

THE CITY OF NEW YORK  
DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT  
OFFICE OF DEVELOPMENT

EAST NEW YORK I  
URBAN RENEWAL AREA

Brooklyn  
Community District No. 5

SECOND AMENDED URBAN RENEWAL PLAN

August 1993

Revised November 1994

## HISTORY OF PRIOR APPROVALS

Prior to the initial date of approval of this Urban Renewal Plan by the Board of Estimate, as shown below, this project was a portion of the former Central Brooklyn Urban Renewal (Community Development) Project for which the "History of Prior Approvals" is set forth on the following pages.

### Original (July 1985)

City Planning Commission: December 6, 1985 (C860236HUK)  
Board of Estimate: March 6, 1986 (Cal. No. 8-A)

### Amendments

#### First (March 1990)

City Planning Commission: March 11, 1992 (C 910119HUK)  
City Council: April 28, 1992 (Res. No. 533)  
Mayor: October 29, 1992

#### Second (August 1993) Revised Nov. 1994

City Planning Commission: \_\_\_\_\_, 19\_\_ (C \_\_\_\_\_)  
City Council: \_\_\_\_\_, 19\_\_ ( Res. No. \_\_\_\_\_)  
Mayor: \_\_\_\_\_, 19\_\_

CENTRAL BROOKLYN COMMUNITY DEVELOPMENT PLAN  
History of Prior Approvals

Urban Renewal Plans for three areas within the Central Brooklyn Community Development Project, including East New York (I), were separately approved before being consolidated into the overall Central Brooklyn Project, which came into existence on December 18, 1968.

Central Brooklyn Community Development Plan dated October 1968

Approved by City Planning Commission: November 20, 1968 (CP-20511)  
Adopted by Board of Estimate: December 19, 1968 (Cal. No. 9)

First Amended Central Brooklyn Community Development Plan

Approved by the City Planning Commission: April 30, 1969 (CP-20714)  
Adopted by the Board of Estimate: August 21, 1969 (Cal. No. 7)

Second Amended Central Brooklyn Community Development Plan

Approved by the City Planning Commission: August 18, 1969 (CP-20825)  
Adopted by the Board of Estimate: September 18, 1969 (Cal. No. 14)

Third Amended Central Brooklyn Community Development Plan

Approved by the City Planning Commission: March 4, 1970 (CP-21075)  
Adopted by the Board of Estimate: April 16, 1970 (Cal. No. 8)

Fourth Amended Central Brooklyn Community Development Plan

Approved by the City Planning Commission: October 14, 1970 (CP-21330)  
Adopted by the Board of Estimate: December 17, 1970 (Cal. No. 16)

Fifth Amended Central Brooklyn Community Development Plan

Approved by the City Planning Commission: November 18, 1970 (CP-21335)  
Adopted by the Board of Estimate: January 14, 1971 (Cal. No. 11)

Sixth Amended Central Brooklyn Community Development Plan

Approved by the City Planning Commission: September 22, 1979 (CP-21739)  
Adopted by the Board of Estimate: January 13, 1972 (Cal. No. 1)

Seventh Amended Central Brooklyn Community Development Plan

Approved by the City Planning Commission: June 14, 1972 (CP-21981)  
Adopted by the Board of Estimate: August 17, 1972 (Cal. No. 5)

Eighth Amended Central Brooklyn Community Development Plan

Approved by the City Planning Commission: August 7, 1974 (CP-22699)  
Adopted by the Board of Estimate: October 10, 1974 (Cal. No. 6)

Minor Change

Approved by the City Planning Commission: December 3, 1973 (H)73-69)

Ninth Amended Central Brooklyn Community Development Plan

Approved by the City Planning Commission: September 9, 1974 (CP-22782)  
Adopted by the Board of Estimate: October 24, 1974 (Cal. No. 5)

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Central Brooklyn Community Development Plan  
History of Prior Approvals  
(continued)

Tenth Amended Central Brooklyn Community Development Plan  
Approved by the City Planning Commission: July 23, 1957 (CP-22926)  
Adopted by the Board of Estimate: October 2, 1975 (Cal. No. 17)

Eleventh Amended Central Brooklyn Community Development Plan  
Approved by the City Planning Commission: July 2, 1975 (CP-23014)  
Adopted by the Board of Estimate: November 3, 1975 (Cal. No. 10)

Twelfth Amended Central Brooklyn Community Development Plan  
Approved by the City Planning Commission: June 18, 1975 (CP-22959)  
Adopted by the Board of Estimate: March 18, 1957 (Cal. No. 10A)

Minor Change

Approved by the City Planning Commission: August 22, 1977 (C-77037HCK)

Minor Change

Approved by the City Planning Commission: October 26, 1977 (C-770439HCK)

Thirteenth Amended Central Brooklyn Community Development Plan  
Approved by the City Planning Commission: June 4, 1980 (C-790722HUK)  
Adopted by the Board of Estimate: August 21, 1980 (Cal. No. 25)

Minor Change

Approved by the City Planning Commission: August 18, 1980 (N-800527HCK)

Fourteenth Amended Central Brooklyn Community Development Plan  
Approved by the City Planning Commission: February 2, 1981 (C-800784HUK)  
Adopted by the Board of Estimate: September 10, 1981 (Cal. No. 19)

Fifteenth Amended Central Brooklyn Community Development Plan  
Approved by the City Planning Commission: June 1, 1983 (C-830971HUK)  
Adopted by the Board of Estimate: June 30, 1983 (Cal. No. 32)

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1. LEGAL AUTHORITY

The City of New York ("City") has designated the East New York I Urban Renewal Area ("Area") pursuant to Section 504 of Article XV ("Urban Renewal Law") of the General Municipal Law. The Department of Housing Preservation and Development ("HPD") represents the City in carrying out the provisions of the Urban Renewal Law pursuant to Section 502(5) of the Urban Renewal Law and Section 1802(6)(e) of the City Charter.

2. BOUNDARY

The Area is located in Community District No. 5 in the Borough of Brooklyn and is generally bounded by (i) Sutter Avenue on the north, (ii) Pennsylvania Avenue on the east, (iii) Linden Blvd. on the south, and (iv) Van Sinderin Avenue on the west ("Project Boundary"). The Project Boundary is described in Exhibit A ("Project Boundary Description") and is shown on Map 1 ("Project Boundary Map"). The Project Boundary Map also shows all thoroughfares and street rights-of-way. The major streets include: Atlantic Avenue, Liberty Avenue, Pitkin Avenue, Sutter Avenue, New Lots Avenue Linden Blvd. and Pennsylvania Avenue.

3. SITES

The properties located within the Project Boundary which have been or will be acquired by the City ("Acquisition Parcels") for redevelopment pursuant to this Second Amended East New York I Urban Renewal Plan ("Plan") are indicated on the Project Boundary Map and are listed in Exhibit B ("Properties Acquired And to be Acquired"). The properties located within the Project Boundary which will not be acquired by the City for redevelopment pursuant to this Plan ("Exempt Parcels") are listed in Exhibit C ("Properties Not to be Acquired").

4. AREA

The Acquisition Parcels listed in Exhibit B comprise the entire Area and, as such, are the only properties to be redeveloped pursuant to this Plan. The Exempt Parcels listed in Exhibit C are not part of the Area and are not subject to the provisions of this Plan, notwithstanding the fact that they are located within the Project Boundary.

5. ELIGIBILITY

The Area is eligible for designation as an urban renewal area pursuant to the Urban Renewal Law. The following insanitary and substandard conditions adversely affect the quality of life in the Area and its immediate vicinity: [See Instructions]

- a. Vacant, substandard, and/or deteriorating buildings with high levels of code violations.
- b. Safety hazards due to the presence of obsolescent and vacant buildings.

- c. Vacant, unfenced, and unsanitary lots.
- d. Obsolete and dilapidated buildings and structures characterized by defective construction, outmoded design, physical deterioration, lack of proper sanitary facilities, and/or inadequate fire or safety protection.
- e. Inadequate maintenance.
- f. Abandoned or underutilized properties.
- g. Hazardous or detrimental industrial uses.
- h. Poorly or improperly designed street patterns and intersections.
- i. Lack of suitable off street parking.
- j. Unsuitable topography, subsoil, or other physical conditions.

B: URBAN RENEWAL PLAN

1. LEGAL AUTHORITY

The City, acting by and through HPD, has established this Second Amended East New York I Urban Renewal Plan ("Plan") for the redevelopment of the Area pursuant to Section 505 of the Urban Renewal Law.

2. STATEMENT OF COMPLIANCE

This Plan complies with Section 502(7) of the Urban Renewal Law, as more particularly set forth in the statement below:

a. Proposed Land Uses

See Section C.

b. Proposed Land Acquisition, Demolition, And Removal Of Structures

See Section D.

c. Proposed Acquisition Of Air Rights And Concomitant Easements Or Other Rights Of User Necessary For The Use And Development Of Such Air Rights

Not applicable.

d. Proposed Methods Or Techniques Of Urban Renewal

See Section D.

e. Proposed Public, Semi-Public, Private Or Community Facilities Or Utilities. No Significant Adjustments Or Improvements In Utilities Or Community Facilities Are Contemplated, Except As Set Forth In Section D

f. Proposed New Codes And Ordinances And Amendments To Existing Codes And Ordinances As Are Required Or Necessary To Effectuate The Plan

No changes are proposed.

g. Proposed Program Of Code Enforcement

See Section D.

h. Proposed Time Schedule For Effectuation Of Plan

<u>Project Activity</u>	<u>Estimated Commencement Date</u>	<u>Estimated Completion Date</u>
Land Acquisition	April 1969	April 1995
Relocation of Site Occupants	July 1969	May 1996
Demolition and Site Clearance	June 1971	August 1994
Site Preparation (Including Installation of Site Improvements)	August 1971	April 1997
Land Disposition	August 1971	April 1997
Project Completion		April 1998

3. OBJECTIVES

This Plan seeks to:

- a. Eliminate blight and maximize appropriate land use;
- b. Remove substandard and insanitary structures;
- c. Remove impediments to land assemblage and orderly development;
- d. Strengthen the tax base of the City by encouraging development and employment opportunities in the Area;
- e. Provide new and/or rehabilitated low, moderate, and/or middle income housing exhibiting good design in terms of privacy, light, air, and open space;
- f. Provide convenient community facilities, parks and recreational uses, retail shopping, public parking, and private parking.
- g. Redevelop the Area in a comprehensive manner, removing blight and restoring the residential character of the Area, with appropriate support facilities.

