

THE CITY OF NEW YORK

DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT

Office of Development

SOUTH JAMAICA I

URBAN RENEWAL PROJECT

SECOND AMENDED URBAN RENEWAL PLAN

March 1987

SOUTH JAMAICA I URBAN RENEWAL AREA

History of Prior Approvals

Original Urban Renewal Plan

Approved by the City Planning Commission: June 25, 1971 (CP-21598)
Adopted by the Board of Estimate: August 19, 1971 (Cal.No. 28)

First Amended Urban Renewal Plan

Approved by the City Planning Commission: October 20, 1975 (CP-23020)
Adopted by the Board of Estimate: October 6, 1977 (Cal.No. 20)

Minor Change

Approved by the City Planning Commission: September 6, 1978 (CP-780252)

Minor Change

Approved by the City Planning Commission: April 30, 1981 (N-810162HCQ)

Second Amended Urban Renewal Plan

Approved by the City Planning Commission:
Adopted by the Board of Estimate:

SOUTH JAMAICA I URBAN RENEWAL PROJECT
SECOND AMENDED-URBAN RENEWAL PLAN

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SECTION A. DESCRIPTION OF PROJECT AREA

The project lies in Community Planning District 12, in the south central part of Queens. It extends from downtown Jamaica and York College to Rockaway Boulevard in an area north of Kennedy Airport and east of the Van Wyck Expressway. The northwest corner of the project area is predominantly industrial with a sprinkling of decayed frame housing and apartments over stores.

The remainder of the area is residential, consisting mainly of one and two family houses and rows of stores along some main streets.

The boundary of the project is shown on Map 1, Project Boundary Map, dated March, 1971, revised to March 1987, and is described in the attached Exhibit A.

SECTION B. DEVELOPMENT OBJECTIVES

This plan is intended to strengthen the residential character of the community, provide additional community facilities and maintain and expand job opportunities by assisting viable industrial and commercial uses. Initially, a scatter-site approach is being taken utilizing mostly vacant land to minimize relocation. The project is expected to make the following permanent improvements to the South Jamaica area:

1. Removal of structurally substandard and obsolete buildings;
2. Elimination of detrimental and hazardous environmental conditions;
3. Removal of impediments to land redevelopment, especially the multiplicity of ownership;
4. The staging of the project to produce relocation resources, maximize marketability of the new housing and to achieve these objectives with as little disruption to the community as possible;
5. Provision of as many units as feasible of new housing for low, moderate and middle income families;
6. Provision of adequate commercial and community facilities;
7. Preservation and creation of as many jobs as possible through the retention and expansion of existing commercial and industrial uses, wherever feasible, and the support of compatible new uses providing employment opportunities.

SECTION C. LAND USE PLAN

1. Land Use Map

Map 2, Land Use Plan, dated March, 1971, revised to March 1987, shows the predominant proposed land uses by type and location for redevelopment sites and major circulation routes together with supporting streets. Certain streets within the area will be modified, closed or opened to improve or limit access of vehicular traffic and to assure the safety and convenience of residents and to provide more suitable sites for construction.

2. Land Use Provisions and Building Requirements

The meaning of technical terms used in this Plan to establish the controls on development, including the permitted use of redevelopment parcels, limits on building bulk, and required off-street parking and loading, etc., shall be as defined in the Zoning Resolution of The City of New York. In any case in which a specific control of the Plan conflicts with a provision of the Zoning Resolution, the more restrictive of the two shall govern.

SECTION C. LAND USE PLAN (continued)

The Zoning Resolution referred to in this Urban Renewal Plan is the Comprehensive Amendment to the Zoning Resolution of The City of New York as published in the City Record on November 10, 1960 and approved by resolution of the Board of Estimate on December 15, 1960, as subsequently amended to the date application is filed with the Department of Buildings of The City of New York for the construction or alteration of property improvements pursuant to the Plan.

SECTION C. Land Use Plan (continued)

a. Permitted Land Uses

(1) Residential

Housing and accessory uses shall be as permitted in R-5 and R-6 General Residence 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 similiar nature shall also be permitted.

The housing provided shall be for families or individuals of low and moderate income.

Where deemed necessary, use shall be made of available Federal subsidies under the provisions of the Housing and Community Development Act of 1974 for the purpose of lowering rentals.

(2) Community Facility

Residential related public and semi-public institutional uses planned to serve the local community, such as schools, playgrounds and other similiar facilities and institutional uses designed to serve the broader community and the city as a whole are permitted.

