

CITY PLANNING COMMISSION DISPOSITION SHEET

PUBLIC MEETING:
WEDNESDAY, JANUARY 19, 2005
10:00 A.M. NYC COLLEGE OF TECHNOLOGY
285 JAY STREET, BROOKLYN, NEW YORK

Yvette V. Gruel, Calendar Officer
22 Reade Street, Room 2E
New York, New York 10007-1216
(212) 720-3370

CAL NO.	ULURP NO.	CD NO	PROJECT NAME	C.P.C. ACTION
1	C 050134 ZMK	10	BAY RIDGE REZONING AND TEXT	Scheduled to be Heard 2/2/05
2	C 050134(A) ZMK	10	“ ”	“ ”
3	N 050133 ZRK	10	“ ”	“ ”
4	C 050072 HAM	11	PROJECT GREENHOPE	“ ”
5	C 050073 ZSM	11	“ ”	“ ”
6	C 050096 ZSM	8	713 PARK AVENUE	“ ”
7	C 050017 PSQ	13	WARNERVILLE PUMPING STATION	“ ”
8	C 040540 PCR	1	MARINER'S HARBOR PUBLIC LIBRARY	“ ”
9	C 050120 ZMX	1	PORT MORRIS REZONING	Hearing Closed
10	C 040528 PQQ	12	JAMAICA NAACP DAY CARE CENTER	“ ”
11	C 040415 MMK	1	GREENPOINT/WILLIAMSBURG ZONING PROPOSAL	“ ”
12	C 040416 MMK	1	“ ”	“ ”
13	C 040417 MMK	1	“ ”	“ ”
14	C 040418 MMK	1	“ ”	“ ”
15	N 050110 ZRK	1	“ ”	“ ”
16	N 050110(A) ZRK	1	“ ”	“ ”
17	C 050111 ZMK	1	“ ”	“ ”

COMMISSION ATTENDANCE:		Present (P)		COMMISSION VOTING RECORD:													
		Absent (A)		In Favor - Y Oppose - N Abstain - AB Recuse - R													
Calendar Numbers:		19	20	21													
Amanda M. Burden, AICP, Chair	P	Y	Y	Y													
Kenneth J. Knuckles, Esq., Vice Chairman	P	Y	Y	Y													
Angela M. Battaglia	P	Y	Y	Y													
Irwin Cantor, P.E.	P	Y	Y	Y													
Angela R. Cavaluzzi, R.A.	P	Y	Y	Y													
Alfred C. Cerullo, III	P	Y	Y	Y													
Richard W.Eaddy	P	Y	Y	Y													
Jane D. Gol	P	Y	Y	Y													
Lisa A. Gomez	P	Y	Y	AB													
Christopher Kui	P	Y	Y	Y													
John Merolo	P	Y	Y	Y													
Karen A. Phillips	P	Y	Y	Y													
Dolly Williams, Commissioners	P	Y	Y	Y													

MEETING ADJOURNED AT: 5:49 P.M.

**COMPREHENSIVE
CITY PLANNING CALENDAR
of
The City of New York**

CITY PLANNING COMMISSION

WEDNESDAY, JANUARY 19, 2005

**MEETING AT 10:00 A.M. AT THE NEW YORK CITY
COLLEGE OF TECHNOLOGY, 285 JAY STREET
BROOKLYN, NEW YORK**



Michael R. Bloomberg, Mayor

City of New York

[No. 2]

Prepared by Yvette V. Gruel, Calendar Officer

**To view the Planning Commission Calendar and/or the Zoning Resolution
on the World Wide Web, visit the Department of City Planning (DCP)
home page at: nyc.gov/planning**

A

CITY PLANNING COMMISSION

GENERAL RULES OF PROCEDURE AS PERTAINING TO
PUBLIC MEETINGS

1. A quorum shall consist of seven members.
2. Final action by the Commission shall be by the affirmative vote of not less than seven members.
3. Except by unanimous consent, matters upon which public hearing are required by law shall lie over until the next meeting following the public hearing.
4. Matters not on the calendar may be considered by unanimous consent.

NOTE - Matters scheduled for public hearing by the City Planning Commission usually appear in three calendars: first in Section I, (Scheduling Dates for Future Public Hearings), second in Section II, (Public Hearings), and third in Section III, (Reports). Matters scheduled for public hearing by Community Boards appear in a separate calendar available in the Calendar Information Office.

NOTICE--CALENDARS: City Planning Commission calendars and disposition sheets are now available on the Department of City Planning's web site (www.nyc.gov/planning). The availability of these documents on-line will occur earlier than the current printed documents.

If you wish to be notified of the web site availability of calendars and disposition sheets, please send your name, organization and E-mail address to the address listed below. Any individual or organization that would like to receive paper copies of the aforementioned documents will be able to do so at a fee of \$120.00 annually. Please have the certified check made out to the **City of New York -- Department of City Planning** to the attention of the Calendar Information Office, 22 Reade Street, Room 2E, New York, New York 10007-1216.

For Calendar Information: call (212) 720-3368, 3369, 3370.

Note to Subscribers: Notify us of change of address including E-mail by writing to:

City Planning Commission
Calendar Information Office
22 Reade Street - Room 2E
New York, New York 10007-1216

B
CITY PLANNING COMMISSION

22 Reade Street, New York, N.Y. 10007-1216

AMANDA M. BURDEN, *AICP, Chair*

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

ANGELA M. BATTAGLIA

IRWIN G. CANTOR, *P.E.*

ANGELA R. CAVALUZZI, *R.A.*

ALFRED C. CERULLO, III

RICHARD W. EADDY

JANE D. GoL

LISA A. GOMEZ

CHRISTOPHER KUI

JOHN MEROLO

KAREN A. PHILLIPS

DOLLY WILLIAMS, *Commissioners*

YVETTE V. GRUEL, *Calendar Officer*

The regular public meetings of the Commission shall be held twice monthly on Wednesday at 10:00 a. m. in Spector Hall, 22 Reade Street, Manhattan, unless otherwise ordered.

ORDER OF BUSINESS AND INDEX

WEDNESDAY, JANUARY 19, 2005

Roll Call; approval of minutes	1
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II. Public Hearings	55
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**Community Board Public Hearing Notices are available in the
Calendar Information Office, Room 2E, 22 Reade Street,
New York, N.Y. 10007**

The next regular public meeting of the City Planning Commission is scheduled for February 2, 2005 at Spector Hall 22 Read Street, New York, at 10:00 a.m.

C

GENERAL INFORMATION

HOW TO PARTICIPATE:

Signing up to speak: Anyone wishing to speak on any of the items listed under "Public Hearing" in this Calendar, is requested to fill out a speaker's slip supplied at the staff desk outside the hearing chambers on the day of the hearing. Speakers on each item will be called in the order these slips are submitted, with the exception that public officials will be allowed to speak first. If a large number of people wish to speak on a particular item, statements will be taken alternating every 30 minutes between those speaking in support of the proposal and those speaking in opposition.

Length of Testimony: In order to give others an opportunity to speak, all speakers are asked to limit their remarks to three minutes.

Written Comments: If you intend to submit a written statement and/or other documents please submit 20 sets of each.

Anyone wishing to present facts or to inform the Commission of their view on an item in this calendar, but who cannot or does not wish to speak at the public hearing, may fill out the form below and return it to the desk outside the hearing chambers or mail their written comments to:

**CITY PLANNING COMMISSION
Calendar Information Office - Room 2E
22 Reade Street, New York, N.Y. 10007**

(Extra copies of this form may be obtained in the Calendar Information Office at the above address.)

Subject _____

Date of Hearing _____ Calendar No. _____

Borough _____ Identification No.: _____ CB No.: _____

Position: Opposed _____

In Favor _____

Comments: _____

Name: _____

Address: _____

Organization (if any) _____

Address _____ Title: _____

JANUARY 19, 2005

APPROVAL OF MINUTES OF Regular Meeting of January 5, 2005

I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE
SCHEDULED FOR WEDNESDAY, FEBRUARY 2, 2005
STARTING AT 10:00 A.M.
IN SPECTOR HALL, 22 READE STREET
NEW YORK, NEW YORK

BOROUGH OF BROOKLYN

BAY RIDGE TEXT

Nos. 1, 2 and 3

CD 10

C 050134 ZMK

IN THE MATTER OF an application submitted by the Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter **for an amendment of the Zoning Map, Section Nos. 22a and 22b**

1. **eliminating a C1-2 District within an existing R6 District bounded by:**
 - a. Bay Ridge Parkway, a line 100 feet southeasterly of 3rd Avenue, 78th Street, 3rd Avenue, 82nd Street, and a line 100 feet northwesterly of 3rd Avenue;
 - b. Bay Ridge Parkway, a line 100 feet southeasterly of 5th Avenue, 85th Street, 5th Avenue, a line midway between 85th Street and 86th Street, and a line 100 feet northwesterly of 5th Avenue;
 - c. 86th Street, 3rd Avenue, 87th Street, a line 100 feet southeasterly of 3rd Avenue, 95th Street, 3rd Avenue, 97th Street, a line 100 feet southeasterly of 3rd Avenue, Marine Avenue, and a line 100 feet northwesterly of 3rd Avenue;
 - d. a line midway between 85th Street and 86th Street, the northwesterly boundary line of a Park and its southwesterly prolongation, 86th Street, Gatling Place, a line 100 feet southwesterly of 86th Street, and Hamilton

Parkway;

- e. 92nd Street, a line 100 feet southeasterly of 5th Avenue, 95th Street, 4th Avenue, 96th Street, a line 100 feet northwesterly of 4th Avenue, 95th Street, and 5th Avenue;
 - f. a line midway between 97th Street and Marine Avenue, a line 100 feet southeasterly of 4th Avenue, a line midway between Marine Avenue and 99th Street, 4th Avenue, 100th Street, and a line 100 feet northwesterly of 4th Avenue; and
 - g. 100th Street, a line 100 feet southeasterly of 4th Avenue, 101st Street, and 4th Avenue;
2. **eliminating a C2-2 District within an existing R6 District bounded by:**
 - a. 82nd Street, a line 100 feet southeasterly of 3rd Avenue, 87th Street, 3rd Avenue, 86th Street, and a line 100 feet northwesterly of 3rd Avenue;
 - b. 89th Street, 4th Avenue, 95th Street, and a line 100 feet northwesterly of 4th Avenue; and
 - c. a line 100 feet southwesterly of 86th Street, a line midway between 5th Avenue and Gelston Avenue, the southeasterly centerline prolongation of 91st Street, and 5th Avenue;
 3. **eliminating a C2-3 District within an existing R6 District bounded by** Bay Ridge Avenue, Narrows Avenue, a line midway between Bay Ridge Avenue and 70th Street, and the easterly boundary line of Shore Road Park;
 4. **changing from an R3-1 District to an R2 District property bounded by** 85th Street, a line 100 feet northwesterly of Ridge Boulevard, 86th Street, and Colonial Road;
 5. **changing from an R3-2 District to an R2 District property bounded by:**
 - a. 85th Street, Ridge Boulevard, 86th Street, and a line 100 feet northwesterly of Ridge Boulevard; and
 - b. 85th Street, a line 100 feet northwesterly of 3rd Avenue, a line midway between 85th Street and 86th Street, and a line 260 feet southeasterly of Ridge Boulevard;
 6. **changing from an R3-2 District to an R3-1 District property bounded by** a line midway between 74th Street and Bay Ridge Parkway, a line 100 feet northwest-

erly of Colonial Road, a line midway between Bay Ridge Parkway and 76th Street, and a line 100 feet southeasterly of Narrows Avenue;

7. **changing from an R6 District to an R3-1 District property bounded by** a line midway between 74th Street and Bay Ridge Parkway, Colonial Road, a line midway between Bay Ridge Parkway and 76th Street, and a line 100 feet northwesterly of Colonial Road;
8. **changing from an R6 District to an R3-2 District property bounded by** 71st Street, Colonial Road, 73rd Street and a line 100 feet northwesterly of Colonial Road;
9. **changing from an R6 District to an R3A District property bounded by** 92nd Street, a line 340 feet northwesterly of Ridge Boulevard, a line midway between 92nd Street and 93rd Street, a line 420 feet northwesterly of Ridge Boulevard, 93rd Street, Ridge Boulevard, Marine Avenue, a line midway between 93rd Street and 94th Street, a line 210 feet northeasterly of the easterly boundary line of Shore Road Park, 93rd Street, a line 255 feet northeasterly of the easterly boundary line of Shore Road Park, Oliver Street, and Marine Avenue;
10. **changing from an R6 District to an R3X District property bounded by:**
 - a. a line 100 feet southwesterly of Bay Ridge Avenue, a line 100 feet northwesterly of 5th Avenue, a line 100 feet northeasterly of 72nd Street, a line perpendicular to the southwesterly street line of Ovington Avenue distant 200 feet southwesterly (as measured along the street line) from the point of intersection of the southwesterly street line of Ovington Avenue and the southeasterly street line of 4th Avenue, Ovington Avenue, and a line 100 feet southeasterly of 4th Avenue; and
 - b. 79th Street, a line 100 feet northwesterly of 5th Avenue, a line midway between 80th Street and 81st street, and a line 100 feet southeasterly of 4th Avenue;
11. **changing from an R3-2 District to an R4-1 District property bounded by** the northeasterly boundary line of Shore Road Park, a line 100 feet northwesterly of Ridge Boulevard, the southerly service road of Shore Road Drive, and the northeasterly centerline prolongation of Colonial Road;
12. **changing from an R6 District to an R4-1 District property bounded by:**
 - a. the northerly boundary line of a Shore Road Park and its southeasterly prolongation, 4th Avenue, 66th Street, 5th Avenue, 67th Street, 4th Avenue, 67th Street, a line perpendicular to the southwesterly street line of 67th

Street distant 295 feet northwesterly (as measured along the street line) from the point of intersection of the southwesterly street line of 67th Street and the northwesterly street line of 4th Avenue, a line midway between 67th Street and Senator Street, a line 40 feet southeasterly of 3rd Avenue, 67th Street, a line 100 feet northwesterly of 3rd Avenue, the northeasterly prolongation at Senator Street of a line 100 feet northwesterly of 3rd Avenue, a line 100 feet southwesterly of 67th Street, Ridge Boulevard, 67th Street, and a line 100 feet northwesterly of Ridge Boulevard;

- b. 66th Street and its southeasterly centerline prolongation, Gowanus Expressway, a line midway between 74th Street and Bay Ridge Parkway and its southeasterly prolongation, a line 100 feet southeasterly of 6th Avenue, 78th Street, 6th Avenue, a line midway between 80th Street and 81st Street and its southeasterly prolongation, Gowanus Expressway, a line 100 feet northeasterly of 86th Street, a line 130 feet southeasterly of 5th Avenue, 85th Street, a line 100 feet southeasterly of 5th Avenue, a line midway between 83rd Street and 84th Street, a line perpendicular to the southwesterly street line of 83rd Street distant 310 feet southeasterly (as measured along the street line) from the point of intersection of the southeasterly street line of 5th Avenue and the southwesterly street line of 83rd Street, 83rd Street, a line perpendicular to the northeasterly street line of 83rd Street distant 255 feet northwesterly (as measured along the street line) from the point of intersection of the northwesterly street line of 6th Avenue and the northeasterly street line of 83rd Street, a line midway between 82nd Street and 83rd Street, a line 100 feet northwesterly of 6th Avenue, a line midway between 81st Street and 82nd Street, a line 100 feet southeasterly of 5th Avenue, a line midway between 77th Street and 78th Street, a line 100 feet northwesterly of 6th Avenue, 76th Street, a line perpendicular to the northeasterly street line of 76th Street distant 245 feet southeasterly (as measured along the street line) from the point of intersection of the northeasterly street line of 76th Street and the southeasterly street line of 5th Avenue, a line midway between Bay Ridge Parkway and 76th Street, 6th Avenue, a line 100 feet northeasterly of Bay Ridge Parkway, a line 100 feet northwesterly of 6th Avenue, a line 100 feet southwesterly of Bay Ridge Avenue, a line 100 feet southeasterly of 5th Avenue, 67th Street, and 6th Avenue;
- c. 73rd Street, Ridge Boulevard, 74th Street, a line 220 feet northwesterly of Ridge Boulevard, a line midway between 74th Street and Bay Ridge parkway, a line 180 feet southeasterly of Colonial Road, 74th Street, a line 170 feet southeasterly of Colonial Road, a line midway between 73rd Street and 74th Street, and a line 100 feet northwesterly of Ridge Boulevard;
- d. 77th Street, a line 100 feet northwesterly of 5th Avenue, 79th Street, a line