- h. Encourage the upgrading of housing quality in the immediate vicinity.

Following the completion of construction, the projected redevelopment and the surrounding area will have reasonable protection from decay, will constitute a stable environment, and will have a beneficial influence on abutting public and private developments.

C: LAND USE CONTROLS

1. LAND USE PLAN

The projected land uses in the Area are shown on Map 2 ("Land Use Plan").

2. LAND USE PROVISIONS AND BUILDING REQUIREMENTS

The meaning of the technical terms used in this Plan to establish controls on development (including, but not limited to, permitted uses, limits on building bulk, and required off-street parking and loading) will be as defined in the Comprehensive Amendments to the Zoning Resolution of the City, as published in the City Record on November 10, 1960 and approved by resolution of the City's Board of Estimate on December 15, 1960, as amended ("Zoning Resolution").

The zoning of the Area will be as set forth in the Zoning Resolution. The proposed amendments to the Zoning Map set forth in Section D.6 will have no force or effect until they are approved pursuant to Sections 200 and 197-c of the City's Charter ("Charter") and become a part of the Zoning Resolution. The predominant zoning of the Area at present is residential (R5 and R6). With respect to any property acquired or to be acquired in accordance with this Plan, in any case in which a specific control of the Plan conflicts with a provision of the Zoning Resolution, the Zoning Resolution will govern until acquisition and the more restrictive of the two will govern after acquisition.

a. Permitted Land Uses

As shown in the Land Use Plan, the following uses will be permitted in the Area in accordance with the additional regulations, controls, and restrictions set forth in this Plan, and all other uses will be excluded:

(1) Residential

Housing and accessory uses shall be as permitted in R5 and R6 General Residential Districts. Accessory uses include off-street parking, community rooms and play areas. Appurtenant community facility and recreational uses appropriate in residential areas, including, but not limited to, medical offices, health centers, day care centers, limited recreational facilities and uses of a similar nature, shall also be permitted. Where permitted by zoning, commercial uses shall be allowed on residential sites.

(2) Commercial

Commercial uses will be as permitted in C1, C2, and C4 districts in accordance with the Zoning Resolution.

(3) Public and Institutional

Permitted public and institutional uses shall be those specified in Use Groups 3 and 4 of the Zoning Resolution. Permitted uses in Groups 3 and 4 include schools, libraries, community centers, hospitals, and other essential service uses which can function best in a residential environment and are not objectionable in residential areas. Where permitted by zoning, commercial uses shall be allowed on public and institutional sites.

(4) Public Open Space

Permitted uses shall be for playgrounds, parks, and similar open space available for public recreational purposes in accordance with the Zoning Resolution.

b. Additional Regulations, Controls, and Restrictions

(1) Building Bulk and Parking

Building bulk (including, but not limited to, zoning room, lot coverage, floor area, open space, height, and setback requirements) and parking requirements will be as required by the Zoning Resolution, except as is more restrictively set forth below. Proposals by redevelopers will be subject to the review and approval of HPD as set forth in Section E.

(2) Urban Design Objectives

It is the intent of this Plan that, to the extent deemed feasible by HPD, (i) the Area should be developed in a manner compatible with or beneficial to the surrounding residential area, (ii) new construction should be designed to relate to the surrounding community, (iii) the project should harmonize in scale, configuration, and materials to the prevailing neighborhood pattern, (iv) low rise buildings should be preferred for family occupancy, (v) low to medium rise buildings should be preferred for adult and elderly occupancy, and (vi) in areas with exceptionally strong or uniform street character, the new construction should reinforce the existing urban pattern and there should be minimal initial setbacks from front and side lot lines.

(3) Underground Utility Lines

Any existing overhead telephone and electrical lines in the Area will be removed and relocated underground and all new or additional telephone and electrical lines will be placed underground, unless HPD determines that such placement underground either is not necessary or is not feasible.

(4) Easements

Easements will be provided as shown on Map 2.

c. Environmental Review

All projects for the redevelopment of the Area are subject to the requirements of Article 8 ("SEQRA") of the Environmental Conservation Law. SEQRA is implemented in the City by Executive Order 91 of 1977, the City Environmental Quality Review ("CEQR").

Any project for the redevelopment of the Area which requires a future discretionary act (including, but not limited to, the decision to provide funding) by the United States ("Federal") government will also be subject to the requirements of the National Environmental Policy Act at 42 U.S.C. 4321 ("NEPA"). NEPA is implemented through (i) regulations at 40 CFR 1500-1508 governing all Federal projects, (ii) supplementary regulations at 24 CFR 50 governing projects funded by the Federal Department of Housing and Urban Development ("HUD"), and (iii) supplementary regulations at 24 CFR 58 governing projects using Federal Community Development Block Grant, Rental Rehabilitation, or Housing Development Grant funds. The Federal environmental review process must consider, where applicable, criteria, standards, policies, and regulations concerning noise impact, historic properties, flood plains, wetlands, coastal zones, air quality, water quality, wildlife, endangered species, and solid waste.

D: RENEWAL ACTIONS

1. ACQUISITION

a. Legal Authority

All properties to be acquired in accordance with this Plan will be acquired pursuant to Section 506 of the Urban Renewal Law and, if necessary, the Eminent Domain Procedure Law.

b. Properties Acquired or to be Acquired Pursuant to this Plan

The properties located within the Project Boundary which have been or are to be acquired by the City pursuant to this Plan are listed in Exhibit B and are shown on Map 1.

The properties comprising the sites numbered 5, 110B, 118B, 118C, 121-126, 128, 130-133, 136, 138-140, 143A, 143B, 144A, 144B, 147A, 147B, 150A, 150B, 151B-153, 156, 158-159, 117R, 134R, 137R, 154R, 155R, 157R, 125, 135, 142, 127, 21, 129, 141, as identified on the Land Use Plan, have been acquired with Federal and State of New York ("State") assistance. All such properties will be subject to (i) HUD approval of the redeveloper, (ii) the provisions of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (42 U.S.C. 4601), as amended ("Uniform Relocation Act"), and (iii) State disposition requirements. However, such properties will not be subject to NEPA unless their redevelopment involves a future discretionary act of the Federal government. All other properties, as identified on the Land Use Plan, have been or will be acquired with City funds, without Federal or State assistance.

c. Properties Acquired Through Other Means

Acquisition Parcels acquired by the City through authority other than that set forth in this Plan will be subject to the restrictions of this Plan and will be developed in accordance with this Plan. Exempt Parcels acquired by the City will not be subject to the restrictions of this Plan.

d. Properties Not to be Acquired

The properties located within the Project Boundary which will not be acquired by the City pursuant to this Plan are listed in Exhibit C. Such properties will not be redeveloped pursuant to this Plan and will not be subject to the land use controls imposed pursuant to this Plan.

2. RELOCATION

Relocation of residential and commercial occupants is anticipated.

a. HPD will relocate site occupants in compliance with all applicable laws and regulations, including, but not limited to, Section 505 (4)(e) of the Urban Renewal Law. Occupants of sites acquired or to be redeveloped with Federal funding, if any, will alternatively receive benefits and services pursuant to the Uniform Relocation Act.

b. There is a feasible method for the relocation of families and individuals displaced from the Area into decent, safe, and sanitary dwellings, which are or will be provided in the 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.

3. DEMOLITION AND/OR REHABILITATION

The structures on properties acquired in accordance with this Plan will either be demolished and cleared for new construction or retained for rehabilitation in accordance with the objectives and requirements of this Plan. [Properties designated for rehabilitation are indicated in Exhibit B and shown on Map 2. Rehabilitation will be undertaken in conformance with HPD's Design Guidelines for Multi-Family Housing/Substantial Rehabilitation.] [See Instructions]

4. LAND DISPOSITION

Properties acquired will be disposed of for redevelopment in accordance with this Plan, including the provisions set forth in Section E.

5. CODE ENFORCEMENT

Throughout the Area, there will be a continuous program of enforcement of applicable existing laws, codes, ordinances, and regulations of the City, the State, and any other governmental authority having jurisdiction. All properties will be required to meet at least the minimum standards contained in all applicable laws, codes, ordinances, and regulations of the City, the State, and any other governmental authority having jurisdiction.

6. ZONING MAP AMENDMENTS

Zoning Map Amendments may be necessary to implement the land use and redevelopment proposals of this Plan. Such rezonings will be undertaken pursuant to Sections 200 and 197-c of the Charter.

7. STREET MODIFICATIONS

To meet the objectives of this Plan, streets within the Area may be mapped, demapped, or modified to improve or limit access of vehicular traffic in order to enhance pedestrian and vehicular circulation and site development. All street modifications, including, but not limited to, closings and openings of new streets, will take into consideration the objectives of this Plan and the policies and requirements of City agencies and public utility companies. Such remapping of streets will be contingent upon the approval of all governmental agencies involved and will be undertaken pursuant to Sections 202 and 197-c of the Charter.

The street modifications proposed by this Plan are shown on Map 2, Land Use Plan and Map 3, Site Boundary and Acquisition Maps. These modifications, as proposed to date, consist of the following street closings:

Site 9 - Alabama Avenue between Dumont and Blake Avenues.

Site 42 - New Jersey Avenue between Belmont and Pitkin Avenues.

