

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

ESSEX-LINWOOD

URBAN RENEWAL PROJECT

APPROVED BY CPC  
(BOE ADOPTION NEEDED)  
Date 3-18-81 File No C800928HUK

ADOPTED BY BOE  
Date 4-30-81 Cal. No. 15

URBAN RENEWAL PLAN

August, . 1980

ESSEX-LINWOOD  
URBAN RENEWAL PLAN

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SECTION A. DESCRIPTION OF URBAN RENEWAL AREA

The Essex-Linwood Urban Renewal Area comprises some 4 blocks in Community Board No. 16, in the borough of Brooklyn. The general boundaries are Blake Avenue, Elton Street, New Lots Avenue, and Berriman Avenue.

The site boundaries comprising the Urban Renewal Area are shown on Map 1, Site Boundary and Land Use Plan, dated August, 1980. The area is described in more detail in Exhibit A, Boundary Description.

The following deficiencies are present and adversely affect the quality of life in the plan area and its immediate vicinity:

1. Vacant and abandoned buildings.
2. Vacant, unfenced and unsanitary lots.
3. Substandard and dilapidated buildings.
4. General characteristics of abandonment tending to reduce neighborhood stability.
5. Safety hazards due to the presence of vacant buildings and rubble strewn lots.

SECTION B. STATEMENT OF DEVELOPMENT OBJECTIVES

The Plan proposes to provide new low-rise low-density housing.

It is expected that renewal activities in this urban renewal area will encourage the upgrading of housing in its immediate vicinity.

No relocation of residents is anticipated in the project area.

Specifically, the plan proposes:

1. Removal of substandard, obsolete and insanitary structures and rubbish removal from vacant lots.
2. Elimination of all blighting, detrimental and hazardous uses.
3. Removal of impediments to land assemblage and development.
4. Provision of new housing built to high standards of design, privacy, light, air and open space.
5. Coordination of all design and architectural elements so as to assure high quality design.

SECTION C. GENERAL LAND USE PLAN

1. Land Use Map

Site Boundary and Land Use Plan, Map 1, dated August, 1980, shows the permitted land uses by type and location, and major circulation routes together with supporting streets.

2. Land Use Provisions and Building Requirements

a. Zoning

Redevelopment is to be controlled by provisions of the Zoning Resolution of the City of New York, as published in the City Record on November 10, 1960 and as approved by resolution of the Board of Estimate on November 10, 1960, as amended. Whenever both specific controls in the Urban Renewal Plan and references to the Zoning Resolution are used, in case of conflict, the more restrictive control shall govern.

b. Permitted Land Uses

As shown on Map 1, Site Boundary and Land Use Plan, dated August, 1980, the following uses shall be permitted and all other uses excluded:

(1) Residential

New Residential or Community Facility uses as permitted in an R-5 General Residence District.

(2) Other Uses

No other land uses except Residential and Community Facility, as defined herein, shall be permitted.

SECTION C. GENERAL LAND USE PLAN (Continued)

3. Additional Regulations, Controls and Restrictions

a. Design Objectives and Controls

Building bulk, including floor area, open space, and height and setback requirements, and parking requirements shall be as required by the Zoning Resolution as amended.

New residential buildings shall be limited in height to three stories.

It is the intent of this plan that the urban renewal area shall be developed in a manner compatible with the surrounding residential area of low rise housing. The Department of Housing Preservation and Development shall have the right to review, and approve the redeveloper's proposals as set forth in Section E6.

b. Environmental Controls

No building shall be sited so that any residential portion is subject to external noise exposure described as "Unacceptable" under HUD noise policy as defined in the Code of Federal Regulations 24CFR Part 51, Environmental Criteria and Standards. Any residential portion of any building which is subject to external noise exposure described as "Discretionary-Normally Unacceptable" in the HUD noise policy shall require noise attenuation measures in design and/or construction. These measures shall be sufficient to attain an interior acoustical environment which meets HUD standards, as defined in the above circular, which sufficiency

SECTION C. GENERAL LAND USE PLAN (Continued)

shall be determined at any time prior to the approval of working drawings.

c. Duration of Land Use Provisions and Building Requirements

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

SECTION D. PROPOSED RENEWAL ACTIONS

1. Land Acquisition

a. Properties to be Acquired

All properties within the project area are City-owned. They are identified in the attached Exhibit B, and shown on May 1, Site Boundary and Land Use Plan, dated August, 1980.

b. Special Conditions Under Which Properties not Designated for Acquisition may be Acquired

All properties shall be required to meet at least the minimum standards contained in all applicable laws, codes and regulations of The City and State of New York.

