



IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development (HPD), Pursuant to Section 505 of Article 15 of the General Municipal (Urban Renewal) Law of New York State and Section 197-c of the New York City Charter, for the Downtown Far Rockaway Urban Renewal Plan, for the Downtown Far Rockaway Urban Renewal Area, Borough of Queens, Community District 14.

An application for the Downtown Far Rockaway Urban Renewal Plan was filed by the Department of Housing Preservation and Development on January 26, 2017 as part of the Downtown Far Rockaway Development Plan, a comprehensive planning, zoning, and redevelopment strategy that would support Downtown Far Rockaway’s growth and vitality by fostering a vibrant mix of residential, commercial, and community facility uses on vacant and underutilized sites near mass transit resources and along the area’s primary corridors.

The following properties are proposed for acquisition:

Blocks	Lots
15529	9, 10
15537	1, 5, 40 (partial), 46, 50, 51, 53, 54, 55, 56, 57, 58, 59, 60, 63, 65, 71, 79, 89, 92, 94, 99, 100, 112, 128, 130

RELATED ACTIONS

In addition to this application (C 170246 HUQ) for the Downtown Far Rockaway Urban Renewal Plan, which is the subject of this report, implementation of the proposed development plan also requires action by the City Planning Commission on the following applications, which are being considered concurrently with this application:

C 170243 (A) ZMQ Zoning map amendment as modified

N 170244 (A) ZRQ Zoning text amendment as modified

N 170245 HGQ	Designation of the Downtown Far Rockaway Urban Renewal Area
C 170247 HDQ	Disposition of Property within the Downtown Far Rockaway Urban Renewal Area
C 170248 PPQ	Disposition of two City-owned properties

BACKGROUND

A full background discussion and description of this project appears in the report on the related application for a zoning map amendment (C 170243 (A) ZMQ).

ENVIRONMENTAL REVIEW

This application (C 170246 HUQ), in conjunction with the applications for the related actions (C 170243 (A) ZMQ, N 170244 (A) ZRQ, N 170245 HGQ, C 170247 HDQ, and C 170248 PPQ) was reviewed pursuant to the New York State Environmental Quality Review Act (SEQRA), and the SEQRA regulations set forth in Volume 6 of the New York Code of Rules and Regulations, Section 617.00 et seq. and the City Environmental Quality Review (CEQR) Rules of Procedure of 1991 and Executive Order No. 91 of 1977. The designated CEQR number is 16DME010Q. The lead agency is the Office of the Deputy Mayor for Housing and Economic Development.

A summary of the environmental review, including the Final Environmental Impact Statement (FEIS) dated June 29, 2017 appears in the report on the related application for a zoning map amendment (C 170243 (A) ZMQ).

UNIFORM LAND USE REVIEW

This application (C 170246 HUQ), in conjunction with the related applications (C 170243 ZMQ, C 170247 HDQ, and C 170248 PPQ) was certified as complete by the Department of City Planning on January 30, 2017, and was duly referred to Community Board 14 and the Borough President in accordance with Title 62 of the Rules of the City of New York, Section 2-02(b) along with the related non-ULURP applications (N 170244 ZRQ and N 170245 HGQ) which were referred for information and review.

Community Board Public Hearing

Community Board 14 held a public hearing on March 29, 2017 on this application (C 170246 HUQ) and the related applications (C 170243 ZMQ, N 170244 ZRQ, N 170245 HGQ, C 170247 HDQ, and C 170248 PPQ), and on that date, by a vote of 26 to two with no abstentions, adopted a resolution recommending approval of the application with conditions.

A summary of Community Board 14's recommendation appears in the report on the related application for a zoning map amendment (C 170243 (A) ZMQ).

Borough President Recommendation

This application (C 170246 HUQ) and the related applications (C 170243 ZMQ, C 170243 (A) ZMQ, N 170244 ZRQ, N 170244 (A) ZRQ, N 170245 HGQ, C 170247 HDQ, and C 170248 PPQ) were considered by the Borough President who held a public hearing on this application on April 27, 2017 and issued a recommendation on May 11, 2017 approving the application with conditions.

A summary of the Borough President's recommendation appears in the report on the related application for a zoning map amendment (C 170243 (A) ZMQ).