8. UTILITIES

Sewers, water lines, street lighting, and electrical and gas services will be installed as required. Water supply will be provided in accordance with the requirements of the City's Department of Environmental Protection ("DEP"). Sanitary and storm sewers will conform to the requirements contained in the "Rules and Regulations Governing the Construction of Private Sewers and Drains" of DEP's Bureau of Sewers.

9. PUBLIC, SEMI-PUBLIC, AND PRIVATE COMMUNITY FACILITIES

The predominant land use of the Area will be residential. However, land or space may be made available for public or non-profit institutions providing community services. In addition, some new housing may have incorporated within it private community facilities for the use of residents. The Area is well served by existing parks, schools, and shopping facilities.

E: REDEVELOPER OBLIGATIONS

1. RECORDABLE AGREEMENTS

The disposition instruments for any land in the Area to be redeveloped in accordance with this Plan will contain (i) covenants which incorporate this Plan by reference and require compliance with the terms and restrictions set forth herein, and (ii) covenants running with the land which require compliance with Section E.4.

2. LAND USE RESTRICTION

Each redeveloper will be required to devote the land solely to the uses specified in this Plan.

3. TIMELY PERFORMANCE

Each redeveloper will be required to begin and complete the redevelopment and construction of the improvements mandated by this Plan and agreed upon in the disposition instruments within a reasonable time.

4. NON-DISCRIMINATION

Each redeveloper, its successors and assigns of the land conveyed or any part thereof, and any lessee of the land conveyed or any part thereof (i) will not enter into any agreement, lease, conveyance, or other instrument whereby such land or any part thereof is restricted upon the basis of race, color, national origin, ancestry, alienage status, religion, creed, age, sex, marital status, sexual orientation, or disability in the sale, lease, or occupancy thereof, and (ii) will comply with all applicable Federal, State and Local laws in effect from time to time prohibiting discrimination or segregation by reason of race, color, national origin, ancestry, alienage status, religion, creed, age, sex, marital status, sexual orientation, or disability in the sale, lease, or occupancy of the property.

5. DESIGN REVIEW

Prior to commencement of construction, each redeveloper will be required to submit site plans, landscape 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 this Plan and the design and character of proposed construction, for the review and approval of HPD. Each redeveloper will submit any material change thereafter proposed for the review and approval of HPD prior to commencement of construction of such change. Final working drawings will be submitted before construction begins.

6. RESTRICTION ON TRANSFER PRIOR TO COMPLETION

No redeveloper will be permitted to sell, lease, or otherwise transfer land at any time prior to completion of the redevelopment thereof without prior written consent of HPD, except as set forth in the disposition instruments.

7. COOPERATION WITH HPD

Each redeveloper will be required to expeditiously submit all documents required by HPD for the approval and processing of the redevelopment project.

8. COOPERATION WITH OTHER CITY AGENCIES

Each redeveloper will be required to cooperate fully with the appropriate City agencies in realizing the specific objectives of this Plan.

9. CERTIFICATE OF COMPLETION

Each redeveloper will be required to provide HPD with current revised drawings as required by HPD, including, but not limited to, descriptions reflecting substantial changes during construction. HPD will use these drawings and descriptions, together with materials submitted prior to commencement of construction, for final determination of compliance and issuance of a Certificate of Completion in accordance with the terms of the disposition instruments.

F: MODIFICATION OF PLAN

1. AMENDMENTS

The City may amend this Plan at any time pursuant to Section 505 of the Urban Renewal Law and Section 197-c of the Charter.

2. MINOR CHANGES

Where literal enforcement of the restrictions set forth in this Plan would result in unnecessary hardship, would involve practical difficulties, or would constitute an unreasonable limitation beyond the intent and purpose of this Plan, HPD may authorize such minor changes of the terms of these restrictions as conform with the intent and purpose of this Plan; provided, however, that (i) no variations or modifications will be less restrictive than applicable Federal, State, and City laws, codes, ordinances, and regulations, and (ii) concurrence is obtained from the City Planning Commission ("CPC").

3. MERGERS AND SUBDIVISIONS

The merger and/or subdivision of any of the development sites in the Area will be permitted where HPD determines in writing that (i) the site plan complies with the intent and provisions of this Plan, and (ii) the unused portion of the subdivided development site, if any, is marketable and developable in accordance with this Plan and with all applicable laws, codes, ordinances, and regulations. The merger and/or subdivision of a development site will not require review or approval by CPC, but the Urban Renewal Plan, as modified to indicate such merger and/or subdivision, will be filed with the Department of City Planning for information purposes.

G: DURATION OF PLAN

This Plan will remain in effect for a period of forty (40) years from the date of the original approval of this Plan, until July 1025, except as provided in Section F.

EXHIBIT A

PROJECT BOUNDARY DESCRIPTION

Lying within the Borough of Brooklyn, Kings County in The City of New York, New York.

BEGINNING at the intersection of the northerly line of Linden Boulevard and the westerly line of Van Sinderen Avenue;

Thence northerly, along the westerly line of Van Sinderen Avenue to its intersection with the northerly line of Sutter Avenue;

Thence easterly, along the northerly line of Sutter Avenue to its intersection with the westerly line of Sheffield Avenue;

Thence northerly, along the westerly line of Sheffield Avenue to its intersection with the northerly line of Atlantic Avenue;

Thence easterly, along the northerly line of Atlantic Avenue to its intersection with the easterly line of Barbey Street;

Thence southerly, along the easterly line of Barbey Street to its intersection with the northerly line of Pitkin Avenue;

Thence easterly along the northerly line of Pitkin Avenue to its intersection with the easterly line of Montauk Avenue;

Thence southerly, along the easterly line of Montauk Avenue to its intersection with the southerly line of New Lots Avenue;

Thence southwesterly, along the southerly line of New Lots Avenue to Pennsylvania Avenue;

Thence southerly, along the easterly line of Pennsylvania Avenue to its intersection with the northerly line of Linden Blvd.;

Thence southwesterly, along the northerly line of Linden Blvd. until its intersection with Alabama Avenue;

Thence northwesterly, along the northerly line of Linden Boulevard to the point or place of beginning.

EXHIBIT B

PROPERTIES ACQUIRED 1st AMENDED URBAN RENEWAL PLAN

<u>Site</u>	<u>Block</u>	<u>Lot(s)</u>
1	3783	*39, *42, *45, *47
2	3767	*27-31, *33, *35
3	3767	*37-42, *44-48
4	3784	*29-44
5	3784	+*6, +*8, +*11, +*14, +*16, +*18, +*23, +*26
5A	3784	*45, *47
6	3784	*1, *50-56
7	3785	*16-28, *30-32, *34-36, *38, *40, *41
8	3785	*6-11, *13
9	3785 3786	*42-51 *6, *8, *11, *13, *15, *17 including the bed of Alabama Ave. between Blake Ave. and Dumont Ave.
10	3785	*1-5, *52-54, *154, *55, *57
11	3786	*19, *21, *23-27
12	3786	*28-31, *34-44
13	3786	*1, *45, *47, *50, *52-57
14-R	3802	*38, 40, *42, *44, *46
15	3768	*18, *21, *24, *26
16	3769	*6-11, *13, *15, *17, *19, *21, *24-26
17	3769	*31-46
18	3769	*1, *4, *5, *48-56

NOTES: + = To be reacquired pursuant to the Second Amended UR Plan  
R = Rehabilitation Site  
\* = City-owned property

EXHIBIT B (continued)

<u>Site</u>	<u>Block</u>	<u>Lot(s)</u>
19	3803	*18, *21, *22-28, *128, *29, *30, *130
20-R	3803	*11, *13, *16
21	3803	*6
22A	3819	*17
22B	3819	*1, *7, *32, *36, *39, *42, *44, *49, *54
24	3770	*5-21
25	3770	*23-32, *34, *36-51
25A	3770	*1, *52-61
26	3787	*19-22, *122, *23, *123, *24-29
27	3787	*5-18
28	3787	*1, *4, *30-50, *55
29	3772	*6
30	3754	*13, *20-24, *124, *25-28
32	3737	*1-11, 14, *23-25, *27-32, *34, *35 *38 (Entire Block)
33	3724	*29-36
34	3725	*1-3, *23, *25, *26, *28-32, *35
35	3993	*1-3, *24-26, *28, *29, *31-35
36	4009	*1, *3, *6, *9
39-R	3803	*1, *4
40-R	3803	*31-44
41	3738	*15-20, *22, *25-29

NOTES: R = Rehabilitation Site  
\* = City-owned property

EXHIBIT B (continued)

<u>Site</u>	<u>Block</u>	<u>Lot(s)</u>
42	3738 3739	*30 *1, *3, *29-34, including the bed of New Jersey Ave. between Pitkin Ave. and Belmont Ave.
44	3704	*35
45	3756	*23, *24, *26, *28, *29, *30, *31, *34, *35
46	3757	*1-18, *21, *22, *28
50A	3772	*29-34
50B	3772	*40, *43-48
51	3773	*1-5, *7-10, *12, *28-41, *43-45, *48-52, *56
52	3774	*1-5, *7-15, *38, *43-52
53	3775	*1, *4, *8, *10, *12, *14, *16-21, *23, *24, *28, *29, *32-37, *51, *52
54A	3789	*1-6
54B	3789	*35-38
55	3825	*21, *27
56	4010	*32-34, *36, *38, *39
57	4011	*1-8, *10-19, *21-25, *125, *26-37, (Entire Block)
58A	4026	*10-14
58B	4026	*2, *3, *20-22, *24-26, *28-31, *34, *35
59A	4030	*10-17, *19, *20
59B	4031	*20, *22, 24-25, *27, *28
59C	4032	*17-22

NOTES: \* = City-owned property

EXHIBIT B (continued)

