

ZEREGA AVENUE
URBAN RENEWAL PROJECT
CITY OF NEW YORK, N.Y.

JULY 1968
Amended February 11, 1970

City of New York
Housing & Development Administration

ZEREGA AVENUE
URBAN RENEWAL PROJECT
CITY OF NEW YORK, N.Y.
URBAN RENEWAL PLAN

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SECTION II. DESCRIPTION OF PROJECT

A. Boundary of the Urban Renewal Area

The boundaries of the Urban Renewal Area are shown on Map No. 1, Project Boundary Map, dated July 1, 1968 (Amended February 11, 1970) and are described in the attached Exhibit "A" Boundary Description.

B. Urban Renewal Plan Objectives

The objectives of the Urban Renewal Plan are to strengthen the overall economy of the City by expanding job opportunities through a partnership of private and public development in an underutilized industrial area. The Plan seeks the elimination of blighting influences in the area by removal of substandard influences and insanitary structures, the removal of impediments to land disposition and development; the establishment of appropriate industrial land uses which will strengthen the support and area's industrial character.

The area is eligible under State and local law for the actions proposed and has been delineated so as to provide reasonable protection of the area after the renewal by constituting a stable area in itself and by reflecting a beneficial influence on abutting private development, public uses, improvement and other programs in the immediate and general area.

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SECTION 11. (cont'd)

The following types of deficiencies are present and adversely affect living and economic conditions in the project area and in the immediate neighborhood:

1. Inadequate sewers and unpaved streets.
2. Vacant parcels in use as illegal dumping grounds.
3. Unsatisfactory standards of maintenance or repair of existing improvements.
4. Extensive acreage uneconomically used for open storage.

C. Types of Proposed Renewal Action

Properties to be acquired are shown in Exhibit A.

Structures on acquired parcels will either be renovated for light industrial use or will be demolished and replaced by new construction for light manufacturing and related office use. Vacant parcels will be improved for industrial use. Sewers and streets will be installed as required.

The development of privately owned parcels to fulfill the Urban Renewal Plan is encouraged.

SECTION III LAND USE PLAN

Map II, Land Use Plan Map, dated July 1, 1968 (amended February 11, 1970) shows new uses to be established.

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SECTION III (cont'd)

A. Permitted Uses

As shown on the Land Use Plan Map dated July 1, 1968 (Amended February 11, 1970) the following uses shall be permitted:

1. Industrial

Industrial uses will include uses permitted in an M1-1 district.

2. Public and/or Industrial

Block 3840 contains a Shelter for Delinquent Children; this use will remain until permanent facilities outside area are built. No subsequent use, except industrial, will be permitted on this site.

Block 3842 will provide for a bus garage operated by MABSTOA.

3. Residential

The portion of Lot 55 on Block 3827 zoned R-5 may be used for residential use. If residential development does not take place within a reasonable time it should be rezoned M1-1 and developed for industry.

4. Commercial

Commercial uses will be permitted on that portion of Block 3858 within 100 feet south of the southerly line of Westchester Avenue as currently zoned.

B. Duration of Land Use Provisions and Building Requirements

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

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SECTION III (cont'd)

C. Applicability of Land Use Provisions and Building Requirements to Properties Which Are Not to be Acquired

All "Q" properties (not to be acquired) will be subject to requirements of the Zoning Resolution. In event that the use of any "Q" properties is changed or existing building on such property is enlarged, altered, converted, reconstructed or relocated it shall be in accordance with the applicable provisions of the Zoning Resolution of the City of New York.

D. Proposed Street Demappings and Utility Easements

Demapping of streets, now generally not opened, and utility easements as shown in Land Use Plan Map are subject to study and approval by concerned city agencies.

SECTION IV. PROJECT PROPOSALS

A. Land Acquisition

Properties within the project area, except those designated "not to be acquired," may be acquired for development, clearance and redevelopment or rehabilitation to meet at least minimum standards contained in applicable existing laws, codes, ordinances and regulations of the City of New York and the State of New York. Such properties are shown on the Project Boundary Map, dated July 1, 1968 (Amended February 11, 1970).

B. Owners' Development

It is the intent of the City of New York to achieve maximum feasible private development and redevelopment.

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SECTION IV - (cont'd)

B. Owners' Development

The owner of property within the designated area who desires to develop or redevelop his property may, therefor, secure exclusion of said property from acquisition by the City of New York pursuant to this Urban Renewal Plan upon the submission to the City of New York by him of an acceptable proposal for said development and improvement of his property for a use or uses meeting the requirements of this Urban Renewal Plan.

