

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

THIRD AMENDED  
URBAN RENEWAL PLAN

SOUTH JAMAICA I URBAN RENEWAL AREA

Queens  
Community District No. 12

July 1991

## HISTORY OF PRIOR APPROVALS

### Original

Approved by the City Planning Commission: June 25, 1971 (CP-21598)  
Adopted by the Board of Estimate: August 19, 1971 (Cal. # 28)

### Amendments

#### First:

Approved by the City Planning Commission: October 20, 1975 (CP-23020)  
Adopted by the Board of Estimate: October 6, 1977 (Cal. # 20)

#### Minor Change:

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

#### Second

Approved by the City Planning Commission: October 15, 1988 (C870865HUQ)  
Adopted by the Board of Estimate: December 15, 1988 (Cal. No. 25)

#### Third:

Approved by the City Planning Commission: \_\_\_\_\_, 19\_\_  
Adopted by the City Council: \_\_\_\_\_, 19\_\_

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## A: URBAN RENEWAL AREA

### 1. BOUNDARY

The South Jamaica I Urban Renewal Area ("Area") is located in Community District No. 12, in the borough of Queens. The Area is generally bounded by (i) South Road on the north, (ii) 167th Street on the east, (iii) Sutphin Boulevard and 116th Avenue on the south, and (iv) 147th Street and Sutphin Boulevard on the west. The boundary of the Area is described in Exhibit A ("Project Boundary Description") and is shown on Map 1, dated March, 1971, revised to July 1991 ("Project Boundary Map"). The Project Boundary Map also shows all thoroughfares and street rights-of-way. The major streets include: Sutphin Boulevard, Linden Boulevard and 167th Street.

Those properties in the Area which have been or will be acquired by the City of New York ("City") pursuant to this Urban Renewal Plan ("Plan") are indicated on the Project Boundary Map and are listed in Exhibit B ("Properties Acquired And to be Acquired"). Those properties in the Area which will not be acquired by the City pursuant to this Plan are indicated on the Project Boundary Map and are listed in Exhibit C ("Properties Not to be Acquired").

### 2. ELIGIBILITY

The Area is eligible for designation as an urban renewal area pursuant to Article XV ("Urban Renewal Law") of the General Municipal Law of the State of New York ("State"). The following insanitary and substandard conditions adversely affect the quality of life in the Area and its immediate vicinity:

- 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. Incohesive neighborhood due to an incomplete mixture of uses adjacent to residential development.
- e. 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.
- f. Insufficient light and ventilation.
- g. Illegal uses and conversions.

A: URBAN RENEWAL AREA continued

- h. Inadequate maintenance.
- i. Abandoned or underutilized properties.
- j. Poorly or improperly designed street patterns and intersections.
- k. Impractical street widths, sizes, and shapes.
- l. Blocks and lots of irregular form or shape or of insufficient size, width, or depth.

B: URBAN RENEWAL PLAN

1. LEGAL AUTHORITY

This Plan is issued by the City, acting by and through its Department of Housing Preservation and Development ("HPD"), pursuant to the Urban Renewal Law. All properties to be acquired in accordance with this Plan will be acquired pursuant to the Urban Renewal Law in accordance with the State's Eminent Domain Procedure 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.

B: URBAN RENEWAL PLAN continued

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.5.

h. Proposed Time Schedule For Effectuation Of Plan

<u>Project Activity</u>	<u>Estimated Commencement Date</u>	<u>Estimated Completion Date</u>
Land Acquisition	March 1974	June 1992
Relocation of Site Occupants	March 1974	June 1993
Demolition and Site Clearance	September 1975	July 1994
Site Preparation (Including Installation of Site Improvements)	July 1977	January 1995
Land Disposition	July 1977	January 1995
Project Completion		January 2000

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;

B: URBAN RENEWAL PLAN continued

- 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 and private parking, and public facilities.
- 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 set forth in Map 2, dated March 1971, revised July 1991 ("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 (R-4 and R3-2). 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 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 similar nature shall also be permitted.