100 feet southeasterly of 4th Avenue, a line midway between 77th Street and 78th Street, and a line perpendicular to the southwesterly street line of 77th Street, distant 265 feet northwesterly (as measured along the street line) from the point of intersection of the southwesterly street line of 77th Street and the northwesterly street line of 5th Avenue;

- e. a line midway between 80th Street and 81st Street, a line 100 feet northwesterly of 5th Avenue, a line midway between 85th Street and 86th Street, and a line 100 feet southeasterly of 4th Avenue;
- f. 82nd Street, a line 100 feet northwesterly of 4th Avenue, 85th Street, a line 370 feet southeasterly of 3rd Avenue, a line 100 feet southwesterly of 85th Street, and a line 100 feet southeasterly of 3rd Avenue;
- g. a line midway between 87th Street and 88th Street, a line 100 feet northwesterly of 4th Avenue, 91st Street, and a line 100 feet southeasterly of 3rd Avenue;
- h. a line 100 feet southwesterly of 86th Street, Fort Hamilton Parkway, 88th Street, and a line 100 feet southeasterly of 5th Avenue;
- i. 89th Street, a line 100 feet northwesterly of 3rd Avenue, Marine Avenue, a line perpendicular to the northeasterly street line of Marine Avenue, distant 220 feet southeasterly (as measured along the street line) from the point of intersection of the southwesterly street line of 96th Street and the northeasterly street line of Marine Avenue, a line perpendicular to the southwesterly street line of 96th Street, distant 240 feet northwesterly (as measured along the street line) from the point of intersection of the southwesterly street line of 96th Street and the northwesterly street line of 3rd Avenue, 96th Street, a line perpendicular to the northeasterly street line of 96th Street, distant 60 feet southeasterly (as measured along the street line) from the point of intersection of the northeasterly street line of 96th Street and the northeasterly street line of Marine Avenue, a line 100 feet northeasterly of Marine Avenue, a line perpendicular to the northeasterly street line of Marine Avenue distant 50 feet northwesterly (as measured along the street line) from the point of intersection of the northeasterly street line of 96th Street and the northeasterly street line of Marine Avenue, Marine Avenue, a line perpendicular to the northeasterly street line of Marine Avenue distant 170 feet northwesterly (as measured along the street line) from the point of intersection of the northeasterly street line of 96th Street and the northeasterly street line of Marine Avenue, 95th Street, and Ridge Boulevard;
- j. 92nd Street, a line 100 feet northwesterly of 4th Avenue, a line midway between 93rd Street and 94th Street, and a line 100 feet southeasterly of 3rd Avenue;

- k. a line midway between 93rd Street and 94th Street, Marine Avenue, a line midway between 94th Street and Ridge Boulevard, a line 100 feet southwesterly of Marine Avenue, a line midway between Ridge Boulevard and 95th Street, a line 300 feet southwesterly of Marine Avenue, 95th Street, a line 200 feet southwesterly of Marine Avenue, a line midway between 95th street and 96th Street, a line 100 feet southwesterly of Marine Avenue, a line midway between 96th Street and 97th Street, a line 340 feet northeasterly of Shore Road Park, 96th Street, a line 300 feet northeasterly of Shore Road Park, a line midway between 95th street and 96th Street, a line 165 feet northeasterly of Shore Road Park, 95th Street, a line 150 feet northeasterly of Shore Road Park, Ridge Boulevard, a line 260 feet northeasterly of Shore Road Park, a line midway between 94th Street and Ridge Boulevard, and a line 210 feet northeasterly of Shore Road Park; and
 - l. a line midway between 95th Street and 96th Street, a line 100 feet northwesterly of 4th Avenue, a line midway between 97th Street and Marine Avenue, a line 215 feet northwesterly of 4th Avenue, Marine Avenue, a line 100 feet northwesterly of 4th Avenue, 101st Street, and a line 100 feet southeasterly of 3rd Avenue;
- 13. changing from a C4-2 District to an R4-1 District property bounded by 85th Street, a line 130 feet southeasterly of 5th Avenue, a line 100 feet northeasterly of 86th Street, and a line 100 feet southeasterly of 5th Avenue;**
- 14. changing from an R3-1 District to an R4A District property bounded by:**
- a. a line midway between Bay Ridge Parkway and 76th Street and its northwesterly prolongation, a line 100 feet southeasterly of Narrows Avenue, 78th Street, a line 100 feet northwesterly of Ridge Boulevard, a line midway between 79th Street and 80th Street, Colonial Road, 79th Street, Narrows Avenue, a line 100 feet southwesterly of 79th Street, and the easterly boundary line of Shore Road Park; and
 - b. a line midway between Bay Ridge Parkway and 76th Street, a line 100 feet northwesterly of Ridge Boulevard, 77th Street, and Colonial Road;
- 15. changing from an R3-2 District to an R4A District property bounded by:**
- a. the southerly service road of Shore Road Drive, Sedgwick Place, a line 60 feet southwesterly of the southerly service road of Shore Road Drive, Bergen Place, 67th Street, and a line midway between Colonial Road and Sedgwick Place;
 - b. 70th Street, a line 60 feet northwesterly of Louise Terrace and its southwesterly prolongation, a line midway between Mackay Place and 71st

Street, and Narrows Avenue;

- c. 73rd Street, a line 100 feet northwesterly of Colonial Road, a line midway between 74th Street and Bay Ridge Parkway, a line 100 feet southeasterly of Narrows Avenue, a line midway between Bay Ridge Parkway and 76th Street and its northwesterly prolongation, the easterly boundary line of Shore Road Park, a line 60 feet northeasterly of Bay Ridge Parkway, Narrows Avenue, a line midway between 73rd Street and 74th Street, and a line 200 feet southeasterly of Narrows Avenue; and
- d. a line midway between Bay Ridge Parkway and 76th Street, a line 100 feet northwesterly of 3rd Avenue, 82nd Street, Ridge Boulevard, 81st Street, and a line 100 feet northwesterly of Ridge Boulevard;

16. changing from an R6 District to an R4A District property bounded by:

- a. 67th Street, a line 100 feet northwesterly of 5th Avenue, a line 100 feet northeasterly of 68th Street, and a line 100 feet southeasterly of 4th Avenue;
- b. 72nd Street, Narrows Avenue, a line 60 feet northeasterly of Bay Ridge Parkway, a line 100 feet northwesterly of Narrows Avenue, a line 120 feet southwestly of 72nd Street, a line perpendicular to the easterly boundary line of Shore Road Park at its intersection with the southwestly centerline prolongation of 72nd Court, and a line 280 feet northwesterly of Narrows Avenue;
- c. 73rd Street, Colonial Road, a line midway between 74th Street and Bay Ridge Parkway, and a line 100 feet northwesterly of Colonial Road;
- d. Bay Ridge Parkway, a line 180 feet southeasterly of Colonial Road, a line midway between Bay Ridge Parkway and 76th Street, and Colonial Road;
- e. a line 110 feet northeasterly of 76th Street, a line 100 feet northwesterly of 4th Avenue, 78th Street, a line 100 feet southeasterly of 3rd Avenue, a line midway between 76th Street and 77th Street, and a line 350 feet southeasterly of 3rd Avenue; and
- f. Marine Avenue, 3rd Avenue, 99th Street, a line passing through two points: one on the northwesterly street line of 99th Street distant 165 feet northeasterly (as measured along the street line and its straight line prolongation) from the point of intersection of the straight line prolongation of the northwesterly street line of 99th Street and the easterly boundary line of Shore Road Park, and the other on the southeasterly street line of 97th Street distant 120 feet northeasterly (as

measured along the street line and its straight line prolongation) from the point of intersection of the straight line prolongation of southeasterly street line of 97th Street and the easterly boundary line of Shore Road Park, 97th Street, a line 100 feet northeasterly of Shore Road Park, and a line midway between 96th Street and 97th Street;

17. changing from an R6 District to an R4B District property bounded by:

- a. 68th Street, a line perpendicular to the southwesterly street line of 68th Street distant 355 feet southeasterly (as measured along the street line) from the point of intersection of the southwesterly street line of 68th Street and the southeasterly street line of Ridge Boulevard, Bay Ridge Avenue, a line 95 feet southeasterly of Ridge Boulevard, a line 60 feet northeasterly of Bay Ridge Avenue, and Ridge Boulevard;
- b. 73rd Street, a line 100 feet northwesterly of Ridge Boulevard, a line midway between 73rd Street and 74th Street, a line 170 feet southeasterly of Colonial Road, 74th Street, a line 180 feet southeasterly of Colonial Road, Bay Ridge Parkway, and Colonial Road;
- c. 78th Street, a line 100 feet northwesterly of 4th Avenue, 82nd Street, and a line 100 feet southeasterly of 3rd Avenue; and
- d. a line 140 feet southwesterly of 97th Street, Fort Hamilton Parkway and its southwesterly centerline prolongation, the northeasterly boundary line of John Paul Jones Park and its southeasterly prolongation, and a line 100 feet southeasterly of 4th Avenue;

18. changing from an R6 District to an R5B District property bounded by:

- a. 64th Street, Gowanus Expressway, 4th Avenue, 65th Street, and the northeasterly centerline prolongation of 3rd Avenue;
- b. 66th Street, 6th Avenue, 67th Street, and 5th Avenue;
- c. 68th Street, Narrows Avenue, 72nd Street, a line 280 feet northwesterly of Narrows Avenue, a line perpendicular to the easterly boundary line of Shore Road Park at its intersection with the southwesterly centerline prolongation of 72nd Court, the easterly boundary line of Shore Road Park, 72nd Street, a line 380 feet northwesterly of Narrows Avenue, a line midway between 71st Street and 72nd Street, a line 360 feet northwesterly of Narrows Avenue, 71st Street, a line 100 feet southeasterly of the easterly boundary line of Shore Road Park, Mackay Place, a line 315 feet northwesterly of Narrows Avenue, 70th Street, a line perpendicular to the

northeasterly street line of 70th Street distant 155 feet southeasterly (as measured along the street) from the point of intersection of the northeasterly street line of 70th Street and the easterly boundary line of Shore Road Park, a line midway between Bay Ridge Avenue and 70th Street, a line perpendicular to the southwesterly street line of Bay Ridge Avenue distant 105 feet southeasterly (as measured along the street line and its straight line prolongation) from the point of intersection of the straight line prolongation of southwesterly street line of Bay Ridge Avenue and the easterly boundary line of Shore Road Park, Bay Ridge Avenue, and a line 150 feet northwesterly of Owls Head Court;

- d. 67th Street, Ridge Boulevard, a line 100 feet southwesterly of 67th Street, a line 100 feet northwesterly of 3rd Avenue and its northeasterly prolongation at Senator Street, a line 125 feet southwesterly of Bay Ridge Avenue, a line 75 feet southeasterly of Bay Ridge Place, Ovington Avenue, a line 100 feet northwesterly of 3rd Avenue, a line midway between Bay Ridge Parkway and 76th Street, a line 120 feet southeasterly of Ridge Boulevard, a line midway between 74th Street and Bay Ridge Parkway, a line 200 feet southeasterly of Ridge Boulevard, a line midway between 73rd Street and 74th Street, a line 300 feet southeasterly of Ridge Boulevard, 73rd Street, a line 100 feet southeasterly of Ridge Boulevard, Ovington Avenue, Ridge Boulevard, Bay Ridge Avenue, a line perpendicular to the southwesterly street line of 68th Street distant 355 feet southeasterly (as measured along the street line) from the point of intersection of the southwesterly street line of 68th Street and the southeasterly street line of Ridge Boulevard, 68th Street, and a line 100 feet northwesterly of Ridge Boulevard;
- e. a line midway between 74th Street and Bay Ridge Parkway, a line 220 feet northwesterly of Ridge Boulevard, Bay Ridge Parkway, a line 120 feet northwesterly of Ridge Boulevard, a line 100 feet southwesterly of Bay Ridge Parkway, and a line 180 feet south easterly of Colonial Road;
- f. 67th Street, a line 100 feet northwesterly of 4th Avenue, a line 100 feet southwesterly of Bay Ridge Avenue, a line 100 feet southeasterly of 3rd Avenue, a line midway between 67th Street and Senator Street, and a line perpendicular to the southwesterly street line of 67th Street distant 295 feet northwesterly (as measured along the street line) from the point of intersection of the southwesterly street line of 67th Street and the northwesterly street line of 4th Avenue;
- g. a line 100 feet northeasterly of 68th Street, a line 100 feet northwesterly of 5th Avenue, a line 100 feet southwesterly of Bay Ridge Avenue, and a line 100 feet southeasterly of 4th Avenue;
- h. Ovington Avenue, a line 100 feet northwesterly of 4th Avenue, a line 110 feet northeasterly of 76th Street, a line 350 feet southeasterly of 3^d

Avenue, a line midway between 76th Street and 77th Street, and a line 100 feet southeasterly of 3rd Avenue;

- i. a line 100 feet northeasterly of 72nd Street, a line 100 feet northwesterly of 5th Avenue, 77th Street, a line perpendicular to the southwesterly street line of 77th Street, distant 265 feet northwesterly (as measured along the street line) from the point of intersection of the southwesterly street line of 77th Street and the northwesterly street line of 5th Avenue, a line midway between 77th Street and 78th Street, and a line 100 feet southeasterly of 4th Avenue;
- j. a line 100 feet southwesterly of Bay Ridge Avenue, a line 100 feet northwesterly of 6th Avenue, a line 100 feet northeasterly of Bay Ridge Parkway, 6th Avenue, a line midway between Bay Ridge Parkway and 76th Street, a line perpendicular to the northeasterly street line of 76th Street distant 245 feet southeasterly (as measured along the street line) from the point of intersection of the northeasterly street line of 76th Street and the southeasterly street line of 5th Avenue, 76th Street, a line 100 feet northwesterly of 6th Avenue, a line midway between 77th Street and 78th Street, and a line 100 feet southeasterly of 5th Avenue;
- k. a line midway between 74th Street and Bay Ridge Parkway and its southeasterly prolongation, Gowanus Expressway, a line 100 feet southwesterly of 80th Street and its southeasterly prolongation, 6th Avenue, 78th Street, and a line 100 feet southeasterly of 6th Avenue;
- l. a line midway between 81st Street and 82nd Street, a line 100 feet northwesterly of 6th Avenue, a line midway between 82nd Street and 83rd Street, a line perpendicular to the northeasterly street line of 83rd Street distant 255 feet northwesterly (as measured along the street line) from the point of intersection of the northwesterly street line of 6th Avenue and the northeasterly street line of 83rd Street, 83rd Street, a line perpendicular to the southwesterly street line of 83rd Street distant 310 feet southeasterly (as measured along the street line) from the point of intersection of the southeasterly street line of 5th Avenue and the southwesterly street line of 83rd Street, a line midway between 83rd Street and 84th Street, and a line 100 feet southeasterly of 5th Avenue;
- m. 85th Street, a line 100 feet northwesterly of 4th Avenue, a line midway between 87th Street and 88th Street, a line 100 feet southeasterly of 3rd Avenue, a line 100 feet southwesterly of 85th Street, and a line 370 feet southeasterly of 3rd Avenue;
- n. a line midway between 91st Street and 92nd Street, Ridge Boulevard, 93rd Street, a line 420 feet northwesterly of Ridge Boulevard, a line midway between 92nd Street and 93rd Street, a line 340 feet northwesterly of Ridge Boulevard, 92nd Street, Marine Avenue, and Colonial Road;