<u>Site</u>	<u>Block</u>	<u>Lot(s)</u>
60A	4042	*8-12, *14-16, *18, *23, *24
60B	4042	*32-35, *135, *36, *136, *37-39
61A	4045	*20-22
61B	4045	*25-28, *30-34
61C	4045	*1-12, *38, *39, *43-47
62	4046	*1-3, *6, *106, *7-15, *21-32, *39, *40, *42, *43
63	4047	*1, *5-10, *15-18, *20, *22-32, *35, *40-45, *47-52, *54-56, 58-61, (Entire Block)
64A	4048	*16, *21-26, *28-30, *32, *33
64B	4048	*1-10, *41-48
65A	4058	*12, *14, *16-18
65B	4058	*1-7, *30-34, *134, *35-39, *45
65C-R	4058	*28, *29
66	4059	*1-2, *102, *3-12, *18, *20, *23-34, *36-40, *42-46 (Entire Block)
67A	4060	*16, *17
67B	4060	*20, *21, *24
67C	4060	*1-4, *104, *5-8, *26-32, *34, *35, *43-47
67D	4060	*38, *40
68A	4061	*17-20, *22-24, *26-34
68B	4061	*38-40
69A	4062	*21-26, *28, *29, *31-34
69B	4062	*11-13, *15, *16, *39, *41, *42
69C	4062	*1, *2, *4, *5-7

NOTES: R = Rehabilitation Site

EXHIBIT B (continued)

<u>Site</u>	<u>Block</u>	<u>Lot(s)</u>
70A	4063	*20, *21, *25-33, *35-41
70B	4063	*49, *50, *52-56
71	4064	*13, *14, *16, *17, *23-28, *32-37
72	4075	*111, *12, *14, *18, *22-24, *26-29, *129, *30-32, *132, *33-39, *42, *43
73	4076	*5, *105, *6-10, *110, *11-15, *115, *16, *17, *117, *18-20, *25, *28-31, *131, *32, *132, *33, *133, *34-38
74A	4077	*18-22
74B	4077	*12, *42
75	4089	*1-4, *13-23
76	4091	*22, *24
77	4017	*1, *3, *6, *8, *32, *33, *36, *38-40
78	4021	*1-3, *36-41
79	4022	*1, *9-13, 15, *17-23, *26-30 (Entire Block)
80	4033	*9-13, *15-19, *22, *23
81	4034	*29-38, *40, *43
82	4035	*1, *2, *5-9, *109, *10-14, *16-18, *21, *22, *122, *24, *25, *36-38
83A	4036	*5, *7-9, *108, *10, *11, *28, *29, *129, *30, *32, *33
83B	4036	*1, *35-39
84	4037	*5-7, *14, *16, *17-19, *22-25, *125
85	4038	*1-11, *13, *28-31, *33, *34, *36-40, *45
86	4049	*1, *5-25, *28, *29, *130, *31-47, *148, *49-59 (Entire Block)

EXHIBIT B (continued)

<u>Site</u>	<u>Block</u>	<u>Lot(s)</u>
87A	4050	*1-4, *27-32, *132, *33-35, *38, *40-44
87B	4050	*12-14, *25
87C	4050	*22, *23
88A	4051	*8, *9, *109, *10-14, *33, *133, *34, *134, *35-43
88B-R	4051	*4
89	4052	*1-6, *8-11, *33, *36, *37-43, *46
90	4053	*4-6, *36-38, *138, *39, *41-44
91	4054	*46-51, *53-55
92	4055	*46, *48-54
92A	4055	*3, *4
93	4065	*24-30
94	4066	*14-20
95	4067	*8, *32-38, *40, *42-44, *46, *48, *49
96	4083	*4-6, *12-27
101A	3766	*1-23, *25, *26, *28-30, *33-38, *40, *50-53
101B	3766	*43, *45, *47, *49
102	3765	*127, *28, *29, *129, *30, *32, *132, *33, *34, *134, *35, *36, *136, *37-40
103A	3771	*6, *8, *10-15, *17-20, *22-27, *30, *32
103B	3771	*46-51
104	3782	*19, *22, *25, *29-38, *41
105A	3783	*6-10, *14-29, *31, *33-38

NOTES: R = Rehabilitation Site  
\* = City-owned property

EXHIBIT B (continued)

<u>Site</u>	<u>Block</u>	<u>Lot(s)</u>
105B	3783	*1, *49, *52, *55, *58
106	3800	*1-5, *7, *9, *10, *22, *27-30, *130, *31, *34, *36-42, *46-52
107	3802	*1, *3, *6, *8, *11, *48, *54
108	3818	*1, *3, *4, *5, *6-9, *11, *13-15, *17-32
109	3820	*1-3, *5-21, *24, *27, *30, *31, *131
110A-R	3822	+*4, +*5, +*6
110B	3822	+*1, +*2, +*3
111A	3801	*11, *14, *17, *19, *22
111B	3801	*1, *3, *5, *45, *47, *49
111C	3801	*8, *25, *28, *30, *32, *34, *37, *39, *42
112	3834	*23-26, *126, *27, *28
113A	3804	*16, *19, *21-29
113B	3804	*1, *3, *6, *10, *13, *33, *38, *46, *50
114	3836	*1, *46
115A	3817	*2-10, *110, *11, *12, *14-16, *116, *17, *117, *18-24, *26-29
115B	3817	*31-35, *37, *40
115C	3817	*1, *46, *47
116	3837	*1
117R	3818	+*33, +*35, +*37, +*39, +*41, +*43, +*46,
118	3851	+*10, +*11, *12, *13, *14, *15 *42
119	3852	*1, *15-23, *26-37
120	3853	*9-13

NOTES: + = To be reacquired pursuant to the Second Amended UR Plan  
R = Rehabilitation Site  
\* = City-owned property

EXHIBIT B (continued)

<u>Site</u>	<u>Block</u>	<u>Lot(s)</u>
A-R	3790	*1
B-R	3790	*4, *49
C-R	3790	*11
D-R	3790	*16
E-R	3791	*25-28
F-R	3792	*1
G-R	3809	*27
H-R	3825	*12, 13
J-R	3826	*48
K-R	3840	*33
L-R	3841	*7
M-R	3841	*32
N-R	3841	*41
P-R	3842	*24

PROPERTIES TO BE ACQUIRED 2ND AMENDED URBAN RENEWAL PLAN

<u>Site</u>	<u>Block</u>	<u>Lot(s)</u>
5	3784	*6 (Lots have been merged. Formerly known as Lots 6, 8, 11, 14, 16, 18, 23, 26)
21	3803	*6
110B	3822	*4, *5
117-R	3818	*33, *35, *37, *39, *41, *43, *46, *49, *52
118B	3851	*10
118C	3851	*15

NOTES: R = Rehabilitation Site  
\* = City-owned property  
East New York I  
Second Amended Urban Renewal Plan  
Page 24

August 1993  
Revised November 1994

EXHIBIT B (continued)

<u>Site</u>	<u>Block</u>	<u>Lot(s)</u>
121	3765	18, 19, 20, 22
122	3767	*5
123	3767	*10, *11, *12, *13
124	3799	*35, *36, *37, *38, *39
125	3799	*45, *46, *47, *48, *49, *50, *51
126	3800	*13
127	3805	*1, *6
128	3805	*9, *10, *11, *14, *15, *16, 17, *19, *20, *22
129	3805	*23, *24
130	3819	15
131	3821	36, 38, 39, *41, *42, 43
132	3833	*43, *44, *47
133	3834	*38, *39, *40, *41, *42, 142, *43
134-R	3838	*39, *40
135	3850	1
136	3850	44, *45, *46, 47, *48
137-R	3850	33
138	3851	1, 23, 24, 25, 26, *27, *28, 29, 30, 31, *32, *33, 34, *35, *36, *37, *38, *39

NOTES: R = Rehabilitation Site  
\* = City-owned property

<u>Site</u>	<u>Block</u>	<u>Lot(s)</u>
139	3852	9, *10, *12, 13, 14
140	3853	1, 21, *22, *23, 24, 25, 26, 27, *28, *29
141	3854	*1, *2, 3, *4, *5, *7, *8, *9, 10, 11, *12, *13 (Entire Block)
142	3865	*24, *25, *26, *27, *28 (partial lot), *29 (partial lot)
143A	3865	*28 (partial lot), *29 (partial lot), *30, *31, *32, *33, *34, 35, *36, *37, 38, *39, *40, *41, *42, *43
143B	3865	*46, *47, 49, *50, *51, *52
144A	3866	*3, 4, 5, 6, *7, *8, 9, *10, *11, 13, 15, 16, *17, *18, *43, *46, *47, *48, *49, *50, *51, *52, 54, 55, *56, *58, *59, *60, 61
144B	3866	*20, 21, *22, 24, 25, 26, 27, 28, *29, *30, *31, *32, *33, *34,
145	3866	*41
146	3866	68
147A	3867	*8, 9, 10, *11, *12, *13, *15, 16, 17, 18, *19, *20, 21, 22, 23, 24, 25, 27, *28, *29, *30, *32, *33, *34, *35, *36, *37, *38, 39, 40, *41, 42, 43, 44, *45, 46, 48, *49, *50, 51, *53, *54, 55, 56, 57, *58, *59, 60,
147B		62, 63, 64
148	3867	1, 72, 74, 78
149	4294	1, *2, *4, *5, *7, *9, 10, *11, *13, *18, *20, *53, *54, 55, *56, 58, 59, *60, *62, *63, *64, *65, 66, *67, 68, 69, *70, *71, *72, *73
150A	4294	31, *32, *35, *36, *37, *38, *40, *42, *43
150B	4294	27, *28, *29
151A	4295	*1, *2, *3, *4, *5, *6, *7, *8, *9, *10, *77
151B	4295	67, 68, *69, *70, 71, *72, 73
152	4295	23, *24, 25, *54, *55, *56, *57, *58, *59, *60, *61, *62, *63

NOTES: \* = City-owned property  
East New York I  
Second Amended Urban Renewal Plan  
Page 26

August 1993  
Revised November 1994

EXHIBIT B (continued)

<u>Site</u>	<u>Block</u>	<u>Lot(s)</u>
153	4295	40, 41, *42, 43, 44, 45, *46, *47, *48 49
154-R	4296	1
155-R	4296	*4
156	4296	*44, *45, *46, *48, *49, *50, *51, 53, *55, 56, *57, *58, *59, *61, 63 64
157-R	4297	*1, 2
158	4318	*1, 12, *13, *14, *16
159	4319	*1, *2, *3, *4, *5, *6, *7, *8, *9, *10, 42, *54, 55, 56, 57, 59

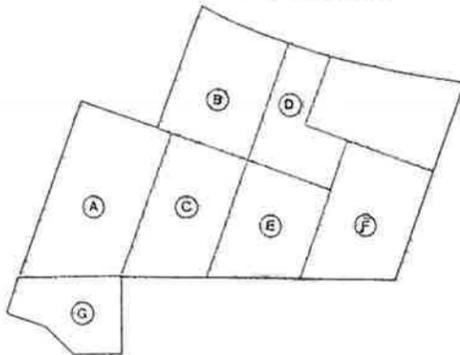
NOTES: R = Rehabilitation Site  
\* = City-owned property

EXHIBIT C

PROPERTIES NOT TO BE ACQUIRED

All properties located within the Project Boundary which are not listed in Exhibit B.