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



C: LAND USE CONTROLS continued

(2) Community Facility

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

(4) 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. Development of any uses within Use Group 18 of the Zoning Resolution of the City of New York shall not be permitted on Sites 12A or 12B and Use Group 16C shall not be permitted on Site 12B.

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.

(a) Supplementary Controls on Specific Sites

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

(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 enforce the existing urban pattern and there should be minimal initial setbacks from front and side lot lines.

C: LAND USE CONTROLS continued

(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) 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.

c. Environmental Review

All projects for the redevelopment of the Area are subject to the requirements of Article 8 ("SEQRA") of the State's 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. Properties Acquired or to be Acquired Pursuant To This Plan

Those properties in the Area 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.

b. Properties Acquired Through Other Means

Those properties in the Area which have been or are acquired by the City through authority other than that set forth in this Plan will nevertheless be developed in accordance with this Plan, unless HPD determines that an alternative use is appropriate.

c. Properties Not to be Acquired

Those properties in the Area which will not be acquired by the City pursuant to this Plan are listed in Exhibit C and shown on Map 1. 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 residents 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.

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. Sites 19B and 21A are to be acquired for street purposes only. O'Donnell Road and Phroane Avenue extension will be remapped.

D: RENEWAL ACTIONS continued

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 requirements of this Plan will be implemented, wherever applicable, by appropriate covenants or other provisions in the disposition instruments.

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

No covenant, lease, agreement, conveyance, or other instrument will be effected or executed by the City or by a redeveloper or any of its successors or assigns, whereby land in the Area is restricted upon the basis of race, creed, color, gender, national origin, sexual orientation, or affectional preference. Appropriate covenants running with the land, which will prohibit any such restrictions, will be included in the disposition instruments.

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.

E: REDEVELOPER OBLIGATIONS continued

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, including, but not limited to, the Application for Sponsorship (Form Dev-2A and Vendex Questionnaires), Project Summary or Plan and Project, and the Land Disposition Agreement.

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. SUBDIVISIONS

The 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 development site is marketable and developable in accordance with this Plan and with all applicable laws, codes, ordinances, and regulations. The subdivision of a development site will not require review or approval by CPC, but the Urban Renewal Plan, as modified, indicating such subdivision including any related new exhibits will be filed with the Department of City Planning for information purposes.

G: DURATION OF LAND USE PLAN

This Plan will remain in effect for a period of forty (40) years from the date of the original approval of this Plan by the City's Board of Estimate, except as provided in Section F.



## EXHIBIT A

### PROJECT 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 Guy R. Brewer Boulevard (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;

EXHIBIT A  
(continued)

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;

EXHIBIT A  
(continued)

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 lot line of Tax Lot 32, Tax Block 11980;
33. Thence northerly, along the west lot lines of Tax Lots 32, 30, 29, and 28, Tax 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 Tax Lot 11 and Tax 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;

EXHIBIT A  
(continued)

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, Guy R. Brewer Boulevard (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

PROPERTIES ACQUIRED AND TO BE ACQUIRED

PROPERTIES ACQUIRED

<u>Site</u>	<u>Block</u>	<u>Lot(s)</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.
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.

EXHIBIT B  
(continued)  
PROPERTIES ACQUIRED AND TO BE ACQUIRED

PROPERTIES ACQUIRED continued

<u>Site</u>	<u>Block</u>	<u>Lot(s)</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.	
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
10c	10203	26, 29, 31, p.o 137, p.o. bed of Baisley St.
10d	10203	p.o. the bed of Baisley street, p.o.137
12a	10170	28, 29, 229, 30, 32, 35, 38, 46, p.o. 49.
12b	10170	p.o. 49, 21, 52, 53, p.o. 55, p.o. 57, p.o. 124, p.o. 125, p.o. 126, 127, 128, p.o. 129.
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  
(continued)