- o. 91st Street, a line 100 feet northwesterly of 4th Avenue, 92nd Street, and a line 100 feet southeasterly of 3rd Avenue;
 - p. a line midway between 93rd Street and 94th Street, a line 100 feet northwesterly of 4th Avenue, a line midway between 95th Street and 96th Street, and a line 100 feet southeasterly of 3rd Avenue; and
 - q. a line 100 feet southwestery of 86th Street, Gowanus Expressway, the northeasterly boundary line of John J. Carty Park and its southeasterly and northwesterly prolongations, Hamilton Parkway, a line 140 feet southwestery of 97th Street, a line 200 feet southeasterly of 4th Avenue, 97th Street, 4th Avenue, 95th Street, a line 100 feet southeasterly of 5th Avenue, 88th Street, and Hamilton Parkway;
- 19. changing from an M1-1 District to an R5B District property bounded by** a line 90 feet northeasterly of 66th Street, a line 90 feet northwesterly of 6th Avenue, 66th Street, and a line 100 feet southeasterly of 5th Avenue;
- 20. changing from an R6 District to an R6A District property bounded by:**
- a. 68th Street, a line 150 feet northwesterly of Owls Head Court, Bay Ridge Avenue, a line perpendicular to the southwestery street line of Bay Ridge Avenue distant 105 feet southeasterly (as measured along the street line and its straight line prolongation) from the point of intersection of the straight line prolongation of southwestery street line of Bay Ridge Avenue and the easterly boundary line of Shore Road Park, a line midway between Bay Ridge Avenue and 70th Street, a line perpendicular to the northeasterly street line of 70th Street distant 155 feet southeasterly (as measured along the street line) from the point of intersection of the northeasterly street line of 70th Street and the easterly boundary line of Shore Road Park, 70th Street, a line 315 feet northwesterly of Narrows Avenue, Mackay Place, a line 100 feet southeasterly of the easterly boundary line of Shore Road Park, 71st Street, a line 360 feet northwesterly of Narrows Avenue, a line midway between 71st Street and 72nd Street, a line 380 feet northwesterly of Narrows Avenue, and 72nd Street;
 - b. a line 120 feet southwestery of 72nd Street, a line 100 feet northwesterly of Narrows Avenue, a line 60 feet northeasterly of Bay Ridge Parkway, the easterly boundary line of Shore Road Park, and a line perpendicular to the easterly boundary line of Shore Road Park at its intersection with the southwestery centerline prolongation of 72nd Court,
 - c. 68th Street, Ridge Boulevard, a line 60 feet northeasterly of Bay Ridge Avenue, a line 95 feet southeasterly of Ridge Boulevard, Bay Ridge

Avenue, Ridge Boulevard, Ovington Avenue, a line 100 feet southeasterly of Ridge Boulevard, 73rd Street, a line 300 feet southeasterly of Ridge Boulevard, a line midway between 73rd Street and 74th Street, a line 200 feet southeasterly of Ridge Boulevard, a line midway between 74th Street and Bay Ridge Parkway, a line 120 feet southeasterly of Ridge Boulevard, a line 100 feet southwesterly of Bay Ridge Parkway, a line 120 feet northwesterly of Ridge Boulevard, Bay Ridge Parkway, a line 220 feet northwesterly of Ridge Boulevard, 74th Street, Ridge Boulevard, 73rd Street, Colonial Road, 71st Street, a line 300 feet northwesterly of Ridge Boulevard, 72nd Street, and a line 100 feet northwesterly of Ridge Boulevard;

- d. 89th Street, a line 100 feet southeasterly of 3rd Avenue, 101st Street, a line 100 feet northwesterly of 4th Avenue, Marine Avenue, a line 215 feet northwesterly of 4th Avenue, a line midway between 97th Street and Marine Avenue, a line 100 feet northwesterly of 4th Avenue, 89th Street, 4th Avenue, the southeasterly prolongation of the northeasterly street line of 95th Street, 5th Avenue, 94th Street, a line 100 feet southeasterly of 5th Avenue, 95th Street, 4th Avenue, 97th Street, a line 200 feet southeasterly of 4th Avenue, a line 140 feet southwesterly of 97th Street, a line 100 feet southeasterly of 4th Avenue, the northeasterly and northwesterly boundary line of John Paul Jones Park, the easterly boundary line of Shore Road Park, 3^d Avenue, Marine Avenue, and a line 100 feet northwesterly of 3rd Avenue; and
- e. a line midway between 94th Street and Ridge Boulevard, Marine Avenue, 95th Street, a line perpendicular to the northeasterly street line of Marine Avenue distant 170 feet northwesterly (as measured along the street line) from the point of intersection of the northeasterly street line of 96th Street and the northeasterly street line of Marine Avenue, Marine Avenue, a line perpendicular to the northeasterly street line of Marine Avenue distant 50 feet northwesterly (as measured along the street line) from the point of intersection of the northeasterly street line of 96th Street and the northeasterly street line of Marine Avenue, a line 100 feet northeasterly of Marine Avenue, a line perpendicular to the northeasterly street line of 96th Street, distant 60 feet southeasterly (as measured along the street line) from the point of intersection of the northeasterly street line of 96th Street and the northeasterly street line of Marine Avenue, 96th Street, a line 240 feet northwesterly of 3rd Avenue, a line perpendicular to the northeasterly street line of Marine Avenue, distant 220 feet southeasterly (as measured along the street line) from the point of intersection of the southwesterly street line of 96th Street and the northeasterly street line of Marine Avenue, Marine Avenue, a line midway between 96th Street and 97th Street, a line 100 feet southwesterly of Marine Avenue, a line midway

between 95th Street and 96th Street, a line 200 feet southwesterly of Marine Avenue, 95th Street, a line 300 feet southwesterly of Marine Avenue, a line midway between Ridge Boulevard and 95th Street, and a line 100 feet southwesterly of Marine Avenue;

21. changing from an R6 District to an R6B District property bounded by:

- a. 67th Street, a line 40 feet southeasterly of 3rd Avenue, a line midway between 67th Street and Senator Street, a line 100 feet southeasterly of 3rd Avenue, a line 100 feet southwesterly of Bay Ridge Avenue, a line 100 feet northwesterly of 4th Avenue, Ovington Avenue, a line 100 feet southeasterly of 3rd Avenue, 89th Street, a line 100 feet northwesterly of 3rd Avenue, Ovington Avenue, a line 75 feet southeasterly of Bay Ridge Place, a line 125 feet southwesterly of Bay Ridge Avenue, a line 100 feet northwesterly of 3rd Avenue and its northeasterly prolongation at Senator Street, and a line 100 feet northwesterly of 3rd Avenue;
- b. 67th Street, a line 100 feet southeasterly of 5th Avenue, 85th Street, 5th Avenue, a line midway between 85th Street and 86th Street, and a line 100 feet northwesterly of 5th Avenue; and
- c. a line 100 feet southwesterly of 86th Street, a line 100 feet southeasterly of 5th Avenue, 94th Street, and 5th Avenue;

22. changing from an R3-1 District to an R7A District property bounded by 89th Street, a line 200 feet southeasterly of Narrows Avenue, a line 120 feet southwesterly of 89th Street, and a line 120 southeasterly of Narrows Avenue;

23. changing from an R7-1 District to an R7A District property bounded by:

- a. 87th Street and its northwesterly centerline prolongation, Narrows Avenue, 89th Street, a line 120 feet southeasterly of Narrows Avenue, a line 120 feet southwesterly of 89th Street, the south easterly street line of Narrows Avenue, and the easterly boundary line of Shore Road Park; and
- b. Colonial Road, a line 200 feet northeasterly of 91st Street, a line 200 feet northwesterly of Colonial Road, 91st Street, a line 460 feet northwesterly of Colonial Road, a line midway between 91st Street and 92nd Street and its northwesterly prolongation, a line 100 feet northwesterly of Colonial Road, 91st Street, Colonial Road, Marine Avenue, Oliver Street, a line 255 feet northeasterly of Shore Road Park, 93rd Street, a line 210 feet northeasterly of Shore Road Park, a line midway between 94th Street and Ridge Boulevard, a line 260 feet northeasterly of Shore Road Park, Ridge Boulevard, a line 150 feet northeasterly of Shore Road Park, 95th Street, a

line 165 feet northeasterly of Shore Road Park, a line midway between 95th Street and 96th Street, a line 300 feet northeasterly of Shore Road Park, 96th Street, a line 340 feet northeasterly of Shore Road Park, a line midway between 96th Street and 97th Street, a line 100 feet northeasterly of Shore Road Park, 97th Street, a line passing through two points: one on the southeasterly street line of 97th Street distant 120 feet northeasterly (as measured along the street line and its straight line prolongation) from the point of intersection of the straight line prolongation of southeasterly street line of 97th Street and the easterly boundary line of Shore Road Park, and the other on the northwesterly street line of 99th Street distant 165 feet southwesterly (as measured along the street line and its straight line prolongation) from the point of intersection of the straight line prolongation of northwesterly street line of 99th Street and the easterly boundary line of Shore Road Park, 99th Street, 3rd Avenue, the easterly boundary line of Shore Road Park, and a line passing through two points: one on the northwesterly street line of Colonial Road distant 100 feet southwesterly (as measured along the street line) from the point of intersection of the northwesterly street line of Colonial Road and the southwesterly street line of 89th Street, and the other on the easterly boundary line of Shore Road Park distant 375 feet southerly (as measured along the street line and the park boundary line) from the point of intersection of the southeasterly street line of Narrows Avenue and the southwesterly street line of 89th Street;

24. **changing from an R6 District to an R7B District property bounded by** Ovington Avenue, a line perpendicular to the southwesterly street line of Ovington Avenue distant 200 feet southwesterly (as measured along the street line) from the point of intersection of the southwesterly street line of Ovington Avenue and the southeasterly street line of 4th Avenue, a line 100 feet northeasterly of 72nd Street, and a line 100 feet southeasterly of 4th Avenue;
25. **changing from an R7-1 District to an R7B District property bounded by** 67th Street, 4th Avenue, 67th Street, a line 100 feet southeasterly of 4th Avenue, a line midway between 85th Street and 86th Street, a line 100 feet northeasterly of 86th Street, and a line 100 feet northwesterly of 4th Avenue;
26. **changing from an R6 District to a C4-2A District property bounded by** a line 100 feet northeasterly of 86th Street, Gowanus Expressway, a line 100 feet southwesterly of 86th Street, and Fort Hamilton Parkway;
27. **changing from a C4-2 District to a C4-2A District property bounded by** a line 100 feet northeasterly of 86th Street, a line midway between 85th Street and 86th Street, 5th Avenue, 85th Street, a line 100 feet southeasterly of 5th Avenue, a line 100 feet northeasterly of 86th Street, Fort Hamilton Parkway, a line 100 feet

southwesterly of 86th Street, 5th Avenue, 87th Street, a line 200 feet southeasterly of 4th Avenue, 89th Street, 4th Avenue, 89th Street, and a line 100 feet northwesterly of 4th Avenue;

28. **changing from a C8-1 District to a C8-2 District property bounded by** 87th Street, 5th Avenue, the southeasterly prolongation of the northeasterly street line of 95th Street, 4th Avenue, 89th Street, and a line 200 feet southeasterly of 4th Avenue;
29. **establishing within a proposed R6A District a C1-3 District bounded by:**
 - a. 89th Street, a line 100 feet southeasterly of 3rd Avenue, 95th Street, 3rd Avenue, 97th Street, a line 100 feet southeasterly of 3rd Avenue, Marine Avenue, and a line 100 feet northwesterly of 3rd Avenue; and
 - b. a line midway between 97th Street and Marine Avenue, 4th Avenue, a line 140 feet southwesterly of 97th Street, a line 100 feet southeasterly of 4th Avenue, a line midway between Marine Avenue and 99th Street, 4th Avenue, 100th Street, a line 100 feet southeasterly of 4th Avenue, 101st Street, 4th Avenue, 101st Street, and a line 100 feet northwesterly of 4th Avenue;
30. **establishing within a proposed R6B District a C1-3 District bounded by:**
 - a. Bay Ridge Parkway, a line 100 feet southeasterly of 3rd Avenue, 81st Street, 3rd Avenue, 82nd Street, and a line 100 feet northwesterly of 3rd Avenue;
 - b. 86th Street, a line 100 feet southeasterly of 3rd Avenue, 89th Street, and a line 100 feet northwesterly of 3rd Avenue; and
 - c. Bay Ridge Parkway, a line 100 feet southeasterly of 5th Avenue, 85th Street, 5th Avenue, a line midway between 85th Street and 86th Street, and a line 100 feet northwesterly of 5th Avenue;
31. **establishing within a proposed R5B District a C1-4 District bounded by** a line 100 feet northeasterly of Bay Ridge Avenue, a line 100 feet northwesterly of 3rd Avenue, a line 125 feet southwesterly of Bay Ridge Avenue, a line 75 feet southeasterly of Bay Ridge Place, Bay Ridge Avenue, and a line perpendicular to the southwesterly street line of 68th Street distant 355 feet southeasterly (as measured along the street line) from the point of intersection of the southwesterly street line of 68th Street and the southeasterly street line of Ridge Boulevard;
32. **establishing within a proposed R6A District a C2-3 District bounded by** 89th

Street, 4th Avenue, the southeasterly prolongation of the northeasterly street line of 95th Street, 5th Avenue, 94th Street, a line 100 feet southeasterly of 5th Avenue, 95th Street, 4th Avenue, 96th Street, and a line 100 feet northwesterly of 4th Avenue;

33. establishing within a proposed R6B District a C2-3 District bounded by:

- a. 81st Street, a line 100 feet southeasterly of 3rd Avenue, 86th Street, a line 100 feet northwesterly of 3rd Avenue, 82nd Street, and 3rd Avenue; and
- b. a line 100 feet southwesterly of 86th Street, a line 100 feet southeasterly of 5th Avenue, 94th Street, and 5th Avenue;

Borough of Brooklyn, Community District 10, as shown on a diagram (for illustrative purposes only) dated October 18, 2004, and subject to the conditions of CEQR Declaration E-139.

Resolution for adoption scheduling February 2, 2005 for a public hearing.