C. Redevelopers' Obligations

1. The regulations and controls set forth in Section III hereof, Land Use Plan, 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 use specified in this Urban Renewal Plan.
3. 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 contract or lease within a reasonable time, as determined and set forth in the contract or lease between the City of New York and the redeveloper.

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SECTION IV (cont'd)

4. The redeveloper or redevelopers of project land shall not sell, lease or otherwise transfer such land at any time prior to the completion of the redevelopment thereof without the prior written consent of the City of New York, except as set forth in the contract or lease between the City of New York and the redeveloper.
5. 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 assigns, whereby land in the project area is restricted upon basis or race, creed, color or national origin. 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 Urban Renewal Plan, the quality of design,

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SECTION IV (cont'd) Redevelopers' Obligations

and the character of proposed construction, shall be submitted for review and approval to the City Planning Commission or its designee by each redeveloper prior to commencement of construction. Any material changes proposed after receipt of such approval by the City Planning Commission or its designee, shall be similarly submitted for review and approval. Samples of materials in sufficient quantity to establish color, texture and combinations of materials shall also be submitted to City Planning Commission or its designee, after construction for final determination of compliance.

7. Redevelopers shall agree to meet prescribed standards covering labor force employed on improved parcels. Such standards will govern wages, number of square feet of work space per worker, stability of employment and availability of job and promotional opportunities for Negroes and Puerto Ricans. These agreements shall be included in the disposition agreements where applicable.

SECTION V. OTHER PROVISIONS TO MEET STATE AND LOCAL REQUIREMENTS

The following statement is set forth to indicate compliance with Article XV of the General Municipal Law of the State of

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SECTION V. (cont'd) OTHER PROVISIONS TO MEET STATE AND LOCAL REQUIREMENTS

New York and more particularly, Section 502, subdivision 7, thereof.

- A. Statement of Proposed Land Uses - See SECTION III of this Urban Renewal Plan.
- B. Proposed Land Acquisition, Demolition and Removal of structures - See SECTION IV of this Urban Renewal Plan.
- C. Proposed Public, Semi-Public, Private or Community Facilities or Utilities - See SECTION III of this Urban Renewal Plan.
- D. 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, amendment to existing zoning resolution for Block 3827, as noted in SECTION III may be required.
- E. Proposed Program of Code Enforcement - Not Applicable.
- F. Proposed Acquisition of Air Right and Concomitant Easements or Other Rights of User Necessary for the Use and Development of such Air Rights - Not Applicable.
- G. Proposed Methods or Techniques of Urban Renewal - See SECTION IV of the Urban Renewal Plan.
- H. Proposed Time Schedule for the Effectuation of the Urban Renewal Plan.

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SECTION V (cont'd) OTHER PROVISIONS TO MEET STATE AND LOCAL REQUIREMENTS

Estimated Completion Date of Project: Summer 1973

<u>Project Activity</u>	<u>Starting Date</u>	<u>Completion Date</u>
1. Land Acquisition	Spring 1970	Winter 1970
2. Relocation of Site Occupants	Spring 1970	Spring 1971
3. Demolition and Site Clearance	Spring 1970	Summer 1971
4. Disposition of Land	Summer 1970	Fall 1971
5. Site Preparation Including Installation of Project Improvements	Summer 1970	Summer 1973

SECTION VI. PROVISIONS FOR CHANGES IN THE APPROVED PLAN

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, in writing, by the purchaser or lessee of the specific property covered by the modification.

This shall not be construed to require the consent of the purchaser or lessee of any other parcel in the project area.

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SECTION VII MINOR CHANGES

Where, owing to special conditions, a literal enforcement of these restrictions, in regard to the physical standards and the requirements as referred to in Section II, III, and IV of this Urban Renewal Plan, would result in unnecessary hardship, involve practical difficulties, or would constitute unreasonable limitation beyond the intent and purpose of these restrictions, the City Planning Commission or its designee shall have the power, upon appeal in specific cases, to authorize such variation or modification of the terms of these restrictions to conform with the intent and purpose of this Urban Renewal Plan provided that no change or modification shall be permitted by the City Planning Commission or its designee, which is less restrictive than or contrary to applicable State and local codes and ordinances,

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EXHIBIT A

Properties To Be Acquired

<u>Block</u>	<u>Lot</u>	<u>Block</u>	<u>Lot</u>
3825	1	3838	175
	19		227
	30	3840	1
	100	3841	1
3827	1	3842	1
	55	3844	16
3830	44		18
	51		120
3833	1		132
	6	3849	1
	13	3850	1
	70		11
	74	3851	5
3834	1		13
	7	3852	1
	10		25
	14		36
	30		41
	33	3854	1
	60		3
	63		10
	70		19
3838	1		29
	73		35
	76	3855	1
	115		16
	126		
	135		

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EXHIBIT B

BOUNDARY DESCRIPTION

BEGINNING at the intersection of the easterly line of Havemeyer Avenue and the southerly line of Westchester Avenue;

Thence, easterly along the southerly line of Westchester Avenue to its intersection with the easterly line of Zerega Avenue.