City Planning Commission Public Hearing

On May 10, 2017 (Calendar No. 2), the City Planning Commission scheduled May 24, 2017, for a public hearing on this application (C 170246 HUQ). The hearing was duly held on May 24, 2017 (Calendar No. 20), in conjunction with the hearings for the related actions.

There were several speakers as described in the report on the application for a zoning map amendment (C 170243 (A) ZMQ), and the hearing was closed.

WATERFRONT REVITALIZATION PROGRAM CONSISTENCY REVIEW

This application (C 170246 HUQ), in conjunction with the application for the related actions, was reviewed by the Department of City Planning for consistency with the policies of the New York City

Waterfront Revitalization Program (WRP), as amended, approved by the New York City Council on October 30, 2013 and by the New York State Department of State on February 3, 2016, pursuant to the New York State Waterfront Revitalization and Coastal Resources Act of 1981, (New York State Executive Law, Section 910 et seq.) The designated WRP number is 16-087.

This action was determined to be consistent with the policies of the New York City Waterfront Revitalization Program.

CONSIDERATION

The Commission believes that the proposed Downtown Far Rockaway Urban Renewal Plan (C 170246 HUQ) for the Downtown Far Rockaway Urban Renewal Area is appropriate.

A full consideration and analysis of the issues, and the reasons for approving this application, appears in the report on the related application for a zoning map amendment (C 170243 (A) ZMQ).

RESOLUTION

RESOLVED, that having considered the Final Environmental Impact Statement (FEIS), for which a Notice of Completion was issued on June 29, 2017 with respect to this application (CEQR No. 16DME010Q), and the Technical Memorandum, date April 26, 2017, the City Planning Commission finds that the requirements of the New York State Environmental Quality Review Act and Regulations have been met and that

1. Consistent with social, economic and other essential considerations, from among the reasonable alternatives thereto, the action is one which minimizes or avoids adverse environmental impacts to the maximum extent practicable; and
2. The adverse environmental impacts disclosed in the FEIS will be minimized or avoided to the maximum extent practicable by incorporating as conditions to the approval, those mitigation measures that were identified as practicable.

The report of the City Planning Commission, together with the FEIS, constitutes the written statement of facts, and of social, economic and other factors and standards, that form the basis of the decision, pursuant to Section 617.11(d) of the SEQRA regulations; and be it further

RESOLVED, that the City Planning Commission, in its capacity as the City Coastal Commission, has reviewed the waterfront aspects of this application and finds that the proposed action is consistent with WRP policies; and be it further

RESOLVED, that the City Planning Commission certifies, pursuant to Section 505, Article 15 of the General Municipal Law of New York State, that: (1) the proposed Downtown Far Rockaway Urban Renewal Plan¹ is an appropriate plan for the area involved and conforms to the finding set forth in Section 504, Article 15 of the General Municipal Law of New York State; and (2) the Downtown Far Rockaway Urban Renewal Plan conforms to the comprehensive community plan for the development of the municipality as a whole and is consistent with local objectives, in compliance with the provisions of subdivision seven of Section 502, Article 15 of the General Municipal Law of New York State; and be it further

RESOLVED, that the City Planning Commission certifies its² approval of the Downtown Far Rockaway Urban Renewal Plan, pursuant to subdivision 2 of Section 505, Article 15 of the General Municipal Law of New York State; and be it further

RESOLVED, by the City Planning Commission, pursuant to Section 197-c of the New York City Charter, the Uniform Land Use Review Procedure, and Section 505, Article 15 of the General Municipal Law of New York State, and after due consideration of the appropriateness of this action, that the proposed Downtown Far Rockaway Urban Renewal Plan for the Downtown Far Rockaway

¹ The text “as recommended for modification herein” was removed. The City Planning Commission approved the proposed Downtown Far Rockaway Urban Renewal Plan without modification.

² The text “qualified” was removed. The City Planning Commission certified its unqualified approval of the proposed Downtown Far Rockaway Urban Renewal Plan.

Urban Renewal Area, Community District 14, Borough of Queens, submitted by the Department of Housing Preservation and Development on January 26, 2017 is approved (C 170246 HUQ).

The above resolution (C 170246 HUQ), duly adopted by the City Planning Commission on July 10, 2017 (Calendar No. 6), is filed with the Office of the Speaker, City Council and the Queens Borough President, pursuant to Section 197-d of the New York City Charter.

