THE CITY OF NEW YORK
DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT

FIRST AMENDED

URBAN RENEWAL PLAN

DINSMORE - CHESTNUT

URBAN RENEWAL AREA

Brooklyn

Community District No. 5

_____, 2015

HISTORY OF PRIOR APPROVALS

Original

City Planning Commission: January 31, 2001
City Council: March 28, 2001 (Reso. No. 1818)
Mayor: May 7, 2001 (Cal. No. 35)

First Amendment

City Planning Commission: _____, 2015
City Council: _____, 20__ (Reso. 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 Dinsmore - Chestnut 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 property indicated on Map 1 and listed in Exhibit A ("Acquisition Parcel") has been or will be acquired by the City for redevelopment pursuant to this First Amended Dinsmore – Chestnut Urban Renewal Plan ("Plan"). This Acquisition Parcel comprises the entire Area and, as such, is the only property to be redeveloped pursuant to this Plan.

3. BOUNDARY

The Area is located in Community District No. 5 in the borough of Brooklyn and is generally bounded by (i) Dinsmore Place on the north, (ii) Chestnut Street on the east, (iii) Atlantic Avenue on the south, and (iv) Logan Street on the west. The perimeter described in Exhibit B and shown on Map 1 ("Project Boundary") encompasses the Acquisition Parcel which comprises the Area, but may also encompass other properties which are not part of the Area. The Acquisition Parcel, and not the Project Boundary, defines 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, underutilized, substandard, and/or insanitary, lots.

b. Poorly or improperly designed street patterns and intersections.

c. Lack of suitable off street parking.

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

See Section C.

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

Project Activity	Estimated Commencement Date	Estimated Completion Date
Land Acquisition	January 2001	January 2001
Relocation of Site Occupants	January 2001	January 2001
Demolition and Site Clearance	April 2001	May 2001
Site Preparation (Including Installation of Site Improvements)	May 2001	June 2001
Land Disposition	September 2015	September 2017
Project Completion		May 2028

3. OBJECTIVES

This Plan seeks to:

a. Redevelop the Area in a comprehensive manner, removing blight and maximizing appropriate land use.

b. Remove impediments to land assemblage and orderly development.

c. Strengthen the tax base of the City by encouraging development and employment opportunities in the Area.

d. Provide new housing of high quality.

e. Provide appropriate uses such as community facilities, retail shopping and open space opportunities.

f. 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. Residential, Commercial, and Manufacturing

Residential, commercial, community facility, light manufacturing, and other uses will be permitted in accordance with the Zoning Resolution.

3. SUPPLEMENTARY CONTROLS

a. Controls On Specific Sites

None.

b. Building Bulk

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

c. Parking

Parking requirements will be as required by the Zoning Resolution. Parking areas will be screened with landscaping.

d. 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: PROPOSED METHODS AND TECHNIQUES OF URBAN RENEWAL

1. ACQUISITION

a. Method Of Acquisition

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

b. Properties Acquired or to be Acquired

The Acquisition Parcel has been acquired by the City 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 will 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 Amendment is a rezoning of the Area from M1-1 to a mixed-use zoning district.

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 May 7, 2041, except as provided in Section G.

EXHIBIT A

PROPERTIES ACQUIRED AND TO BE ACQUIRED

Site	Block	Lot	Land Use
A	4142	32	Residential/Commercial/Manufacturing

All mapped and/or built streets within the Project Boundary

EXHIBIT B

PROJECT BOUNDARY DESCRIPTION

Lying within the Borough of Brooklyn, Kings County in the City of New York, New York.

BEGINNING at the intersection of the southerly line of Dinsmore Place with the easterly line of Logan Street;

Thence easterly, along the southerly line of Dinsmore Place to its intersection with the westerly line of Chestnut Street;

Thence southerly, along the westerly line of Chestnut Street to its intersection with the northerly line of Atlantic Avenue;

Thence westerly, along the northerly line of Atlantic Avenue to its intersection with its easterly line of Logan Street;

Thence northerly, along the easterly line of Logan Street to the point or place of beginning.

FACT SHEET

DINSMORE – CHESTNUT URBAN RENEWAL PLAN
FIRST AMENDMENT

April 2015

REASON FOR AMENDMENT:

The Dinsmore – Chestnut Urban Renewal Plan is being amended to facilitate residential, commercial, manufacturing, and community facility development on the Dinsmore – Chestnut Urban Renewal Area bounded by Logan Street, Atlantic Avenue, Chestnut Street and Dinsmore Place. Contemplated land uses will be permitted in accordance with the proposed East New York Rezoning plan.