SECTION C. Land Use Plan (continued)

(3) Industrial

Light manufacturing and industrial uses as permitted in M1 and C8 districts shall be permitted. Expansion of existing light manufacturing and industrial plants will be encouraged and assisted where it will provide job opportunities, aesthetic improvements or other assets to the community, and will be compatible with existing and proposed housing.

(4) Street Use

Sites designated for street use will be developed as streets.

b. Additional Regulations, Controls and Restrictions

(1) Residential Controls

(a) Bulk and Parking

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

It is intended that the housing sites 1,2 and 10A be rezoned to R-6. The commercially zoned portions of Parcel 12, a community facility site, shall be rezoned to R-4.

Site 10A shall be limited to a maximum of 305 apartments.

SECTION C: LAND USE PLAN (continued)

(b) Environmental Controls

All Projects are subject to the requirements of Part 617 of the New York State Environmental Quality Review Act of 1976. This Act is implemented in the city by Executive Order 91 of 1977, City Environmental Quality Review (CEQR).

Federally funded projects are also subject to the National Environmental Policy Act (40 CFR 1500-1508). For projects funded by the Department of Housing and Urban Development the implementing Regulations are in 24 CFR Part 50 or for CD programs in 24 CFR Part 58. As noted in the above regulations, the Federal environmental review process must also consider, where applicable, the criteria, standards, policies and regulations of the following: Noise Impact, Historic Properties, Flood Plains, Wetlands, Coastal Zones, Air Quality, Water Quality, Wildlife, Endangered Species and Solid Waste.

SECTION C. LAND USE PLAN (continued)

(2) Industrial Controls

The additional regulations, controls, and restrictions imposed by this Urban Renewal Plan on the sale or lease of industrial redevelopment parcels are as set forth in Exhibit D.

Industrial sites will require no zoning change.

(3) Street Controls

Limited access streets, described below, will exclude all truck traffic except vehicles servicing the residential community and emergency vehicles.

The limited access streets are:

- A) 111 feet north from 107th Avenue on 153rd Street
- B) 107 feet north from 107th Avenue on 154th Street
- C) 100 Feet north from 107th Avenue on 155th Street
- D) 100 feet north from 107th Avenue on 156th Street

This will create a buffer against industrial and commercial traffic for the residential area between South Road and 107th Avenue.

3. Duration of Land Use Provisions and Building Requirements

The foregoing land use provisions and building requirements shall remain in effect until August 18, 2011, a period of 40 years from the date of the initial approval of the Urban Renewal Plan by the Board of Estimate of The City of New York, except as provided in Section G, hereunder.

SECTION D. PROJECT PROPOSALS

1. Land Acquisition

All properties within the boundaries of the designated sites in the project area will be acquired. These properties are shown on Map 1, Project Boundary Map, dated March, 1971, revised to March 1987, and are listed in the attached Exhibit B-1, Properties Acquired and to be Acquired.

2. Methods and Techniques of Urban Renewal

A. Clearance and Redevelopment

(1) Generally

It has been found and determined that in order to make maximum use of the parcels of vacant land and to develop an economically feasible project in a sound environment it is infeasible to retain and rehabilitate any of the properties on the sites designated for residential and institutional redevelopment.

Accordingly all structures on land acquired are to be demolished and removed, except as set forth below, and the land redeveloped with new housing, institutional, accessory and appurtenant uses, as set forth in Section C 2.

(2) Industrial Area

Properties designated for industrial re-use which are to be acquired shall, upon acquisition, be vacated and conveyed with improvements intact to

SECTION D. PROJECT PROPOSALS (continued)

the designated redeveloper, who must remove or rehabilitate such improvements at its own expense and redevelop the land consistent with the requirements of this Plan.

B. REHABILITATION AND CONSERVATION

a. Privately-Owned Properties Designated for Rehabilitation

(1) All properties designated (Q) "Not to be Acquired" on Map 1, Project Boundary Map and as listed in Exhibit B-2, Properties Subject to Rehabilitation Standards, are not to be acquired but are to be kept at a high level of maintenance and must meet the rehabilitation standards set forth in Exhibit C, Property Rehabilitation Standards. The Department of Housing Preservation and Development stands ready to assist the owners of such properties to undertake their rehabilitation.