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

Thence, easterly along the northerly line of Halsey Street to its intersection with the northerly prolongation of the easterly line of Kinnear Place;

Thence, southerly along the prolongation of the easterly line of Kinnear Place and along such line to its intersection with the northerly line of Lot 120 of Block 3844;

Thence, easterly along the northerly line of Lot 120 of Block 3844 and its prolongation to its intersection with the westerly line of Seabury Avenue;

Thence, northerly along the westerly line of Seabury Avenue to its intersection with the southerly line of Westchester Avenue;

Thence, easterly along the southerly line of Westchester Avenue to its intersection with the easterly line of Commerce Avenue;

Thence, southerly along the easterly line of Commerce Avenue to its intersection with the northerly line of Lot 227 of Block 3838;

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Thence, easterly along the northerly line of Lot 227 of Block 3838 to its intersection with the westerly line of Westchester Creek;

Thence, southerly along the westerly line of Westchester Creek to its intersection with the southerly line of Watson Avenue;

Thence, westerly along the southerly line of Watson Avenue to its intersection with easterly line of Zerega Avenue;

Thence, southerly along the easterly line of Zerega Avenue to a point on the easterly line of Zerega Avenue 103.06 feet south of its intersection with the southerly line of Blackrock Avenue;

Thence, westerly across Zerega Avenue to the southeasterly corner of Lot 30 of Block 3825 and along the southerly line of Lot 30 to its intersection with the easterly line of Lot 27 of Block 3825;

Thence, southerly along the easterly line of Lot 27 to its intersection with the northerly line of Chatteron Avenue;

Thence, westerly along the northerly line of Chatteron Avenue to its intersection with the northerly line of Cross Bronx Expressway;

Thence, westerly along the northerly line of the Cross Bronx Expressway to its intersection with the easterly line of Havemeyer Avenue;

Thence, northerly along the easterly line of Havemeyer Avenue to its intersection with the northerly line of Blackrock Avenue;

Thence, easterly along the northerly line of Blackrock Avenue to its intersection with the westerly line of Lot 1 of Block 3827;

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Thence, northerly along the westerly line of Lot 1 of Block 3827 to its intersection with the northerly line of Lot 1 of Block 3827;

Thence, easterly along the northerly line of Lot 1 of Block 3827 to its intersection with an easterly line of Lot 1 of Block 3827;

Thence, northerly along said easterly line of Lot 1, and along the westerly end of Watson Avenue to its intersection with a southerly line of Lot 1 of Block 3826.

Thence, easterly along said southerly line of Lot 1 of Block 3826 to its intersection with an easterly lot line of Lot 1 of Block 3826;

Thence, northerly along said easterly lot line of Lot 1 of Block 3826 to its intersection with the northerly line of Watson Avenue;

Thence, easterly along the northerly line of Watson Avenue to its intersection with the westerly line of Lot 55 of Block 3827;

Thence, northerly along the westerly line of Lot 55 of Block 3827 and its prolongation to its intersection with the northerly line of Haviland Avenue;

Thence, easterly along the northerly line of Haviland Avenue to a point 250 feet west of the westerly line of Zerega Avenue

Thence, northerly along a line 250 feet west of and parallel to westerly line of Zerega Avenue to its intersection with the southerly line of Waterbury Avenue;

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Thence, westerly along the southerly line of Waterbury Avenue to its intersection with the easterly line of Havenmeyer Avenue;

Thence, northerly along the easterly line of Havenmeyer Avenue to its intersection with the southerly line of Westchester Avenue to the point or place of BEGINNING.

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EXHIBIT C

ADDITIONAL REGULATIONS, CONTROLS AND RESTRICTIONS TO BE IMPOSED BY THE PLAN ON THE SALE, LEASE OR RETENTION OF ALL REAL PROPERTY ACQUIRED

A. LAND USES

a. Permitted

Any use allowed under zoning regulations may be permitted with exceptions noted below. However, the Economic Development Administration will determine which use best meets the requirements of the Plan in weighing alternative proposals for the same site.

b. Not Permitted

The following are prohibited:

All uses identified under Use Group 18 in Zoning Resolution of the City of New York.