No. 2

CD 10

C 050134(A) ZMK

IN THE MATTER OF an application submitted by the Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter and proposed for modification pursuant to Section 2-06(c)(1) of the Uniform Land Use Review Procedure **for an amendment of the Zoning Map, Section Nos. 22a and 22b**

1. eliminating a C1-2 District within an existing R6 District bounded by:

- a. Bay Ridge Parkway, a line 100 feet southeasterly of 3rd Avenue, 78th Street, 3rd Avenue, 82nd Street, and a line 100 feet northwesterly of 3rd Avenue;
- b. Bay Ridge Parkway, a line 100 feet southeasterly of 5th Avenue, 85th Street, 5th Avenue, a line midway between 85th Street and 86th Street, and a line 100 feet northwesterly of 5th Avenue;
- c. 86th Street, 3rd Avenue, 87th Street, a line 100 feet southeasterly of 3rd Avenue, 95th Street, 3rd Avenue, 97th Street, a line 100 feet southeasterly of 3rd Avenue, Marine Avenue, and a line 100 feet northwesterly of 3rd

Avenue;

- d. a line midway between 85th Street and 86th Street, the northwesterly boundary line of a Park and its southwesterly prolongation, 86th Street, Gatling Place, a line 100 feet southwesterly of 86th Street, and Hamilton Parkway;
 - e. 92nd Street, a line 100 feet southeasterly of 5th Avenue, 95th Street, 4th Avenue, 96th Street, a line 100 feet northwesterly of 4th Avenue, 95th Street, and 5th Avenue;
 - f. a line midway between 97th Street and Marine Avenue, a line 100 feet southeasterly of 4th Avenue, a line midway between Marine Avenue and 99th Street, 4th Avenue, 100th Street, and a line 100 feet northwesterly of 4th Avenue; and
 - g. 100th Street, a line 100 feet southeasterly of 4th Avenue, 101st Street, and 4th Avenue;
2. **eliminating a C2-2 District within an existing R6 District bounded by:**
- a. 82nd Street, a line 100 feet southeasterly of 3rd Avenue, 87th Street, 3rd Avenue, 86th Street, and a line 100 feet northwesterly of 3rd Avenue;
 - b. 89th Street, 4th Avenue, 95th Street, and a line 100 feet northwesterly of 4th Avenue; and
 - c. a line 100 feet southwesterly of 86th Street, a line midway between 5th Avenue and Gelston Avenue, the southeasterly centerline prolongation of 91st Street, and 5th Avenue;
3. **eliminating a C2-3 District within an existing R6 District bounded by** Bay Ridge Avenue, Narrows Avenue, a line midway between Bay Ridge Avenue and 70th Street, and the easterly boundary line of Shore Road Park;
4. **changing from an R3-1 District to an R2 District property bounded by:**
- a. a line midway between Bay Ridge Parkway and 76th Street, a line 120 feet northwesterly of Ridge Boulevard, 76th Street, a line 100 feet northwesterly of Ridge Boulevard, 77th Street, and a line 100 feet southeasterly of Colonial Road; and
 - b. 85th Street, a line 100 feet northwesterly of Ridge Boulevard, 86th Street, and Colonial Road;

5. **changing from an R3-2 District to an R2 District property bounded by:**
 - a. 76th Street, Ridge Boulevard, 77th Street, and a line 100 feet northwesterly of Ridge Boulevard;
 - b. 85th Street, Ridge Boulevard, 86th Street, and a line 100 feet northwesterly of Ridge Boulevard; and
 - c. 85th Street, a line 100 feet northwesterly of 3rd Avenue, a line midway between 85th Street and 86th Street, and a line 260 feet southeasterly of Ridge Boulevard;

6. **changing from an R3-2 District to an R3-1 District property bounded by** a line midway between 74th Street and Bay Ridge Parkway, a line 100 feet northwesterly of Colonial Road, a line midway between Bay Ridge Parkway and 76th Street, and a line 100 feet southeasterly of Narrows Avenue;

7. **changing from an R6 District to an R3-1 District property bounded by** a line midway between 74th Street and Bay Ridge Parkway, Colonial Road, Bay Ridge Parkway, a line 180 feet southeasterly of Colonial Road, a line midway between Bay Ridge Parkway and 76th Street, and a line 100 feet northwesterly of Colonial Road;

8. **changing from an R6 District to an R3-2 District property bounded by** 71st Street, Colonial Road, 73rd Street and a line 100 feet northwesterly of Colonial Road;

9. **changing from an R6 District to an R3A District property bounded by** 92nd Street, a line 340 feet northwesterly of Ridge Boulevard, a line midway between 92nd Street and 93rd Street, a line 420 feet northwesterly of Ridge Boulevard, 93rd Street, Ridge Boulevard, Marine Avenue, a line midway between 93rd Street and 94th Street, a line 210 feet northeasterly of the easterly boundary line of Shore Road Park, 93rd Street, a line 255 feet northeasterly of the easterly boundary line of Shore Road Park, Oliver Street, and Marine Avenue;

10. **changing from an R6 District to an R3X District property bounded by:**
 - a. a line 100 feet southwesterly of Bay Ridge Avenue, a line 100 feet northwesterly of 5th Avenue, a line 100 feet northeasterly of 72nd Street, a line perpendicular to the southwesterly street line of Ovington Avenue distant 200 feet southwesterly (as measured along the street line) from the point of intersection of the southwesterly street line of Ovington Avenue and the southeasterly street line of 4th Avenue, Ovington Avenue, and a line 100 feet southeasterly of 4th Avenue; and

- b. 79th Street, a line 100 feet northwesterly of 5th Avenue, a line midway between 80th Street and 81st street, and a line 100 feet southeasterly of 4th Avenue;
- 11. changing from an R3-2 District to an R4-1 District property bounded by the** northeasterly boundary line of Shore Road Park, a line 100 feet northwesterly of Ridge Boulevard, the southerly service road of Shore Road Drive, and the northeasterly centerline prolongation of Colonial Road;
- 12. changing from an R6 District to an R4-1 District property bounded by:**
- a. the northerly boundary line of a Shore Road Park and its southeasterly prolongation, 4th Avenue, 66th Street, 5th Avenue, 67th Street, 4th Avenue, 67th Street, a line perpendicular to the southwesterly street line of 67th Street distant 295 feet northwesterly (as measured along the street line) from the point of intersection of the southwesterly street line of 67th Street and the northwesterly street line of 4th Avenue, a line midway between 67th Street and Senator Street, a line 40 feet southeasterly of 3rd Avenue, 67th Street, a line 100 feet northwesterly of 3rd Avenue, the northeasterly prolongation at Senator Street of a line 100 feet northwesterly of 3rd Avenue, a line 100 feet southwesterly of 67th Street, Ridge Boulevard, 67th Street, and a line 100 feet northwesterly of Ridge Boulevard;
 - b. 66th Street and its southeasterly centerline prolongation, Gowanus Expressway, a line midway between 74th Street and Bay Ridge Parkway and its southeasterly prolongation, a line 100 feet southeasterly of 6th Avenue, 78th Street, 6th Avenue, a line midway between 80th Street and 81st Street and its southeasterly prolongation, Gowanus Expressway, a line 100 feet northeasterly of 86th Street, a line 130 feet southeasterly of 5th Avenue, 85th Street, a line 100 feet southeasterly of 5th Avenue, a line midway between 83rd Street and 84th Street, a line perpendicular to the southwesterly street line of 83rd Street distant 310 feet southeasterly (as measured along the street line) from the point of intersection of the southeasterly street line of 5th Avenue and the southwesterly street line of 83rd Street, 83rd Street, a line perpendicular to the northeasterly street line of 83rd Street distant 255 feet northwesterly (as measured along the street line) from the point of intersection of the northwesterly street line of 6th Avenue and the northeasterly street line of 83rd Street, a line midway between 82nd Street and 83rd Street, a line 100 feet northwesterly of 6th Avenue, a line midway between 81st Street and 82nd Street, a line 100 feet southeasterly of 5th Avenue, a line midway between 77th Street and 78th Street, a line 100 feet northwesterly of 6th Avenue, 76th Street, a line perpendicular to the northeasterly street line of 76th Street distant 245 feet southeasterly (as measured along the street line) from the point of

intersection of the northeasterly street line of 76th Street and the southeasterly street line of 5th Avenue, a line midway between Bay Ridge Parkway and 76th Street, 6th Avenue, a line 100 feet northeasterly of Bay Ridge Parkway, a line 100 feet northwesterly of 6th Avenue, a line 100 feet southwesterly of Bay Ridge Avenue, a line 100 feet southeasterly of 5th Avenue, 67th Street, and 6th Avenue;

- c. 73rd Street, Ridge Boulevard, 74th Street, a line 220 feet northwesterly of Ridge Boulevard, a line midway between 74th Street and Bay Ridge parkway, a line 180 feet southeasterly of Colonial Road, 74th Street, a line 170 feet southeasterly of Colonial Road, a line midway between 73rd Street and 74th Street, and a line 100 feet northwesterly of Ridge Boulevard;
- d. 77th Street, a line 100 feet northwesterly of 5th Avenue, 79th Street, a line 100 feet southeasterly of 4th Avenue, a line midway between 77th Street and 78th Street, and a line perpendicular to the southwesterly street line of 77th Street, distant 265 feet northwesterly (as measured along the street line) from the point of intersection of the southwesterly street line of 77th Street and the northwesterly street line of 5th Avenue;
- e. a line midway between 80th Street and 81st Street, a line 100 feet northwesterly of 5th Avenue, a line midway between 85th Street and 86th Street, and a line 100 feet southeasterly of 4th Avenue;
- f. 82nd Street, a line 100 feet northwesterly of 4th Avenue, 85th Street, a line 370 feet southeasterly of 3rd Avenue, a line 100 feet southwesterly of 85th Street, and a line 100 feet southeasterly of 3rd Avenue;
- g. a line midway between 87th Street and 88th Street, a line 100 feet northwesterly of 4th Avenue, 91st Street, and a line 100 feet southeasterly of 3rd Avenue;
- h. a line 100 feet southwesterly of 86th Street, Fort Hamilton Parkway, 88th Street, and a line 100 feet southeasterly of 5th Avenue;
- i. 89th Street, a line 100 feet northwesterly of 3rd Avenue, Marine Avenue, a line perpendicular to the northeasterly street line of Marine Avenue, distant 220 feet southeasterly (as measured along the street line) from the point of intersection of the southwesterly street line of 96th Street and the northeasterly street line of Marine Avenue, a line perpendicular to the southwesterly street line of 96th Street, distant 240 feet northwesterly (as measured along the street line) from the point of intersection of the southwesterly street line of 96th Street and the northwesterly street line of 3rd Avenue, 96th Street, a line perpendicular to the northeasterly street line of 96th Street, distant 60 feet southeasterly (as measured

along the street line) from the point of intersection of the northeasterly street line of 96th Street and the northeasterly street line of Marine Avenue, a line 100 feet northeasterly of Marine Avenue, a line perpendicular to the northeasterly street line of Marine Avenue distant 50 feet northwesterly (as measured along the street line) from the point of intersection of the northeasterly street line of 96th Street and the northeasterly street line of Marine Avenue, Marine Avenue, a line perpendicular to the northeasterly street line of Marine Avenue distant 170 feet northwesterly (as measured along the street line) from the point of intersection of the northeasterly street line of 96th Street and the northeasterly street line of Marine Avenue, 95th Street, and Ridge Boulevard;

- j. 92nd Street, a line 100 feet northwesterly of 4th Avenue, a line midway between 93rd Street and 94th Street, and a line 100 feet southeasterly of 3rd Avenue;
 - k. a line midway between 93rd Street and 94th Street, Marine Avenue, a line midway between 94th Street and Ridge Boulevard, a line 100 feet southwesterly of Marine Avenue, a line midway between Ridge Boulevard and 95th Street, a line 300 feet southwesterly of Marine Avenue, 95th Street, a line 200 feet southwesterly of Marine Avenue, a line midway between 95th street and 96th Street, a line 100 feet southwesterly of Marine Avenue, a line midway between 96th Street and 97th Street, a line 340 feet northeasterly of Shore Road Park, 96th Street, a line 300 feet northeasterly of Shore Road Park, a line midway between 95th street and 96th Street, a line 165 feet northeasterly of Shore Road Park, 95th Street, a line 150 feet northeasterly of Shore Road Park, Ridge Boulevard, a line 260 feet northeasterly of Shore Road Park, a line midway between 94th Street and Ridge Boulevard, and a line 210 feet northeasterly of Shore Road Park; and
 - l. a line midway between 95th Street and 96th Street, a line 100 feet northwesterly of 4th Avenue, a line midway between 97th Street and Marine Avenue, a line 215 feet northwesterly of 4th Avenue, Marine Avenue, a line 100 feet northwesterly of 4th Avenue, 101st Street, and a line 100 feet southeasterly of 3rd Avenue;
- 13. changing from a C4-2 District to an R4-1 District property bounded by 85th Street, a line 130 feet southeasterly of 5th Avenue, a line 100 feet northeasterly of 86th Street, and a line 100 feet southeasterly of 5th Avenue;**
- 14. changing from an R3-1 District to an R4A District property bounded by:**
- a. a line midway between Bay Ridge Parkway and 76th Street and its northwesterly prolongation, a line 100 feet southeasterly of Narrows Avenue, 78th Street, a line 100 feet northwesterly of Ridge Boulevard, a line midway between 79th Street and 80th Street, Colonial Road, 79th Street, Narrows Avenue, a line 100 feet southwesterly of 79th Street, and the

easterly boundary line of Shore Road Park; and

- b. a line midway between Bay Ridge Parkway and 76th Street, a line 100 feet northwesterly of Ridge Boulevard, 76th Street, and a line 120 feet northwesterly of Ridge Boulevard;

15. changing from an R3-2 District to an R4A District property bounded by:

- a. the southerly service road of Shore Road Drive, Sedgwick Place, a line 60 feet southwesterly of the southerly service road of Shore Road Drive, Bergen Place, 67th Street, and a line midway between Colonial Road and Sedgwick Place;
- b. 70th Street, a line 60 feet northwesterly of Louise Terrace and its southwesterly prolongation, a line midway between Mackay Place and 71st Street, and Narrows Avenue;
- c. 73rd Street, a line 100 feet northwesterly of Colonial Road, a line midway between 74th Street and Bay Ridge Parkway, a line 100 feet southeasterly of Narrows Avenue, a line midway between Bay Ridge Parkway and 76th Street and its northwesterly prolongation, the easterly boundary line of Shore Road Park, a line 60 feet northeasterly of Bay Ridge Parkway, Narrows Avenue, a line midway between 73rd Street and 74th Street, and a line 200 feet southeasterly of Narrows Avenue; and
- d. a line midway between Bay Ridge Parkway and 76th Street, a line 100 feet northwesterly of 3rd Avenue, 82nd Street, Ridge Boulevard, 81st Street, a line 100 feet northwesterly of Ridge Boulevard, 77th Street, Ridge Boulevard, 76th Street, and a line 100 feet northwesterly of Ridge Boulevard;

16. changing from an R6 District to an R4A District property bounded by:

- a. 67th Street, a line 100 feet northwesterly of 5th Avenue, a line 100 feet northeasterly of 68th Street, and a line 100 feet southeasterly of 4th Avenue;
- b. 72nd Street, Narrows Avenue, a line 60 feet northeasterly of Bay Ridge Parkway, a line 100 feet northwesterly of Narrows Avenue, a line 120 feet southwesterly of 72nd Street, a line perpendicular to the easterly boundary line of Shore Road Park at its intersection with the southwesterly centerline prolongation of 72nd Court, and a line 280 feet northwesterly of Narrows Avenue;

- c. 73rd Street, Colonial Road, a line midway between 74th Street and Bay Ridge Parkway, and a line 100 feet northwesterly of Colonial Road;
- d. a line 110 feet northeasterly of 76th Street, a line 100 feet northwesterly of 4th Avenue, 78th Street, a line 100 feet southeasterly of 3rd Avenue, a line midway between 76th Street and 77th Street, and a line 350 feet southeasterly of 3rd Avenue; and
- e. Marine Avenue, 3rd Avenue, 99th Street, a line passing through two points: one on the northwesterly street line of 99th Street distant 165 feet northeasterly (as measured along the street line and its straight line prolongation) from the point of intersection of the straight line prolongation of the northwesterly street line of 99th Street and the easterly boundary line of Shore Road Park, and the other on the southeasterly street line of 97th Street distant 120 feet northeasterly (as measured along the street line and its straight line prolongation) from the point of intersection of the straight line prolongation of southeasterly street line of 97th Street and the easterly boundary line of Shore Road Park, 97th Street, a line 100 feet northeasterly of Shore Road Park, and a line midway between 96th Street and 97th Street;

17. changing from an R6 District to an R4B District property bounded by:

- a. 68th Street, a line perpendicular to the southwesterly street line of 68th Street distant 355 feet southeasterly (as measured along the street line) from the point of intersection of the southwesterly street line of 68th Street and the southeasterly street line of Ridge Boulevard, Bay Ridge Avenue, a line 95 feet southeasterly of Ridge Boulevard, a line 60 feet northeasterly of Bay Ridge Avenue, and Ridge Boulevard;
- b. 73rd Street, a line 100 feet northwesterly of Ridge Boulevard, a line midway between 73rd Street and 74th Street, a line 170 feet southeasterly of Colonial Road, 74th Street, a line 180 feet southeasterly of Colonial Road, Bay Ridge Parkway, and Colonial Road;
- c. 78th Street, a line 100 feet northwesterly of 4th Avenue, 82nd Street, and a line 100 feet southeasterly of 3rd Avenue; and
- d. a line 140 feet southwesterly of 97th Street, Fort Hamilton Parkway and its southwesterly centerline prolongation, the northeasterly boundary line of John Paul Jones Park and its southeasterly prolongation, and a line 100 feet southeasterly of 4th Avenue;