SPECIFIC CHANGES:

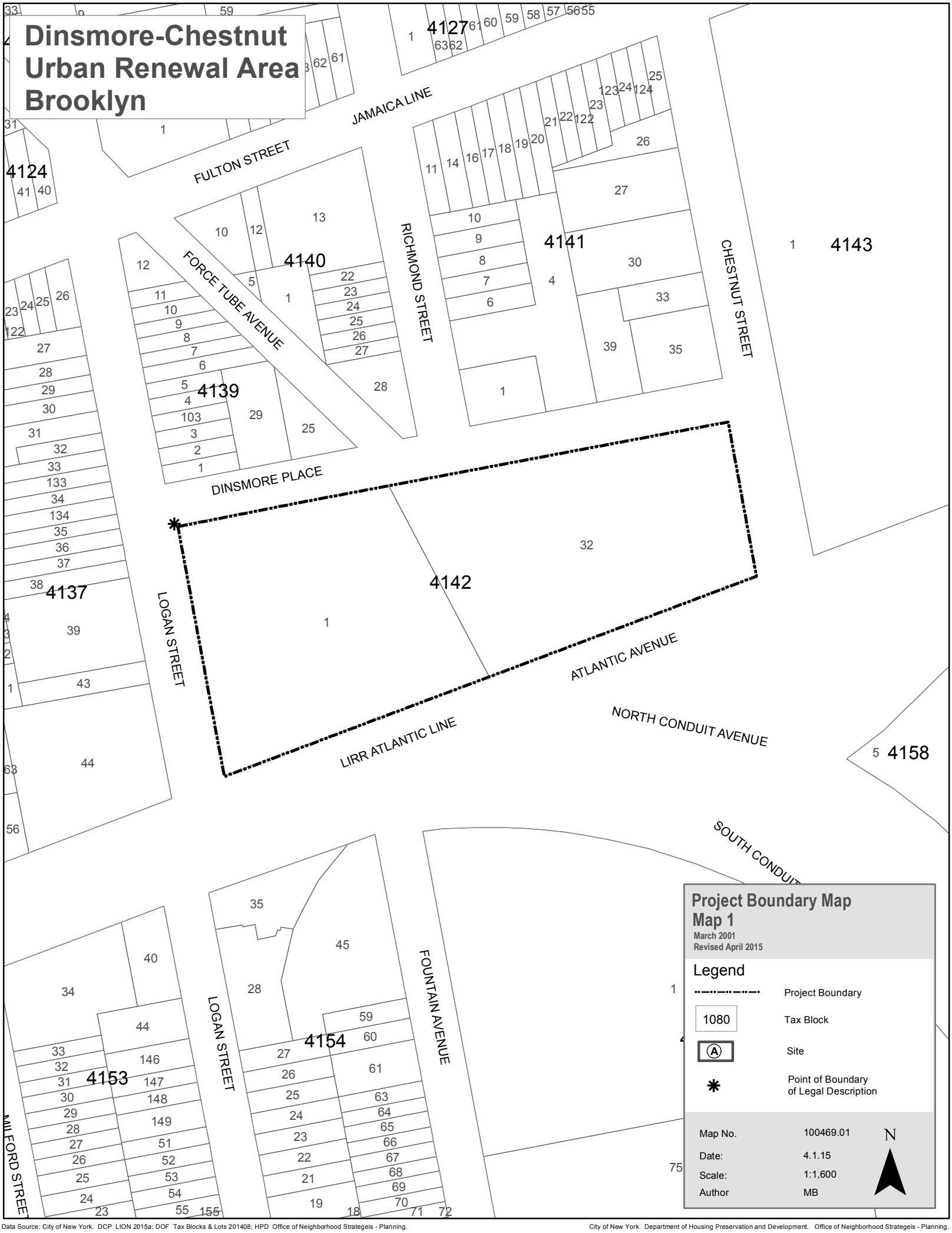
(1) Maps 1 and 2 and Exhibit A have been modified to reflect land use changes

- The permitted land use of Site A (Block 4142, Lot 32) has been changed from Manufacturing to Residential, Commercial and Manufacturing.

SITE STATUS:

Site A is currently vacant and is under City ownership. The site measures approximately 81,175 square feet, and fronts along Atlantic Avenue and is on the block bounded by Logan Street, Dinsmore Place and Chestnut Street.

