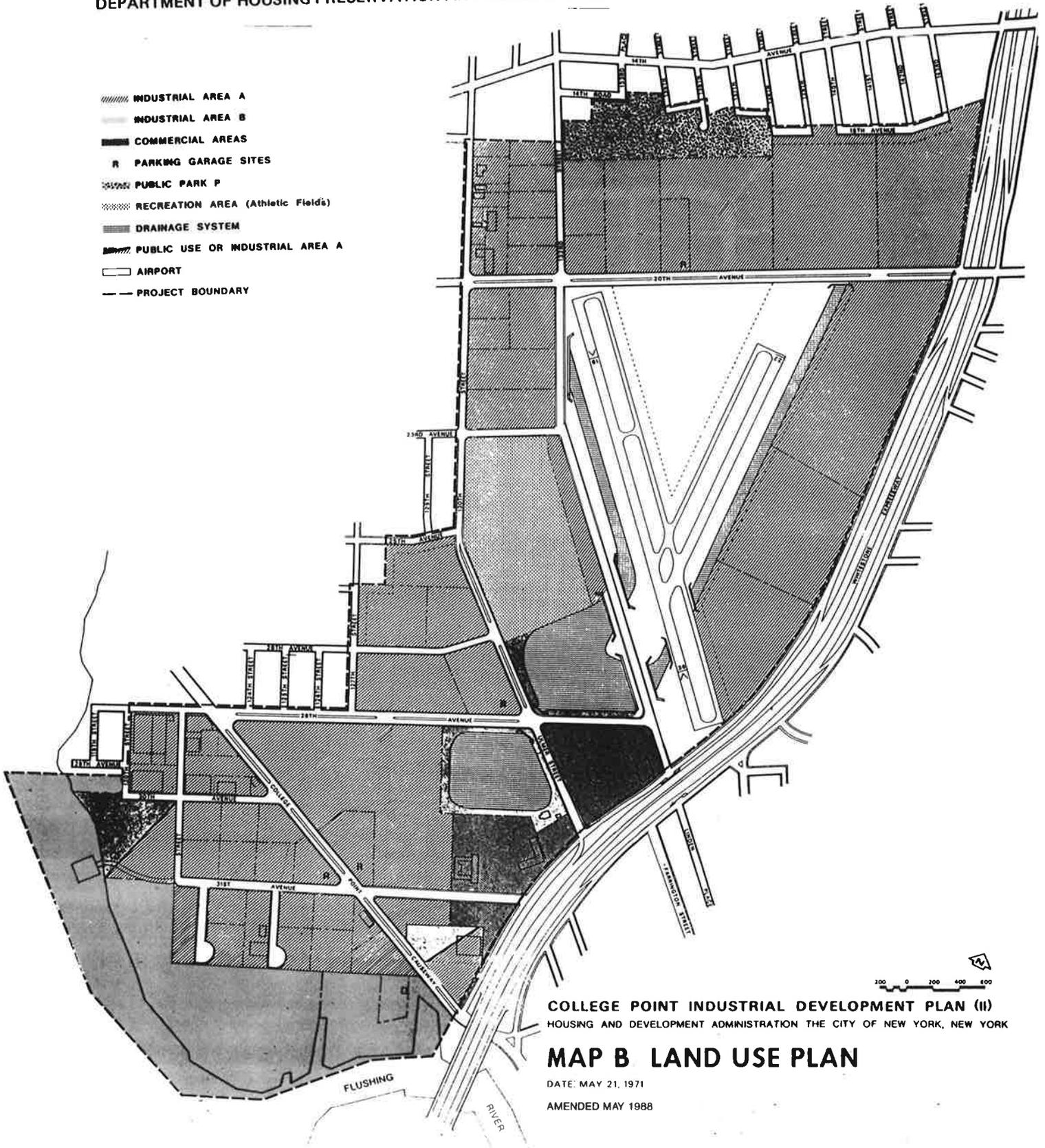
COLLEGE POINT INDUSTRIAL DEVELOPMENT PLAN (II)

MAP A PROJECT BOUNDARY MAP

DATE: MAY 21, 1971

THE CITY OF NEW YORK
DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT

-  INDUSTRIAL AREA A
-  INDUSTRIAL AREA B
-  COMMERCIAL AREAS
-  PARKING GARAGE SITES
-  PUBLIC PARK P
-  RECREATION AREA (Athletic Fields)
-  DRAINAGE SYSTEM
-  PUBLIC USE OR INDUSTRIAL AREA A
-  AIRPORT
-  PROJECT BOUNDARY



COLLEGE POINT INDUSTRIAL DEVELOPMENT PLAN (II)
HOUSING AND DEVELOPMENT ADMINISTRATION THE CITY OF NEW YORK, NEW YORK

MAP B LAND USE PLAN

DATE: MAY 21, 1971
AMENDED MAY 1988