18. changing from an R3-1 District to an R5B District property bounded by 91st

Street, Ridge Boulevard, a line midway between 91st Street and 92nd Street, and a line 120 feet northwesterly of Ridge Boulevard;

19. changing from an R6 District to an R5B District property bounded by:

- a. 64th Street, Gowanus Expressway, 4th Avenue, 65th Street, and the northeasterly centerline prolongation of 3rd Avenue;
- b. 66th Street, 6th Avenue, 67th Street, and 5th Avenue;
- c. 68th Street, Narrows Avenue, 72nd Street, a line 280 feet northwesterly of Narrows Avenue, a line perpendicular to the easterly boundary line of Shore Road Park at its intersection with the southwesterly centerline prolongation of 72nd Court, the easterly boundary line of Shore Road Park, 72nd Street, a line 380 feet northwesterly of Narrows Avenue, a line midway between 71st Street and 72nd Street, a line 360 feet northwesterly of Narrows Avenue, 71st Street, a line 100 feet southeasterly of the easterly boundary line of Shore Road Park, Mackay Place, a line 315 feet northwesterly of Narrows Avenue, 70th Street, a line perpendicular to the northeasterly street line of 70th Street distant 155 feet southeasterly (as measured along the street) from the point of intersection of the northeasterly street line of 70th Street and the easterly boundary line of Shore Road Park, a line midway between Bay Ridge Avenue and 70th Street, a line perpendicular to the southwesterly street line of Bay Ridge Avenue distant 105 feet southeasterly (as measured along the street line and its straight line prolongation) from the point of intersection of the straight line prolongation of southwesterly street line of Bay Ridge Avenue and the easterly boundary line of Shore Road Park, Bay Ridge Avenue, and a line 150 feet northwesterly of Owls Head Court;
- d. 67th Street, Ridge Boulevard, a line 100 feet southwesterly of 67th Street, a line 100 feet northwesterly of 3rd Avenue and its northeasterly prolongation at Senator Street, a line 125 feet southwesterly of Bay Ridge Avenue, a line 75 feet southeasterly of Bay Ridge Place, Ovington Avenue, a line 100 feet northwesterly of 3rd Avenue, a line midway between Bay Ridge Parkway and 76th Street, a line 120 feet southeasterly of Ridge Boulevard, a line midway between 74th Street and Bay Ridge Parkway, a line 200 feet southeasterly of Ridge Boulevard, a line midway between 73rd Street and 74th Street, a line 300 feet southeasterly of Ridge Boulevard, 73rd Street, a line 100 feet southeasterly of Ridge Boulevard, Ovington Avenue, Ridge Boulevard, Bay Ridge Avenue, a line perpendicular to the southwesterly street line of 68th Street distant 355 feet southeasterly (as measured along the street line) from the point of intersection of the southwesterly street line of 68th Street and the southeasterly street line of Ridge Boulevard, 68th

Street, and a line 100 feet northwesterly of Ridge Boulevard;

- e. a line midway between 74th Street and Bay Ridge Parkway, a line 220 feet northwesterly of Ridge Boulevard, Bay Ridge Parkway, a line 120 feet northwesterly of Ridge Boulevard, a line 100 feet southwesterly of Bay Ridge Parkway, and a line 180 feet south easterly of Colonial Road;
- f. 67th Street, a line 100 feet northwesterly of 4th Avenue, a line 100 feet southwest-erly of Bay Ridge Avenue, a line 100 feet southeasterly of 3rd Avenue, a line midway between 67th Street and Senator Street, and a line perpendicular to the southwesterly street line of 67th Street distant 295 feet northwesterly (as measured along the street line) from the point of intersection of the southwest-erly street line of 67th Street and the northwesterly street line of 4th Avenue;
- g. a line 100 feet northeasterly of 68th Street, a line 100 feet northwesterly of 5th Avenue, a line 100 feet southwesterly of Bay Ridge Avenue, and a line 100 feet southeasterly of 4th Avenue;
- h. Ovington Avenue, a line 100 feet northwesterly of 4th Avenue, a line 110 feet northeasterly of 76th Street, a line 350 feet southeasterly of 3rd Avenue, a line midway between 76th Street and 77th Street, and a line 100 feet southeasterly of 3rd Avenue;
- i. a line 100 feet northeasterly of 72nd Street, a line 100 feet northwesterly of 5th Avenue, 77th Street, a line perpendicular to the southwesterly street line of 77th Street, distant 265 feet northwesterly (as measured along the street line) from the point of intersection of the southwesterly street line of 77th Street and the northwesterly street line of 5th Avenue, a line midway between 77th Street and 78th Street, and a line 100 feet southeasterly of 4th Avenue;
- j. a line 100 feet southwesterly of Bay Ridge Avenue, a line 100 feet northwesterly of 6th Avenue, a line 100 feet northeasterly of Bay Ridge Parkway, 6th Avenue, a line midway between Bay Ridge Parkway and 76th Street, a line perpendicular to the northeasterly street line of 76th Street distant 245 feet southeasterly (as measured along the street line) from the point of intersection of the northeast-erly street line of 76th Street and the southeasterly street line of 5th Avenue, 76th Street, a line 100 feet northwesterly of 6th Avenue, a line midway between 77th Street and 78th Street, and a line 100 feet southeasterly of 5th Avenue;
- k. a line midway between 74th Street and Bay Ridge Parkway and its southeasterly prolongation, Gowanus Expressway, a line 100 feet southwesterly of 80th Street and its southeasterly prolongation, 6th Avenue, 78th Street, and a line 100 feet southeasterly of 6th Avenue;
- l. a line midway between 81st Street and 82nd Street, a line 100 feet northwesterly

of 6th Avenue, a line midway between 82nd Street and 83rd Street, a line perpendicular to the northeasterly street line of 83rd Street distant 255 feet northwesterly (as measured along the street line) from the point of intersection of the northwesterly street line of 6th Avenue and the northeasterly street line of 83rd Street, 83rd Street, a line perpendicular to the southwesterly street line of 83rd Street distant 310 feet southeasterly (as measured along the street line) from the point of intersection of the southeasterly street line of 5th Avenue and the southwesterly street line of 83rd Street, a line midway between 83rd Street and 84th Street, and a line 100 feet southeasterly of 5th Avenue;

- m. 85th Street, a line 100 feet northwesterly of 4th Avenue, a line midway between 87th Street and 88th Street, a line 100 feet southeasterly of 3rd Avenue, a line 100 feet southwesterly of 85th Street, and a line 370 feet southeasterly of 3rd Avenue;
 - n. a line midway between 91st Street and 92nd Street, Ridge Boulevard, 93rd Street, a line 420 feet northwesterly of Ridge Boulevard, a line midway between 92nd Street and 93rd Street, a line 340 feet northwesterly of Ridge Boulevard, 92nd Street, Marine Avenue, and Colonial Road;
 - o. 91st Street, a line 100 feet northwesterly of 4th Avenue, 92nd Street, and a line 100 feet southeasterly of 3rd Avenue;
 - p. a line midway between 93rd Street and 94th Street, a line 100 feet northwesterly of 4th Avenue, a line midway between 95th Street and 96th Street, and a line 100 feet southeasterly of 3rd Avenue; and
 - q. a line 100 feet southwesterly of 86th Street, Gowanus Expressway, the northeasterly boundary line of John J. Carty Park and its southeasterly and northwesterly prolongations, Hamilton Parkway, a line 140 feet southwesterly of 97th Street, a line 200 feet southeasterly of 4th Avenue, 97th Street, 4th Avenue, 95th Street, a line 100 feet southeasterly of 5th Avenue, 88th Street, and Hamilton Parkway;
- 20. changing from an M1-1 District to an R5B District property bounded by** a line 90 feet northeasterly of 66th Street, a line 90 feet northwesterly of 6th Avenue, 66th Street, and a line 100 feet southeasterly of 5th Avenue;
- 21. changing from an R6 District to an R6A District property bounded by:**
- a. 68th Street, a line 150 feet northwesterly of Owls Head Court, Bay Ridge Avenue, a line perpendicular to the southwesterly street line of Bay Ridge Avenue distant 105 feet southeasterly (as measured along the street line and its straight line prolongation) from the point of intersection of the

straight line prolongation of southwesterly street line of Bay Ridge Avenue and the easterly boundary line of Shore Road Park, a line midway between Bay Ridge Avenue and 70th Street, a line perpendicular to the northeasterly street line of 70th Street distant 155 feet southeasterly (as measured along the street line) from the point of intersection of the northeasterly street line of 70th Street and the easterly boundary line of Shore Road Park, 70th Street, a line 315 feet northwesterly of Narrows Avenue, Mackay Place, a line 100 feet southeasterly of the easterly boundary line of Shore Road Park, 71st Street, a line 360 feet northwesterly of Narrows Avenue, a line midway between 71st Street and 72nd Street, a line 380 feet northwesterly of Narrows Avenue, and 72nd Street;

- b. a line 120 feet southwesterly of 72nd Street, a line 100 feet northwesterly of Narrows Avenue, a line 60 feet northeasterly of Bay Ridge Parkway, the easterly boundary line of Shore Road Park, and a line perpendicular to the easterly boundary line of Shore Road Park at its intersection with the southwesterly centerline prolongation of 72nd Court,
- c. 68th Street, Ridge Boulevard, a line 60 feet northeasterly of Bay Ridge Avenue, a line 95 feet southeasterly of Ridge Boulevard, Bay Ridge Avenue, Ridge Boulevard, Ovington Avenue, a line 100 feet southeasterly of Ridge Boulevard, 73rd Street, a line 300 feet southeasterly of Ridge Boulevard, a line midway between 73rd Street and 74th Street, a line 200 feet southeasterly of Ridge Boulevard, a line midway between 74th Street and Bay Ridge Parkway, a line 120 feet southeasterly of Ridge Boulevard, a line 100 feet southwesterly of Bay Ridge Parkway, a line 120 feet northwesterly of Ridge Boulevard, Bay Ridge Parkway, a line 220 feet northwesterly of Ridge Boulevard, 74th Street, Ridge Boulevard, 73rd Street, Colonial Road, 71st Street, a line 300 feet northwesterly of Ridge Boulevard, 72nd Street, and a line 100 feet northwesterly of Ridge Boulevard;
- d. 93rd Street, 3rd Avenue, 93rd Street, a line 100 feet southeasterly of 3rd Avenue, 101st Street, a line 100 feet northwesterly of 4th Avenue, Marine Avenue, a line 215 feet northwesterly of 4th Avenue, a line midway between 97th Street and Marine Avenue, a line 100 feet northwesterly of 4th Avenue, 89th Street, 4th Avenue, the southeasterly prolongation of the northeasterly street line of 95th Street, 5th Avenue, 94th Street, a line 100 feet southeasterly of 5th Avenue, 95th Street, 4th Avenue, 97th Street, a line 200 feet southeasterly of 4th Avenue, a line 140 feet southwesterly of 97th Street, a line 100 feet southeasterly of 4th Avenue, the northeasterly and northwesterly boundary line of John Paul Jones Park, the easterly boundary line of Shore Road Park, 3rd Avenue, Marine Avenue, and a line 100 feet northwesterly of 3rd Avenue; and

- e. a line midway between 94th Street and Ridge Boulevard, Marine Avenue, 95th Street, a line perpendicular to the northeasterly street line of Marine Avenue distant 170 feet northwesterly (as measured along the street line) from the point of intersection of the northeasterly street line of 96th Street and the northeasterly street line of Marine Avenue, Marine Avenue, a line perpendicular to the northeasterly street line of Marine Avenue distant 50 feet northwesterly (as measured along the street line) from the point of intersection of the northeasterly street line of 96th Street and the northeasterly street line of Marine Avenue, a line 100 feet northeasterly of Marine Avenue, a line perpendicular to the northeasterly street line of 96th Street, distant 60 feet southeasterly (as measured along the street line) from the point of intersection of the northeasterly street line of 96th Street and the northeasterly street line of Marine Avenue, 96th Street, a line 240 feet northwesterly of 3rd Avenue, a line perpendicular to the northeasterly street line of Marine Avenue, distant 220 feet southeasterly (as measured along the street line) from the point of intersection of the southwesterly street line of 96th Street and the northeasterly street line of Marine Avenue, Marine Avenue, a line midway between 96th Street and 97th Street, a line 100 feet southwesterly of Marine Avenue, a line midway between 95th Street and 96th Street, a line 200 feet southwesterly of Marine Avenue, 95th Street, a line 300 feet southwesterly of Marine Avenue, a line midway between Ridge Boulevard and 95th Street, and a line 100 feet southwesterly of Marine Avenue;

22. changing from an R6 District to an R6B District property bounded by:

- a. 67th Street, a line 40 feet southeasterly of 3rd Avenue, a line midway between 67th Street and Senator Street, a line 100 feet southeasterly of 3rd Avenue, a line 100 feet southwesterly of Bay Ridge Avenue, a line 100 feet northwesterly of 4th Avenue, Ovington Avenue, a line 100 feet southeasterly of 3rd Avenue, 93rd Street, 3rd Avenue, 93rd Street, a line 100 feet northwesterly of 3rd Avenue, Ovington Avenue, a line 75 feet southeasterly of Bay Ridge Place, a line 125 feet southwesterly of Bay Ridge Avenue, a line 100 feet northwesterly of 3rd Avenue and its northeasterly prolongation at Senator Street, and a line 100 feet northwesterly of 3rd Avenue;
- b. 67th Street, a line 100 feet southeasterly of 5th Avenue, 85th Street, 5th Avenue, a line midway between 85th Street and 86th Street, and a line 100 feet northwesterly of 5th Avenue; and
- c. a line 100 feet southwesterly of 86th Street, a line 100 feet southeasterly of 5th Avenue, 94th Street, and 5th Avenue;

- 23. changing from an R3-1 District to an R7A District property bounded by 89th Street, a line 200 feet southeasterly of Narrows Avenue, a line 120 feet southwesterly of 89th Street, and a line 120 southeasterly of Narrows Avenue;**
- 24. changing from an R7-1 District to an R7A District property bounded by:**
- a. 87th Street and its northwesterly centerline prolongation, Narrows Avenue, 89th Street, a line 120 feet southeasterly of Narrows Avenue, a line 120 feet southwesterly of 89th Street, the south easterly street line of Narrows Avenue, and the easterly boundary line of Shore Road Park; and
 - b. Colonial Road, a line 200 feet northeasterly of 91st Street, a line 200 feet northwesterly of Colonial Road, 91st Street, a line 460 feet northwesterly of Colonial Road, a line midway between 91st Street and 92nd Street and its northwesterly prolongation, a line 100 feet northwesterly of Colonial Road, 91st Street, Colonial Road, Marine Avenue, Oliver Street, a line 255 feet northeasterly of Shore Road Park, 93rd Street, a line 210 feet northeasterly of Shore Road Park, a line midway between 94th Street and Ridge Boulevard, a line 260 feet northeasterly of Shore Road Park, Ridge Boulevard, a line 150 feet northeasterly of Shore Road Park, 95th Street, a line 165 feet northeasterly of Shore Road Park, a line midway between 95th Street and 96th Street, a line 300 feet northeasterly of Shore Road Park, 96th Street, a line 340 feet northeasterly of Shore Road Park, a line midway between 96th Street and 97th Street, a line 100 feet northeasterly of Shore Road Park, 97th Street, a line passing through two points: one on the southeasterly street line of 97th Street distant 120 feet northeasterly (as measured along the street line and its straight line prolongation) from the point of intersection of the straight line prolongation of southeasterly street line of 97th Street and the easterly boundary line of Shore Road Park, and the other on the northwesterly street line of 99th Street distant 165 feet southwesterly (as measured along the street line and its straight line prolongation) from the point of intersection of the straight line prolongation of northwesterly street line of 99th Street and the easterly boundary line of Shore Road Park, 99th Street, 3rd Avenue, the easterly boundary line of Shore Road Park, and a line passing through two points: one on the northwesterly street line of Colonial Road distant 100 feet southwesterly (as measured along the street line) from the point of intersection of the northwesterly street line of Colonial Road and the southwesterly street line of 89th Street, and the other on the easterly boundary line of Shore Road Park distant 375 feet southerly (as measured along the street line and the park boundary line) from the point of intersection of the southeasterly street line of Narrows Avenue and the southwesterly street line of 89th Street;