(2) Any property designated for rehabilitation which is not improved to the standards set forth in Exhibit C, Property Rehabilitation Standards within a reasonable time shall be subject to acquisition, through condemnation, pursuant to the Urban Renewal Plan.

b. Limitations On New Construction On Not To Be Acquired (Q) Properties

If any structure designated (Q) "Not to be Acquired" is demolished, no new construction is to take place on the site without the prior approval of the Department of Housing Preservation and Development (shown in Exhibit B-2).

SECTION D: PROJECT PROPOSALS (continued)

c. Potential Rehabilitation for Certain Privately-Owned Properties Targetted for Acquisition

The Department of Housing Preservation and Development may determine that certain improved properties selected for acquisition be developed through rehabilitation.

All tenants on these properties will be relocated.

(See subsection "C" for Relocation procedures.)

C. Relocation

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

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

SECTION D. PROJECT PROPOSALS (continued)

3. Public, Semi-Public and Private Community Facilities

A site has been set aside for a major community facility that is to be relocated from the adjoining York College Urban Renewal Area. In addition, proposed multi-family housing may have incorporated within it private community facilities for the use of residents.

If in the course of designing the sites, a public, semi-public, or private agency makes known its willingness and can demonstrate financial ability to lease space within the development, such space may be made available provided the proposed uses are acceptable in accordance with the provisions of Section C.2.

4. Utilities

Any existing overhead telephone and electric lines are to be removed and relocated underground. All new or additional utility lines shall be placed underground.

New storm drainage systems are being designed to serve the general project area. Developers will be required to meet the requirements of the Department of Water Resources.

SECTION D. PROJECT PROPOSALS (continued)

5. Compliance With Codes and Ordinances

Throughout the project area, a continuous and vigorous program of enforcement of applicable existing laws, codes, ordinances and regulations of The City of New York relating to housing maintenance, public health, building and demolition will be in full force and effect. All properties shall be required to meet at least the minimum standards contained in these applicable codes, ordinances, laws and regulations of The City and of The State of New York.

6. Urban Design Objectives & Controls

The Department of Housing Preservation and Development is committed to the support of excellence in design.

On residential parcels, schemes that provide a variety of housing types, where feasible, and place as many large units as possible in low-rise housing are sought. Designers should give special attention to the relationship of their design to the surrounding community and its buildings and any previously designed parcels. Every effort should be made in design to keep views as open as possible. The Department of Housing Preservation and Development shall have the right to review and approve a redeveloper's proposals as set forth in Section E.6 below.

SECTION E. REDEVELOPER'S OBLIGATIONS

1. The regulations and controls set forth in Section C hereof will be implemented, wherever applicable, by appropriate covenants or other provisions in agreements for land disposition and conveyance, executed pursuant thereto.
2. The redeveloper shall devote the land solely to the uses specified in this Urban Renewal Plan.
3. The redeveloper shall begin and complete the development of the land for the uses required in this Urban Renewal Plan, and the construction of the improvements agreed upon in the respective land disposition contracts within a reasonable period of time, as determined and set forth in the contracts between The City of New York and the respective redeveloper.
4. The redeveloper of project land shall not sell, lease or otherwise transfer such land any time prior to the completion of the redevelopment thereof without the prior consent of The City of New York, except as set forth in the contracts between The City of New York and respective redevelopers.
5. No covenant, agreement, lease, 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 assigns, whereby land in the project area is restricted upon the basis of race, creed, color or national origin in the sale, lease, use or

SECTION E. REDEVELOPER'S OBLIGATIONS (continued)

occupancy thereof. Appropriate covenants running with the land, which will prohibit any such restrictions, shall be included in the disposition instruments.

6. 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 Dept.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 Dept.of Housing Preservation and Development shall also be subject to such review and approval. As built drawings shall be submitted to the Dept.of Housing Preservation and Development after construction for final determination of compliance.
7. The redeveloper will be expected to cooperate with appropriate City agencies in realizing the objectives of this Plan.

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 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 Public, Semi-Public, Private or Community Facilities or Utilities.

See Sections C and D of this Urban Renewal Plan.

4. Proposed New Codes and Ordinances and Amendments to Existing Codes and Ordinances

No new codes or ordinances are required to effectuate this Urban Renewal Plan. However, an amendment to the existing zoning and mapping within the project area is required.

5. Proposed Acquisition of Air-Rights and Concomitant Easements or Other Rights of User Necessary for the Use and Development of Such Rights

None

6. Proposed Methods or Techniques of Urban Renewal

See Section D. 2 of this Urban Renewal Plan.

