



Department of  
Housing Preservation  
& Development

OFFICE OF DEVELOPMENT

# EDGEMERE

**URBAN  
RENEWAL  
PROJECT**

**FIRST AMENDED  
URBAN RENEWAL PLAN**

**APRIL 2008**

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

**FIRST AMENDED  
URBAN RENEWAL PLAN**

**EDGEMERE  
URBAN RENEWAL AREA**

**Queens  
Community District No. 14**

**April, 2008**

## **HISTORY OF PRIOR APPROVALS**

### **Original**

City Planning Commission: August 18, 1997  
City Council: September 18, 1997 (Reso. No. 2578)  
Mayor: October 15, 1997 (Cal. No. 13)

### **First Amendment**

City Planning Commission: October 29, 2008 (C080455 HUQ)  
City Council: December 18, 2008 (Reso. No. 1745)  
Mayor: December 24, 2008

## TABLE OF CONTENTS

<u>SECTIONS</u>	<u>Page</u>
A: URBAN RENEWAL AREA.....	1
B: URBAN RENEWAL PLAN.....	2
C: CONTROLS ON REDEVELOPMENT.....	4
D: PROPOSED METHODS AND TECHNIQUES OF URBAN RENEWAL.....	5
E: RELATED ACTIONS.....	6
F: REDEVELOPER OBLIGATIONS.....	7
G: MODIFICATION OF PLAN.....	8
H: DURATION OF PLAN.....	9

### EXHIBITS

- A: PROPERTIES ACQUIRED AND TO BE ACQUIRED
- B: PROJECT BOUNDARY DESCRIPTION

### MAPS

- 1: PROJECT BOUNDARY MAP, DATED APRIL, 2008
- 2: LAND USE MAP, DATED APRIL, 2008

**A: URBAN RENEWAL AREA**

1. LEGAL AUTHORITY

The City of New York ("City") has designated the Edgemere Urban Renewal Area ("Area") as an urban renewal area pursuant to §504 of Article 15 ("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 §502(5) of the Urban Renewal Law and §1802(6)(e) of the Charter.

2. AREA

The properties indicated on Map 1 and listed in Exhibit A ("Acquisition Parcels") have been or will be acquired by the City for redevelopment pursuant to this First Amended Edgemere Urban Renewal Plan ("Plan"). These Acquisition Parcels comprise the entire Area and, as such, are the only properties to be redeveloped pursuant to this Plan.

3. BOUNDARY

The Area is located in Community District No. 14 in the borough of Queens and is generally bounded by (i) Conch Basin, Beach Channel Drive, and Norton Basin on the north, (ii) Beach 35th Street on the east, (iii) Beach Channel Drive, Rockaway Beach Boulevard, and the northern boundary of the former Rockaway Freeway on the south, and (iv) Beach 51st Street and Beach 49th Street on the west. The perimeter described in Exhibit B and shown on Map 1 ("Project Boundary") encompasses all of the Acquisition Parcels which comprise the Area, but may also encompass other properties which are not part of the Area. The Acquisition Parcels, and not the Project Boundary, define the Area.

4. OTHER PROPERTIES

Any properties located within the Project Boundary which are not listed in Exhibit A ("Exempt Parcels") will not be acquired by the City for redevelopment pursuant to this Plan. Notwithstanding the fact that they are located within the Project Boundary, Exempt Parcels are not part of the Area and are not subject to the controls of this Plan, even if they are or become City-owned.

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:

- a. Abandoned, vacant, substandard, underutilized, and/or obsolete buildings and structures characterized by physical deterioration, high levels of code violations, defective construction, outmoded design, lack of proper sanitary facilities, and/or inadequate fire or safety protection.
- b. Abandoned, vacant, underutilized, substandard, and/or insanitary, lots.

- c. Insufficient light and ventilation.
- d. Illegal uses and conversions.
- e. Blocks and lots of irregular form or shape or of insufficient size, width, or depth.
- f. Poorly or improperly designed street patterns and intersections.
- g. Impractical street widths, sizes, and shapes.
- h. Unsuitable topography, subsoil, or other physical conditions.

**B: URBAN RENEWAL PLAN**

1. LEGAL AUTHORITY

The City has established this Plan for the redevelopment of the Area pursuant to §505 of the Urban Renewal Law.