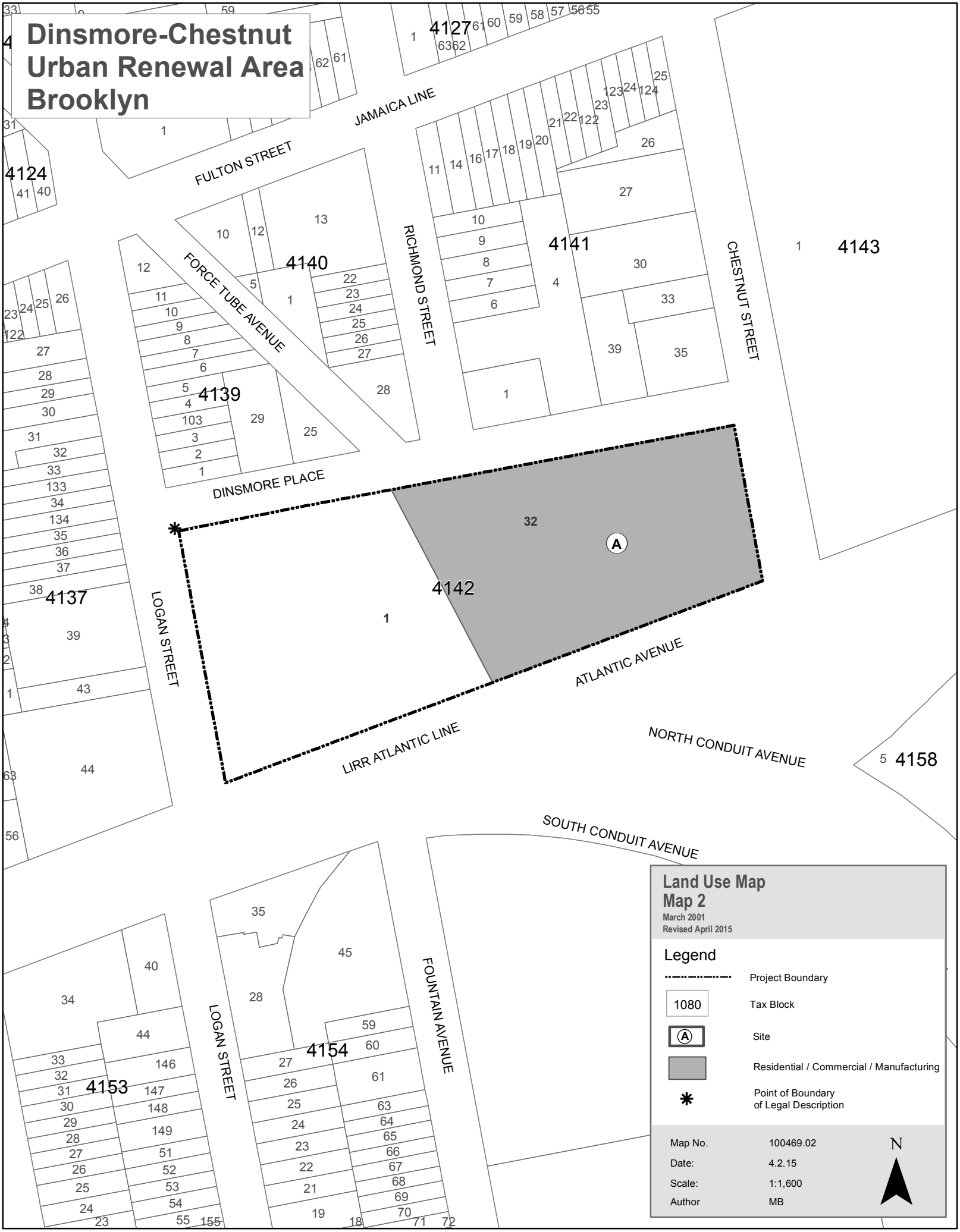
FOR INFORMATION ONLY – NOT PART OF URBAN RENEWAL PLAN, NOT PART OF ULURP APPLICATION



Data Source: City of New York. DCP LION 2015a; DOF Tax Blocks & Lots 201408; HPD Office of Neighborhood Strategeis - Planning.

City of New York. Department of Housing Preservation and Development. Office of Neighborhood Strategeis - Planning.

Dinsmore-Chestnut Urban Renewal Area Brooklyn



Land Use Map
Map 2

March 2001
Revised April 2015

Legend

- Project Boundary
- 1080 — Tax Block
- Ⓐ — Site
- Residential / Commercial / Manufacturing
- ✱ — Point of Boundary of Legal Description

Map No.	100469.02
Date:	4.2.15
Scale:	1:1,600
Author	MB

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Data Source: City of New York. DCP LION 2015a; DOF Tax Blocks & Lots 201408 & 201502; HPD Office of Neighborhood Strategeis - Planning.

City of New York. Department of Housing Preservation and Development. Office of Neighborhood Strategeis - Planning.