2. Land Disposition

Properties acquired shall be disposed of for redevelopment or rehabilitation in accordance with this plan, including the provisions set forth in Section E thereof.

3. Proposed Program of Code Enforcement

Applicable laws, codes, ordinances and regulations of The City and State of New York shall apply to the Urban Renewal Area.

4. Utilities

All utilities shall be underground. Sewers, waterlines and street lighting will be installed as required.

SECTION E. LAND DISPOSITION PROVISIONS

1. Land Use Requirements Covered by Zoning Resolution

Reference set forth in this Urban Renewal Plan to the provisions of the Zoning Resolution covering the land use and other requirements shall be 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, and as amended.

2. Redevelopers' Obligations

- a) The regulations and controls set forth in Section C, General Land Use Plan, and Section D, Proposed Renewal Actions, 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 Agreement between The City of New York and the redeveloper within a reasonable time.
- d) No covenant, lease, agreement, conveyance or other instrument shall be effected or executed by The City of New York, or by a redeveloper or any of his successors or

SECTION E. LAND DISPOSITION PROVISIONS (Continued)

assigns, whereby land in the project areas is restricted upon the basis of race, creed, color, sex or national origin. Appropriate covenants running with the land which will prohibit any such restrictions, shall be included in the disposition instruments.

- e) Site plans, architectural drawings, outline specifications, and schedules of materials and finishes for the construction of improvements on the land, all in sufficient detail to permit determination of compliance with the intent and controls of the Urban Renewal Plan and the design and character of proposed construction, shall be subject to review and approval of the Department of Housing Preservation and Development and shall be submitted by each redeveloper prior to commencement of construction. Any material changes proposed after receipt of such approval by the Department of Housing Preservation and Development shall also be subject to such review and approval. Final (working) drawings shall be submitted before construction begins, and as built drawings shall be submitted to the Department of Housing Preservation and Development after construction for final determination of compliance.
- f) As part of the plan, the redeveloper will be expected to cooperate with appropriate City agencies in realizing its objectives.
- g) The redeveloper of project land shall not sell, lease or otherwise transfer such land at any time prior to completion of the redevelopment thereof, without prior written consent.

SECTION E. LAND DISPOSITION PROVISIONS (Continued)

of the Department of Housing Preservation and Development  
except as set forth in the contract or lease between The  
City of New York and the respective redeveloper.

SECTION F. OTHER PROVISIONS NECESSARY TO MEET STATE AND LOCAL REQUIREMENTS

The following statement is set forth to indicate compliance with Article 15 of the General Municipal Law of The State of New York, and, more particularly, Section 502, subdivision 7 thereof:

1. Statement of Proposed Land Uses - See Section C of this Urban Renewal Plan.
2. Proposed Land Acquisition, Demolition and Removal of Structures - See Section D of this Urban Renewal Plan.
3. Proposed Acquisition of Air Rights and Concomitant Easements or other Rights of User - None.
4. Proposed Methods or Techniques of Urban Renewal - See Section D of this Plan.
5. Proposed Public, Semi-public, Private or Community Facilities or Utilities - See Section C of this Plan. No significant adjustments or improvements of utilities are contemplated.
6. Proposed New Codes and Ordinances and Amendments to Existing Codes and Ordinances - No new codes or ordinances are required to effectuate this Plan.
7. Proposed Program of Code Enforcement - See Section D 4.
8. Proposed Time Schedule for the Effectuation of this Plan - Estimated completion date of project: July, 1982.