2. STATEMENT OF COMPLIANCE

In accordance with §502(7) of the Urban Renewal Law, this Plan states the following information:

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

None.

d. Proposed Methods Or Techniques Of Urban Renewal

See Section D.

e. Proposed Public, Semi-Public, Private, Or Community Facilities Or Utilities

See Section C.

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

See Section E.

g. Proposed Program Of Code Enforcement

Properties will be required to comply with applicable United States ("Federal"), State of New York ("State"), and City laws, codes, ordinances, and regulations (collectively, "Laws").

h. Proposed Time Schedule For Effectuation Of Plan

<u>Project Activity</u>	<u>Estimated Commencement Date</u>	<u>Estimated Completion Date</u>
Land Acquisition	August 1999	April 2000
Relocation of Site Occupants	September 1999	September 2004
Demolition and Site Clearance	September 1999	January 2010
Site Preparation (Including Installation of Site Improvements)	October 1997	May 2010
Land Disposition	November 2001	June 2010
Project Completion		October 2012

3. OBJECTIVES

This Plan seeks to:

- a. Redevelop the Area in a comprehensive manner, removing blight and maximizing appropriate land use.
- b. Remove or rehabilitate 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 housing of high quality and/or rehabilitated housing of upgraded quality.

- f. Provide appropriate community facilities, parks and recreational uses, retail shopping, public parking, and private parking.
- g. Provide a stable environment within the Area which will not be a blighting influence on surrounding neighborhoods.

4. 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 community, (ii) the project should harmonize in scale, configuration, and materials to the prevailing neighborhood pattern, and (iii) in areas with exceptionally strong or uniform street character, the new construction should reinforce the existing urban pattern.

**C: CONTROLS ON REDEVELOPMENT**

1. ZONING

The controls of this Plan will be concurrent with, and will not preempt or supersede, the controls of the Zoning Resolution of the City, as amended ("Zoning Resolution"). The controls of the Zoning Resolution will apply to all Acquisition Parcels at all times to the extent permitted by Law. The controls of this Plan will commence to apply to any Acquisition Parcel upon acquisition by the City or at such later date as may be specified in this Plan. Thereafter, if there is any conflict between the controls imposed by the Zoning Resolution and the controls imposed by this Plan, the more restrictive of the two will govern.

2. PROPOSED USES

Map 2 indicates the permitted use of each Acquisition Parcel following disposition by the City to a redeveloper. Each use indicated in Map 2 will have the meaning set forth in this Section C.2.

a. Residential

Residential and other uses will be permitted in accordance with the Zoning Resolution.

b. Commercial

Commercial and other uses will be permitted in accordance with the Zoning Resolution.

c. Community Facility

Public and semi-public institutional uses to serve the local residential community, including, but not limited to, schools and playgrounds, will be permitted.

d. Open Space

Active and passive recreational uses and nature conservation uses will be permitted.

3. SUPPLEMENTARY CONTROLS

a. Building Bulk

Building bulk requirements will be as required by the Zoning Resolution, except as is more restrictively set forth below.

b. Parking

Parking requirements will be as required by the Zoning Resolution.

c. Utilities

(1) Any existing overhead telecommunications, electrical, and cable network lines in the Area will be removed and relocated underground and all new or additional telecommunications, electrical, and cable network lines will be placed underground, unless HPD determines that such placement underground is either unnecessary or infeasible.

(2) Sewers, water lines, street lighting, and electrical and gas services will be installed as required. Water supply, sanitary sewers, and storm sewers will be provided in accordance with the requirements of the City's Department of Environmental Protection.

d. Density

(1) New residential development in the Area will not exceed a total of 800 dwelling units.

(2) New commercial development in the Area will not exceed a total of 100,000 square feet of floor area.

e. Height

(1) Perimeter walls of new residential buildings will not exceed 25 feet, with the exception of Sites 1, 33, and 34.

(2) Peaks of pitched roofs of new residential buildings will not exceed 35 feet in relation to the elevation of the 100-year flood plain, with the exception of Sites 1, 33, and 34.

**D: PROPOSED METHODS AND TECHNIQUES OF URBAN RENEWAL**

1. ACQUISITION

a. Method Of Acquisition

Acquisition Parcels may be acquired by any means permitted by applicable Laws. Regardless of the method of acquisition, every Acquisition Parcel acquired by the City will be subject to the controls of, and developed in accordance with, this Plan.

b. Properties Acquired or to be Acquired

The Acquisition Parcels have been or will be acquired by the City. The Acquisition Parcels, if any, that the City acquired with Federal assistance are identified in Exhibit A. All other Acquisition Parcels have been or are intended to be acquired with City funds, without Federal assistance.