25. **changing from an R6 District to an R7B District property bounded by** Ovington Avenue, a line perpendicular to the southwesterly street line of Ovington Avenue distant 200 feet southwesterly (as measured along the street line) from the point of intersection of the southwesterly street line of Ovington Avenue and the southeasterly street line of 4th Avenue, a line 100 feet northeasterly of 72nd Street, and a line 100 feet southeasterly of 4th Avenue;
26. **changing from an R7-1 District to an R7B District property bounded by** 67th Street, 4th Avenue, 67th Street, a line 100 feet southeasterly of 4th Avenue, a line midway between 85th Street and 86th Street, a line 100 feet northeasterly of 86th Street, and a line 100 feet northwesterly of 4th Avenue;
27. **changing from an R6 District to a C4-2A District property bounded by** a line 100 feet northeasterly of 86th Street, Gowanus Expressway, a line 100 feet southwesterly of 86th Street, and Fort Hamilton Parkway;
28. **changing from a C4-2 District to a C4-2A District property bounded by** a line 100 feet northeasterly of 86th Street, a line midway between 85th Street and 86th Street, 5th Avenue, 85th Street, a line 100 feet southeasterly of 5th Avenue, a line 100 feet northeasterly of 86th Street, Fort Hamilton Parkway, a line 100 feet southwesterly of 86th Street, 5th Avenue, 87th Street, a line 200 feet southeasterly of 4th Avenue, 89th Street, 4th Avenue, 89th Street, and a line 100 feet northwesterly of 4th Avenue;
29. **changing from a C8-1 District to a C8-2 District property bounded by** 87th Street, 5th Avenue, the southeasterly prolongation of the northeasterly street line of 95th Street, 4th Avenue, 89th Street, and a line 200 feet southeasterly of 4th Avenue;
30. **establishing within a proposed R6A District a C1-3 District bounded by:**
 - a. 89th Street, a line 100 feet southeasterly of 3rd Avenue, 95th Street, 3rd Avenue, 97th Street, a line 100 feet southeasterly of 3rd Avenue, Marine Avenue, and a line 100 feet northwesterly of 3rd Avenue; and
 - b. a line midway between 97th Street and Marine Avenue, 4th Avenue, a line 140 feet southwesterly of 97th Street, a line 100 feet southeasterly of 4th Avenue, a line midway between Marine Avenue and 99th Street, 4th Avenue, 100th Street, a line 100 feet southeasterly of 4th Avenue, 101st Street, 4th Avenue, 101st Street, and a line 100 feet northwesterly of 4th Avenue;
31. **establishing within a proposed R6B District a C1-3 District bounded by:**

- a. Bay Ridge Parkway, a line 100 feet southeasterly of 3rd Avenue, 81st Street, 3rd Avenue, 82nd Street, and a line 100 feet northwesterly of 3rd Avenue;
 - b. 86th Street, a line 100 feet southeasterly of 3rd Avenue, 89th Street, and a line 100 feet northwesterly of 3rd Avenue; and
 - c. Bay Ridge Parkway, a line 100 feet southeasterly of 5th Avenue, 85th Street, 5th Avenue, a line midway between 85th Street and 86th Street, and a line 100 feet northwesterly of 5th Avenue;
- 32. establishing within a proposed R5B District a C1-4 District bounded by a line 100 feet northeasterly of Bay Ridge Avenue, a line 100 feet northwesterly of 3rd Avenue, a line 125 feet southwesterly of Bay Ridge Avenue, a line 75 feet southeasterly of Bay Ridge Place, Bay Ridge Avenue, and a line perpendicular to the southwesterly street line of 68th Street distant 355 feet southeasterly (as measured along the street line) from the point of intersection of the southwesterly street line of 68th Street and the southeasterly street line of Ridge Boulevard;**
- 33. establishing within a proposed R6A District a C2-3 District bounded by 89th Street, 4th Avenue, the southeasterly prolongation of the northeasterly street line of 95th Street, 5th Avenue, 94th Street, a line 100 feet southeasterly of 5th Avenue, 95th Street, 4th Avenue, 96th Street, and a line 100 feet northwesterly of 4th Avenue;**
- 34. establishing within a proposed R6B District a C2-3 District bounded by:**
- a. 81st Street, a line 100 feet southeasterly of 3rd Avenue, 86th Street, a line 100 feet northwesterly of 3rd Avenue, 82nd Street, and 3rd Avenue; and
 - b. a line 100 feet southwesterly of 86th Street, a line 100 feet southeasterly of 5th Avenue, 94th Street, and 5th Avenue;

Borough of Brooklyn, Community District 10, as shown on a diagram (for illustrative purposes only) dated January 6, 2005, and subject to the conditions of CEQR Declaration E-139.

Resolution for adoption scheduling February 2, 2005 for a public hearing.

CD 10

N 050133 ZRK

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of City Planning pursuant to Section 201 of the New York City Charter, for amendments of the Zoning Resolution of the City of New York, relating to Article XI, Chapter 4 (Special Bay Ridge District), Borough of Brooklyn, Community District 10.

Matter Underlined is new, to be added;
Matter in ~~Strikeout~~ is old, to be deleted;
Matter within # # is defined in Section 12-10;
* * * indicate where unchanged text appears in the Zoning Resolution

~~11/2/78~~

Article XI - Special Purpose Districts

Chapter 4

Special Bay Ridge District

~~11/2/78~~

114-00

GENERAL PURPOSES

The "Special Bay Ridge District" established in this Resolution is designed to promote and protect the public health, safety and general welfare. These general goals include, among others, the following specific purposes:

- (a) to preserve, protect and maintain the existing scale and character of the residential and commercial community;
- (b) to encourage design of ~~new residential, commercial and community facility~~ development which is in character with the neighborhood and surrounding community; and
- (c) ~~to foster the development of apartment buildings which provide a superior urban~~

design relationship to the neighborhood;

- (d) ~~to provide amenities such as required open space, off-street parking, landscaping and street trees to enhance the character of the physical environment; and~~
- (e) to promote the most desirable use of land in the area and thus to conserve the value of land and buildings, and thereby to protect the City's tax revenues.

11/2/78

114-01 Definitions

~~Definitions specially applicable in this Chapter are set forth in this Section. The definitions of other defined words are as set forth in Section 12-10 (DEFINITIONS):~~

~~Center block line~~

~~A "center block line" is an imaginary line which bisects a #block#. Where the #streets# are parallel such line shall be parallel to the long dimension of the #block#. In the case of #streets# that are not parallel the #center block line# shall be the bisector of the angle formed by prolonging the long dimensions of the #block# to an intersection.~~

~~Development~~

~~For the purposes of this Chapter, a "development" includes construction of a new #building or other structure# on a #zoning lot# or an #enlargement#. To "develop" is to create a #development#.~~

~~Major street~~

~~For the purposes of this Chapter, a "major street" is any of the following: Shore Road, Ridge Boulevard, Third Avenue, Fourth Avenue, Fifth Avenue and 86th Street.~~

~~Minor street~~

~~For the purposes of this Chapter, a "minor street" is any #street# within the #Special Bay Ridge District# other than a #major street#.~~

Private open space

"Private open space" is recreation space which is either open to the sky or roofed but is not enclosed, and is accessible only to the occupants of one or a limited group of ~~#dwelling units#~~.

Semi-private open space

"Semi-private open space" is recreation space which is either open to the sky or roofed but is not enclosed and which:

- (a) ~~is accessible to all #residential# tenants and their agents, for whom no fees are charged;~~
- (b) ~~is directly accessible from a lobby or other public area served by elevator which connects to the #residential# portion of the #building#;~~
- (c) ~~is accessible to the handicapped and physically disabled in accordance with the provisions of Section 114-274 (Access); and~~
- (d) ~~is, at a minimum, open from 8:00 a.m. to sunset.~~

~~#Semi-private open space# shall be #developed# and treated in accordance with the provisions of Section 114-28.~~

Special Bay Ridge District

(repeated from Section 12-10)

The "Special Bay Ridge District" is a Special Purpose District designated by the letters "BR" in which special regulations set forth in Article XI, Chapter 4 apply. The ~~#Special Bay Ridge District#~~ appears on the ~~#zoning maps#~~ superimposed on other districts and its regulations supplement or modify those of the districts on which it is superimposed.

Transparent surfaces

~~"Transparent surfaces" are glazed walls or openings which permit a view into an enclosed space.~~

11/2/78

114-02 114-01

General Provisions

In harmony with the general provisions and intent of this Resolution and the general purposes of the #Special Bay Ridge District#, the regulations of the districts upon which this Special District is superimposed are supplemented or modified in accordance with the provisions of this Chapter. The provisions of this Chapter shall apply to all #developments# and #enlargements#.

Except as modified by the provisions of this Chapter, the regulations of the underlying districts remain in effect.

11/2/78

**114-03
District Plan**

~~The District Plan for the #Special Bay Ridge District# (Appendix A) identifies specific areas comprising the Special District in which special zoning regulations are established in order to carry out the general purposes of the #Special Bay Ridge District#. These areas and the Sections of this Chapter containing regulations relating thereto are as follows:~~

- ~~— Area A - Midblock Preservation Area, Section 114-09~~
- ~~— Area B - AVENUE PRESERVATION AREA-1, Section 114-20~~
- ~~— Area C - AVENUE PRESERVATION AREA-2, Section 114-30~~
- ~~— Area D - AVENUE PRESERVATION AREA-3, Section 114-40~~
- ~~— Area E - OTHER AREAS, Section 114-50~~

~~The elements of the District Plan as set forth in Appendix A are hereby incorporated as an integral part of the provisions of this Chapter.~~

NOTE: *Most provisions of the Special Bay Ridge District are proposed for deletion. Those Sections that would be retained would be reorganized, renumbered and modified. Those sections are as follows:*

<i>Section 114-05 (Street Planting Regulations)</i>	<i>M o d i f i e d a n d renumbered 114-20</i>
<i>Section 114-101 (Floor area regulations)</i>	<i>M o d i f i e d a n d renumbered 114-11</i>
<i>Section 114-102 (Height regulations)</i>	<i>Modified and renumbered 114-12</i>

The following Sections have been deleted and their section numbers re-utilized, as follows: 114-12, 114-20 and 114-21.

114-10

SPECIAL BULK REGULATIONS

In the #Special Bay Ridge District#, the maximum #floor area ratio# and height and setback regulations shall apply as modified in this Section, inclusive.

~~114-101~~ 114-11

Special Floor aArea rRegulations

In the #Special Bay Ridge District#, Tthe maximum #floor area ratio# for #residential# or any #community facility buildings# or a any portion of a #building# containing a #community facility use# combination thereof within the Midblock Preservation Area shall not exceed 1.65 in R4A, R4-1, R4B and R5B Districts and 3.0 in C8-2 Districts.

~~114-102~~ 12

Special Height and Setback rRegulations

114-121

Special Rooftop Regulations

The provisions of Section 33-42 (Permitted Obstructions) shall apply to all #buildings or other structures# in R6A, R6B, R7A, R7B, C4-2A and C8-2 Districts in the #Special Bay Ridge District#, except the provisions of paragraph (d) of Section 33-42 shall not apply. In lieu thereof, the following regulations shall apply:

Elevator or stair bulkheads, roof water tanks, cooling towers or other mechanical equipment (including enclosures) may exceed a maximum height limit provided that either the product, in square feet, of the #aggregate width of street walls# of such obstructions facing each #street# frontage, times their average height, in feet, shall not exceed a figure equal to eight times the width, in feet, of the #street wall# of the #building# facing such frontage or, the #lot coverage# of all such obstructions does not exceed 20 percent of the #lot coverage# of the #building#, and the height of all such obstructions does not exceed 40 feet. In addition, dormers may penetrate a maximum base height in accordance with the provisions of paragraph (c) of Section 23-621 (Permitted obstructions in certain districts).

114-122

Maximum building height and setback

In the #Special Bay Ridge District#, the height and setback and the maximum #building# height regulations of the underlying districts have been modified as follows:

(a) In C8-2 Districts

In C8-2 Districts, the maximum height of a #building or other structure# shall be 70 feet. Any portion of a #building or other structure# that exceeds a height of 60 feet shall be set back with a depth of at least ten feet from a #wide street line# and at least 15 feet from a #narrow street line#.

(b) For Community Facilities in #Residential# Districts

In R3A, R3X, R3-2, R4A, R4-1, R4B and R5B Districts, the maximum height of a #building or other structure# containing #community facility uses# shall not exceed 32 feet.

The maximum height for all #developments# within the Midblock Preservation Area shall be 32 feet or three #stories#, whichever is less.

114-20

AVENUE PRESERVATION AREA-1 (Area B)

SPECIAL TREE PLANTING REGULATIONS

The provisions of this Section shall apply to all #development# within the Avenue Preservation Area-1 (Area B) as such area is indicated on the District Plan (Appendix A):

114-05

Street Planting Regulations

All #developments# within the #Special Bay Ridge District# shall provide and maintain trees of four three inch caliper, at the time of planting, along the entire length of the #street# frontage of the #zoning lot#. Such trees shall be provided at the rate of one tree for each 20 feet of frontage, be spaced 20 feet on center, be planted between the curb line and five feet from the curb line, and be in accordance with the requirements of the Department of Highways and the Department of Parks:

In any zoning district permitting #residences# in the #Special Bay Ridge District#, all #developments# and #enlargements# shall provide and maintain, along the entire #street# length of the #zoning lot#, one street tree for every 25 feet of #street# frontage of the #zoning lot#. Such trees shall be of at least three-inch caliper at the time of planting and shall be placed at approximately equal intervals, except where the Department of Parks and Recreation determines that such tree planting would not be feasible. All such trees shall be planted, maintained and replaced when necessary with

the approval of and in accordance with the standards of the Department of Parks and Recreation.

-End of proposed Chapter-

Note: The following Sections are being deleted

114-04

Zoning Lots Divided by District Boundaries

Whenever a #zoning lot# existing on November 2, 1978 is divided by an area boundary as indicated on the District Plan (Appendix A) and more than 50 percent of the #zoning lot# is within Area A, the entire #zoning lot# may be #developed# in accordance with the regulations of Area A provided that the distance between the Area A boundary and the nearest #side lot line# of the #zoning lot# does not exceed 10 feet.

6/30/89

114-06

Curb Cut Regulations

No curb cuts are permitted along any #major street# which is located within Area B, Area C or Area D, as such areas are indicated on the District Plan (Appendix A), except as provided herein.

Curb cuts are permitted on #minor streets#, provided that such curb cut is at least 55 feet from the nearest #street# intersection. However, no #zoning lot# may have more than one curb cut on any one #street# frontage, except as provided herein.

For any #zoning lot# having more than one #major street# frontage and having no #minor street# frontage, one curb cut along one of the #major street# frontages is permitted.

No curb cut for #residential# or #community facility use# shall have a width including sproys in excess of 12 feet and the provisions of Section 25-631 (Location and width of curb cuts in certain districts) shall be inapplicable.

The City Planning Commission may by certification permit a curb cut along a #major street#, or permit more than one curb cut along a #minor street# frontage of a #zoning

lot#, or permit a #residential# or #community facility use# to have a curb cut having a width in excess of 12 feet, provided the Commission, after referral of the application to the Department of Traffic for review and report, determines that such curb cut is necessary in order to gain safe access and egress from the property and that such curb cut will not unduly interfere with pedestrian or vehicular traffic.

11/2/78

**114-07
Secondary Kitchens**

No #development# shall provide more than one kitchen for each #dwelling unit# nor shall the plumbing or utility connections for such kitchens be provided within any #dwelling unit#.

11/2/78

**114-08
Buffer at Area Boundaries**

Any #development# on a #zoning lot# which is either divided by an Area boundary line or abuts an Area boundary line, as indicated on the District Plan (Appendix A), shall provide a buffer along such boundary line of at least 4 feet so that there is a minimum distance between #buildings# across such Area boundary line of 8 feet.