7. Proposed Program of Code Enforcement

See Section D of this Urban Renewal Plan.

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

8. Proposed Time Schedule for the Effectuation of This Urban Renewal Plan

<u>Project Activity</u>	<u>Starting Date</u>	<u>Completion Date</u>
Land Acquisition	March, 1974	June, 1992
Relocation	March, 1974	June, 1993
Demolition & Site Clearance	September, 1975	July, 1994
Installation of Project Improvements	July, 1977	January, 1995
Land Disposition	May, 1976	January, 1996
Completion Date	----	January, 2000

SECTION G: PROVISIONS FOR MODIFYING PLAN

1. Amendments

This Urban Renewal Plan may be amended at any time by The City of New York pursuant to Section 505 of Article 15 of the General Municipal Law of The State of New York and Section 197(c) of The New York City Charter.

2. Minor Changes

Where, owing to special conditions, literal enforcement of the restrictions in regard to the physical standards and requirements set forth in Section C of this Urban Renewal Plan would result in unnecessary hardship, involve practical difficulties, or would 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 Urban Renewal Plan, provided that no variations or modifications shall be permitted which are less restrictive than applicable State and Local Codes and Ordinances, and provided further that concurrence is obtained from the City Planning Commission.

EXHIBIT A

BOUNDARY DESCRIPTION

Beginning at the corner formed by the intersection of the south line of the Long Island Rail Road Main Line right of way and the east line of 168th Street;

1. Running thence southerly along the east line of 168th Street, crossing Douglas Avenue and Liberty Avenue, to a point of juncture with the east line of Merrick Boulevard;
2. Thence continuing southerly, along the east line of Merrick Boulevard crossing 104th Avenue, 105th Avenue, 106th Avenue, 107th Avenue and 108th Avenue, to the south line of 108th Avenue;
3. Thence westerly, along the south line of 108th Avenue, crossing Merrick Boulevard, to the east line of 167th Street;
4. Thence southerly, along the east line of 167th Street, crossing 108th Road, 109th Avenue, 109th Road, Brinkerhoff Avenue, 110th Road, 111th Avenue, Sayres Avenue, Linden Boulevard, 115th Avenue and 116th Avenue, to the south line of 116th Avenue;
5. Thence westerly, along the south line of 116th Avenue, crossing 167th Street, and 166th Street, to the east line of proposed Marsden Street;
6. Thence continuing westerly, along the projected south line of 116th Avenue, crossing the proposed Marsden Street and the Long Island Rail Road Old Southern Division (Atlantic Line) right of way;
7. Thence northwesterly, along the west line of the Long Island Rail Road Old Southern Division right of way, to the projected south line of 116th Avenue;
8. Thence southwesterly, along the south line of 116th Avenue, crossing New York Boulevard and 157th Street to the west line of 157th Street;
9. Thence northwesterly, along the west line of 157th Street, crossing 116th Avenue to the point of juncture with the west line of 157th Street;
10. Thence continuing northwesterly, along the west line of 157th Street, crossing 115th Drive, 115th Road, 115th Avenue and 114th Road to the south line of Linden Boulevard;
11. Thence westerly, along the south line of Linden Boulevard, to the east line of 155th Street;
12. Thence southerly, along the east line of 155th Street, crossing 114th Road and 115th Avenue to the south line of 115th Avenue;