2. RELOCATION

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. HPD will relocate residential and commercial site occupants, if any, in compliance with all applicable Federal, State, and City Laws. No relocation is anticipated at this time.

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.

4. LAND DISPOSITION

Properties acquired will be disposed of for redevelopment in accordance with this Plan.

**E: RELATED ACTIONS**

1. ZONING MAP AMENDMENTS

The zoning of the Area will be as set forth in the Zoning Resolution. Zoning Map Amendments may be necessary in order to implement this Plan, but any proposed amendments set forth in this Section E.1 will have no force or effect until they are approved and become effective pursuant to the applicable provisions of the Charter. The proposed Zoning Map Amendments are:

- a. A zoning map change to establish a C4-3A district on Site 1, on the block bounded by Beach Channel Drive, Beach 35th Street, Beach 36th<sup>h</sup> Street, and the former Rockaway Freeway.

- b. A zoning map change to establish a C4-3A district on Site 33, on the block bounded by Rockaway Beach Boulevard, the former Beach 43rd Street, Beach 44th Street, and the former Rockaway Freeway.
- c. A zoning map change to establish a C4-3A district on Site 34, on the block bounded by Rockaway Beach Boulevard, Beach 44th Street, Beach 47th Street, and the former Rockaway Freeway.

2. STREET MODIFICATIONS

It may be necessary to map, demap, or modify streets within and/or adjacent to the Area in order to implement this Plan, but any proposed street modifications set forth in this Section E.2 will have no force or effect until they are approved and become effective pursuant to the applicable provisions of the Charter. However, no street modifications are proposed at this time.

**F: REDEVELOPER OBLIGATIONS**

1. RECORDABLE AGREEMENTS

The instruments by which the City disposes of any Acquisition Parcel or part thereof to a redeveloper will be recorded in the Office of the City Register and will contain covenants running with the land which (i) incorporate this Plan by reference, (ii) require compliance with the terms and restrictions set forth in this Plan, and (iii) require compliance with Section F.4. An amendment to this Plan which becomes effective after the date of disposition of an Acquisition Parcel to a redeveloper will not apply to the real property comprising such Acquisition Parcel unless, following the effective date of such amendment, the City and the owner of such real property execute a written agreement, approved as to form by the Corporation Counsel, providing that such amendment shall thereafter apply to such real property.

2. LAND USE RESTRICTION

Each redeveloper will be required to devote the land solely to the uses specified as permitted uses in this Plan and to comply with all other terms and restrictions set forth in this Plan.

3. TIMELY PERFORMANCE

Each redeveloper will be required to expeditiously apply for all required governmental approvals and 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 which restricts the sale, lease, or occupancy of such land or any part thereof upon the basis of race,

color, national origin, ancestry, alienage status, religion, creed, age, sex, marital status, sexual orientation, or disability, and (ii) will comply with all applicable Federal, State, and City 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

HPD may require any redeveloper to (i) submit site plans, landscape plans, architectural drawings, outline specifications, schedules of materials and finishes, and/or final working drawings, in sufficient detail to permit determination of compliance with the controls of this Plan, for HPD approval prior to commencement of construction, and (ii) submit any material change to such documents thereafter proposed for HPD approval prior to commencement of construction of such change.

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.

**G: MODIFICATION OF PLAN**

1. AMENDMENTS

The City may amend this Plan at any time pursuant to §505 of the Urban Renewal Law and §197-c and §197-d of the Charter and may amend the designation of the Area at any time pursuant to §504 of the Urban Renewal Law.

2. MINOR CHANGES

HPD, with the concurrence of the City Planning Commission ("CPC"), may authorize minor changes of the terms of these restrictions which conform with the intent and purpose of this Plan.

3. **MERGERS AND SUBDIVISIONS**

The development sites in the Area may be merged and/or subdivided 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 Federal, State, and City Laws. The merger and/or subdivision of a development site will not require review or approval by CPC, but HPD will file the Plan, as modified to indicate such merger and/or subdivision, with the Department of City Planning for information purposes.