PROPERTIES ACQUIRED AND TO BE ACQUIRED

PROPERTIES ACQUIRED continued

	<u>Site</u>	<u>Block</u>	<u>Lot</u>
*	14	10120	25, 27, 30
	15	10121	50, 51, 52, 53, 54, 55, 82, 83, 84, 85.
	16	10122	35
	17	10123	25, 27, 30, 31, 32, 33
	18	10124	30, 34
	19	10130	1, 3, 4, 5, 6, 57, 58 59, 60
	19a	10130	20, p.o. 26, 27, 31, 32 33, 35, 38, p.o. 39, 44, 46, 48
**	19b	10130	p.o.26, p.o.39
		10131	p.o. 29, 42
	20a	10131	8, 9, 10
	20b	10131	3, 5, 6
	21	10131	p.o.29, 37, p.o.38, 44 47, 48
**	21a	10131	p.o.29, p.o.38
	22	10133	1, 2, 3, 4, 5, 6, 59, 63
	22a	10133	11, 12, 16, 20, 22, 24, 26, 28, p.o.30, 37, 39, 40, 41, 43, 44, 45, 47,49
	23	10141	51
	24	10141	78, 79
	25	10143	3, 5

\*This site designated as open space will be developed together with the residential sites by the developer selected to do the housing.

\*\*For street purposes only.

EXHIBIT B  
(continued)

PROPERTIES ACQUIRED AND TO BE ACQUIRED

PROPERTIES TO BE ACQUIRED

<u>Site</u>	<u>Block</u>	<u>Lot</u>
3	12008	7, 12, 25, 26, 27, 28, 29, 30, 31, 34.
4a	11980	18, 20, 22, 24, 25, 26, 27, 28, 29, 30, 32.
4b	11994	1, 3, 5, 7, 8, 9, 12, 13, 14, 15, 16, 116, 17, 18, 20, 57.

(5 Deleted from Urban Renewal Plan.)

7	10149	12, 15, 16, 18, 19, 21, 24.
8a	10128	1, 8, 17, 72
8b	10128	21, 25, 27, 28, 29, 31, 33, 35, 36, 62, 65, 68.
8c	10128	44, 46
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.
11a	10140	102, 3, 4, 5, 57, 58, 59, 65, 66.
11b	10140	9, 10, 11, 14, 46, 49.



EXHIBIT B  
(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  
Hendrickson Place between Merrick Boulevard and 166th Street  
(Block 10170, Lots: p.o.57, p.o.55, p.o.124, p.o.125, p.o.126, p.o.129, 130)  
O'Donnell Road between New York Boulevard and 166th Street  
Phroane Avenue (extension) between New York Boulevard and 166th Street.

EXHIBIT C

PROPERTIES NOT TO BE ACQUIRED

Block

Lot(s)

10130

7,9,10,11,12,13,14,15,16,18,51,52,54,55,56

10133

8,51,53,55,57

## 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 M-1 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 M-1 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 M-1 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 material 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 M-1 District as set forth in the New York City Zoning Resolution. In addition, the following minimum controls shall apply.

1. Advertising Signs

Advertising signs are prohibited.

