THE CITY OF NEW YORK
DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT
OFFICE OF NEIGHBORHOOD STRATEGIES
OFFICE OF PLANNING AND PREDEVELOPMENT

EDGEMERE

URBAN RENEWAL PROJECT

SECOND AMENDMENT DECEMBER 2021

THE CITY OF NEW YORK
DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT

SECOND AMENDED

URBAN RENEWAL PLAN

EDGEMERE

URBAN RENEWAL AREA

Queens

Community District No. 14

December, 2021

HISTORY OF PRIOR APPROVALS

Original

City Planning Commission: August 18, 1997 (C970410 HUQ)
City Council: September 18, 1997 (Reso. No. 2578)
Mayor: October 15, 1997 (Cal. No. 13)

First Amendment

City Planning Commission: October 29, 2008 (C080455 HUQ)
City Council: December 18, 2008 (Reso. No. 1745)
Mayor: December 24, 2008

Second Amendment

City Planning Commission:
City Council:
Mayor:

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A: URBAN RENEWAL AREA

1. LEGAL AUTHORITY

The City of New York ("City") has designated the Edgemere 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 Second Amended Edgemere 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) Conch Basin, Beach Channel Drive, and Norton Basin on the north, (ii) Beach 35th Street on the east, (iii) Beach Channel Drive, Rockaway Beach Boulevard, and the northern boundary of the former Rockaway Freeway on the south, and (iv) Beach 51st Street and Beach 49th Street 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, lack of proper sanitary facilities, and/or inadequate fire or safety protection.

b. Abandoned, vacant, underutilized, substandard, and/or insanitary, lots.

c. Insufficient light and ventilation.

d. Illegal uses and conversions.

e. Blocks and lots of irregular form or shape or of insufficient size, width, or depth.

f. Poorly or improperly designed street patterns and intersections.

g. Impractical street widths, sizes, and shapes.

h. Unsuitable topography, subsoil, or other physical conditions.

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	August 1999	April 2000
Relocation of Site Occupants	September 1999	September 2004
Demolition and Site Clearance	September 1999	January 2010
Site Preparation (Including Installation of Site Improvements)	October 1997	May 2010
Land Disposition	November 2001	June 2029
Project Completion		December 2031

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, parks and recreational uses, 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. Residential

Residential and other uses will be permitted in accordance with the Zoning Resolution.

b. Commercial

Commercial and other uses will be permitted in accordance with the Zoning Resolution.

c. Community Facility

Public and semi-public institutional uses to serve the local residential community, including, but not limited to, schools and playgrounds, will be

permitted.

d. Open Space

Active and passive recreational uses and nature conservation uses will be permitted. Additionally, agricultural uses are allowed when permitted by zoning.

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. Density

(1) New residential development in the Area will not exceed a total of 1,500 dwelling units.

(2) New commercial development in the Area will not exceed a total of 100,000 square feet of floor area.

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. No relocation is anticipated at this time.

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 are:

a. A zoning map change to establish an R3A district on an area generally bounded by Jamaica Bay to the north; Beach 47th Street to the west; the continuation of Hantz Road, Edgemere Drive, the portion of Norton Avenue that runs northeast/southwest parallel to Conch Basin to the south; and NYCHA Beach 41st Street Houses to the east.

b. A zoning map change to establish a C3A district for eight parcels on the Jamaica Bay waterfront including the area bounded on the east by the northern extension of Beach 47th Street; on the south by Norton

Avenue; on the west by the midpoint between Beach 48th and Beach 49th Streets; and on the north by Jamaica Bay.

c. A zoning map change to establish an R4-1 district on an area generally bounded by NYCHA Beach 41st Street Houses to the east; Beach 49th Street to the west; a point 120 feet north of and parallel to Beach Channel Drive to the south; and Norton Avenue to the north.

d. A zoning map change to establish a C2-4 commercial overlay district on two blocks along Beach Channel Drive, bounded by Beach 43rd Street and Beach 44th Street with underlying zoning district R4.