13. Thence westerly, along the south line of 115th Avenue, crossing 155th Street, to the east line of Sutphin Boulevard;
14. Thence southerly, along the east line of Sutphin Boulevard, crossing 115th Road, 115th Drive, 116th Avenue, 116th Road, 116th Drive, Foch Boulevard, 118th Avenue, 119th Avenue, 119th Road, 120th Avenue, 121st Avenue, 122nd Avenue, 124th Avenue and 125th Avenue, to the projected east line of 150th Street;
15. Thence continuing southerly, along the projected east line of 150th Street, crossing Sutphin and Rockaway Boulevards, to the south line of Rockaway Boulevard;
16. Thence northwesterly, along the south line of Rockaway Boulevard, crossing 150th Street, 149th Street, 148th Street to the projected west line of 147th Street;
17. Thence northerly, along the west line of 147th Street, crossing Rockaway Boulevard, 123rd Avenue, 120th Avenue, 119th Avenue and Foch Boulevard, to the north line of Foch Boulevard;
18. Thence easterly, along the north line of Foch Boulevard, crossing 147th Street and 148th Street, to the east line of 148th Street;
19. Thence northerly, along the east line of 148th Street to the north lot line of Tax Lot 34, Tax Block 12008;
20. Thence easterly, along the north lot line of Tax Lot 34, Tax Block 12008 to the west lot line of Tax Lot 31;
21. Thence northerly along the west lot lines of Tax Lots 31, 30 and 29 to the north lot line of Tax Lot 29;
22. Thence easterly along the north lot line of Tax Lot 29 to the west lot line of Tax Lot 28;
23. Thence northerly along the west lot lines of Tax Lots 28, 27, 26, 25, and 12 to the north lot line of Tax Lot 12;
24. Thence easterly, along the north lot line of Tax Lot 12, Tax Block 12008 to the west lot line of Tax Lot 7;
25. Thence northerly, along the west lot line of Tax Lot 7, Tax Block 12008 to the south line of 116th Avenue;
26. Thence easterly, along the south line of 116th Avenue to the west line of Sutphin Boulevard at the intersection of 149th Street;
27. Thence northerly, crossing 116th Avenue to the intersection of the east side of 149th Street with the north side of 116th Avenue continuing northerly along the east side of 149th Street to the north lot line of Tax Lot 14, Tax Block 11994;

28. Thence easterly, along the north lot line of Tax Lot 14, Tax Block 11994, 80.00 feet to a west lot line of Tax Lot 14;
29. Thence northerly, along a west lot line of Tax Lot 14 and continuing northerly along the west lot lines of Tax Lots 13 and 12, Tax Block 11994 to the north lot line of Tax Lot 12;
30. Thence easterly, along the north lot line of Tax Lot 12, Tax Block 11994, to the west lot line of Tax Lot 9;
31. Thence northerly, along the west lot line of Tax Lot 9, Tax Block 11994 and following said westerly lot line of Tax Lot 9, as it turns easterly and northerly continuing along the west lot lines of Tax Lots 8, 7, 5, 3, 1 and 57, Tax Block 11994, across 115th Avenue to the north line of 115th Avenue;
32. Thence easterly, along the north line of 115th Avenue to the west line of Tax Lot 32, Tax Block 11980;
33. Thence northerly, along the west lot lines of Tax Lots 32, 30, 29 and 28, Block 11980 to the north lot line of Tax Lot 28;
34. Thence westerly, along the north lot line of Tax Lot 28, Tax Block 11980 to the west lot line of Tax Lot 27;
35. Thence northerly, along the west lot lines of Tax Lots 27, 26, 25, 24, 22, 20 and 18 to the south lot line of Tax Lot 11;
36. Thence westerly along the south lot line of Tax Lot 11 to the west line of Tax Lot 11;
37. Thence northerly along the west line of Tax Lot 11, following said line as it turns westerly, and northerly again along said west line of Lot 11 and Lot 8 to the south line of Tax Lot 6;
38. Thence westerly along the south line of Tax Lot 6 to the west line of Tax Lot 6;
39. Thence northerly along the west line of Tax Lot 6 to the north lot line of Tax Lot 6;
40. Thence easterly, along the north lot line of Tax Lot 6, Tax Block 11980 to the west line of Sutphin Boulevard;
41. Thence north and northwesterly, along the west line of Sutphin Boulevard, crossing Linden Boulevard, 112th Avenue, 111th Avenue, 110th Road, Brinkerhoff Avenue, Glassboro Avenue, Ferndale Avenue, 109th Avenue, Arlington Terrace, 108th Avenue, Lakewood Avenue, Shore Avenue, 107th Avenue and South Road to the north line of South Road;

42. Thence easterly, along the north line of South Road to its intersection with the southerly prolongation of the west line of 150th Street;
43. Thence northerly, along the west line of 150th Street crossing 105th Avenue, Liberty Avenue, 97th Avenue, 95th Avenue and 94th Avenue to the south line of the Long Island Rail Road Main Line right of way;
44. Thence easterly, along the south line of the Long Island Rail Road Main Line right of way, crossing the Long Island Rail Road Old Southern Division to the west line of 158th Street;
45. Thence southeasterly, along the west line of 158th Street to the north line of Liberty Avenue;
46. Thence westerly, along the north line of Liberty Avenue to the east line of the Long Island Rail Road Old Southern Division right of way;
47. Thence southerly, along the east line of the Long Island Rail Road Old Southern Division right of way to the south line of South Road;
48. Thence easterly, along the south line of South Road, crossing 159th Street, 160th Street, Union Hall Street, New York Boulevard, 164th Street and 165th Street, to the east side of 165th Street;
49. Thence northerly, along the east line of 165th Street, crossing South Road and Liberty Avenue to the south line of the Long Island Rail Road Main Line right of way;
50. Thence easterly, along the south line of the Long Island Rail Road Main Line right of way to the point or place of beginning, excepting therefrom any rights or properties held by the State of New York.