2. Accessory Business Signs

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

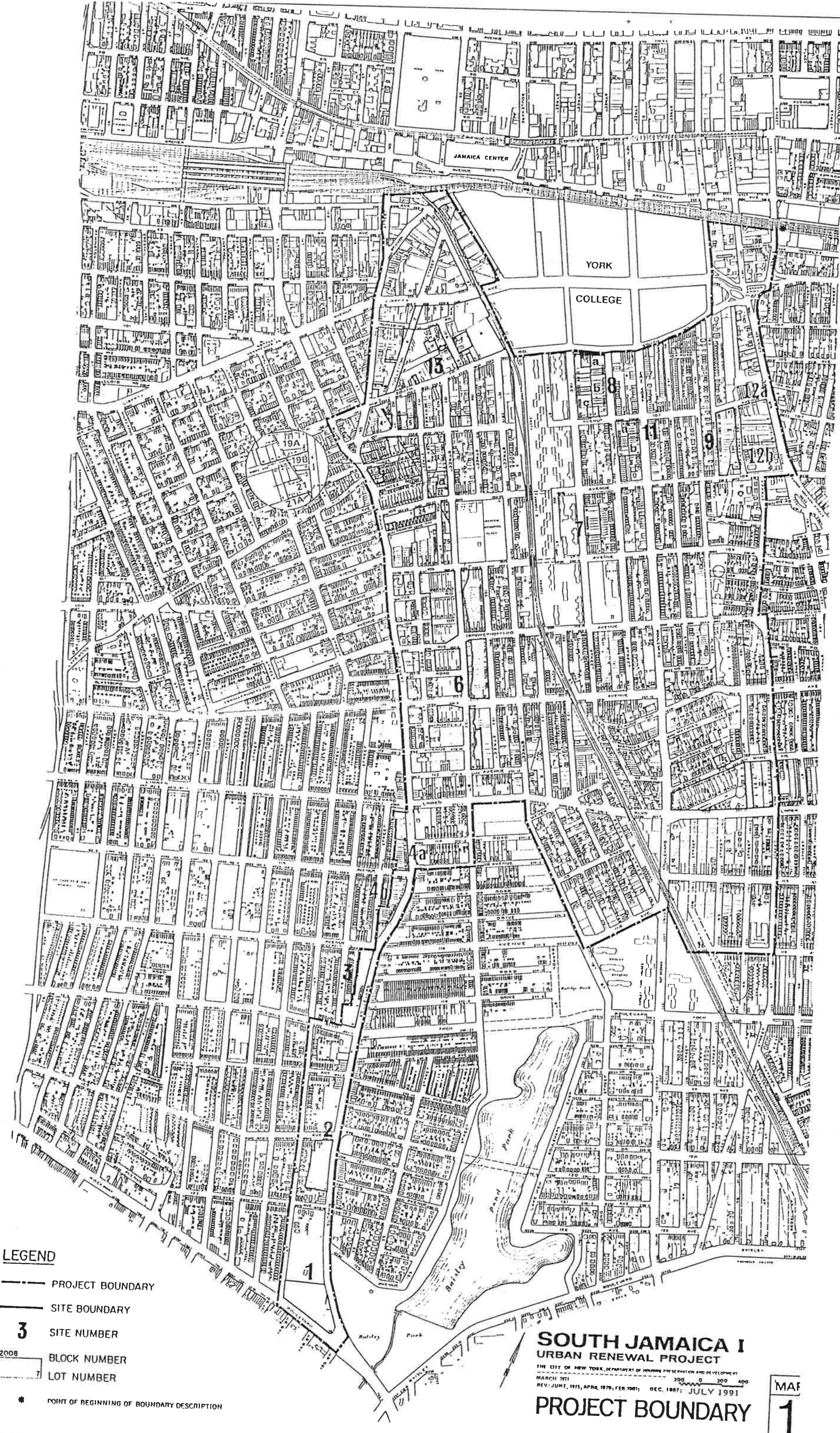
All on-site lighting is to be so arranged that no direct rays of light are projected on to the surrounding streets.

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.



LEGEND

- PROJECT BOUNDARY
- SITE BOUNDARY
- 3 SITE NUMBER
- 12008 BLOCK NUMBER
- 7 LOT NUMBER
- \* POINT OF BEGINNING OF BOUNDARY DESCRIPTION