e. A zoning map change to remove C1-2 and C2-2 overlay districts on two blocks (15829 and 15954) along both the north and south sides of Beach Channel Drive between Beach 37th Street and Beach 40th Street.

f. A zoning map change to establish an R6A district on an area encompassing all of Block 15841, bounded by Beach Channel Drive to the north, Beach 50th Street to the west, Rockaway Beach Boulevard to the south, and Beach 49th Street to the east; and part of Blocks 15851, 15850, 15849, 15848, and 15847 in an area generally bounded by Rockaway Beach Boulevard to the north, Beach 43rd Street to the west, Rockaway Freeway to the south, and Beach 38th Street to the east. A zoning map change to establish a C2-4 commercial overlay along this corridor.

2. ZONING TEXT AMENDMENTS

a. A zoning text amendment to establish Edgemere Special Coastal Risk District ("SCRD") in R3A and C3A underlying zoning districts to restrict residential development to one-family detached homes, which would limit density of new development and in R4-1 underlying zoning district to restrict residential development on lots 25 feet or greater to one- and two-family detached homes and, on lots less than 25 feet wide, residential development is restricted to one-family detached buildings; and to prohibit community facilities with overnight sleeping accommodations in order to reduce future exposure to flood and coastal risks;.

b. A zoning text amendment to ZR Appendix F: Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing ("MIH") Areas to establish an MIH area on an area coterminous with the proposed R6A district.

3. 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 approval of this Second Amended Plan, except as provided in Section G.

EXHIBIT A

PROPERTIES ACQUIRED AND TO BE ACQUIRED

Site	Block	Old Tax Lot(s)	New Tax Lot(s)[1]	Portions of Mapped Streets	Land Use
1	15825	1, 7	7	(Formerly Rockaway Beach Blvd. aka former Lot 9)	Commercial/Residential
	15845	30, 32, 35			
2	15826	1,19, 22, 25, 30, 32, 33, 36	1, 3, 4, 5, 6, 8, 9, 11, 12, 13, 15, 16, 17, 18, 31	Rockaway Beach Blvd.	Residential
	15845	15, 21	15, 21		
3	15828	7, 8, 10, 12, 14, 16, 36, 38, 39, 41, 48, 49, 59, 70, 72, 74, 76, 90, 92, 94, 96, 107, 110, 112, 114, 116	7, 9, 11, 13, 15, 17, 117, 37, 40, 140, 50, 51, 52, 53		Residential
4	15828	18, 20, 22, 23, 78, 80, 98, 100, 118, 120	18, 21, 26		Commercial/Residential
5	15829	1, 2, 6, 8, 9, 11, 13, 15, 52, 54, 58	1, 2, 6, 8, 9, 11, 13, 15, 52, 54, 58		Community Facility/Residential
6	15829	47, 48	47, 49, 51		Residential
7	15829	21, 23, 24	21, 22, 123		Residential
8	15829	25, 27, 28, 29, 30, 31, 40, 41, 42, 43, 44, 46	25, 26, 32, 33, 34, 35, 36, 37, 38		Residential
9	15830	15, 16, 17, 19, 23, 26, 28, 30, 38, 39, 45, 46, 50, 51, 52, 53, 54, 55, 59	18, 20, 21, 22, 24, 25, 27, 29, 32, 35, 41, 44, 47, 48, 49, 56, 57, 58, 158, 59, 159		Residential
10	15830	6, 7, 9	8,10		Residential
11	15831	1, 17, 20, 25, 29, 50	17, 18, 19, 21, 121, 26, 126, 27, 127, 28, 128, 31, 131, 33, 34, 36, 38, 39, 40, 43, 46, 47, 49	Beach 41st Place	Residential
	15832	60, 75			
12	15833	1, 7, 9, 10, 12, 14, 16, 18, 20, 46, 55, 58, 71, 73	5, 6, 8, 11, 13, 15, 17, 19, 21, 46, 47, 48, 49, 50, 51, 52, 53, 54, 72, 74, 75		Residential

[1] Portions of some Lots may fall within mapped street. Refer to Map 1.