KEY MAP TO SECTIONS



**LEGEND**

- PROJECT BOUNDARY
- R REHABILITATION SITE
- ▶ (A) MAP SECTION
- (X) EXCLUDED FROM PROJECT
- \* POINT OF BEGINNING OF BOUNDARY DESCRIPTION

- 1986  
BLOCK AND LOT NUMBERS
- (6) ACQUISITION SITE BOUNDARY AND NUMBER
- (Q) NOT TO BE ACQUIRED
- (S) MAJOR SOUND PROPERTY

THE CITY OF NEW YORK  
DEPARTMENT OF HOUSING PRESERVATION & DEVELOPMENT

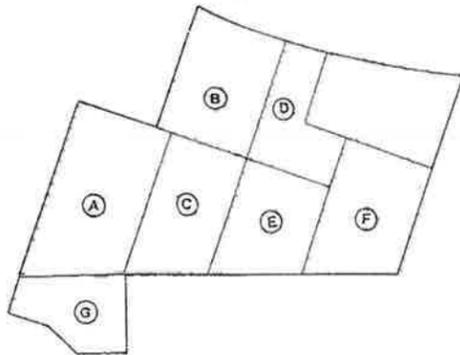
**EAST NEW YORK I**  
URBAN RENEWAL PROJECT

**PROJECT BOUNDARY**

DATE: OCT. 1988  
AMENDED: JULY 1985; MARCH 1990; AUGUST 1983  
REVISED: NOVEMBER 1994

216-1NAZ

KEY MAP TO SECTIONS



LEGEND

--- PROJECT BOUNDARY

LAND USES

- Residential
- Public Open Space
- Public and Institutional
- Commercial



EXCLUDED FROM PROJECT



SETBACK NO NEW RESIDENTIAL CONSTRUCTION



DISPOSITION PARCEL BOUNDARY AND NUMBER



NOT TO BE ACQUIRED



MAJOR SOUND PROPERTY



REHABILITATION SITE

THE CITY OF NEW YORK  
DEPARTMENT OF HOUSING PRESERVATION & DEVELOPMENT

**EAST NEW YORK I**  
URBAN RENEWAL PROJECT

LAND USE PLAN

DATE: OCT. 1968  
AMENDED: JULY 1985; MARCH 1990; AUGUST 1993  
REVISED: NOVEMBER 1994



THE CITY OF NEW YORK  
DEPARTMENT OF  
HOUSING PRESERVATION  
AND DEVELOPMENT

# EAST NEW YORK I

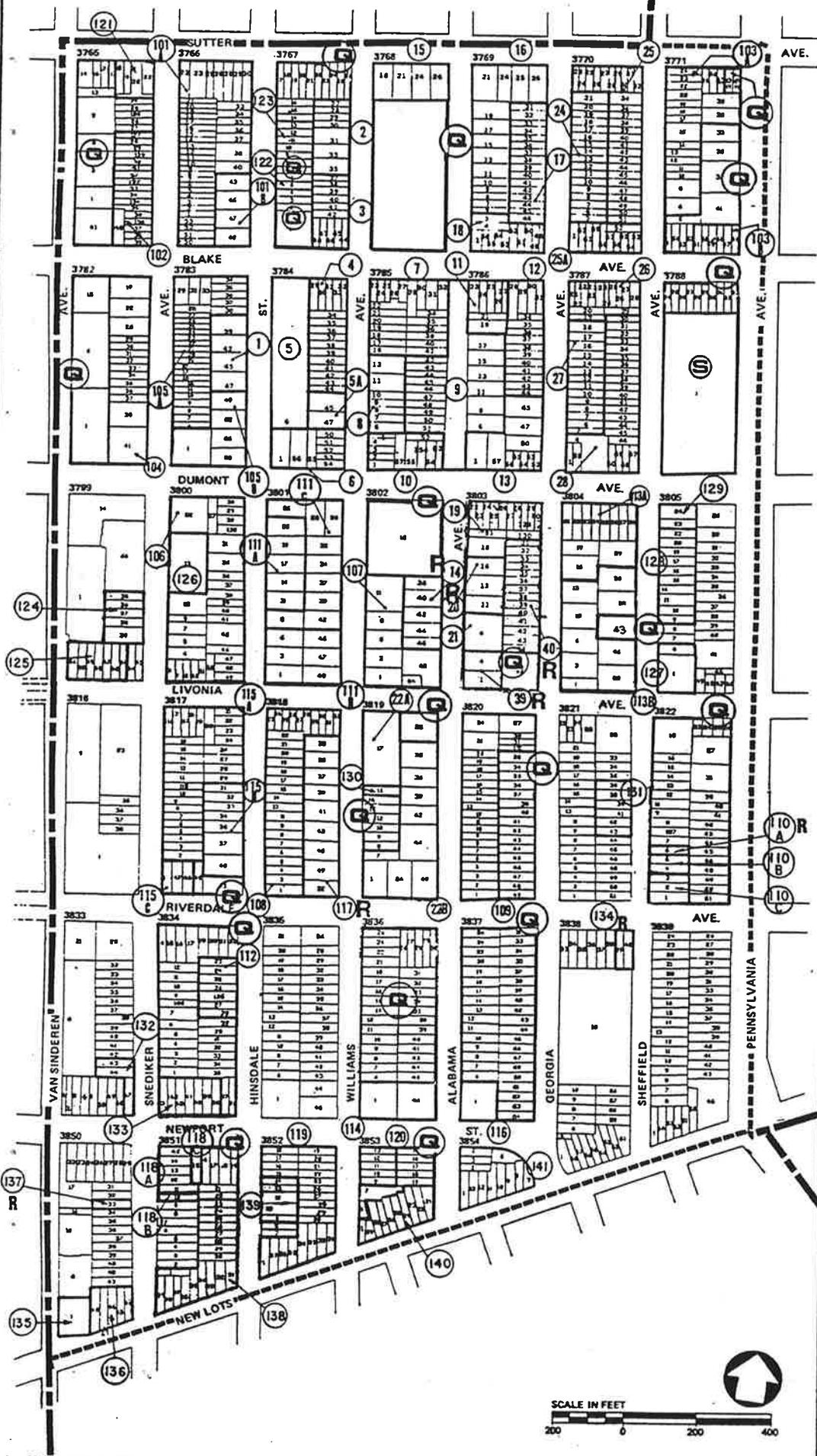
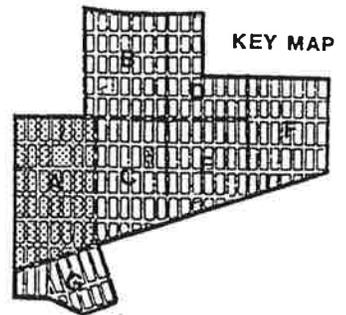
URBAN RENEWAL  
PROJECT