MARISA LAGO, *Chair*

KENNETH J. KNUCKLES, *Esq.*, *Vice-Chairman*

RAYANN BESSER, IRWIN G. CANTOR, P.E., ALFRED C. CERULLO, III,

JOSEPH I. DOUEK, RICHARD W. EADDY, CHERYL COHEN EFFRON,

HOPE KNIGHT, ANNA HAYES LEVIN, ORLANDO MARIN,

LARISA ORTIZ Commissioners

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

DOWNTOWN FAR ROCKAWAY

URBAN RENEWAL PLAN

DOWNTOWN FAR ROCKAWAY

URBAN RENEWAL AREA

Queens

Community District No. 14

January, 2017

HISTORY OF PRIOR APPROVALS

Original

City Planning Commission: _____, 20__

[Board of Estimate: _____, 20__ (Cal. No. __)]

[City Council: _____, 20__ (Cal. No. __)]

Mayor: _____, 20__ (Cal. No. __)]

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A: URBAN RENEWAL AREA

1. LEGAL AUTHORITY

The City of New York ("City") has designated the Downtown Far Rockaway Urban Renewal Area ("Area") as an urban renewal area pursuant to §504 of Article 15 ("Urban Renewal Law") of the General Municipal Law. The Department of Housing Preservation and Development ("HPD") represents the City in carrying out the provisions of the Urban Renewal Law pursuant to §502(5) of the Urban Renewal Law and §1802(6)(e) of the Charter.

2. AREA

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

3. BOUNDARY

The Area is located in Community District No. 14 in the borough of Queens and is generally bounded by (i) Nameoke Avenue on the north, (ii) Augustina Avenue and Central Avenue on the east, (iii) Mott Avenue on the south, and (iv) Redfern Avenue on the west. The perimeter described in Exhibit B and shown on Map 1 ("Project Boundary") encompasses all of the Acquisition Parcels which comprise the Area, but may also encompass other properties which are not part of the Area. The Acquisition Parcels, and not the Project Boundary, define the Area.

4. OTHER PROPERTIES

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

5. ELIGIBILITY

The Area is eligible for designation as an urban renewal area pursuant to the Urban Renewal Law. The following insanitary and substandard conditions adversely affect the quality of life in the Area and its immediate vicinity:

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

- d. Hazardous or detrimental industrial uses.
- e. Illegal uses.
- f. Blocks and lots of irregular form or shape or of insufficient size, width, or depth.
- g. Poorly or improperly designed street patterns and intersections.

B: URBAN RENEWAL PLAN

1. LEGAL AUTHORITY

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

2. STATEMENT OF COMPLIANCE

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

a. Proposed Land Uses

See Section C.

b. Proposed Land Acquisition, Demolition, And Removal Of Structures

See Section D.

c. Proposed Acquisition Of Air Rights And Concomitant Easements Or Other Rights Of User Necessary For The Use And Development Of Such Air Rights

None.

d. Proposed Methods Or Techniques Of Urban Renewal

See Section D.

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

None.

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

See Section E.

g. Proposed Program Of Code Enforcement

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

h. Proposed Time Schedule For Effectuation Of Plan

<u>Project Activity</u>	<u>Estimated Commencement Date</u>	<u>Estimated Completion Date</u>
Land Acquisition	August 2017	June 2021
Relocation of Site Occupants	September 2017	June 2022
Demolition and Site Clearance	September 2017	July 2023
Site Preparation (Including Installation of Site Improvements)	August 2017	August 2024
Land Disposition	June 2018	June 2025
Project Completion		December 2027

3. OBJECTIVES

This Plan seeks to:

- a. Redevelop the Area in a comprehensive manner, removing blight and maximizing appropriate land use.
- b. Remove or rehabilitate substandard and insanitary structures.
- c. Remove impediments to land assemblage and orderly development.
- d. Strengthen the tax base of the City by encouraging development and employment opportunities in the Area.
- e. Provide new housing of high quality and/or rehabilitated housing of upgraded quality.
- f. Provide appropriate community facilities, publicly-accessible open spaces, retail shopping, public parking, and private parking.
- g. Provide a stable environment within the Area which will not be a blighting influence on surrounding neighborhoods.