Open storage including but not limited to lumber yards, and contractors yards, dead car storage, building material storage.

Enclosed dead storage unless ancillary to manufacturing firms within the urban renewal area.

B. PERFORMANCE STANDARDS

All uses within the Industrial Renewal Area shall comply with the performance standards governing noise, vibration, smoke, dust or other particular matter, odorous matter, toxic or noxious matter, radiation hazards, humidity, heat, or glare applicable to Manufacturing District, as set forth in the New York City Zoning Resolution.

C. ENCLOSURE AND SCREENING REQUIREMENTS

The enclosure of activities shall be in accordance with the Supplementary Use Regulations applicable to the appropriate Manufacturing District as set forth in the New York City Zoning Resolution. 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 may consist of densely planted shrubs or hedges supplemented by a chain-link fence. If a wall is used for such screening purposes, such

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EXHIBIT C (cont'd)

C. ENCLOSURE AND SCREENING REQUIREMENTS - continued

wall shall be architecturally compatible with and preferably shall be of the same material and color as the exterior of the plant or building to which the storage is accessory.

D. OFF-STREET LOADING

Off-street loading berths accessory to uses developed on Blocks 3833 and 3834 shall be designed not to require access from Waterbury Avenue.

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EXHIBIT C - (cont'd)

E. SIGN REGULATIONS

The erection of signs shall be in accordance with the Sign Regulations applicable to the appropriate Manufacturing 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

- a. One flat wall sign is permitted for identification of each individual industrial or business establishment. Alternatively, such a sign may take the form of architectural lettering on the face of the building.
- b. The surface area of such sign shall not exceed one and a half square feet per linear foot of the building wall on which it is displayed or 150 square feet, whichever is less.
- c. 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.
- d. Signs shall not be located on or projected above the roofs of buildings and shall not exceed a height of 20 feet above curb level.
- e. In addition to one flat wall sign or sign in form of architectural lettering, each industrial or business establishment may have one free-standing sign, either non-illuminated or with indirect illumination, with open or solid surface, identifying the name of the firm. The surface area of such sign shall not exceed 12 square feet and its height above ground shall not exceed 4 feet. It may be located in a front yard.

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EXHIBIT C - (cont'd)

E. SIGN REGULATIONS

2 Accessory Business Signs - (cont'd)

- f. Accessory business signs are for purposes of identification. They should be in good taste and enhance the appearance of the premises. Designs for signs must be reviewed and approved by the City Planning Commission or its designee, which may modify the restrictions of the preceding paragraphs as necessary to achieve a better overall appearance within the spirit and intent of the restrictions.

3. Additional Signs

One sign with an area not exceeding two square feet shall designate each entrance to or exit from an off-street parking or loading area, open or enclosed. No such sign shall extend more than three feet above the ground. These signs shall be affixed to, or made a part of, a screen wall where possible.

F. DISCHARGE OF INDUSTRIAL WASTES

Sewage and industrial wastes shall be discharged into the public sewers of the City of New York or into private sewers or drains emptying into the City sewer system in accordance with the provisions of "Regulations Covering the Discharge of Sewage, Refuse, Factory Waste, or Trade Waste, into the Public Sewers of the City" issued by the Department of Public Works, City of New York, and in accordance with the rules and regulations of the Administrative Code of the City of New York.

G. ARCHITECTURAL CONTROLS

In order to assure an environment of harmonious and pleasing appearance throughout the proposed development, architectural controls and review of plans are required as follows:

1. Acceptable materials for the exterior faces of buildings shall be: Common or face brick, exterior tile or facing block, cement block with special surfaces, cast stone, precast panels and metal curtain wall panels. Other materials may be used only as approved by the City Planning Commission or its designee.