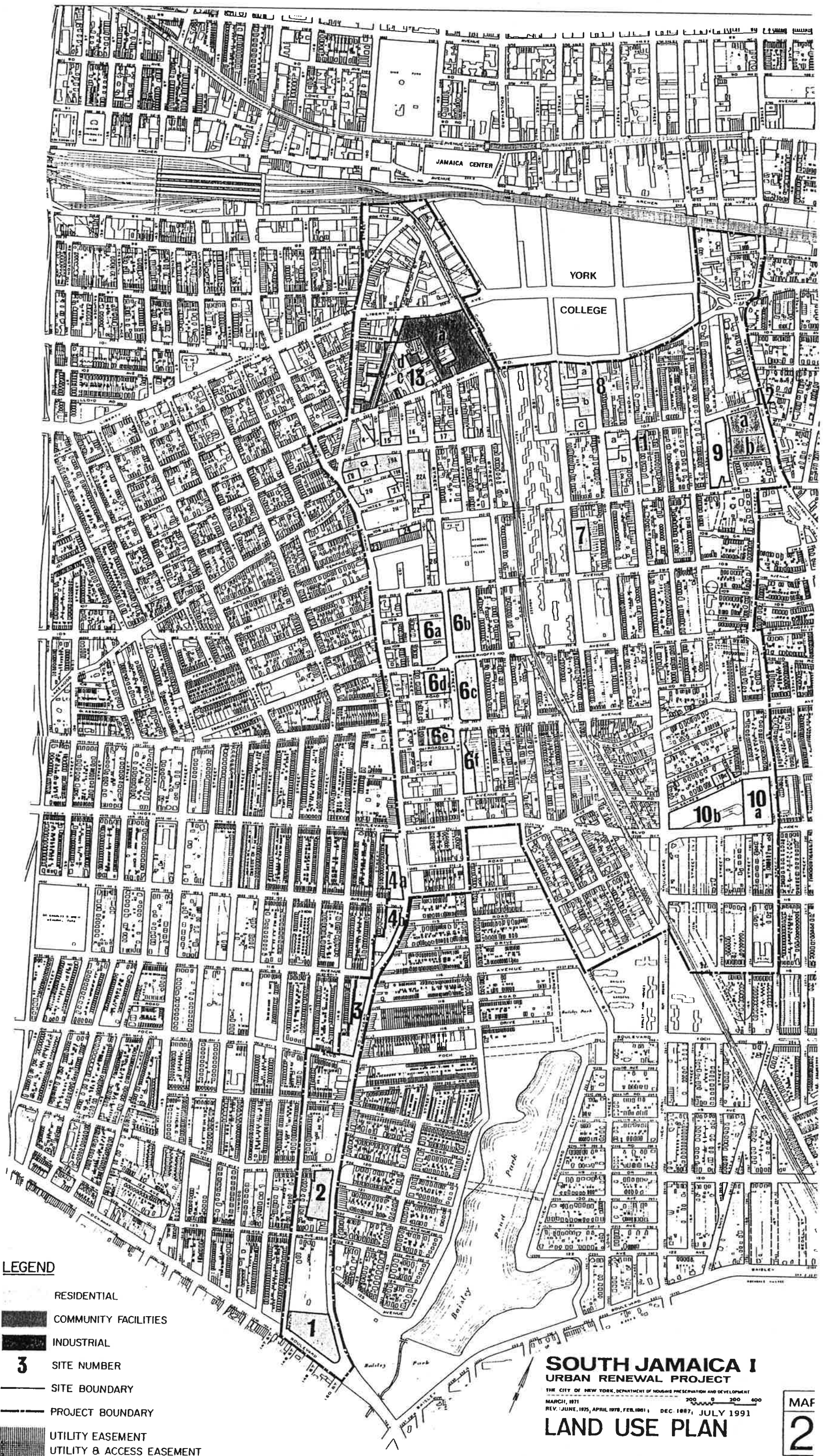
**SOUTH JAMAICA I  
URBAN RENEWAL PROJECT**

THE CITY OF NEW YORK, DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT  
MARCH 1971  
REV. JUNE, 1975, APRIL 1978, FEB 1991 DEC. 1987; JULY 1991

**PROJECT BOUNDARY**

MAP  
**1**





LEGEND

- RESIDENTIAL
- COMMUNITY FACILITIES
- INDUSTRIAL
- 3 SITE NUMBER
- SITE BOUNDARY
- PROJECT BOUNDARY
- UTILITY EASEMENT
- UTILITY & ACCESS EASEMENT

**SOUTH JAMAICA I**  
**URBAN RENEWAL PROJECT**  
THE CITY OF NEW YORK, DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT  
MARCH, 1971  
REV. JUNE, 1975, APRIL, 1978, FEB, 1981, DEC, 1987, JULY 1991  
**LAND USE PLAN**