4. DESIGN OBJECTIVES

It is the intent of this Plan that, to the extent deemed feasible by HPD, (i) the Area should be developed in a manner compatible with or beneficial to the surrounding community, (ii) the project should harmonize in scale, configuration, and materials to the prevailing neighborhood pattern, and (iii) in areas with exceptionally strong or uniform street character, the new construction should reinforce the existing urban pattern.

C: CONTROLS ON REDEVELOPMENT

1. ZONING

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

2. PROPOSED USES

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

a. Commercial/Residential

Commercial, residential, community facility, recreational, open space, private and public street, and parking uses will be permitted in accordance with the Zoning Resolution.

b. Transportation

Private and public street and parking uses will be permitted in accordance with the Zoning Resolution.

3. SUPPLEMENTARY CONTROLS

a. Building Bulk

Building bulk requirements will be as required by the Zoning Resolution.

b. Parking

Parking requirements will be as required by the Zoning Resolution.

c. Utilities

- (1) Any existing overhead telecommunications, electrical, and cable network lines in the Area will be removed and relocated underground and all new or additional telecommunications, electrical, and cable network lines will be placed underground, unless HPD determines that such placement underground is either unnecessary or infeasible.
- (2) Sewers, water lines, street lighting, and electrical and gas services will be installed as required. Water supply, sanitary sewers, and storm sewers will be provided in accordance with the requirements of the City's Department of Environmental Protection.

d. Easements

Easements, if any, will be provided as shown on Map 2, and as set forth in the Zoning Resolution.

D: PROPOSED METHODS AND TECHNIQUES OF URBAN RENEWAL

1. ACQUISITION

a. Method Of Acquisition

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

b. Properties Acquired or to be Acquired

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

2. RELOCATION

There is a feasible method for the relocation of families and individuals displaced from the Area into decent, safe, and sanitary dwellings, which are or will be provided in the Area or in other areas not generally less desirable in regard to public utilities and public and commercial facilities, at rents or prices within the financial means of such families or individuals, and reasonably accessible to their places of employment. HPD will relocate residential and commercial site occupants, if any, in compliance with all applicable Federal, State, and City Laws.

3. DEMOLITION AND/OR REHABILITATION

The structures on properties acquired in accordance with this Plan will either be demolished and cleared for new construction or retained for rehabilitation.

4. LAND DISPOSITION

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

E: RELATED ACTIONS

1. ZONING MAP AMENDMENTS

The zoning of the Area will be as set forth in the Zoning Resolution. Zoning Map Amendments may be necessary in order to implement this Plan, but any proposed amendments set forth in this Section E.1 will have no force or effect until they are approved and become effective pursuant to the applicable provisions of the Charter. The proposed Zoning Map Amendments include the creation of a Special Downtown Far Rockaway District under which Acquisition Parcels currently zoned M1-1 will be rezoned to R6/C2-4, Acquisition Parcels currently zoned C8-1 will be rezoned to R7-1/C2-4, and Acquisition Parcels currently zoned C4-2 will be rezoned to R7-1/C2-4.

2. STREET MODIFICATIONS

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

F: REDEVELOPER OBLIGATIONS

1. RECORDABLE AGREEMENTS

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

2. LAND USE RESTRICTION

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

3. TIMELY PERFORMANCE

Each redeveloper will be required to expeditiously apply for all required governmental approvals and to begin and complete the redevelopment and construction of the improvements mandated by this Plan and agreed upon in the disposition instruments within a reasonable time.

4. NON-DISCRIMINATION

Each redeveloper, its successors and assigns of the land conveyed or any part thereof, and any lessee of the land conveyed or any part thereof (i) will not enter into any agreement, lease, conveyance, or other instrument which restricts the sale, lease, or occupancy of such land or any part thereof upon the basis of race, color, national origin, ancestry, alienage status, religion, creed, age, sex, marital status, sexual orientation, or disability, and (ii) will comply with all applicable Federal, State, and City laws in effect from time to time prohibiting discrimination or segregation by reason of race, color, national origin, ancestry, alienage status, religion, creed, age, sex, marital status, sexual orientation, or disability in the sale, lease, or occupancy of the property.