## SITE BOUNDARY & ACQUISITION

DATE: OCTOBER 1968  
AMENDED: JULY 1985; AUGUST 1993  
REVISED: NOVEMBER 1994

### LEGEND

-  PROJECT BOUNDARY
-  BLOCK & LOT NUMBERS
-  ACQUISITION SITE AND NUMBER
-  NOT TO BE ACQUIRED
-  REHABILITATION SITE



THE CITY OF NEW YORK  
DEPARTMENT OF  
HOUSING PRESERVATION  
AND DEVELOPMENT

# EAST NEW YORK I

URBAN RENEWAL  
PROJECT

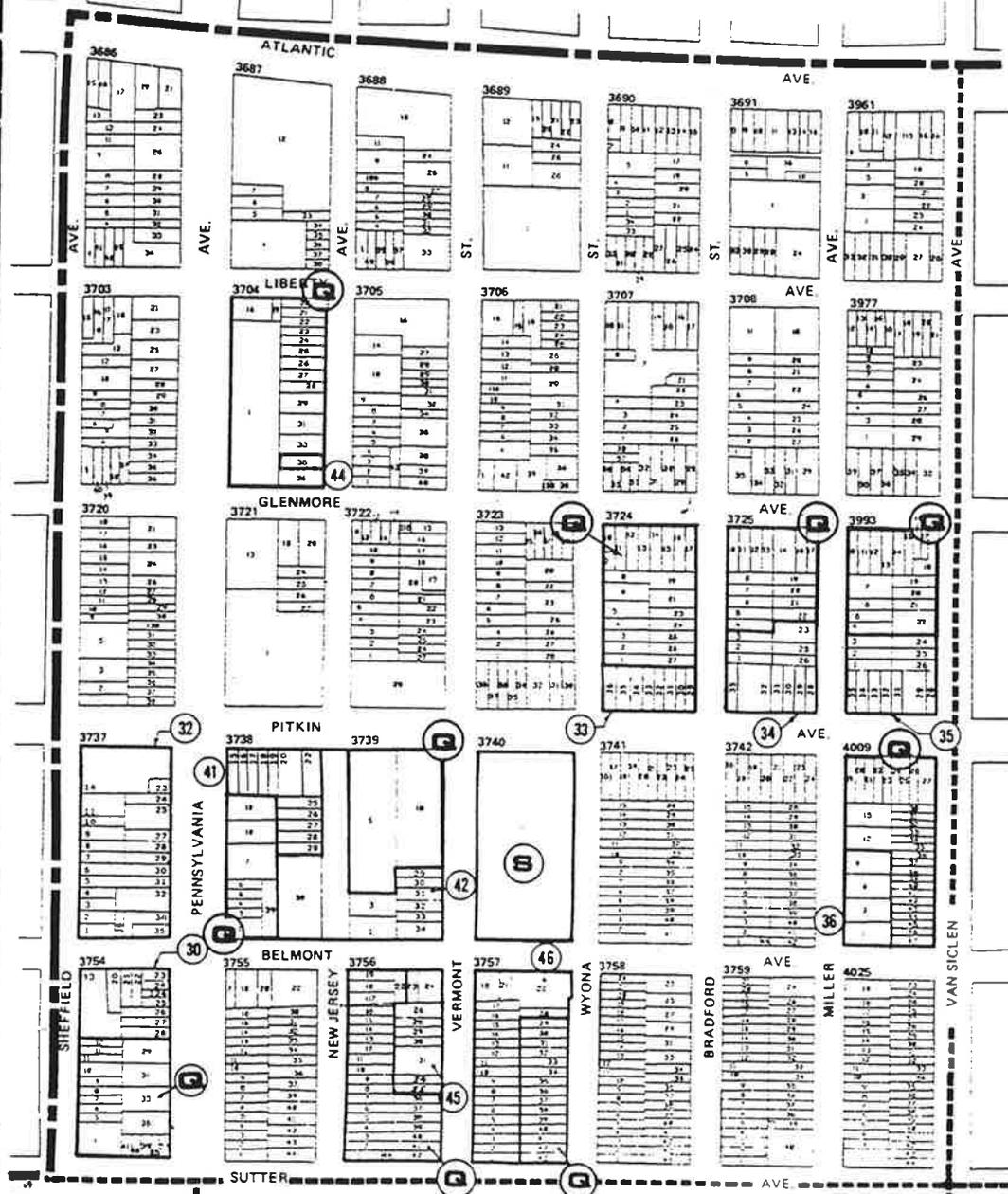
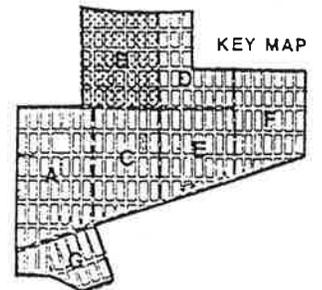
## SITE BOUNDARY & ACQUISITION

DATE: OCTOBER 1968

AMENDED: JULY 1985

### LEGEND

-  PROJECT BOUNDARY
-  BLOCK & LOT NUMBERS
-  ACQUISITION SITE AND NUMBER
-  NOT TO BE ACQUIRED
-  Subject to Rehab. Standards
-  Major Sound Property



THE CITY OF NEW YORK  
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# EAST NEW YORK I

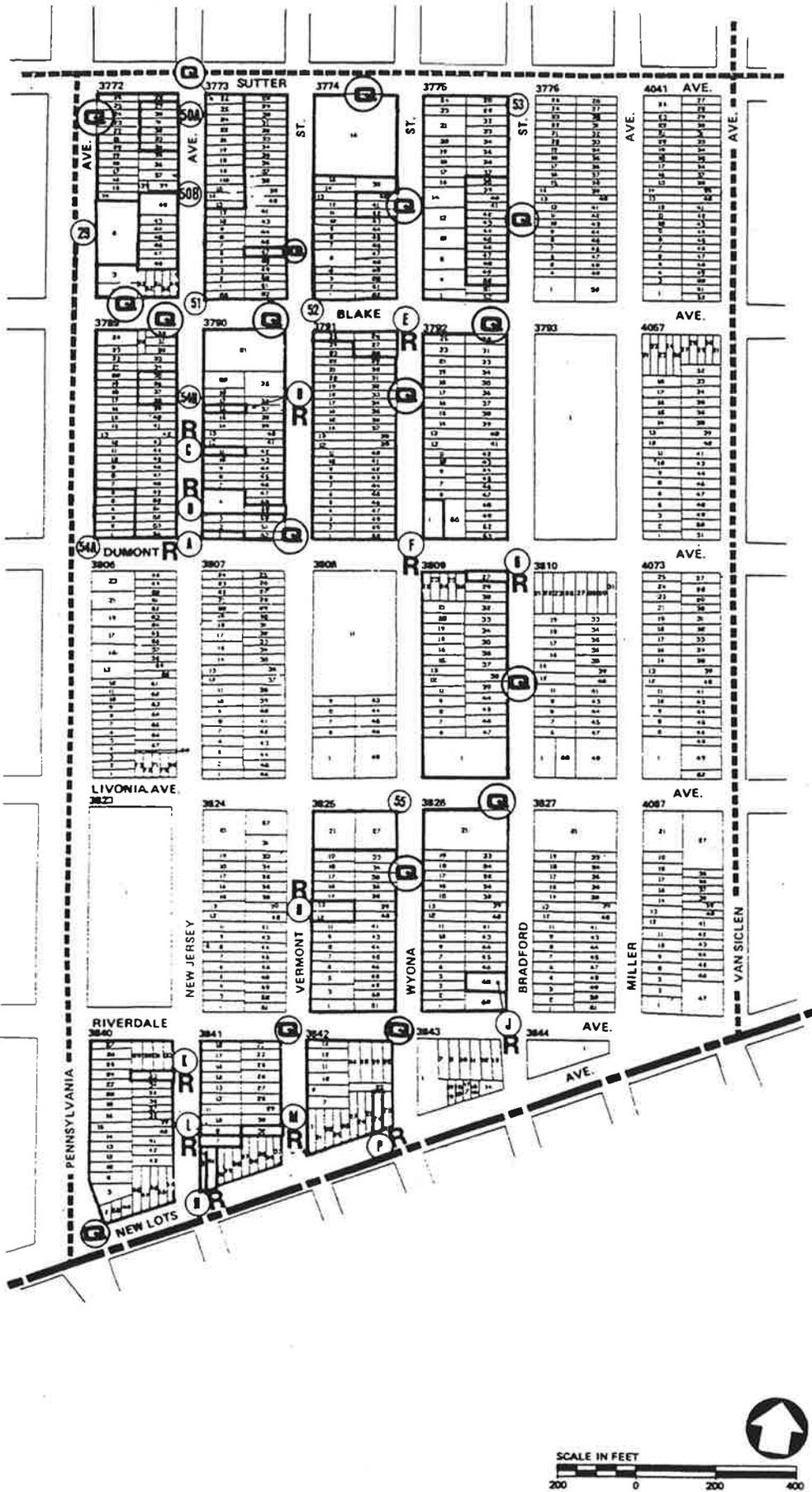
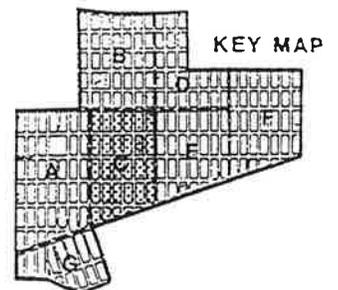
URBAN RENEWAL  
PROJECT

## SITE BOUNDARY & ACQUISITION

DATE: OCTOBER 1968  
AMENDED: JULY 1985

### LEGEND

-  PROJECT BOUNDARY
-  BLOCK & LOT NUMBERS
-  ACQUISITION SITE AND NUMBER
-  NOT TO BE ACQUIRED
-  Subject to Rehab. Standards
-  Major Sound Property