**H: 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 October 15, 2037, except as provided in Section G.

**EXHIBIT A**

**PROPERTIES ACQUIRED AND TO BE ACQUIRED**

<b><u>Site</u></b>	<b><u>Block</u></b>	<b><u>Lot(s)</u></b>	<b><u>Portions of Mapped Streets</u></b>	<b><u>Land Use</u></b>
1	15825	1, 7	Rockaway Beach Blvd.	Commercial/Residential
	15845	30, 32, 35		
2	15826	1,19,22,25, 30,32,33,36	Rockaway Beach Blvd.	Residential
	15845	15, 21		
3	15828	7, 8, 10, 12, 14, 16, 36, 38, 39, 41, 48,49,59,70, 72, 74, 76, 90, 92, 94, 96,107, 110, 112,114,116		Residential
4	15828	18, 20, 22, 23, 78, 80, 98,100, 118, 120		Commercial/Residential
5	15829	1, 2, 6, 8, 9, 11, 13, 15,52,54,58		Community Facility/Residential
6	15829	47, 48		Residential
7	15829	21, 23, 24		Residential
8	15829	25, 27, 28,29,30, 31,40, 41, 42,43, 44,46		Commercial/Residential
9	15830	15, 16, 17, 19, 23, 26,28,30,38,39,45, 46,50,51, 52, 53,54 ,55,59		Residential
10	15830	6, 7, 9		Residential
11	15831	1, 17, 20,25,29,50	Beach 41 <sup>st</sup> Place	Residential
	15832	60, 75		
12	15833	1, 7, 9, 10, 12, 14, 16, 18, 20, 46, 55, 58,71,73		Residential

<u>Site</u>	<u>Block</u>	<u>Lot(s)</u>	<u>Portions of Mapped Streets</u>	<u>Land Use</u>
13	15834	38, 42		Commercial/Residential
14	15834	24, 25, 26,28,43,45		Residential
15	15834	1,11,17,19,21,53,54, 56,58,62,64,158		Residential
16	15835	29		Residential
17	15836	1,7,22		Residential
18	15837	29, 31, 33,41,47,49, 51, 52, 54		Open Space
19	15837	21, 23		Residential
20	15837	64, 65,66,67,69		Residential
21	15837	9, 10, 12		Residential
22	15838	3, 7,9,11,12,13,15, 17, 19, 20,21,23,25, 27, 29, 33, 35, 37, 39, 51		Residential
23	15839	26		Residential
24	15839	40		Residential
25	15839	44		Residential
26	15839	51		Residential
27	15840	1		Residential
28	15845	4, 8,10,13,14, p/o 44		Residential
29	15847	79, 80,81,82,83, 84, 85, 86,87,88,89	Beach 39 <sup>th</sup> Street	Residential
	15848	48, 50, 52,54,55,57, 58, 60, 62,63,65,67		Residential
30	15849	6, 8, 9,10,17,18, 19, 20,27,28,29		Residential
31	15850	1, 6		Residential
32	15851	33, 35,40,42,44, 58, 59	Beach 43 <sup>rd</sup> Street	Residential

<u>Site</u>	<u>Block</u>	<u>Lot(s)</u>	<u>Portions of Mapped Streets</u>	<u>Land Use</u>
33	15852	60, 64, 68,84,86,88		Commercial/Residential
34	15853	40, 48,53,90,95,102		Commercial/Residential
35	15952	38		Residential/Open Space
36	15952	42		Residential/Open Space
37	15952	45,144		Residential
38	15952	13, 14		Residential
39	15952	1,3,5,7, 49,51,57,59		Residential
40	15952	25, 27	Norton Avenue Beach 36 <sup>th</sup> Street	Open Space
	15953	25, 27,31,40,43	Beach 37 <sup>th</sup> Street Beach 38 <sup>th</sup> Street	
	15954	25, 27,28,30,31, 33, 51,131		
41	15953	47		Residential/Open Space
42	15953	1,3,11,13,17,19, 21,51,55,57,63, 65,67,69,71		Residential
43	15954	56		Residential/Open Space
44	15954	21, 22, 60		Residential
45	15954	13,18,64,66,68		Residential
46	15954	10, 72		Residential
47	15954	1,74,76,78,80		Commercial/Residential
48	15961	100		Open Space
49	15961	95, 97		Open Space
50	15961	83, 85, 87	Norton Avenue	Open Space
51	15961	61, 63		Open Space
52	15960	43, 46,48,49,51		Open Space