SECTION F. OTHER PROVISIONS NECESSARY TO MEET STATE AND LOCAL REQUIREMENTS  
(Continued)

	<u>Estimated Starting Date</u>	<u>Estimated Completion Date</u>
a. Land Acquisition	--	August 1974
b. Relocation of Site Occupants	N/A	N/A
c. Demolition and Site Clearance	October 1980	December 1980
d. Site preparation includ- ing installation of project improvements	February 1981	July 1982
e. Disposition of Land in the Project Area	February 1981	July 1982

SECTION G. PROVISIONS FOR CHANGES IN APPROVED 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 by the owner or lessee of any such specific parcel or site directly, adversely and substantially affected by the modification, which consent shall not be unreasonably withheld. This shall not be construed to require the consent of the purchaser or lessee of any other parcel in the area.

2. Minor Changes

Where, owing to special conditions, a literal enforcement of these restrictions in regard to the physical standards and requirements as referred to in Section (C) and (D) of this Plan would result in unnecessary hardship, involve practical difficulties, or constitute an unreasonable limitation beyond the intent and purpose of these restrictions, the Department of Housing Preservation and Development shall have the power upon appeal in specific cases, to authorize such minor changes of the terms of these restrictions as conform with the intent and purpose of this Plan, provided that no variation or modification shall be permitted which is less restrictive than applicable State and local codes and ordinances and provided further that concurrence is obtained from the City Planning Commission.

EXHIBIT A

Site Boundary Descriptions

SITE 1

BEGINNING at the intersection of the easterly line of Essex Street, with the northerly line of Dumont Avenue;

Running thence northerly along the easterly line of Essex Street, to the southerly line of Blake Avenue;

Thence easterly along the southerly line of Blake Avenue, to the westerly line of Shepherd Avenue;

Thence southerly along the westerly line of Shepherd Avenue, to the northerly line of Dumont Avenue;

Thence westerly along the northerly line of Dumont Avenue, to the point or place of BEGINNING;

The above area includes the tax lot 1 in tax block 4068, County of Kings and State of New York.

SITE 2

BEGINNING at the intersection of the easterly line of Shepherd Street, with the northerly line of New Lots Avenue;

Running thence northerly along the easterly line of Shepherd Avenue, to the southerly line of Dumont Avenue;

Thence easterly along the southerly line of Dumont Avenue, to the westerly line of Berriman Avenue;

Thence southerly along the westerly line of Berriman Avenue, to the northerly line of New Lots Avenue;

Thence westerly along the northerly line of New Lots Avenue, to the point or place of BEGINNING.

The above area includes tax lot 1 in tax block 4085, County of Kings and State of New York.

SITE 3

BEGINNING at the intersection of the easterly line of Essex Avenue, with the northerly line of New Lots Avenue;

Running thence northerly along the easterly line of Essex Avenue, to the southerly line of Dumont Avenue;

Thence easterly along the southerly line of Dumont Avenue, to the westerly line of Shepherd Avenue;

Thence southerly along the westerly line of Shepherd Avenue, to the northerly line of New Lots Avenue;

Thence westerly along the northerly line of New Lots Avenue, to the point or place of BEGINNING.

The above area includes tax lot 1 in tax block 4084, County of Kings and State of New York.

SITE 4

BEGINNING at the intersection of the northerly line of New Lots Avenue, with the easterly line of Elton Street;

Running thence northerly along the easterly line of Elton Street, to the southerly line of Dumont Avenue;

Thence easterly along the southerly line of Dumont Avenue, to the westerly line of Linwood Street;

Thence southerly along the westerly line of Linwood Street, to the northerly line of New Lots Avenue;