5. DESIGN REVIEW

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

6. RESTRICTION ON TRANSFER PRIOR TO COMPLETION

No redeveloper will be permitted to sell, lease, or otherwise transfer land at any time prior to completion of the redevelopment thereof without prior written consent of HPD, except as set forth in the disposition instruments.

7. COOPERATION WITH HPD

Each redeveloper will be required to expeditiously submit all documents required by HPD for the approval and processing of the redevelopment project.

8. COOPERATION WITH OTHER CITY AGENCIES

Each redeveloper will be required to cooperate fully with the appropriate City agencies in realizing the specific objectives of this Plan.

9. CERTIFICATE OF COMPLETION

Each redeveloper will be required to provide HPD with current revised drawings as required by HPD, including, but not limited to, descriptions reflecting substantial changes during construction. HPD will use these drawings and descriptions, together with materials submitted prior to commencement of

construction, for final determination of compliance and issuance of a Certificate of Completion in accordance with the terms of the disposition instruments.

G: MODIFICATION OF PLAN

1. AMENDMENTS

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

2. MINOR CHANGES

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

3. MERGERS AND SUBDIVISIONS

The development sites in the Area may be merged and/or subdivided where HPD determines in writing that (i) the site plan complies with the intent and provisions of this Plan, and (ii) the unused portion of the subdivided development site, if any, is marketable and developable in accordance with this Plan and with all applicable Federal, State, and City Laws. The merger and/or subdivision of a development site will not require review or approval by CPC, but HPD will file the Plan, as modified to indicate such merger and/or subdivision, with the Department of City Planning for information purposes.

H: DURATION OF PLAN

This Plan will remain in effect for a period of forty (40) years from the date of the original approval of this Plan, until 2057, except as provided in Section G.

EXHIBIT A

PROPERTIES ACQUIRED AND TO BE ACQUIRED

<u>Site</u>	<u>Block</u>	<u>Lot(s)</u>	<u>Land Use</u>
1	15537	p/o 1, 5, p/o 40, 46, 50, 51, 53, 54, 55, 56, 57, 58, 59, 60, 63, 65, 71, 89, 92, 94, 99, 100, 112, 128, 130	Commercial/Residential
2	15529	10	Commercial/Residential
3	15529 15537 15537	9 79 p/o1	Transportation

EXHIBIT B

PROJECT BOUNDARY DESCRIPTION

All that certain plot, piece or parcel of land, situate, lying and being in the Borough and County of Queens, City and State of New York, bounded and described as follows:

Beginning at the corner formed by the intersection of the Easterly line of Redfern Avenue and the Northerly line of Mott Avenue;

Running thence Easterly along the Northerly line of Mott Avenue 382.91 feet to a point;

Thence Easterly along a curve connecting the Northerly line of Mott Avenue with the Westerly line of Central Avenue a distance of 114.57 feet to a point;

Thence Northwesterly along the dividing line between the Northerly line of Tax Lot 1 and the Southerly line of Tax Lot 153 in Tax Block 15537 a distance 0.04 feet to the Westerly line of Tax Lot 153, as shown on the Tax Map for the Borough of Queens as said Map existed on January 11th, 2017;

Thence Northerly along the dividing line between Tax Lot 1 and Tax Lots 153, 152, 150 and 148 on said Tax Map a distance of 244.65 feet, more or less, to the Southerly line of Tax Lot 147;

Thence Northwesterly along the Southerly line of Tax Lot 147, parallel to the Southerly line of Bayport Place, a distance of 74.08 feet to the Westerly line of Tax Lot 147;

Thence Northerly along the Westerly lines of Tax Lots 147, 137 and 133 a distance of 291.48 feet, more or less, to the Northerly line of Tax Lot 133;

Thence Southeasterly along the Northerly line of Tax Lot 133 parallel to Bayport Place a distance of 268.60 feet to the Westerly line of Central Avenue;

Thence Northeasterly along the Westerly line of Central Avenue a distance of 100.00 feet to a point;

Thence Northwesterly parallel with the Southerly line of Bayport Place a distance of 100.00 feet to a point;

Thence Southwesterly parallel with the Westerly line of Central Avenue a distance of 50.00 feet to a point;

Thence Northwesterly parallel with the Southerly line of Bayport Place a distance of 125.00 feet to a point;