<u>Site</u>	<u>Block</u>	<u>Lot(s)</u>	<u>Portions of Mapped Streets</u>	<u>Land Use</u>
53	15960	39, 40, 41		Residential
54	15960	34, 35		Residential
55	15960	28, 29, 30		Residential
56	15960	15,16,17,18,20, 21, 22, 23		Residential
57	15960	3, 4, 5,6,7,8		Residential
58	15962	p/o19, 28, 30, 33, 54, 56, 57	Beach 44 <sup>th</sup> Street Beach 45 <sup>th</sup> Street Beach 46 <sup>th</sup> Street	Open Space
	15963	1,21,30,32, 33,34,35,36, 38,39,40,41, 42, 43,44,45,46, 47, 48,53,54,55		
	15964	50, 51, 53,54,55, 58, 61, 62,63,64, 165, 52,153		
	15970	32		
59	15962	p/o 19,61,63		Residential
60	15962	1,3,5,6,7,9,10,11, 14,15,17,73,79,81, 82,83,84,85,86,89, 90,91,92,95,101, 102,104,183,201		Residential
61	15965	40,41,42,43,51, 52,53,54,55,67, 68,69,70,71, 73,75,79,80,81		Residential
62	15965	19,20,21,29,31,34, 35,36,37,38,84, 85,86,87,93,95, 96,97,98,99,101, 103,104		Residential
63	15965	107,108,109,110		Residential

<u>Site</u>	<u>Block</u>	<u>Lot(s)</u>	<u>Portions of Mapped Streets</u>	<u>Land Use</u>
64	15966	27,28,29,30,36, 45,52,53		Residential
65	15966	23,25,59,61		Residential
66	15966	3,5,7,8,17,18,19,20, 65,66,68,70,72,74, 75,76,77,78,79, 80,81		Residential
67	15967	18		Residential
68	15967	10,12,13,111		Residential
70	15968	44		Residential
71	15968	72,73,74		Residential
72	15968	79,80		Residential
73	15968	82,83,84,85,86, 87,88,89,90,91		Residential
74	15968	10,11,12,14,16,17		Residential
75	15968	97		Residential
76	15968	108,108,209		Residential
77	15968	5,6		Residential
78	15969	30,33,35,40,42,47, 48,49,50,51,135		Residential
79	15969	56,57,58,59,60		Residential
80	15969	6, 7		Residential
81	15969	73		Residential
82	15971	21		Open Space
83	15971	16		Open Space
84	15972	33		Residential
85	15972	3		Residential
86	15973	p/o 1		Residential/Open Space

<u>Site</u>	<u>Block</u>	<u>Lot(s)</u>	<u>Portions of Mapped Streets</u>	<u>Land Use</u>
87	15973	p/o 1,38		Residential
88	15971	1, 100	Almeda Avenue	Open Space
	15976	45		
	15977	1,50,75		
89			Almeda Avenue	Open Space

All mapped and/or built streets within the Project Boundary

The following properties are to be acquired exclusively for the establishment, widening or realignment of new streets, or for the development of existing mapped, unbuilt streets:

<u>Block</u>	<u>Lot(s)</u>
15845	28,29
15952	23,37
15953	23,49
15954	24,58
15961	p/o 68, p/o 69, p/o 70, p/o 72, p/o 74, p/o 76, p/o 78, p/o 79, p/o 80, p/o 81, p/o 88, p/o 92, p/o 94, 98, p/o 102, p/o 103, p/o 104
15962	18, p/o 45, p/o 46, p/o 48, p/o 49, p/o 50, p/o 51, p/o 59, p/o 67,70, p/o 75, p/o 78, p/o 87, p/o 88, 105
15965	39, 82, 83
15968	64

Beach 43<sup>rd</sup> Street between Norton Avenue and Conch Basin

**EXHIBIT B**

**PROJECT BOUNDARY DESCRIPTION**

Beginning at a point formed by the intersection of the prolongation of the westerly line of Beach 51<sup>st</sup> Street and the northerly line of Almeda Avenue;

Running thence easterly along the northerly line of Almeda Avenue to the northeasterly line of Almeda Avenue;

Thence southeasterly, along the northeasterly line of Almeda Avenue to the northwesterly line of Tax Lot 75 in Queens Tax Block 15977, as shown on the Tax Map of the City of New York for the Borough and County of Queens as said Tax Map existed on January 3, 1994;