Site	Block	Old Tax Lot(s)	New Tax Lot(s)	Portions of Mapped Streets	Land Use
13	15834	38, 42	38, 42		Commercial/Residential
14	15834	24, 25, 26, 28, 43, 45	27, 29, 123, 124, 44, 144, 145		Residential
15	15834	1, 11, 17, 19, 21, 53, 54, 56, 58, 62, 64,158	8, 12, 18, 20, 53, 54, 55, 57, 59, p/o60, 61, 63, 65, 66, 67, 68, 69, 70, 71, 72		Residential
16	15835	29	29		Residential
17	15836	1, 7, 22	1, 8, 14, 17, 18, 19, 20, 21		Residential
18A	15837		27		Residential
18B	15837	29, 31, 33, 41, 47, 49, 51, 52, 54 (formerly Site 18)	29, 31, 33, 41, 47, 49, 51, 52, 54		Open Space
19	15837	21, 23	p/o19, 23		Residential
20	15837	64, 65, 66, 67, 69	64, 68, 70, 71, 72, 73, 74		Residential
21	15837	9, 10, 12	9, 10, 12		Residential
22	15838	3, 7, 9, 11, 12,13,15, 17, 19, 20, 21, 23, 25, 27, 29, 33, 35, 37, 39, 51	3, 5, 6, 7, 9, 11, 12, 13, 15, 17, 19, 20, 21, 22, 24, 25, 27, 30, 31, 34, 37, 39, 51		Residential
23	15839	26	26		Residential
24	15839	40	40		Residential
25	15839	44	44		Residential
26	15839	51	51		Residential
27	15840	1	1		Residential
28	15845	4, 8, 10, 13, 14, p/o 44	4, 8, 10, 13, 14, p/o44		Residential
29	15847	79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89	79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89	Formerly Beach 39th Street now demapped	Commercial/Residential
	15848	48, 50, 52, 54, 55, 57, 58, 60, 62, 63, 65, 67	48, 50, 52, 54, 55, 57, 58, 60, 62, 63, 65, 67		
30	15849	6, 8, 9, 10, 17, 18, 19, 20, 27, 28, 29	6, 8, 9, 10, 17, 18, 19, 20, 27, 28, 29		Commercial/Residential
31	15850	1, 6	1, 2, 3, 4, 6		Commercial/Residential
32	15851	33, 35, 40, 42, 44, 58, 59	33, 35, 40, 42, 44, 58, 59	Formerly Beach 43 Street now demapped	Commercial/Residential

Site	Block	Old Tax Lot(s)	New Tax Lot(s)	Portions of Mapped Streets	Land Use
33	15852	60, 64, 68, 84, 86, 88	64, 68		Commercial/Residential
34	15853	40, 48, 53, 90, 95,102	40 (C1142), 48(C967)		Commercial/Residential
35	15952	38	38		Residential/Open Space
36	15952	42	42		Residential/Open Space
37	15952	45,144	46		Residential
38	15952	13, 14	13		Residential
39	15952	1, 3, 5, 7, 49, 51, 57, 59	1, 2, 4, 6, 8, 48, 50, 52, 53, 56, 58, 60, 61		Residential
40	15952	25, 27	25, 27	Formerly Norton Avenue and Beach 36th Street now demapped	Open Space
	15953	25, 27, 31, 40, 43	25, 27, 31, 40, 43	Formerly Beach 37th Street and Beach 38th Street now demapped	
	15954	25, 27, 28, 30, 31, 33, 51, 131	25, 27, 28, 30, 31, 33, 51, 131		
41	15953	47	47		Residential/Open Space
42	15953	1, 3, 11, 13, 17, 19, 21, 51, 55, 57, 63, 65, 67, 69, 71	1, 2, 4, 10, 12, 114, 14, 16, 18, 20, 22, 50, 54, 56, 58, 59, 60, 61, 62, 64, 66, 68, 70		Residential
43	15954	56	56		Residential/Open Space
44	15954	21, 22, 60	20, p/o23, 60		Residential
45	15954	13, 18, 64, 66, 68	13, 18, 63, 65, 67, 68		Residential
46	15954	10, 72	10, 72		Residential
47	15954	1, 74, 76, 78, 80	74, 75, 77, 79, 81, 82, 83, 84, 85, 86, 87		Residential
48	15961	100	100		Open Space
49	15961	95, 97	95, 97		Open Space
50	15961	83, 85, 87	83, 85, 87	Norton Avenue	Open Space
51	15961	61, 63	61, 63	Formerly Norton Avenue now demapped	Open Space
52	15960	43, 46, 48, 49, 51	43, 46, 48, 49, 51		Open Space