Thence Northeasterly parallel with the Westerly line of Central Avenue a distance of 100.00 feet to the Southerly line of Bayport Place;

Thence Northwesterly along the Southerly line of Bayport Place a distance of 109.30 feet to the Westerly terminus of Bayport Place:

Thence Northeasterly along the Easterly line of Tax Lot 1, which is coincident with the Westerly terminus of Bayport Place where it intersects Tax Lot 1 in Tax Block 15537 a distance of 56.00 feet, more or less, to a point on the Northerly line of Bayport Place;

Thence Southeasterly along the Northerly line of Bayport Place a distance of 108.10 feet to the corner formed by the intersection of the Northerly line of Bayport Place with the Westerly line of Augustina Avenue;

Thence Northeasterly along the Westerly line of Augustina Avenue a distance of 250.00 feet to the corner formed by the intersection of Southerly line of Nameoke Avenue with the Westerly line of Augustina Avenue;

Thence Northwesterly along the Southerly line of Nameoke Avenue a distance of 200.50 feet to the Easterly line of Tax Lot 1 in Tax Block 15537;

Thence Northerly along the Easterly line of Tax Lot 1 a distance of 25.66 feet, more or less, to the dividing line between Tax Lot 1 in Tax Block 15537 and Tax Lot 4 in Tax Block 15529, as shown on the Tax Map as said Tax Map existed on January 11th, 2017;

Thence Westerly along the dividing line between Tax Lot 1 in Tax Block 15537 and Tax Lot 4 in Block 15529, as shown on the said Tax Map, a distance of 105.00 feet, more or less, to the Westerly line of Tax Lot 1 in Tax Block 15537 and Tax Lot 4 in Tax Block 15529;

Thence Northerly along the Westerly line of Tax Lot 4 to the intersection of the Westerly line of Tax Lot 4 in Tax Block 15529 and the Southerly line of Tax Lot 9 in Tax Block 15529;

Thence continuing Northerly along the Westerly line of Tax Lot 4 which is coincident with the Easterly lines of Tax Lot 9 and Tax Lot 10 a distance of 155.33 feet to the Southerly line of Tax Lot 19;

Thence Westerly along the Southerly line of Tax Lot 19 a distance of 114.47 feet to the Easterly line of Redfern Avenue;

Thence Southwesterly along the Easterly line of Redfern Avenue a distance of 181.78 feet to the former Northerly line of Nameoke Avenue;

Thence Southwesterly along the Easterly line of Redfern Avenue, if extended Southwesterly, to the former Southerly line of Nameoke Avenue;

Thence Southwesterly along the Westerly line of Tax Lots 79, 71, 65, 63 and part of 60 in Tax Block 15537, as shown on said Tax Map, a distance of 345.75 feet, more or less, to a point;

Thence Southwesterly along the Westerly line of Tax Lots 60, 59, 58, 57, 56, 55, 54, 53, 51, 50 and 46, as shown on said Tax Map, a distance of 298.45 feet, more or less, to the Southerly line of Tax Lot 46;

Thence Easterly along the Southerly line of Tax Lot 46 a distance of 10.65 feet to the Easterly line of Redfern Avenue;

Thence Southerly along the Easterly line of line of Redfern Avenue a distance of 64.56 feet to a point on the Westerly line of Tax Lot 40;