Thence northeasterly, along the northwesterly line of said Tax Lot 75 to the U.S. Pierhead and Bulkhead line;

Thence southeasterly, along the U.S. Pierhead and Bulkhead line to an angle point;

Thence northeasterly, continuing along the U.S. Pierhead and Bulkhead line to the westerly line of Tax Lot 110 in Queens Tax Block 15961;

Thence southerly, along the westerly line of Tax Lot 110 in Queens Tax Block 15961, across the bed of Norton Avenue and continuing southerly along the westerly line of Tax Lot 60 in Queens Tax Block 15960 to the northerly line of Beach Channel Drive;

Thence easterly, along the northerly line of Beach Channel Drive to the westerly line of Beach 38<sup>th</sup> Street;

Thence northerly, along the westerly line of Beach 38<sup>th</sup> Street and its prolongation to the southerly line of Norton Avenue;

Thence southeasterly, along the southerly line of Norton Avenue, to an easterly line of Tax Lot 3, in Queens Tax Block 15955;

Thence northerly, along the easterly line of said Tax Lot 3, to the northerly line of Norton Avenue;

Thence southeasterly, along the northerly line of Norton Avenue to the easterly line of Beach 35<sup>th</sup> Street;

Thence southerly, along the easterly line of Beach 35<sup>th</sup> Street to the northerly line of Rockaway Freeway;

Thence southwestery and westerly, along the northerly line of Rockaway Freeway to the westerly line of Beach 47<sup>th</sup> Street;

Thence northerly, along the westerly line of Beach 47<sup>th</sup> Street to the southerly line of Rockaway Beach Boulevard;

Thence westerly along the southerly line of Rockaway Beach Boulevard to its intersection with the prolongation of the westerly line of Beach 49<sup>th</sup> Street;

Thence northerly, along the said prolongation and the westerly line of Beach 49<sup>th</sup> Street to the southerly line of Beach Channel Drive;

Thence westerly, along the southerly line of Beach Channel Drive to the westerly prolongation of Beach 51<sup>st</sup> Street;

Thence northerly, along the westerly line of Beach 51<sup>st</sup> Street and its prolongation to the point or place of beginning.

The above described area is located in the Borough and County of Queens.

\*Note: This project boundary description is a generalized metes and bounds description of the Project Boundary. It is NOT a certified legal description prepared by a licensed surveyor.