The above described area is located in Queens County, City and State of New York.

EXHIBIT B-1

PROPERTIES ACQUIRED AND TO BE ACQUIRED

PROPERTIES ACQUIRED

<u>Site No.</u>	<u>Block No.</u>	<u>Lot Numbers</u>
1	12051	20, 36
2	12045	1, 7, 192, 194
6A	12143	1, 6, 7, 9, 13, 14, 16, 18, 20, 39, 41, 42, 43, 45, 47, 48, 49, 50.
	12144	12, 14, 15, 16, 18, 20, 21, 22, 23, 37, 39, 41, 43, 45, 47, 48.
	12145	12, 13, 14, 15, 16, 18, 20, 31, 35.
6B	12146	1, 3, 4, 5, 7, 8, 10, 11, 12, 13, 14, 15, 16, 18, 19, 20, 21, 22, 24, 25, 26, 29, 35, 37, 38, 41, 46, 49, 54, 59, 65.

EXHIBIT B-1
(continued)

PROPERTIES ACQUIRED AND TO BE ACQUIRED

Properties Acquired continued

<u>Site No.</u>	<u>Block No.</u>	<u>Lot Numbers</u>
6C	12159	1, 2, 4, 6, 7, 8, 10, 12, 14, 15, 16, 17, 18, 20, 21, 23, 25, 31, 136, 37, 40, 43, 45, 50, 59, 60, 61, 65.
6D	12156	12, 14, 16, 18, 20, 39, 42, 46, 48 and 50.
6E	12158	32, 38, 42, 68, 72, 74, 77, and 79.
6F	12170	33, 36, 38, 44, 47, 52, 56, 62, 68, 70, 72, 76, and the adjoining creek bed.
10B	12320	1, 3, 4, 6, 7, 8, 9, 10, 11, 12, 14, 16, 18, 19, 20, 22, 23, 25, 26, 27, 29, 32, 34, 36, 37, 39, 45, 46, 48, 50, 53, 55, 56, 58, 61, 63, 65, 67, 68, 69, 71, 75, 80, 84 and 86.
	12321	101, 105, 107, 109, 111, 117, 121, 125 and 130.
	Beds of O'Donnell Road between 166th Street and Linden Boulevard; Sayres Ave., between 166th St. and New York Blvd.*	

* Sayres Avenue for street purposes only.

EXHIBIT B-1
(continued)

PROPERTIES ACQUIRED AND TO BE ACQUIRED

Properties Acquired continued

<u>Site No.</u>	<u>Block No.</u>	<u>Lot Numbers</u>
10A	12322	1, 3, 5, 6, 8, 10, 12, 14, 16, 18, 20, 23, 24, 29, 96, 102, 105, 107 and 110.
	166th St. between Sayres Ave., and Linden Blvd.	
12	10170	21, 28, 29, 229, 30, 32, 35, 38, 46, 49, 52, 53, 55, 57, 124, 125, 126, 127, 128, 129, 130.
13	10111	201, 203, 204, 207, 210, 218, 220.
	10112	13, 26, 39, 49, 50.
	10113	103
	10114	32, 60.
	10115	141, 45, 49, 50, 51, 151, 52, 59, 64, 66, 71, 75.
	Including adjoining portions of the beds of Tuckerton Street, 156th Street, 156th Place, and Guinzburg Road.	

EXHIBIT B-1
(continued)

PROPERTIES ACQUIRED AND TO BE ACQUIRED

PROPERTIES TO BE ACQUIRED

<u>Site No.</u>	<u>Block No.</u>	<u>Lot No.</u>
3	12008	7, 12, 25, 26 27, 28, 29, 30, 31, 34.
4	11980	6, 8, 11, 18, 20, 22, 24, 25, 26, 27, 28, 29, 30, 32.
	11994	1, 3, 5, 7, 8, 9, 12, 13, 14, 15, 16, 116, 17, 18, 20, 57.
7	10149	1, 2, 3, 4, 5, 6, 7, 9, 10, 12, 15, 16, 18, 19, 21, 24, 26, 76.
8	10128	1, 8, 17, 18, 19, 20, 21, 25, 27, 28, 29, 31, 33, 35, 36, 37, 39, 44, 46, 48, 50, 55, 56, 57, 58, 62, 63, 64, 65, 68, 70, 72.
9	10169	1, 8, 10, 12, 13, 14, 15, 16, 18, 19, 20, 120, 21, 23, 25, 26, 226, 225, 27, 227, 114, 112, 103, 102, 100, 94, 92.
11	10140	1, 2, 102, 3, 4, 5, 6, 7, 8, 9, 10, 11, 14, 46, 49, 50, 51, 52, 53, 55, 57, 58, 59, 65, 66