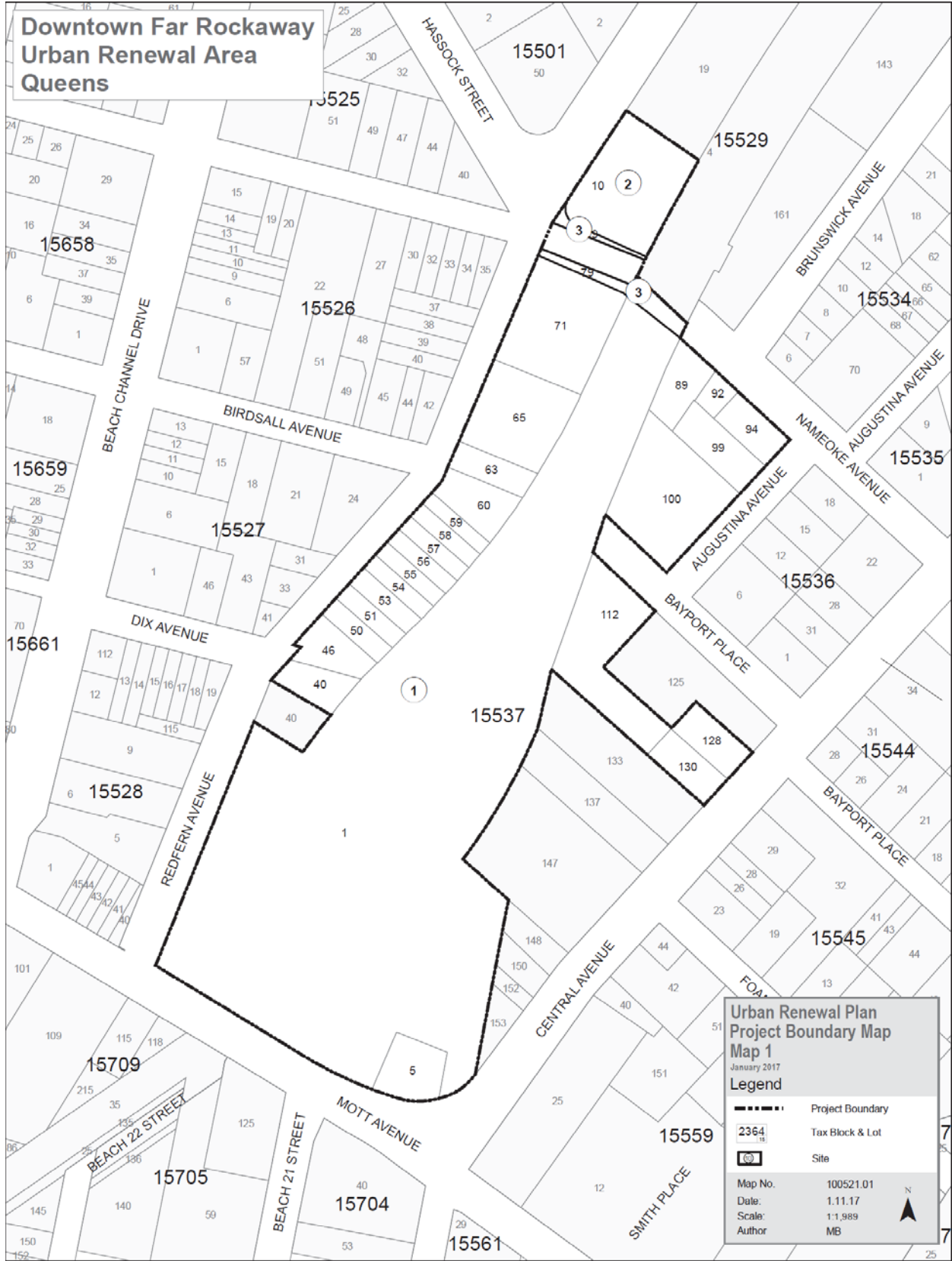
Thence Southeasterly along a line forming an exterior angle of 84 degrees with the previous course an undetermined distance to the Easterly line of Tax Lot 40 which is coincident with the dividing line between Tax Lot 40 and Tax Lot 1 in Tax Block 15537 as shown of said Tax Map;

Thence Southwesterly along the dividing line between Tax Lot 40 and Tax Lot 1 for an undetermined distance to the Southerly line of Tax Lot 40 in Block 15537 as shown on said Tax Map;

Thence Northwesterly along the Southerly line of Tax Lot 40 a distance of 67.26 feet to the Easterly line of Redfern Avenue;

Thence Southerly along the Easterly line of Redfern Avenue a distance of 361.73 feet to the point or place of beginning.