**LEGEND**

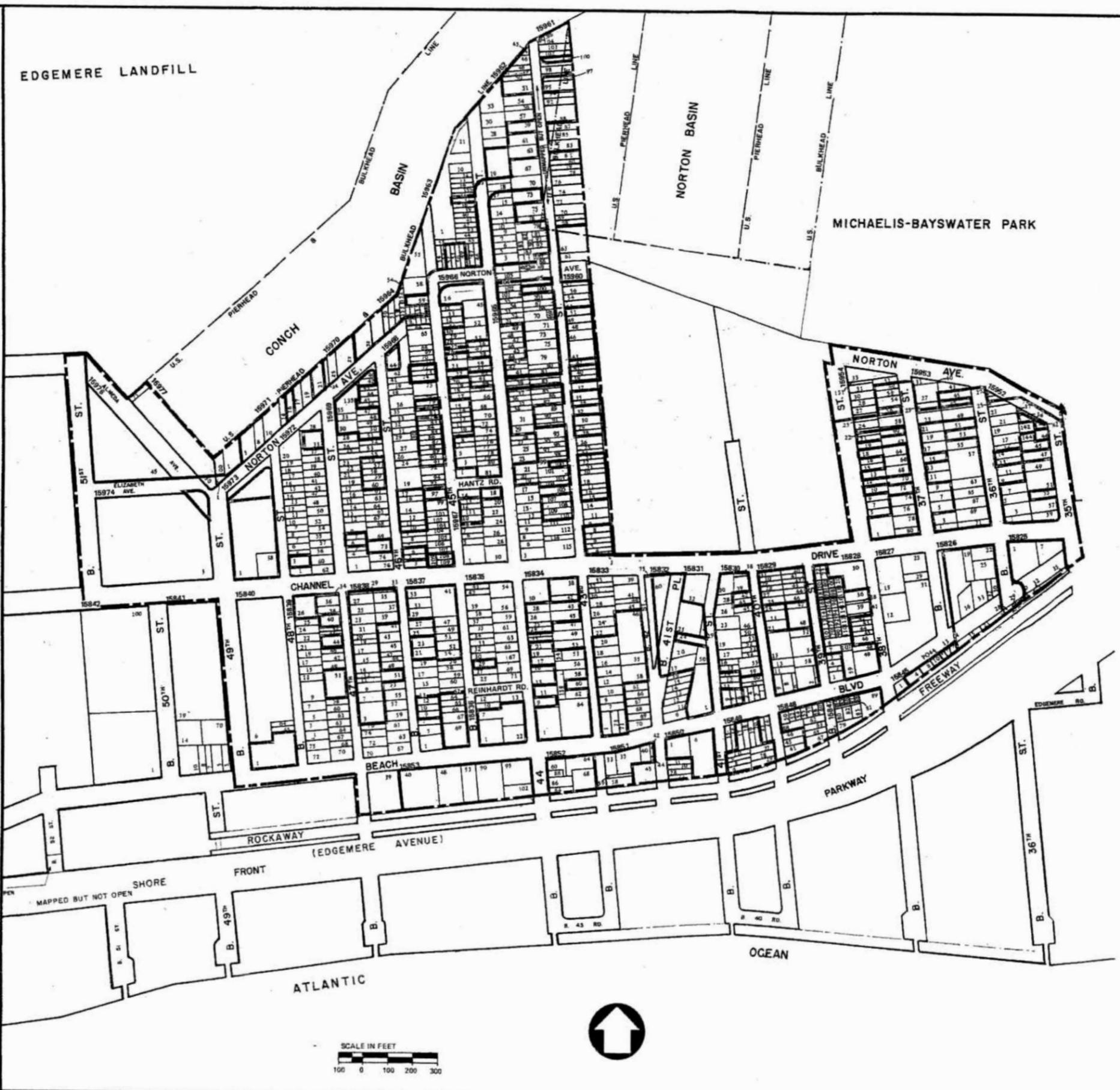
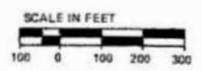
-  PROJECT BOUNDARY
-  BLOCK NUMBER
-  LOT NUMBER
-  SITE BOUNDARY

The City of New York  
Department of Housing Preservation  
and Development

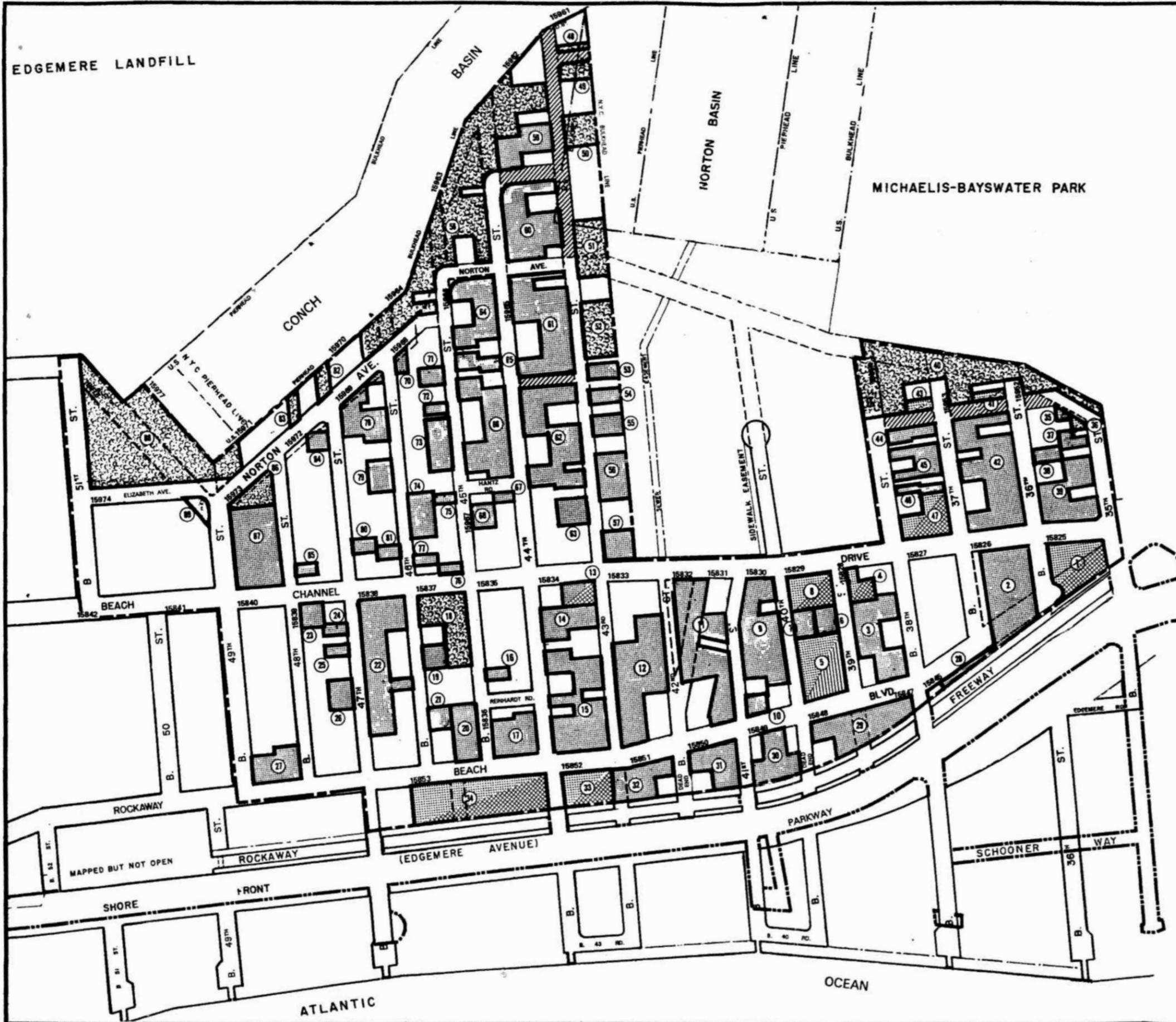
**EDGEMERE  
URBAN RENEWAL PLAN  
PROJECT BOUNDARY**