EXHIBIT B-1
(continued)

PROPERTIERS ACQUIRED AND TO BE ACQUIRED

PROPERTIES TO BE ACQUIRED

<u>Site No.</u>	<u>Block No.</u>	<u>Lot No.</u>
10C	10203	22, 24, 124, 26, 29, 31, 137
14	10120	25, 27, 30
15	10121	50, 51, 52, 53, 54, 55, 82, 83, 84, 85
16	10122	35, 37, 39
17	10123	25, 27, 30, 31, 32, 33
18	10124	30, 34, 35, 36
19	10130	1, 3, 4, 5, 6, 57, 58, 59, 60
19A	10130	20, 26(part), 27, 31, 32, 33, 35, 38, 39(part), 44, 46, 48
19B	10130 10131	26(part), 39(part) 29(part), 42(part)
20	10131	1, 2, 3, 5, 6, 7, 8, 9, 10
21	10131	29(part), 35, 37, 38(part), 42(part), 44, 47, 48
21A	10131	29(part), 38(part)
22	10133	1, 2, 3, 4, 5, 6, 59, 63
22A	10133	11, 12, 16, 20, 22, 24, 26, 28, 30, 36, 37, 39, 40, 41, 43, 44, 45, 47, 49
23	10141	51
24	10141	78, 79
25	10143	3, 5

EXHIBIT B-1
(continued)

PROPERTIES ACQUIRED AND TO BE ACQUIRED

PROPERTIES TO BE ACQUIRED (Street Area)

South Road between 150th Street and Long Island Rail Road
107th Avenue between 150th Street and Long Island Rail Road
Shore Avenue between Sutphin Boulevard and 154th Street
Yates Road between Sutphin Boulevard and 154th Street
108th Avenue between Sutphin Boulevard and Long Island Rail Road
Arlington Terrace between Sutphin Boulevard and 154th Street
109th Avenue between Sutphin Boulevard and Long Island Rail Road
Sutphin Boulevard between 109th Avenue and South Road
150th Street between South Road and Sutphin Boulevard
153rd Street between South Road and 107th Avenue and between 109th Avenue and 172 feet south of Arlington Terrace
154th Street between South Road and 109th Avenue
155th Street between South Road and 109th Avenue
156th Street between South Road and 108th Avenue
157th Street between South Road and 109th Avenue

EXHIBIT B-2

PROPERTIES NOT TO BE ACQUIRED "Q"
(SUBJECT TO REHABILITATION STANDARDS)

<u>BLOCK</u>	<u>LOT(S)</u>
10130	7, 9, 10, 11, 12, 13, 14, 15, 16, 18, 51, 52, 54, 55, 56
10133	8, 51, 53, 55, 57

EXHIBIT C

PROPERTY REHABILITATION STANDARDS

I. INTRODUCTION

These Guidelines summarize the Property Rehabilitation Standards that have been developed to serve as the basis for rehabilitation of designated properties (Q properties) within the urban renewal area. The Standards are separated into two general categories: first, the Mandatory Requirements which are the various codes and ordinances of The City and State of New York relating to building construction and housing and second, the Objectives which are the additional goals for the improvement of buildings, particularly housing, within the renewal area.

The intent of the Standards is to assure a high level of rehabilitation for health, safety and fire protection, light ventilation, cleanliness, repair and maintenance, and structural stability for properties designated for rehabilitation, as well as to prevent adequate or salvageable housing or non-residential structures from deteriorating below minimum levels that impair the comfort and appearance of the property and the attractiveness of the entire neighborhood.

The complete detailed Property Rehabilitation Standards are available upon request from the Bureau of Operational Services, Office of Development, Department of Housing Preservation and Development.