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# EAST NEW YORK I

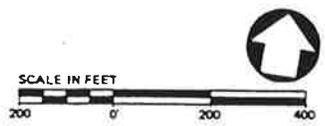
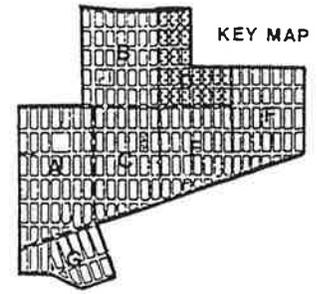
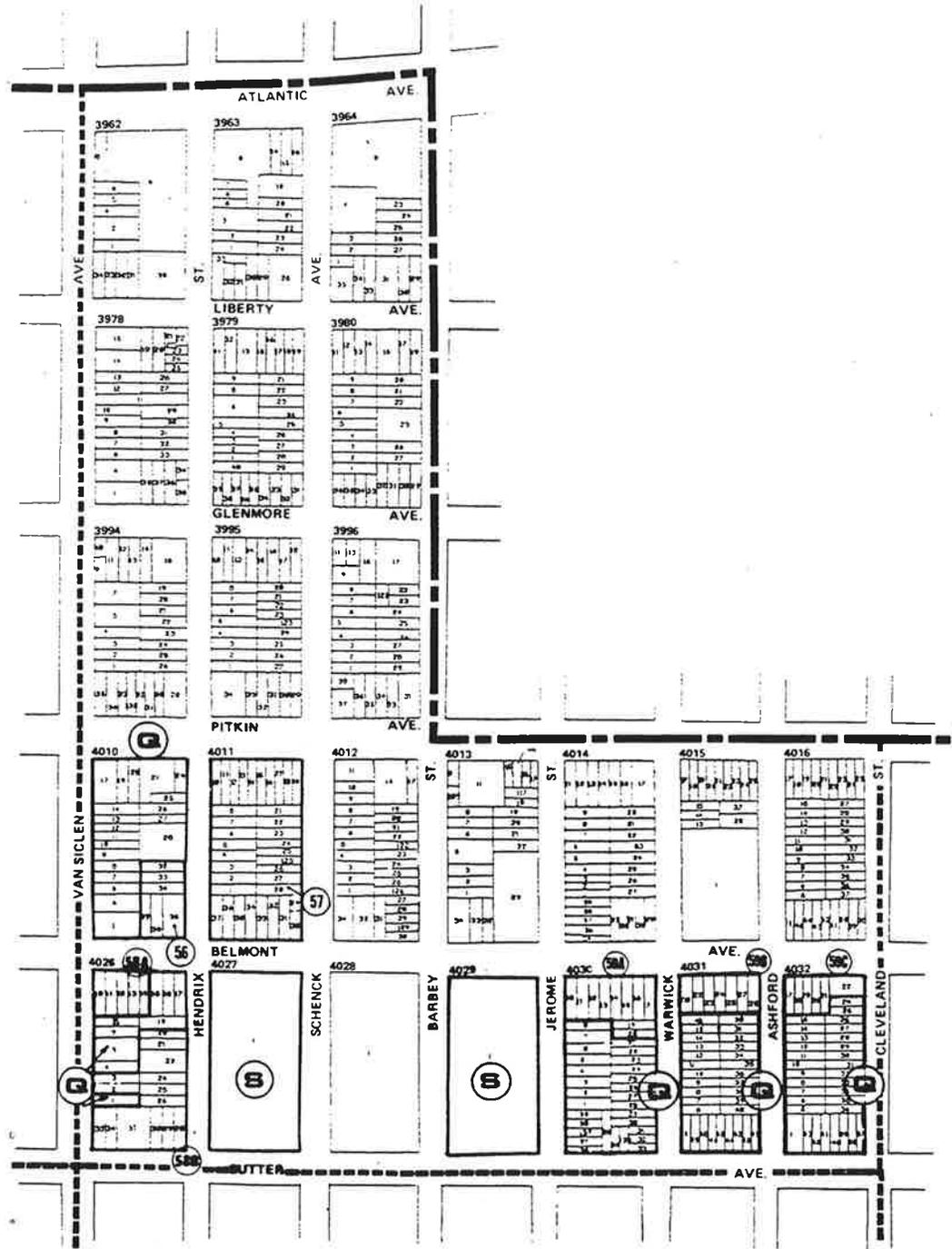
URBAN RENEWAL  
PROJECT

## SITE BOUNDARY & ACQUISITION

DATE: OCTOBER 1968  
AMENDED: JULY 1985

### LEGEND

-  PROJECT BOUNDARY
-  3996  
1  
2 BLOCK & LOT NUMBERS
-  45 ACQUISITION SITE AND NUMBER
-  NOT TO BE ACQUIRED
-  Subject to Rehab. Standards
-  Major Sound Property



# EAST NEW YORK I

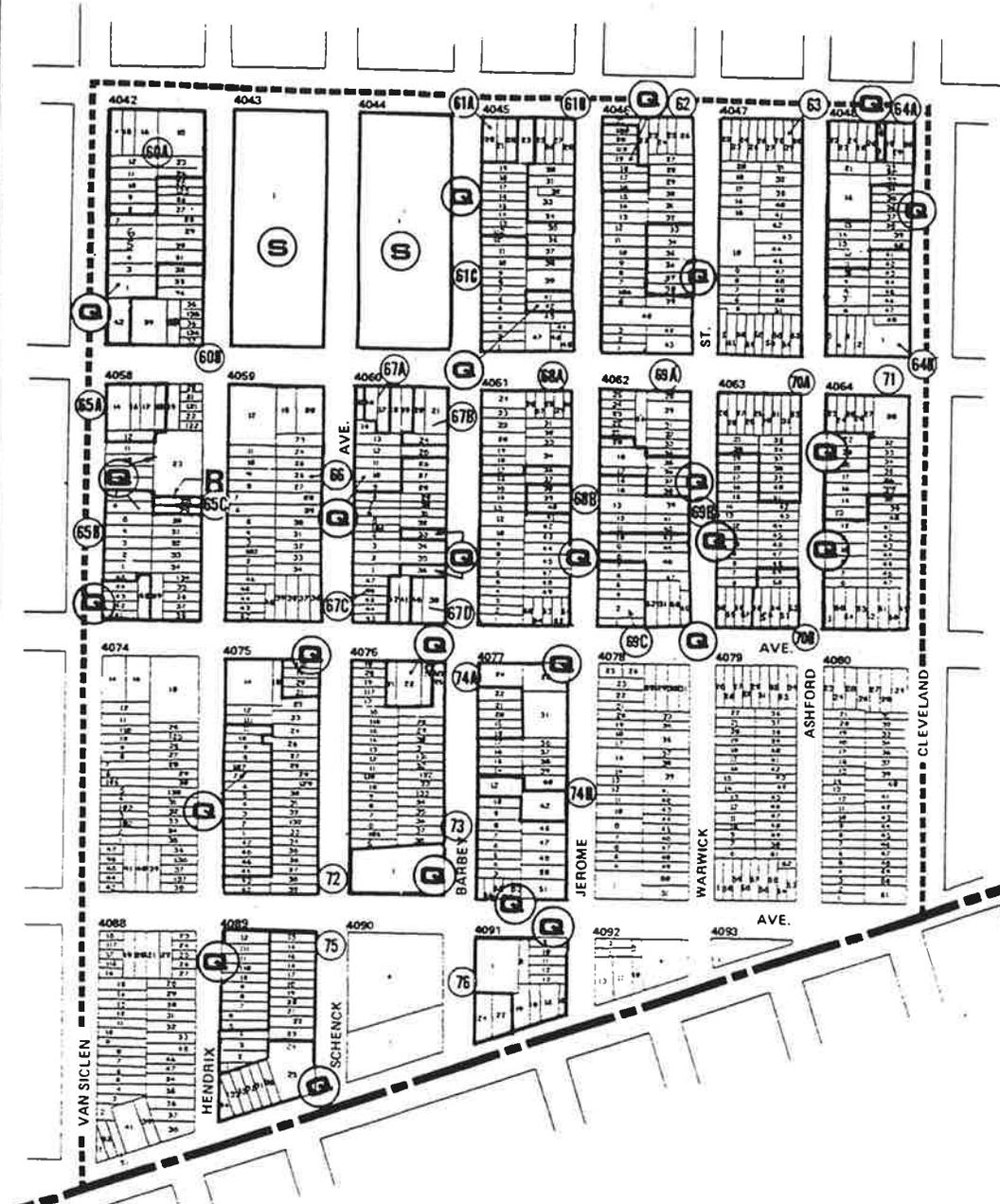
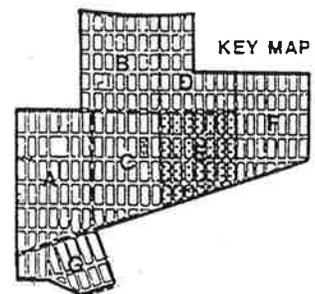
URBAN RENEWAL  
PROJECT

## SITE BOUNDARY & ACQUISITION

DATE: OCTOBER 1968  
AMENDED: JULY 1985

### LEGEND

-  PROJECT BOUNDARY
-  3996  
1  
2 BLOCK & LOT NUMBERS
-  45 ACQUISITION SITE AND NUMBER
-  NOT TO BE ACQUIRED
-  Subject to Rehab. Standards
-  Major Sound Property