Site	Block	Old Tax Lot(s)	New Tax Lot(s)	Portions of Mapped Streets	Land Use
53	15960	39, 40, 41	34, 35, 37, 39, 41, 42		Open Space
54	15960	34, 35	Block 15961, Lot 78		Open Space
55	15960	28, 29, 30	28, 29, 30		Open Space
56A	15960	15, 16, 17, 18 (formerly p/o Site 56)	15, 16, 17, 18		Residential
56B	15960	20, 21, 22, 23 (formerly p/o Site 56)	20, 21, 22, 23, 24		Open space
57	15960	3, 4, 5, 6, 7, 8	3, 4, 7, 8, 104		Residential
58	15962	p/o19, 28, 30, 33, 54, 56, 57	p/o19, 28, 30, 33, 54, 56, 57	Formerly Beach 44th Street, Beach 45th Street, Beach 46th Street now demapped	Open Space
	15963	1, 21, 30, 32, 33, 34, 35, 36, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 53, 54, 55	1, 21, 30, 32, 33, 34, 35, 36, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 53, 54, 55		
	15964	50, 51, 53, 54, 55, 58, 61, 62, 63, 64, 65, 152, 153	50, 51, 53, 54, 55, 58, 61, 62, 63, 64, 65, 152, 153		
	15970	32	32		
59	15962	p/o19, 61, 63	p/o19, 59, 61, 63, 64		Open Space
60	15962	1, 3, 5, 6, 7, 9, 10, 11, 14, 15, 17, 73, 79, 81, 82, 83, 84, 85, 86, 89, 90, 91, 92, 95, 101, 102, 104, 183, 201	1, 3, 5, 6, 7, 9, 10, 11, 14, 15, 17, 73, p/o78, 80, 81, 82, 83, 84, 85, 86, 89, 90, 91, 92, 183		Open Space
61	15965	40, 41, 42, 43, 51, 52, 53, 54, 55, 67, 68, 69, 70, 71, 73, 75, 79, 80, 81	40, 140, p/o43, 51, 52, 53, 54, 55, 67, 68, 69, 70, 71, 73, 75, 79, 80, 81		Open Space
	15962		101, 102, 104, 95, 201		
62A	15965	19, 20, 21, 29, 31, 34, 35, 36, 37, 38, 103, 104 (formerly p/o Site 62)	19, 20, 21, 29, 31, 34, 35, 36, 37, 38, 103, 104		Residential