II. APPLICABILITY

The Property Rehabilitation Standards are mainly designed for residential structures. Non-residential properties need comply only with those standards that are applicable to such structures. Non-residential portions of mixed-use properties should be brought to a level which is compatible with the residential character of the property or project.

III. MANDATORY REQUIREMENTS

The Mandatory Requirements consist of all applicable codes, ordinances and regulations; these include but are

not limited to:

New York City:

Housing & Maintenance
Building Code
Air Pollution Control Code
Electrical Code

New York State

Multiple Dwelling Law

All properties "shall" (must) comply with these codes, ordinances and regulations as a minimum requirement.

IV. OBJECTIVES

The Objectives consist of additional goals for the upgrading of all properties in order to assure living units and public areas which provide for a healthful environment and complete living facilities arranged and equipped for suitable and desirable living conditions commensurate with the type quality of the property under consideration.

All properties "should" (as an option) meet the following objectives wherever possible.

A. EXTERIOR

The exterior physical appearance of buildings and grounds should be well maintained, provide reasonable durability and economy of maintenance, and be architecturally consistent with the surrounding neighborhood.

B. INTERIOR

The interior of buildings should provide for complete living facilities arranged and equipped for suitable and desirable living conditions. Public halls, cellars and work spaces should be clean and free of violations.

C. GENERAL

(1) Plumbing, heating and ventilating systems and their appurtenances should provide satisfactory water supply, drainage, venting and heating.

(2) Electrical and gas services shall conform to industry standards and those of the Bureau of Gas and Electricity of the Department of General Services.

(3) All requirements of The New York City Fire Department shall be met.

(4) The property shall be effectively protected against rodents and vermin.

EXHIBIT D

ADDITIONAL REGULATIONS, CONTROLS AND RESTRICTIONS FOR INDUSTRIAL REDEVELOPMENT PARCELS

A. GENERAL PROVISIONS

These regulations supplement Section C, Land Use Plan of this Urban Renewal Plan and are an integral part thereof.

B. LAND USE PROVISIONS

Permitted uses are limited to high performance manufacturing uses and uses accessory thereto which will conform to the regulations, restrictions and controls established in the Zoning Resolution for M1 Light Manufacturing Districts (High Performance).

C. OFF-STREET PARKING AND LOADING REGULATIONS

1. Required Accessory Off-Street Parking Spaces

Minimum parking shall be in accordance with the Zoning Resolution of the City of New York.

Sufficient space shall be provided off-street for employee parking.

2. Required Accessory Off-Street Loading Spaces

Sufficient space shall be provided, off-street, for loading and unloading of freight and delivery trucks, and for storing trucks waiting to use loading platforms during periods of peak truck arrivals.

D. PERFORMANCE STANDARDS

All industrial uses shall comply with the performance standards governing noise, vibration, smoke, dust or other particulate matters, odorous matter, toxic or noxious matter, radiation hazards, humidity, heat, or glare applicable to M1 Light Manufacturing Districts as set forth in the New York City Zoning Resolution.

E. ENCLOSURE AND SCREENING REQUIREMENTS

The enclosure of activities shall be in accordance with the Supplementary Use Regulations applicable to an M1 Light Manufacturing Districts as set forth in the New York City Zoning Resolution.

EXHIBIT D
(Continued)

In addition, the following minimum controls shall apply. Storage of materials or products shall be either enclosed within a building or contained in an open shed screened so as not to be visible from any street or other area accessible to the general public. Screening shall consist of walls or fences, trees and shrubs, and/or other methods compatible with the structures.

F. SIGN REGULATIONS

The erection of signs shall be in accordance with the Sign Regulations applicable to an M1 District as set forth in the New York City Zoning Resolution. In addition, the following minimum controls shall apply.

1. Advertising Signs

Advertising signs are prohibited.

2. Accessory Business Signs

Business signs may be illuminated but not flashing. The illumination shall be indirect, being derived entirely from an external artificial source and so arranged that no direct rays of light are projected from such source into any streets or into residential buildings outside the industrial area. No illuminated sign shall be displayed on any building wall facing an adjacent Residence District.

G. LIGHTING

All on-site lighting is to be so arranged that no direct rays of light are projected on to the surrounding streets.

H. ACCESS AND EGRESS

Every effort should be made to minimize the number of access and egress points and to situate such points so as not to unduly obstruct the flow of traffic in the area.

I. STREET TREES

Trees are to be planted on all streets that abut industrial parcels. Planting is to be in accordance with Department of Parks, Recreation and Cultural Affairs guidelines.