**Downtown Far Rockaway
Urban Renewal Area
Queens**



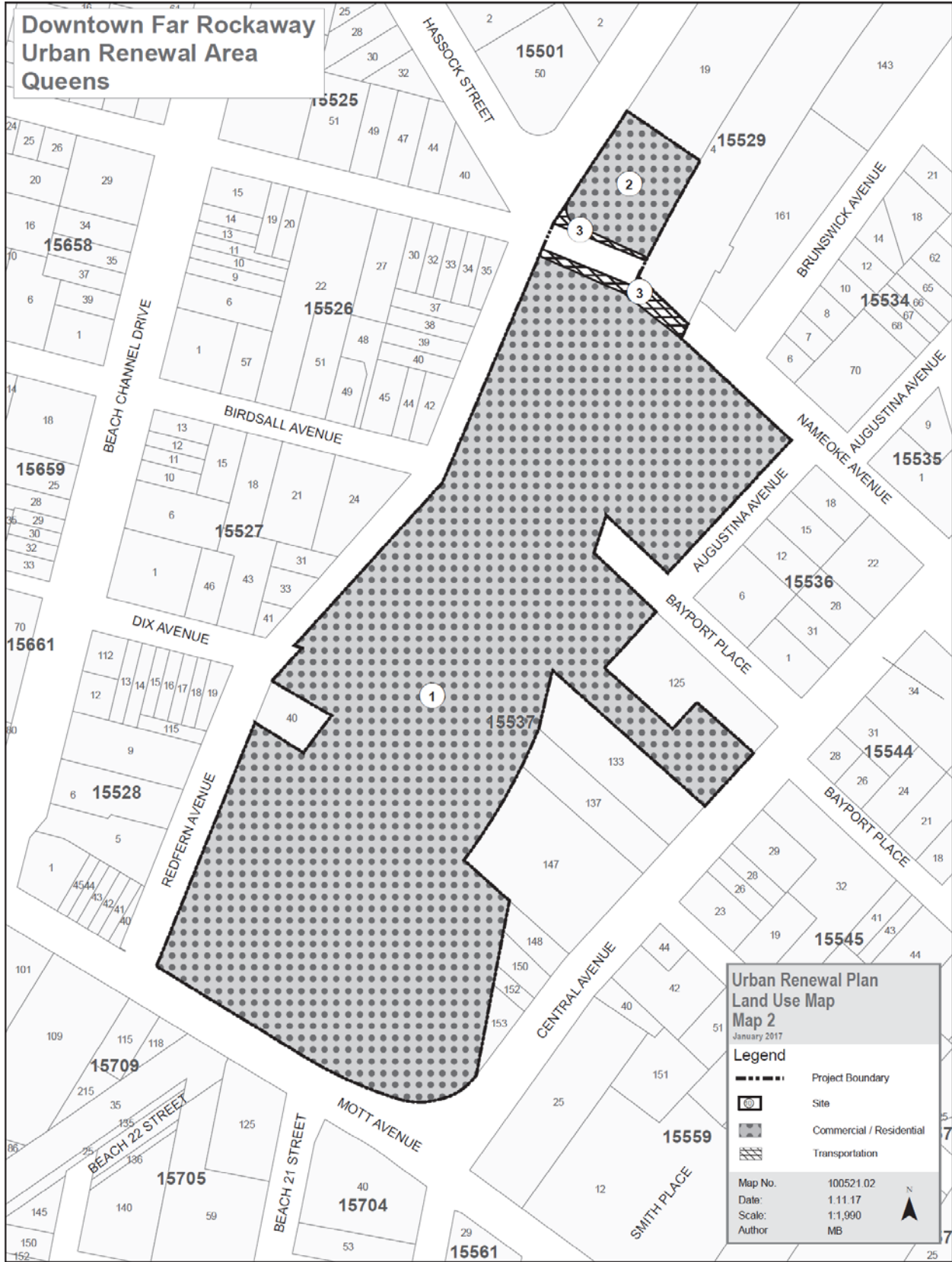
**Urban Renewal Plan
Project Boundary Map
Map 1**
January 2017

Legend

- Project Boundary
- Tax Block & Lot
- Site

Map No.	100521.01
Date	1.11.17
Scale	1"=1,989'
Author	MB

**Downtown Far Rockaway
Urban Renewal Area
Queens**



Data Source: City of New York, DOF Tax Lots 201607, DCP LION r.16D/HPD Office of Neighborhood Strategies - Planning

City of New York, Department of Housing Preservation and Development, Office of Neighborhood Strategies - Land Use & Policy

**Urban Renewal Plan
Land Use Map
Map 2**
January 2017

Legend

- Project Boundary
- Ⓞ Site
- Commercial / Residential
- ▨ Transportation

Map No. 100521.02
Date: 1.11.17
Scale: 1:1,990
Author MB