# EAST NEW YORK I

URBAN RENEWAL  
PROJECT

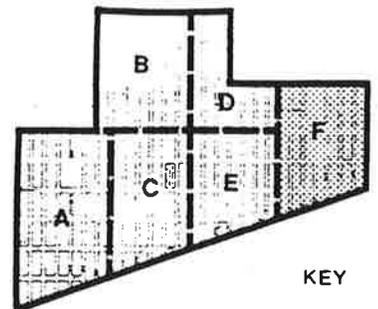
## SITE BOUNDARY & ACQUISITION

DATE: OCTOBER 1968

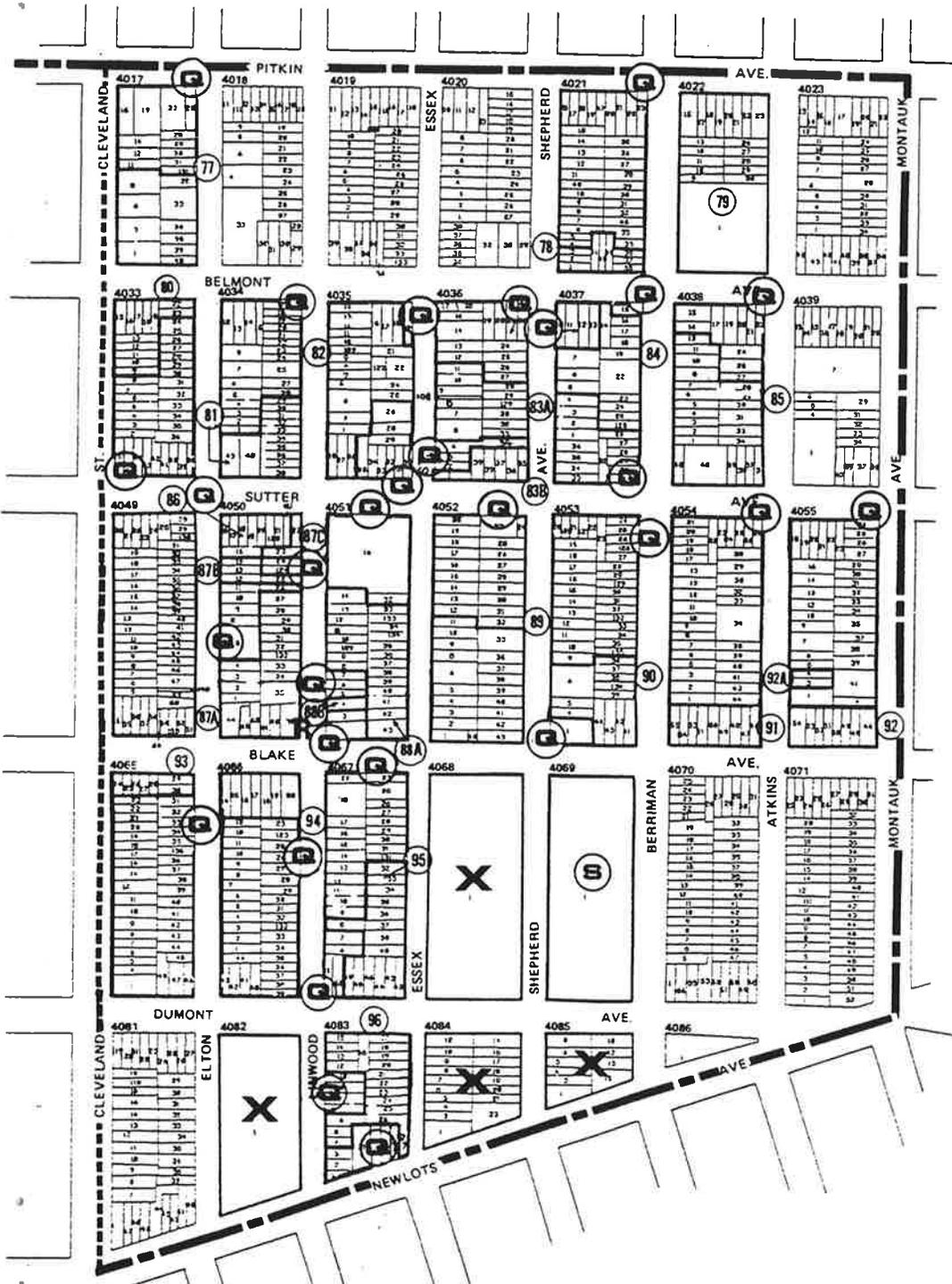
AMENDED: JULY 1985; MARCH 1990

### LEGEND

-  PROJECT BOUNDARY
-  3996  
BLOCK & LOT NUMBERS
-  ACQUISITION SITE  
AND NUMBER
-  NOT TO BE ACQUIRED
-  MAJOR SOUND  
PROPERTY



KEY



THE CITY OF NEW YORK  
DEPARTMENT OF  
HOUSING PRESERVATION  
AND DEVELOPMENT

# EAST NEW YORK I

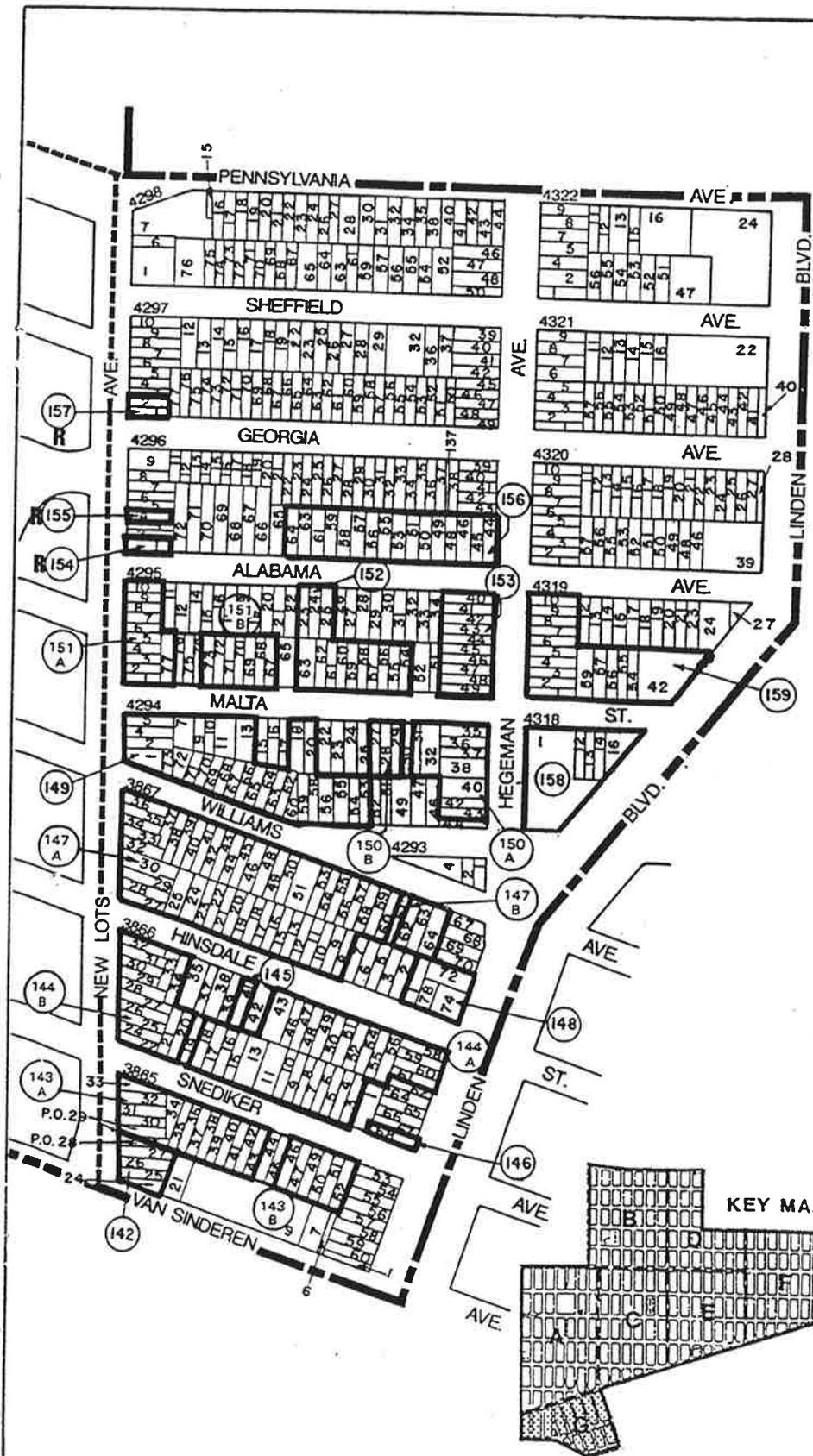
URBAN RENEWAL  
PROJECT

## SITE BOUNDARY & ACQUISITION

DATE: AUGUST 1993  
REVISED: NOVEMBER 1994

### LEGEND

-  PROJECT BOUNDARY
-  3996  
BLOCK & LOT NUMBERS
-  (45) ACQUISITION SITE AND NUMBER
-  **Q** NOT TO BE ACQUIRED
-  **S** MAJOR SOUND PROPERTY



MAP **3G**

## FACT SHEET

EAST NEW YORK I URBAN RENEWAL PLAN  
SECOND AMENDMENT

AUGUST 1993

Revised November 1994

REASON FOR AMENDMENT

The East New York I Urban Renewal Plan is being amended to create additional sites for residential, commercial, public institutional, and open space development, and to include new language in the Urban Renewal Plan. The Second Amendment expands the boundary of the East New York I Urban Renewal Plan by designating 14 additional blocks as suitable for urban renewal.

Urban Renewal Sites proposed for residential development will yield approximately 400 units comprised of 350 homeownership units and approximately 50 units of rental housing.

SPECIFIC CHANGES

1. The Second Amendment proposes the acquisition of 45 new sites. 32 sites (#5, #110B, #118B, #118C, #121-#126, #128, #130-#133, #136, #138-#140, #143A, 143B, 144A, 144B, 147A, 147B, 150A, 150B, 151A, 151B-#153, #156, #158-#159) have been targeted for residential/new construction use, 5 sites (#117R, #134R, #137R, #154R, #155R, #157R) have been reserved for rehabilitation use, 3 sites (#125, #135, #142) have been reserved for commercial use, 1 site (#127) has been reserved for public and institutional use, 3 sites have been reserved for open space development (#21, #129, #141).

2. The Second Amendment proposes the disposition of 28 sites (#110B, #118B, #118C, #124, #126, #128, #130-#133, #136, #138-#140, #143A, 143B, 144A, 144B, 147A, 147B, 150A, 150B, 151A, 151B-#153, #156, #158-#159) to the East Brooklyn Congregations.

3. The Land Use Plan has been amended to permit development of approximately 32,000 square feet of passive and active recreation space. A detailed description of each site is attached.

OTHER CHANGES

1. The language and format of the Urban Renewal Plan have been changed to the current standard form, and the time schedule for the effectuation of the project has been updated. A new subsection, in section F, has been added regarding the subdivision of urban renewal sites.

PROJECT DATA

	<u>CITY OWNED</u>	+	<u>PRIVATELY OWNED</u>	=	<u>TOTAL</u>	<u>COST</u>
Acquisition:	243 parcels		129 parcels		372	\$4,045,000
Relocation:	52 residential		160 residential		212	\$1,140,000
	1 commercial/ community facility		17 commercial/ community facility		18	
Demolition:	32 buildings		80 buildings		112	\$915,000
Property Mgmt.:						\$700,000

REVISED EDITION  
FOR INFORMATION ONLY/NOT PART OF URBAN RENEWAL PLAN

FACT SHEET

EAST NEW YORK I URBAN RENEWAL PLAN  
SECOND AMENDMENT

AUGUST 1993

Revised November 1994

SITE STATUS

The Second Amendment will require the acquisition of 372 properties. These 372 properties are composed of 261 vacant lots and 87 occupied residential structures, as well as 24 vacant structures.