DATE: JANUARY 1997,  
REVISED JUNE 1997  
REVISED APRIL 2008

**1**



EDGEMERE LANDFILL



- LEGEND**
- PROJECT BOUNDARY
  - BLOCK NUMBER
  - SITE NUMBER AND BOUNDARY
  - STREET WIDENED
  - STREET NARROWED
  - STREET CLOSED
  - APPROVED STREETS IN ARVERNE URA (NOT YET FILED)
  - PROPOSED NEW STREET
  - RESIDENTIAL
  - COMMERCIAL/ RESIDENTIAL
  - COMMERCIAL
  - RESIDENTIAL / OPEN SPACE
  - OPEN SPACE
  - COMMUNITY FACILITY/RESIDENTIAL

The City of New York  
Department of Housing Preservation and Development

# EDGEMERE URBAN RENEWAL PLAN

## LAND USE

REVISED APRIL 2008

DATE: JANUARY 1997,  
REVISED JUNE 1997



**FACT SHEET**

**EDGEMERE URBAN RENEWAL PLAN**

**FIRST AMENDMENT**

**APRIL 2008**

The Edgemere Urban Renewal Area ("Area") is located in Community District No. 14 in the borough of Queens and is generally bounded by (i) Conch Basin, Beach Channel Drive, and Norton Basin on the north, (ii) Beach 35th Street on the east, (iii) Beach Channel Drive, Rockaway Beach Boulevard, and the northern boundary of the former Rockaway Freeway on the south, and (iv) Beach 51st Street and Beach 49th Street on the west.

**PURPOSE OF PLAN**

The proposed amendment will make the Edgemere Urban Renewal Plan ("Plan") consistent with the Rockaway rezoning proposed by the Department of City Planning.

The rezoning affects three sites in the Area (Sites 1, 33 and 34) that are designated for commercial/residential use. These sites will be developed as part of the mixed-use Arverne East project, along with a number of other sites in the adjacent Arverne Urban Renewal Area that are not subject to this amendment.

**CHANGES FROM PREVIOUS PLAN**

1. The definitions of residential and commercial land use, in Section C.2.a and C.2.b, now refer to uses permitted by the Zoning Resolution rather than uses permitted in particular zoning districts.
2. The height restriction for new residential buildings, in Section C.3.e, is retained, but Sites 1, 33, and 34 are cited as exceptions to this restriction, in compliance with the C4-3A zoning that is proposed for these sites.

**FOR INFORMATION ONLY**

**NOT PART OF URBAN RENEWAL PLAN OR ULURP APPLICATION**