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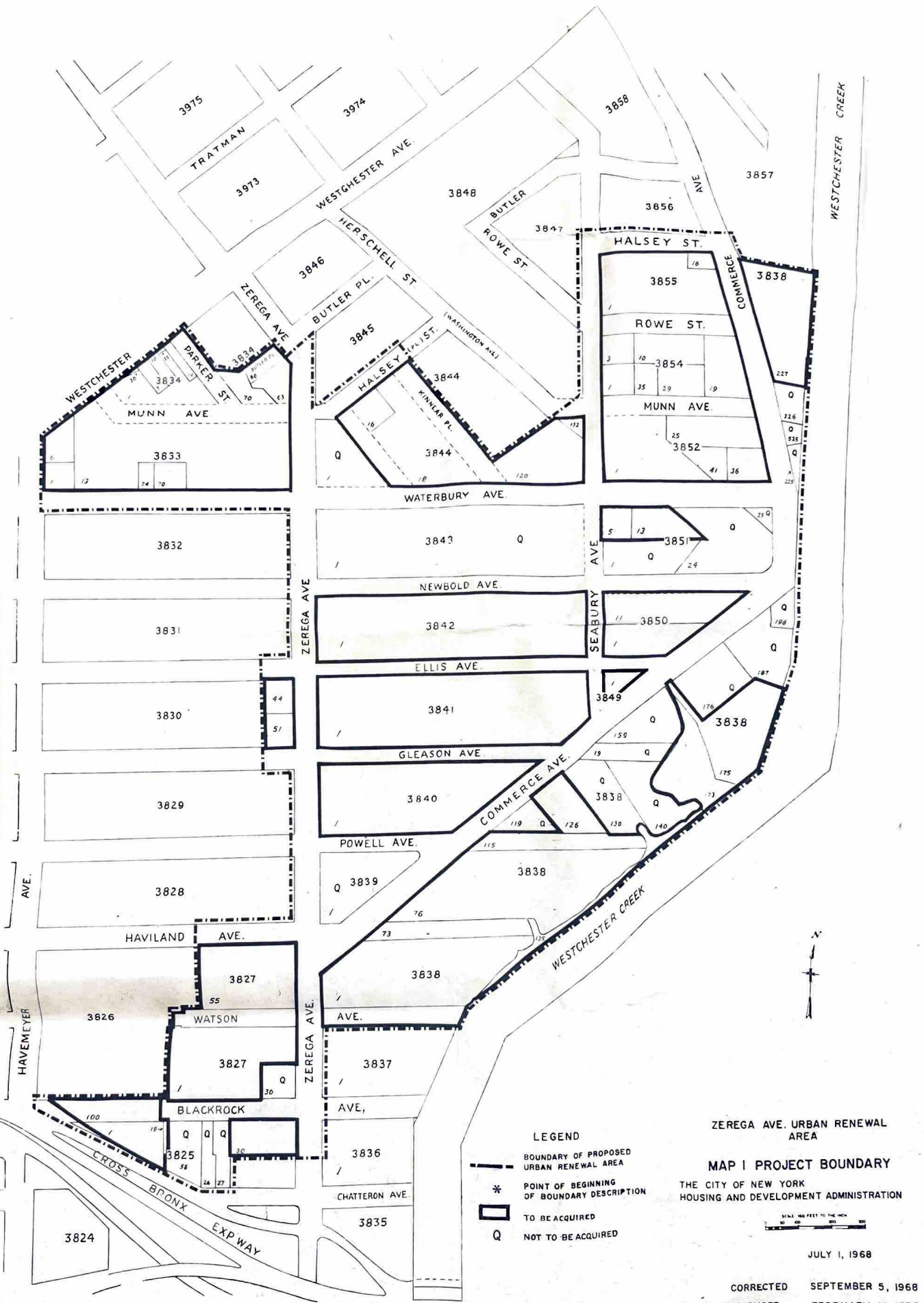
EXHIBIT C - (cont'd)

G. ARCHITECTURAL CONTROLS - (cont'd)

2. Construction of buildings shall be in accordance with highest standards of workmanship.
3. All exteriors of any individual structure shall be treated architecturally as a unit and designed with equal care. Generally, all exposed walls of such structure shall be constructed of, or faced by the same material or combination of materials. This shall not be interpreted to exclude the use of different materials for architectural accents or motifs where designated. An individual structure, within the meaning of this paragraph, is a complete plant or any free standing, or partly free standing portion of a plant.
4. Buildings shall be neatly maintained and kept in a good state of repair. Open landscaped space and areas devoted to parking and freight loading and unloading shall be kept in a visually attractive and functionally adequate condition.
5. Roof top equipment, utilities and accessories shall be screened from view by a permanent enclosure. No projection above roof shall exceed 15' - 0" in height.
6. Prior to proceeding with working drawings the developer shall submit to the City Planning Commission or its designee preliminary development plans for design review and approval.

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ZEREGA AVE. INDUSTRIAL DEVELOPMENT DIST.



ZEREGA AVE. URBAN RENEWAL AREA

MAP I PROJECT BOUNDARY

THE CITY OF NEW YORK
HOUSING AND DEVELOPMENT ADMINISTRATION

SCALE: 100 FEET TO THE INCH

JULY 1, 1968

CORRECTED SEPTEMBER 5, 1968
AMENDED FEBRUARY 11, 1970

ZEREGA AVE. INDUSTRIAL DEVELOPMENT DIST.