Site	Block	Old Tax Lot(s)	New Tax Lot(s)	Portions of Mapped Streets	Land Use
62B	15965	84, 85, 86, 87, 93, 95, 96, 97, 98, 99, 101 (formerly p/o Site 62)	84, 85, 86, 87, 93, 95, 96, 97, 98, 99, 100, 101		Open space
63A	15965	107, 108, 109, 110 (formerly Site 63)	107, 108, 109, 110, 12, 111		Residential
63B	15965		3, 112, 114, 115		Commercial/Residential
64A	15966	27, 28, 29, 30, , 53 (formerly p/o Site 64)	27, 28, 29, 30, 53, 54		Residential
64B	15966	36, 45, 52 (formerly p/o Site 64)	36, 45, 52		Open Space
65	15966	23, 25, 59, 61	23, 25, 59, 61		Residential
66	15966	3, 5, 7, 8, 17, 18, 19, 20, 65, 66, 68, 70, 72, 74, 75, 76, 77, 78, 79, 80, 81	3, 5, 7, 8, 17, 18, 19, 20, 65, 66, 68, 70, 72, 74, 75, 76, 77, 78, 79, 80, 81		Residential
67	15967	18	18		Residential
68	15967	10, 12, 13, 111	10, 12, 13, 111		Residential
70	15968	44	44		Residential
71	15968	72, 73, 74	72, 73, 74		Residential
72	15968	79, 80	79, 80		Residential
73	15968	82, 83, 84, 85, 86, 87, 88, 89, 90, 91	82, 83, 84, 85, 86, 87, 88, 89, 90, 91		Residential
74	15968	10, 11, 12, 14, 16, 17	10, 11, 12, 14, 16, 17		Residential
75	15968	97	97		Residential
76	15968	108, 109, 209	108, 208		Residential
77	15968	5, 6	5, 6		Residential
78	15969	30, 33, 35, 40, 42, 47, 48, 49, 50, 51, 135	30, 31, 33, 35, 40, 42, 47, 48, 49, 50, 51, 135		Residential
79	15969	56, 57, 58, 59, 60	56, 57, 58, 59, 60		Residential
80	15969	6, 7	6, 7		Residential
81	15969	73	73		Residential

Site	Block	Old Tax Lot(s)	New Tax Lot(s)	Portions of Mapped Streets	Land Use
82	15971	21	21		Open Space
83	15971	16	16		Open Space
84	15972	33	33		Residential
85	15972	3	3		Residential
86	15973	p/o 1	p/o1		Open Space
87	15973	p/o1, 38	p/o1, 38, 39, 40, 41		Open Space
88	15971	1, 100	1, 100	Conch Place (formerly Almeda Avenue)	Open Space
	15976	45	45		
	15977	1, 50, 75	1, 50, 75		
89				Formerly Almeda Avenue now demapped	Open Space

All mapped and/or built streets within the Project Boundary

The following properties are to be acquired exclusively for the establishment, widening or realignment of new streets, or for the development of existing mapped, unbuilt streets:

Block	Lot(s)
15845	28, 29
15952	23*, 37*
15953	23*, 49*
15954	24*, 58*
15961	p/o 68, p/o 69, p/o 70, p/o 72, p/o 74, p/o 76, p/o 78, p/o 79, p/o 80, p/o 81, p/o 88, p/o 92, p/o 94, p/o 102, p/o 103, p/o 104, formerly Lot 98, now part of Conch Drive
15962	p/o 45, p/o 46, p/o 48, p/o 49, p/o 50, p/o 51, p/o 59, p/o 67, p/o 75, p/o 78, p/o 87, p/o 88, formerly Lots 18, and 70, now part of Conch Road*, and formerly Lot 105, now part of Norton Avenue*
15965	Formerly Lots 39, 82, 83, now part of Edgemere Drive*
15968	Formerly Lot 64, now part of Norton Avenue*

Beach 43rd Street between Norton Avenue and Conch Basin

*Streets have been built

EXHIBIT B

PROJECT BOUNDARY DESCRIPTION

Beginning at a point formed by the intersection of the prolongation of the westerly line of Beach 51st Street and the northerly line of Almeda Avenue;

Running thence easterly along the northerly line of Conch Place to the northeasterly line of Conch Place;

Thence southeasterly, along the northeasterly line of Conch Place to the northwesterly line of Tax Lot 75 in Queens Tax Block 15977, as shown on the Tax Map of the City of New York for the Borough and County of Queens as said Tax Map existed on January 3, 1994;

Thence northeasterly, along the northwesterly line of said Tax Lot 75 to the U.S. Pierhead and Bulkhead line;

Thence southeasterly, along the U.S. Pierhead and Bulkhead line to an angle point;

Thence northeasterly, continuing along the U.S. Pierhead and Bulkhead line to the westerly line of Tax Lot 110 in Queens Tax Block 15961;

Thence southerly, along the westerly line of Tax Lot 110 in Queens Tax Block 15961, across the demapped bed of Norton Avenue and continuing southerly along the westerly line of Tax Lot 60 in Queens Tax Block 15960 to the northerly line of Beach Channel Drive;