11/2/78

**114-09
Midblock Preservation Area (Area A)**

The provisions of this Section shall apply to all #developments# within the area designated as Area A on the District Plan (Appendix A).

11/2/78

**114-103
Open space regulations**

~~The minimum #open space ratio# for all #developments# within the Midblock Preservation Area shall be 27.0.~~

~~7/26/01~~

~~114-104~~

~~Density Regulations~~

~~The density requirements of Section 23-22 (Maximum Number of Dwelling Units or Rooming Units) applicable to #predominantly built-up areas# shall apply to all #developments# within the Midblock Preservation Area.~~

~~11/2/78~~

~~114-111~~

~~Front yards~~

~~All #developments# shall provide a #front yard#. The required depth of the #front yard# shall be determined by the application of the provisions of this Section based upon the average depth of the #front yards# of the two adjacent #zoning lots#; however, in no event may the #front yard# be less than 5 feet nor shall it be required to exceed 18 feet.~~

- ~~(a) — Where one of the adjacent #zoning lots# is vacant, the #front yard# of the adjacent and #developed zoning lot# shall be the average #front yard# depth for the purposes of this Section.~~
- ~~(b) — Where both adjacent #zoning lots# are vacant or where the average #front yard# depth is less than five feet, the #development# shall provide a #front yard# of at least five feet.~~
- ~~(c) — Where the average #front yard# depth exceeds 5 feet and the aggregate width of the #street wall# of the #development# is 150 feet or less, the #front yard# of the #development# shall have a depth within three feet, plus or minus, of the average #front yard# depth.~~
- ~~(d) — Where the average #front yard# depth exceeds 5 feet and the aggregate width of the #street wall# of the new #development# exceeds 150 feet, the #front yard# of the new #development# shall have a depth within 5 feet of the average #front yard# depth.~~

11/2/78

114-112

Rear yards

All ~~#developments#~~ shall provide a ~~#rear yard#~~ of a depth sufficient to provide a combined ~~#front yard-rear yard#~~ depth of at least 45 feet; however, in no case may the ~~#rear yard#~~ have a depth less than 30 feet.

11/2/78

114-113

Side yards

A ~~#side yard#~~ is required for new ~~#developments#~~ only when an existing ~~#building#~~ on an adjacent ~~#zoning lot#~~ is located less than 8 feet from but not on the common ~~#side lot line#~~. In no event shall the minimum distance between an existing ~~#building#~~ and new ~~#building#~~ across such common ~~#side lot line#~~ be less than 8 feet and in no event shall such required ~~#side yard#~~ be less than 4 feet. In all other cases, the underlying district regulations are applicable.

11/2/78

114-12

Through Lot Provisions

All ~~#developments#~~ within the Midblock Preservation Area (Area A) that are located on a ~~#through lot#~~ shall provide a ~~#rear yard equivalent#~~ as provided in Section 23-533, paragraph (a).

For ~~#community facility buildings#~~ or ~~#residential buildings#~~ that contain at least 4 ~~#dwelling units#~~, the City Planning Commission may by special permit, after public notice and hearing, allow a modification in the requirements of this Section, provided the Commission finds that:

- (a) ~~the proposed siting of the #development# blends harmoniously with the existing character of the neighborhood;~~
- (b) ~~the proposed siting will not adversely impact light and air to surrounding properties;~~
- (c) ~~the modification is necessary in order to construct a #development# of superior design, layout and siting that might not otherwise be #developed#; and~~

- (d) ~~the #yards# created by the siting will provide useful #open space# in relation to the #use# or occupancy of the #development# and the #use# of such #yards# will not interfere with the enjoyment of adjacent #zoning lots#.~~

11/2/78

114-13

Limitation on Balconies

~~When unenclosed balconies are provided over a #front yard#, no portion of such balcony may be within five feet of the #front lot line#.~~

11/2/78

114-14

Parking Regulations

~~All new #residential developments# involving three #dwelling units# or less shall provide one enclosed #accessory# off-street parking space. The driveway providing access to such enclosed off-street parking space shall be perpendicular to the #street#. Further, such driveway may not be between 8 and 18 feet in length, as measured from the #street line# to the closest exterior wall of the enclosure. For #developments# containing three #dwelling units# or less, no parking is permitted in either the #side# or #rear yard#.~~

~~All #residential developments# involving 4 or more #dwelling units# or community facilities shall provide off-street parking in accordance with the underlying district regulations, except parking is not permitted in the #front yard#.~~

11/10/99

114-15

Special Permit for Development on Zoning Lots 40,000 Square Feet or Greater

~~For any #residential development# on a #zoning lot# 40,000 square feet or greater in a #CommercialDistrict# within the Midblock Preservation Area (Area A), the City Planning Commission may permit up to the maximum #floor area ratio# of the underlying district to be applicable and may permit modification of all other #bulk# regulations, provided the #development# does not exceed sixty feet in height, and provided the Commission finds that:~~

- (a) ~~the proposed #development# blends harmoniously with the existing character of the neighborhood;~~
- (b) ~~the modification of #lot area# requirements will not result in a density of~~

population in the #development# that will adversely affect the surrounding area;

- (c) ~~the proposed #development# will not adversely impact light and air to surrounding properties;~~
- (d) ~~such #bulk# modifications are necessary to construct a #development# of superior design, layout and siting than might otherwise be #developed#; and~~
- (e) ~~any curb cuts are located so as to minimize pedestrian and vehicular conflicts and congestion.~~

The City Planning Commission may prescribe appropriate conditions and safeguards to minimize adverse effects on the character of the surrounding area.

Note: Section number 114-20 moved and re-titled "SPECIAL TREE PLANTING REGULATIONS"

11/2/78

**114-21
Use Regulations**

For all #developments# within an underlying #Commercial District#, at least 50 percent of the portion of the ground floor within the #primary building zone# shall be occupied by #commercial# or #community facility uses#. Such #commercial# or #community facility use# shall have a minimum depth of at least 25 feet.

All #commercial uses# shall be located only on the ground floor.

11/2/78

**114-22
Bulk Regulations**

11/2/78

**114-221
Floor area regulations**

For all #developments# within the Avenue Preservation Area-1 (Area B), the permitted #floor area ratio# for #residential# or #community facility# or #commercial buildings#;

where permitted by the underlying district regulations, shall not exceed 2.43. However, for a ~~mixed building~~ the maximum ~~floor area ratio~~ may be increased by .275 provided all such increased ~~floor area~~ is located on the ground floor and is occupied solely by ~~commercial~~ or ~~community facility uses~~.

7/26/01

114-222

Height and setback regulations

The maximum height for all ~~developments~~ within the Avenue Preservation Area-1 (Area B) shall be 48 feet or four ~~stories~~ excluding the ~~basement~~, whichever is less.

11/2/78

114-23

Street Wall Regulations

11/2/78

114-231

Street walls

For all ~~developments~~, the building wall along each frontage of the ~~zoning lot~~ shall be coincident with the ~~street line~~ for at least 65 percent of the length of such building wall except where balconies are provided in accordance with the provisions of Section E26-604.2(g) of the Administrative Code of the City of

Any building wall containing such balconies shall be, for at least 65 percent of its length, within five feet of the ~~street line~~.

New York.

114-232

Street wall penetrations

No opening in a ~~street wall~~, for the purpose of parking, is permitted along a ~~major street~~ frontage or along a ~~minor street~~ frontage within 55 feet of the intersection with the ~~street line~~ of a ~~major street~~.

114-233

Street wall transparency

At least 25 percent of the area up to the height of the ceiling of the first ~~story~~ of the building wall which fronts upon a ~~major street~~ shall be a transparent surface.

11/2/78

114-24**Coverage - Open Space Regulations**

For all #major street block# fronts within the Avenue Preservation Area-1 (Area B), there shall be a #primary building zone#, a #restricted building-open space zone# and a #required open space zone#. All #developments# on #zoning lots# which are located within these zones shall be #developed# in accordance with the regulations for each particular zone as established in this Section and the #open space# regulations of the underlying district shall not be applicable to such #development#. For the purpose of this Section, the following definitions shall apply:

Primary building zone

The "primary building zone" is that portion of a #block# which is within 55 feet of a #major street#. In addition, in the case where a #block# fronts upon a #minor street# which contains the boundary line between two areas as indicated on the District Plan (Appendix A), the #primary building zone# for such #block# shall also be that portion which is within 55 feet of such #minor street#.

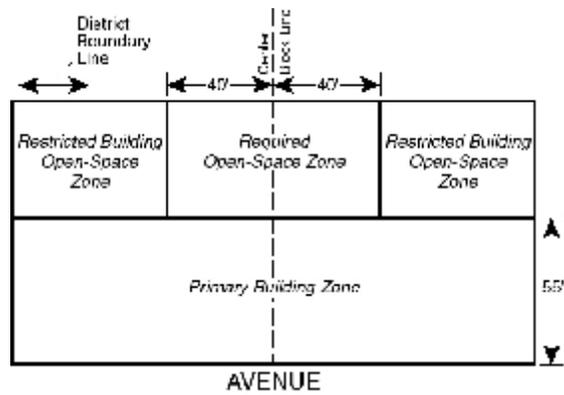
In the case of ground floor #commercial uses#, the #primary building zone# for such commercial portion of #development# may extend up to 70 feet from the #front lot line# where such #development# is located on an #interior lot# which fronts upon a #major street# and which fronts upon a #block# frontage which is 230 feet or more in length.

Required open space zone

The "required open space zone" is that portion of a #block# not within the #primary building zone# and within 40 feet of the #center block line#.

Restricted building-open space zone

The "restricted building-open space zone" is that portion of the #block# not within the #primary building zone# nor within the #required open space zone#.



[DELETE DIAGRAM]

11/2/78

114-25

Development of Small Lots

For #zoning lots# which have a #major street# frontage of 50 feet or less, all #development# shall occur within the #primary building zone#. The remainder of the #zoning lot# shall be reserved for #open space#.

11/2/78

114-26

Development of Large Lots

For #zoning lots# which have a #major street# frontage which is in excess of 50 feet, the following regulations shall apply:

11/2/78

114-261

Primary building zone

#Development#, in accordance with the provisions of this Chapter, is permitted within the #primary building zone#.

11/2/78

114-262**Required open space zone**

Within the #required open space zone# no #development# is permitted, and such zone shall be improved as #semi-private open space#. However, the following regulations with regard to permitted obstructions within the #required open space zone# shall apply:

- (a) ~~enclosed #accessory group parking facility# provided the roof of such facility is not more than 10 feet above #curb level#;~~
- (b) ~~flagpoles, eaves, kiosks, #accessory# sheds, breeze ways, and steps are permitted in accordance with the provisions of Section 23-44 (Permitted Obstructions in Required Yards or Rear Yard Equivalents) of this Resolution; and~~
- (c) ~~unenclosed #accessory group parking facilities#, enclosed #accessory group parking facilities# with roofs higher than 10 feet above #curb level#, driveways, service or mechanical equipment, loading berths, exhaust vents, building trash storage facilities and unenclosed balconies are not permitted obstructions within the #required open space zone#.~~

11/2/78

114-263**Restricted building-open space zone**

#Development# may occur within the #restricted building-open space zone#, provided that for each square foot of #lot area# which is covered by such #development#, an amount of #private# or #semi-private open space#, as specified in this Section, is provided within the #development#.

For each square foot of the #restricted building-open space zone# that is covered by the #development#, there shall be either one square foot of #semi-private open space# or two square feet of #private open space#. However, at least 50 percent of the #open space# to be provided shall be #semi-private open space#. Such #semi-private# or #private open space# may not be located on the ground level of any uncovered portion of #restricted building-open space zone#.

11/2/78

114-264**Development of lots in excess of 40,000 square feet or for certain corner lots**

For any #development# on a #zoning lot# which has at least 40,000 square feet of #lot

area# and which fronts upon more than one #major street#, or for #corner lots# which front upon two #major streets# which are both within the same area designation as indicated on the District Plan (Appendix A), the Commission may by special permit modify the locational requirements of the #primary building zone#, the #required open space zone# and the #restricted building-open space zone#, provided the Commission finds that:

- (a) ~~at least 20 percent of the #zoning lot# is #developed# as the #required open space zone# and is located on the #zoning lot# so as to maximize the amount of sunlight on such #open space# and on adjacent properties;~~
- (b) ~~25 percent of the #zoning lot# is provided as the #restricted building-open space zone#;~~
- (c) ~~in addition to complying with the applicable height limitation, the #development# relates to the character and scale of adjacent #development#; and~~
- (d) ~~any curb cuts are located so as to minimize pedestrian and vehicular conflicts and/or congestion.~~

~~11/2/78~~

~~114-27~~

~~Required Open Space Zone Improvements~~

~~All #open space# within the #required open space zone# shall be accessible to all tenants of the #development# and shall be improved and/or treated in accordance with the provisions of this Section. The owner of the #building# shall be responsible for the maintenance of the #required open space zone# including litter control, security, maintenance of accessways and equipment and replacement of vegetation.~~

~~11/2/78~~

~~114-271~~

~~Landscaping/Surfacing~~

~~At least 50 percent of the #open space# shall either be landscaped with flowers, shrubs, trees, bushes or grass or covered with decorative paving materials. Combinations of landscaping materials and decorative paving are permitted. The remaining portion shall be surfaced with a durable material which may be non-decorative.~~

~~11/2/78~~

~~114-272~~

Trees and planting

There shall be at least one tree of a minimum of 4-inch caliper for each 1,000 square feet of required #open space#. Such trees shall be planted in at least 3.5 cubic feet of top soil to a depth of at least 3 feet, 6 inches.

In addition, 150 linear feet of plants, flowers or shrubbery shall be provided for each 1,000 square feet of required #open space#.

11/2/78

114-273**Recreation facilities**

The #required open space zone# may be #developed# with active recreation facilities, provided that such facilities do not occupy more than 25 percent of such required #open space#.

11/2/78

114-274**Access**

The #required open space zone# and all required #open space# is to be accessible for the physically handicapped and shall contain at least one path of travel to:

- (a) — the major portion of such required #open space#;
- (b) — the building lobby from the required #open space#; and
- (c) — the adjacent sidewalks, if such access is provided at all.

Ramps shall be provided which have a minimum width of 36 inches and a slope not greater than 1:12, a non-skid surface and, for open edged ramps, a two-inch high safety curb. At each end of the ramp there shall be a level area of at least 5 feet in length.

11/2/78

114-28**Semi-Private Open Space**

All #semi-private open space# which is provided in order to satisfy the requirements of Section 114-263 (Restricted building-open space zone) shall have a minimum area of 400 square feet, exclusive of accessways. At least 50 percent of the total area shall be

landscaped with trees, flowers, shrubs or plants. Where trees are provided they shall be of 4 inch caliper and be planted in at least 3.5 cubic yards of top soil to a depth of at least 3 feet, 6 inches.

Remaining unlandscaped portions may be improved for either active or passive recreation. The area should contain a suitable amount of seating and the surface shall be appropriately treated for safe walking. #Semi-private open space# may be located on any roof of the #development#.

Access for physically handicapped persons shall be provided in accordance with the provisions of Section 114-274 (Access).

Any mechanical equipment that is located either near or within the required #semi-private open space# shall be screened and/or buffered to reduce any noise or emissions therefrom. No intake or exhaust duct shall face directly into the area.

The building owner shall be responsible for the maintenance of the #semi-private open space# including litter control, security, maintenance of accessways and equipment and replacement of vegetation.

3/4/82

114-29 Parking Regulations

All #developments# shall provide off-street parking spaces in an amount equal to 50 percent of the number of #dwelling units# contained in the #development#. However, for #developments# on #interior lots# which have a #lot area# of 5,000 square feet or less, no off-street parking spaces are required.

However, for #developments# on #interior lots# which have a #lot area# of 5,000 square feet or less as of November 2, 1978, no off-street parking spaces are required.