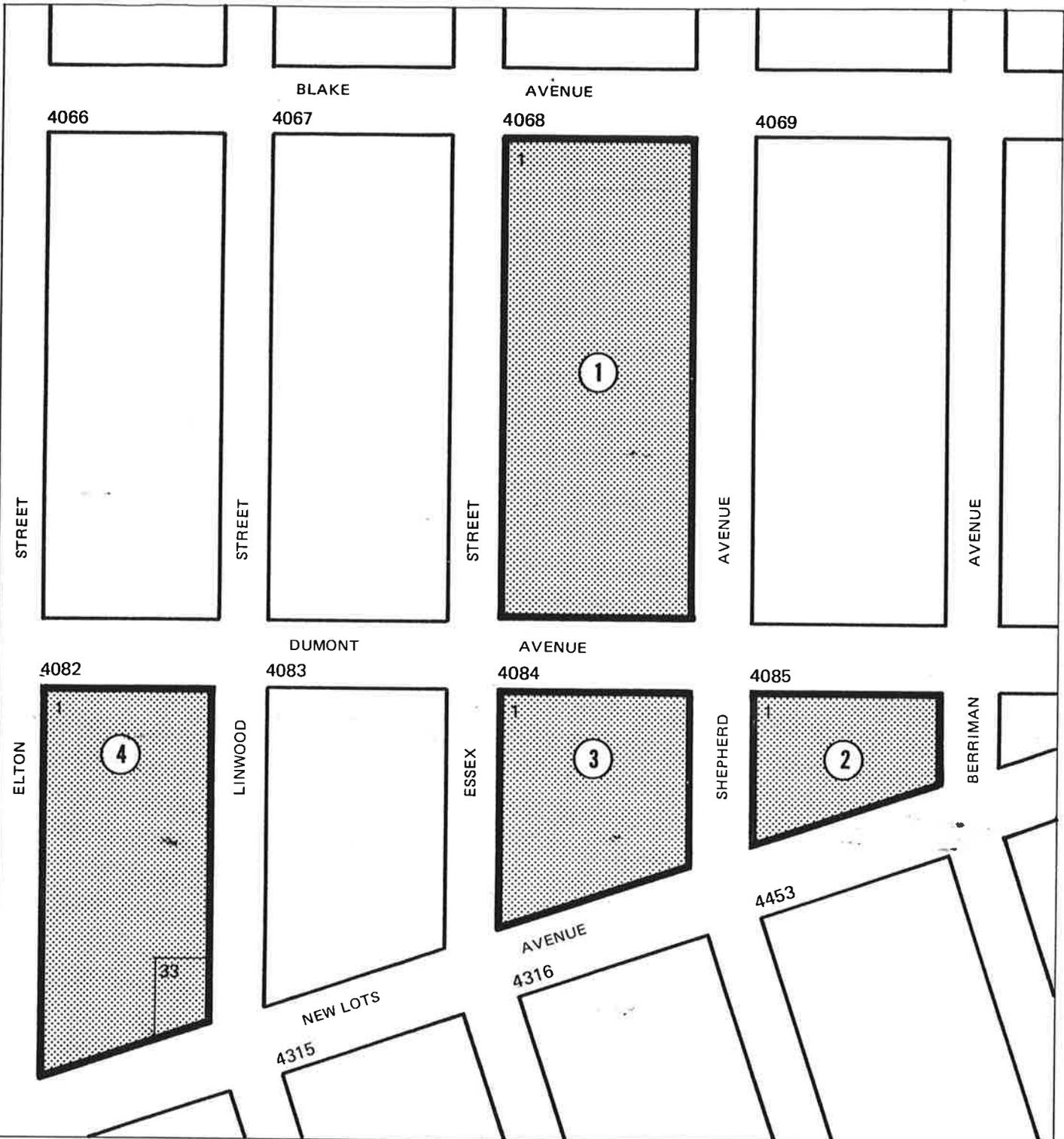
Thence westerly along the northerly line of New Lots Avenue, to the point or place of BEGINNING.

The above area includes tax lots 1 and 33 in tax block 4082, County of Kings and State of New York.

EXHIBIT B

Properties Proposed for Acquisition and Properties not to be Acquired

No properties are anticipated to be acquired within the proposed sites of the Urban Renewal area.



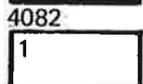
**LEGEND**



RESIDENTIAL



SITE BOUNDARY AND NUMBER



BLOCK AND LOT NUMBER

SCALE IN FEET



THE CITY OF NEW YORK  
DEPARTMENT OF HOUSING PRESERVATION  
AND DEVELOPMENT

**ESSEX-LINWOOD  
URBAN RENEWAL AREA**

**SITE BOUNDARY  
AND LAND USE PLAN**

MAP  
**1**

DATE: AUGUST, 1980