Thence easterly, along the northerly line of Beach Channel Drive to the westerly line of Beach 38th Street;

Thence northerly, along the westerly line of Beach 38th Street and its prolongation to the southerly line of Norton Avenue;

Thence southeasterly, along the southerly line of Norton Avenue, to an easterly line of Tax Lot 3, in Queens Tax Block 15955;

Thence northerly, along the easterly line of said Tax Lot 3, to the northerly line of Norton Avenue;

Thence southeasterly, along the northerly line of Norton Avenue to the easterly line of Beach 35th Street;

Thence southerly, along the easterly line of Beach 35th Street to the northerly line of Rockaway Freeway;

Thence southwesterly and westerly, along the northerly line of Rockaway Freeway to the westerly line of Beach 47th Street;

Thence northerly, along the westerly line of Beach 47th Street to the southerly line of Rockaway Beach Boulevard;

Thence westerly along the southerly line of Rockaway Beach Boulevard to its intersection with the prolongation of the westerly line of Beach 49th Street;

Thence northerly, along the said prolongation and the westerly line of Beach 49th Street to the southerly line of Beach Channel Drive;

Thence westerly, along the southerly line of Beach Channel Drive to the westerly prolongation of Beach 51st Street;

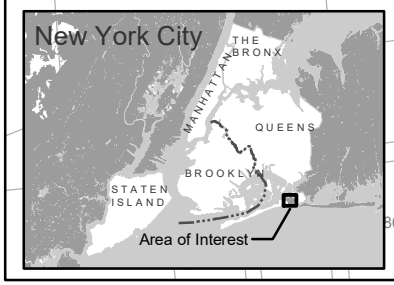
Thence northerly, along the westerly line of Beach 51st Street and its prolongation to the point or place of beginning.

The above described area is located in the Borough and County of Queens.

*Note: This project boundary description is a generalized metes and bounds description of the Project Boundary. It is NOT a certified legal description prepared by a licensed surveyor.

Edgemere Urban Renewal Area
Queens

Department of Housing Preservation & Development



Urban Renewal Plan Project Boundary Map Map 1

August 2021
Revised April 2008, June 1997, January 1997

Legend

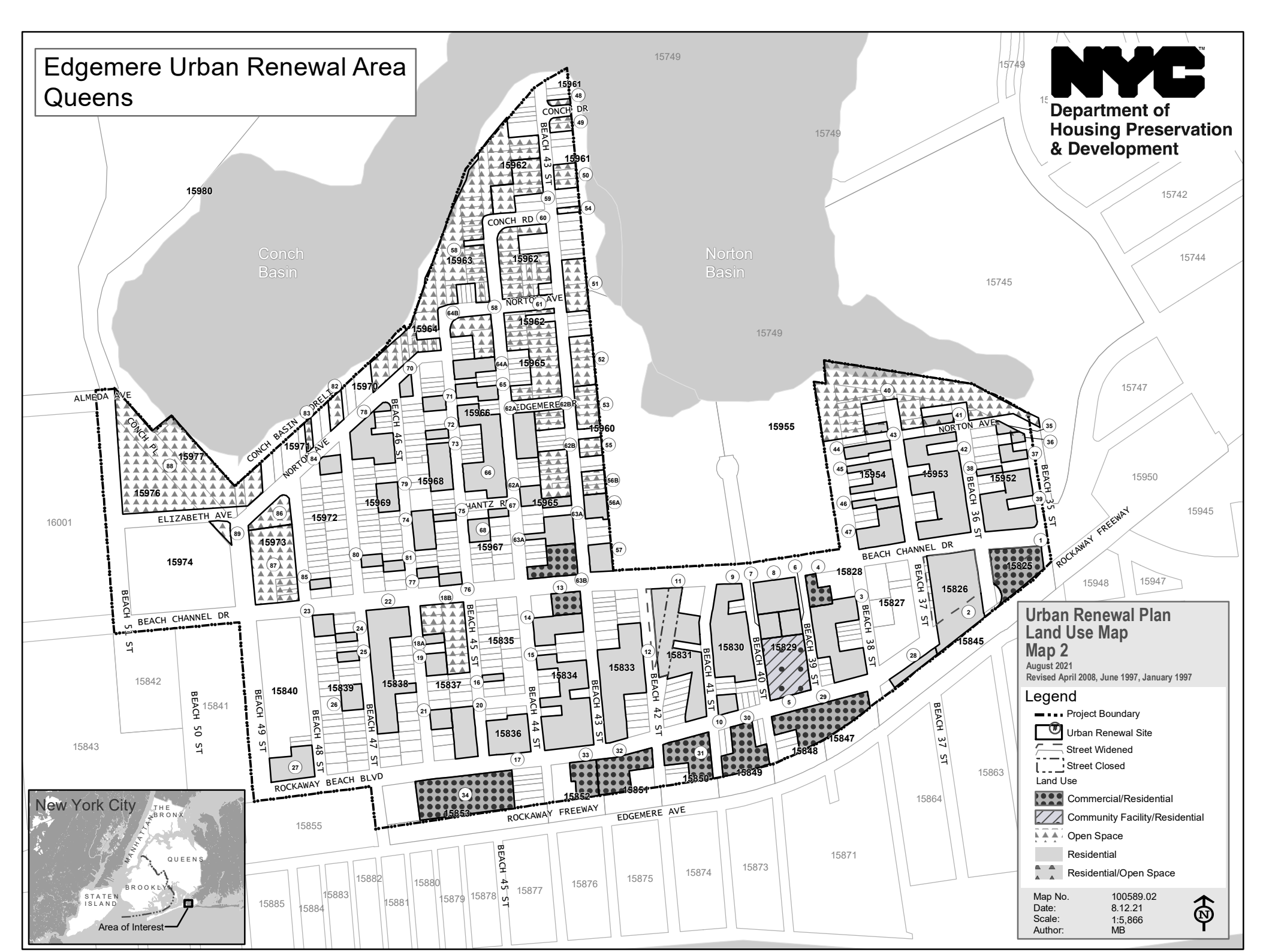
- Project Boundary
- Urban Renewal Site
- 15825 Tax Block & Lot

Map No.	100589.01
Date:	8.12.21
Scale:	1:5,872
Author:	MB

Data Source: City of New York. DCP: (Street Names) LION Rel. 21B, edited; DOF: DTM Tax Lots 202107, Urban Renewal status & Other Activity Cateogies: HPD-ONS/Planning

City of New York. Dept. of Housing Preservation & Development. Office of Neighborhood Strategies/ Land Use & Policy

Edgemere Urban Renewal Area
Queens



Urban Renewal Plan
Land Use Map
Map 2

August 2021
Revised April 2008, June 1997, January 1997

Legend

- Project Boundary
- Urban Renewal Site
- Street Widened
- Street Closed

Land Use

- Commercial/Residential
- Community Facility/Residential
- Open Space
- Residential
- Residential/Open Space

Map No.	100589.02
Date:	8.12.21
Scale:	1:5,866
Author:	MB

Data Source: City of New York. DCP: (Street Names) LION Rel. 21B, edited; DOF: DTM Tax Lots 202107, Urban Renewal status & Other Activity Categories: HPD-ONS/Planning

City of New York. Dept. of Housing Preservation & Development. Office of Neighborhood Strategies/ Land Use & Policy

FACT SHEET

EDGEMERE URBAN RENEWAL PLAN

SECOND AMENDMENT

December, 2021

The Edgemere Urban Renewal Area ("Area") is located in Community District No. 14 in the borough of Queens and is generally bounded by (i) Conch Basin, Beach Channel Drive, and Norton Basin on the north, (ii) Beach 35th Street on the east, (iii) Beach Channel Drive, Rockaway Beach Boulevard, and the northern boundary of the former Rockaway Freeway on the south, and (iv) Beach 51st Street and Beach 49th Street on the west.

PURPOSE OF PLAN

The Department of Housing Preservation and Development ("HPD") is proposing an amendment to the First Amended Edgemere Urban Renewal Plan ("Plan") to implement goals and recommendations of the Resilient Edgemere Community Plan, the product of an interagency, community-based effort to align New York City's Sandy Recovery and rebuilding investments in Edgemere with a long-term, comprehensive vision.

CHANGES FROM PREVIOUS PLAN

1. Extending the duration of the plan for forty (40) years. The Plan will expire 40 years from the date of approval of this Second Amended Plan.

2. Blocks and lots have been reviewed and updated.

3. Errors in Exhibit A in previous versions of the Plan have been corrected.

4. Amendment to density controls associated with Section C.3.d.1 to permit up to 1,500 dwelling units in the URA (from 800 units).

5. Removal of height restrictions associated with Section C.3.e from the URP.

6. Change to definition of Open Space to allow for agricultural uses when permitted by zoning.

7. Map 1 (Project Boundary and Land Acquisition Map), Map 2 (Land Use Map) and Exhibit A (Properties Acquired or to be Acquired) are revised to reflect the following changes:

   - Map 2 has been modified to reflect that the following streets are now built:
     - Norton Avenue between Beach 35th and Beach 38th Streets
     - Beach 43rd Street north of Norton Avenue
     - Conch Road between Beach 43rd and Beach 44th Streets
     - Edgemere Drive between Beach 43rd and Beach 44th Streets

   - Map 1, Map 2 and Exhibit A are revised to reflect the original lots that have been deleted from some of the Sites:
     - Lot 17 has been deleted from Site 15
     - Lot 60 has been deleted from Site 33

- Lots 95, 96, 97, 98, 102, and 103 have been deleted from Site 34
- Lot 14 has been deleted from Site 38

- Map 1, Map 2 and Exhibit A are revised to reflect the additional lots that have been added to some of the Sites, or new Sites that have been created:
  - Lot 27 has been added as new Site 18A
  - Lots 37 and 42 have been added to Site 53
  - Block 15961, Lot 78 has been added as new Site 54
  - Lot 24 has been added to Site 56B
  - Lot 59 has been added to Site 59
  - Lot 100 has been added to Site 62B
  - Lots 12 and 111 have been added to Site 63A
  - Block 15965, Lots 3, 112, 114, and 115 have been added as new Site 63B

- Map 1, Map 2, and Exhibit A are revised to reflect the division, merging, and/or renumbering of some of the Sites:
  - Site 18 was renumbered as Site 18B, and new Site 18A was created, as described above
  - Old Site 54 was merged into Site 53. A new Site 54 was created, as described above.
  - Site 56 has been divided into Sites 56A and 56B
  - Site 62 has been divided into Sites 62A and 62B
  - Site 63 was renumbered as Site 63A, and new Site 63B was created, as described above
  - Site 64 has been divided into Sites 64A and 64B

- Map 2 and Exhibit A are revised to reflect the change in land use of some of the Sites, or to reflect the designated land use for new Sites:
  - The land use for new Site 18A has been designated as residential.
  - The land use for Sites 53, 55, 56B, 59, 60, 61, 62B, 64B, and 87 has been changed from residential to open space
  - The land use for new Site 54 has been designated as open space
  - The land use for Site 86 has been changed from residential/open space to open space
  - The land use for Sites 29, 30, 31, and 32 has been changed from residential to commercial/residential
  - The land use for new Site 63B has been designated as commercial/residential
  - The land use for Sites 8 and 47 has been changed from commercial/residential to residential

- Exhibit A has been modified to reflect the lots in Map 2 for Sites 60 and 61. Site 60 now includes lots north of Norton Avenue, and Site 61 includes lots south of Norton Avenue.

8. Note: In this and previous versions of the Plan, there is no Site 69.

9. Proposed Time Schedule for Effectuation Of Plan is revised.

FOR INFORMATION ONLY
NOT PART OF URBAN RENEWAL PLAN OR ULURP APPLICATION