3/4/82

114-30 AVENUE PRESERVATION AREA-2 (Area C)

The provisions of this Section shall apply to all #developments# within the area designated as Area C on the District Plan (Appendix A). The regulations applicable to Area C shall be those that apply to Area B, as set forth in Sections 114-20 through 114-29, inclusive, except as provided in this Section.

However, the Commission may by authorization modify the regulations relating to

parking requirements and #open space# requirements in Sections 114-20 through 114-29, inclusive, and may modify spacing between #building# requirements, provided that the following findings are made:

- (a) ~~that the #development# consists of #buildings# no more than three #stories# in height, on a #zoning lot# in excess of 40,000 square feet.~~
- (b) ~~that at least 20 percent of the #zoning lot# is #developed# as the #required open space zone#.~~
- (c) ~~that at least 25 percent of the #zoning lot# is provided as the #restricted building-open space zone#.~~
- (d) ~~that any curb cuts are located so as to minimize pedestrian and vehicular conflicts and/or congestion.~~

11/2/78

**114-31
Height and Setback Regulations**

The maximum height for any #development# within Area C shall be sixty feet or six #stories#, whichever is less.

When any portion of the #development# extends more than 55 feet from the #front lot line#, such portion of the #development# which is beyond 55 feet from the #front lot line# shall not exceed a height of 40 feet.

7/26/01

**114-32
Use Restrictions**

Except where the underlying district designation is C4-2, all #commercial uses# shall be limited to the ground floor.

11/2/78

**114-40
AVENUE PRESERVATION AREA-3 (Area D)**

The provisions of this Section shall apply to all #developments# within the area designated as Area D on the District Plan (Appendix A):

The regulations applicable to Area D shall be those that apply to Area B, as set forth in Sections 114-20 through 114-29, inclusive, except as provided in this Section.

11/2/78

114-41

Maximum Floor Area Ratio

The maximum #floor area ratio# for #residential# or #community facility buildings#, or where permitted by the underlying district regulations for #commercial buildings#, or for a #mixed building# containing any combination of such #uses#, shall be 2.75.

11/2/78

114-42

Height and Setback Regulations

The maximum height for any #development# within Area D shall be eighty feet or 8 #stories#, whichever is less. Above the height of sixty feet or six #stories# there shall be a setback of at least 10 feet from any #street line#.

When any portion of a #development# extends more than 55 feet from the #front lot line#, such portion of the #development# which is beyond 55 feet from the #front lot line# shall not exceed a height of 40 feet.

11/2/78

114-50

OTHER AREAS (Area E)

The provisions of this Section shall apply to all #developments# within the area designated as Area E on the District Plan (Appendix A).

The regulations applicable to Area E are primarily those of the underlying district designations, except as those regulations are modified or changed by the provisions of Sections 114-00 through 114-08, inclusive, and by the provisions of this Section.

6/30/89

114-51

Height Limitations

The following height limitations shall apply to all #developments# within Area E:

- (a) ~~For #zoning lots# within the underlying district designation of R3-2, Section 23-631 (Height and setback in R1, R2, R3, R4 or R5 Districts) shall apply except that the maximum height for any #development# shall be 32 feet or three #stories#, whichever is less.~~
- (b) ~~For #zoning lots# which have the underlying district designation of R7 the maximum height for any #development# shall be 80 feet or eight #stories#.~~
- (c) ~~For #zoning lots# which have the underlying district designation of R6, the maximum height for any #development# shall be 60 feet or six #stories#.~~

11/2/78

**APPENDIX A
SPECIAL BAY RIDGE DISTRICT PLAN**

[MAP TO BE DELETED]

Resolution for adoption scheduling February 2, 2005 for a public hearing.

BOROUGH OF MANHATTAN

No. 4 and 5

PROJECT GREENHOPE

No. 4

CD 11

C 050072 HAM

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development (HPD):

1. pursuant to Article 16 of the General Municipal Law of New York State for:
 - a) the designation of property located at 435-439 East 119th Street (Block 1807, Lots 15 and 16) as an Urban Development Action Area; and
 - b) an Urban Development Action Area Project for such area; and
2. pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer selected by HPD;

to facilitate development of a seven-story building tentatively known as Project Greenhope, an adult residential facility funded by the New York State Homeless Housing Assistance Program.

Resolution for adoption scheduling February 2, 2005 for a public hearing.

No. 5

CD 11

C 050073 ZSM

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development pursuant to Sections 197-c and 201 of the New York City Charter **for the grant of a special permit pursuant to Section 74-902 of the Zoning Resolution to permit the allowable community facility floor area ratio of Section 24-11 (Maximum Floor Area and Percentage of Lot Coverage) to apply to a proposed approximately 36,225 square-foot, 7-story Non-Profit Institution with Sleeping Accommodations (U.G 3A), on property located at 435-439 East 119th Street** (Block 1807, Lots 15 and 16), in an R7-2 District.

Plans for this proposal are on file with the City Planning Commission and may be seen in Room 3N, 22 Reade Street, New York, N.Y. 10007.

Resolution for adoption scheduling February 2, 2005 for a public hearing.

No. 6

731 PARK AVENUE

CD 8

C 050096 ZSM

IN THE MATTER OF an application submitted by 713 Group Inc. pursuant to Sections 197-c and 201 of the New York City Charter **for the grant of a special permit** pursuant to Section 74-711 of the Zoning Resolution **to modify the use regulations of Section 22-00 (GENERAL PROVISIONS) to allow office use (Use Group 6 uses) in the cellar and on the first through the fifth floors of an existing five-story building on property located at 713 Park Avenue** (Block 1404, Lot 71) in R10 and R8B Districts, partially within the Special Park Improvement District (PI) and partially within a Limited Height District (LH - 1A), within the Upper East Side Historic District.

Plans for this proposal are on file with the City Planning Commission and may be seen in Room 3N, 22 Reade Street, New York, NY, 10007.

Resolution for adoption scheduling February 2, 2005 for a public hearing.

BOROUGH OF QUEENS

No. 7

WARNERVILLE PUMPING STATION

CD 13

C 050017 PSQ

IN THE MATTER OF an application submitted by the Department of Environmental Protection and the Department of Citywide Administrative Services pursuant to Section 197-c of the New York City Charter for site selection of property located northwest of Brookville Boulevard and Broad Street (Block 14260, part of lot 1); Community District 13, Borough of Queens, for use as a pumping station.

Resolution for adoption scheduling February 2, 2005 for a public hearing.

BOROUGH OF STATEN ISLAND

No. 8

MARINER'S HARBOR PUBLIC LIBRARY

CD 1

C 040540 PCR

IN THE MATTER OF an application submitted by the New York Public Library and the Department of Citywide Administrative Services pursuant to Section 197-c of the New York City Charter for site selection and acquisition of property located at 206 South Avenue (Block 1266, Lot 64), for use as a public library.

Resolution for adoption scheduling February 2, 2005 for a public hearing.

II. PUBLIC HEARINGS

BOROUGH OF THE BRONX

No. 9

PORT MORRIS REZONING

CD 1

C 050120 ZMX

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter **for an amendment of the Zoning Map, Section Nos. 6a and 6b:**

1. **changing from an R6 District to an M1-2/R6A District property bounded by** the northeasterly boundary line of a Park, the northwesterly centerline prolongation of East 134th Street, Bruckner Boulevard (Triborough Bridge Approach), East 133rd Street, Cypress Place, Bruckner Boulevard, St. Ann's Place, and the southeasterly centerline prolongation of East 134th Street;
2. **changing from an M1-2 District to an M1-2/R6A District property bounded by:**
 - a. East 134th Street, St. Ann's Place, Bruckner Boulevard, Cypress Place, East 133rd Street, Bruckner Boulevard, and Brown Place; and
 - b. East 134th Street, a line 280 feet northwesterly of Willow Avenue, a line 100 feet northeasterly of East 133rd Street, a line 80 feet northwesterly of Willow Avenue, East 133rd Street, Bruckner Boulevard (Triborough Bridge Approach);
3. **changing from an M1-2 District to an M1-5/R8A District property bounded by** Bruckner Boulevard, St. Ann's Avenue, East 132nd Street, and Lincoln Avenue;

4. **changing from an M3-1 District to an M1-5/R8A District property bounded by** East 132nd Street, a line perpendicular to the southwesterly street line of East 132nd Street, distant 370 feet southeasterly (as measured along the street line) from the point of intersection of the southwesterly street line of East 132nd Street and the southeasterly street line of Willis Avenue Bridge, a line 210 feet southwesterly of East 132nd Street, and Willis Avenue Bridge; and
5. **changing from an M2-1 District to an M1-3/R8 District property bounded by** East 135th Street, the southwesterly centerline prolongation of Rider Avenue, Major Deegan Expressway, Third Avenue Bridge Approach, Bruckner Boulevard, Lincoln Avenue and its southwesterly centerline prolongation, the U.S. Pierhead and Bulkhead Line, and Park Avenue and its southwesterly centerline prolongation; and
6. **establishing a Special Mixed Use District (MX-1) bounded by** East 135th Street, the southwesterly centerline prolongation of Rider Avenue, Major Deegan Expressway, Third Avenue Bridge Approach, Bruckner Boulevard, Brown Place, East 134th Street, the northerly boundary line of a Park, East 134th Street and its northwesterly centerline prolongation, a line 280 northwesterly of Willow Avenue, a line 100 feet north-easterly of East 133rd Street, a line 80 northwesterly of Willow Avenue, East 133rd Street, Bruckner Boulevard, St. Ann's Avenue, East 132nd Street, a line perpendicular to the southwesterly street line of East 132nd Street, distant 370 feet southeasterly (as measured along the street line) from the point of intersection of the southwesterly street line of East 132nd Street and the southeasterly street line of Willis Avenue Bridge, a line 210 feet southwesterly of East 132nd Street, Willis Avenue Bridge, East 132nd Street, and Lincoln Avenue, and its southwesterly centerline prolongation, the U.S. Pierhead and Bulkhead Line, and Park Avenue and its southwesterly centerline prolongation;

as shown on a diagram (for illustrative purposes only) dated October 4, 2004, corrected on December 27, 2004, and subject to the conditions of CEQR Declaration E-143.

(On November 17, 2004, Cal. No. 1, the Commission scheduled December 8, 2004 for a public hearing. On December 8, 2004, Cal. No. 3, the hearing was closed. On January 5, 2005, Cal. No. 18, the Commission reopened the public hearing for January 19, 2005 which has been duly advertised.)

Close the hearing.

BOROUGH OF QUEENS

No. 10

JAMAICA NAACP DAY CARE CENTER

CD 12

C 040528 PQQ

CONTINUED PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Administration for Children's Services and the Department of Citywide Administrative Services pursuant to Section 197-c of the New York City Charter for the acquisition of property located at 189-26 Linden Boulevard (Block 12599, Lot 8), for continued use as a day care center.

(On December 22, 2004, Cal. No. 6, the Commission scheduled January 5, 2005 for a public hearing. On January 5, 2005, Cal. No. 14, the hearing was continued.)

Close the hearing.

BOROUGH OF BROOKLYN

Nos. 11, 12, 13, 14, 15, 16, 17 and 18

GREENPOINT/WILLIAMSBURG ZONING PROPOSAL

No. 11

CD 1

C 040415 MMK

PUBLIC HEARING:

IN THE MATTER OF an application, submitted by the New York City Department of City Planning and the Department of Parks and Recreation pursuant to Sections 197-c and 199 of the New York City Charter and Section 5-430 *et. seq.* of the New York City Administrative Code, for an amendment to the City Map involving:

- the elimination, discontinuance and closing of a portion of North 12th Street between Kent Avenue and the United States Pierhead Line;
- the establishment of Inlet Park;
- the delineation of sewer corridors;
- the adjustment of grades necessitated thereby; and
- any acquisition or disposition of real property related thereto,

in accordance with Map Nos. Y-2673 and V-2674 dated September 28, 2004 and signed by the Borough President.

(On January 5, 2005, Cal. No. 1, the Commission scheduled January 19, 2005 for a public hearing which has been duly advertised.)

Close the hearing.

No. 12

CD 1

C 040416 MMK

PUBLIC HEARING:

IN THE MATTER OF an application, submitted by the New York City Department of City Planning and the Department of Parks and Recreation pursuant to Sections 197-c and 199 of the New York City Charter, for an amendment to the City Map involving:

- the elimination of a portion of Quay Street between West Street and the United States Bulkhead Line;
- the establishment of Inlet Park;
- the delineation of a sewer corridor;
- the adjustment of grades necessitated thereby; and
- any acquisition or disposition of real property related thereto,

in accordance with Map No. Y2675 dated September 28, 2004 and signed by the Borough President.

(On January 5, 2005, Cal. No. 2, the Commission scheduled January 19, 2005 for a public hearing which has been duly advertised.)

Close the hearing.

No. 13

CD 1

C 040417 MMK

PUBLIC HEARING:

IN THE MATTER OF an application, submitted by the New York City Department of City Planning and the Department of Parks and Recreation pursuant to Sections 197-c and 199 of the New York City Charter and Section 5-430 *et. seq.* of the New York City Administrative Code, for an amendment to the City Map involving:

- the elimination, discontinuance and closing of a portion of North 11th Street between Kent Avenue and the United States Pierhead Line;
- the establishment of Inlet Park;
- the delineation of a sewer corridor;
- the adjustment of grades necessitated thereby; and
- any acquisition or disposition of real property related thereto,

in accordance with Map Nos. Y-2676 and V-2677 dated September 28, 2004 and signed by the Borough President.

On January 5, 2005, Cal. No. 3, the Commission scheduled January 19, 2005 for a public hearing which has been duly advertised.)

Close the hearing.

No. 14

CD 1

C 040418 MMK

PUBLIC HEARING:

IN THE MATTER OF an application, submitted by the New York City Department of City Planning and the Department of Parks and Recreation pursuant to Sections 197-c and 199 of the New York City Charter and Section 5-430 *et. seq.* of the New York City Administrative Code, for an amendment to the City Map involving:

- the elimination, discontinuance and closing of portions of North 9th Street and North 10th Street between Kent Avenue and the United States Pierhead Line;
- the establishment of Inlet Park;
- the adjustment of grades necessitated thereby; and
- any acquisition or disposition of real property related thereto,

in accordance with Map Nos. W-2690 and V-2691 dated September 28, 2004 and signed by the Borough President.

(On January 5, 2005, Cal. No. 4, the Commission scheduled January 19, 2005 for a public hearing which has been duly advertised.)

Close the hearing.

No. 15

CD 1

N 050110 ZRK

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of City Planning, pursuant to Section 201 of the New York City Charter, **for an amendment of the Zoning Resolution** of the City of New York, relating to Article VI, Chapter 2 (Special Regulations Applying in the Waterfront Area); Article XII, Chapter 3 (Special Mixed Use District) specifying a Special Mixed Use District (MX-8) in Greenpoint-Williamsburg, Community District 1, Brooklyn; and the elimination of Article IX, Chapter 7 (Special Northside Mixed Use District) and Article X, Chapter 8 (Special Franklin Street Mixed Use District).

Underlined matter is new, to be added;

Matter in ~~Strikeout~~ is old, to be deleted;

Matter within # # is defined in Section 12-10;

* * * indicates where unchanged text appears in the Zoning Resolution

* * *

62-20

SPECIAL USE REGULATIONS

* * *

62-29

Special Use Regulations for Waterfront Access Plan BK-1

All Use Group 6 and 9 #uses# delineated in Section 62-212 (Waterfront-Enhancing Uses) not otherwise permitted, shall be a permitted use on any parcel identified in Waterfront Access Plan BK-1, provided that such use is limited to not more than 10,000 square feet of #floor area# per establishment; the total amount of #floor area# used for such #uses# does not exceed two per cent of the total amount of #floor area# permitted on such parcel; and such #uses# are located below the level of the first #story# ceiling of a #building# or are located on a #pier# or #platform#.

Additionally, Docks for water taxis (Use Group 6) and Docks or mooring facilities for non-commercial pleasure boats (Use Group 6) shall be a permitted use on any parcel identified in Waterfront Access Plan BK-1.

* * *

62-30
SPECIAL BULK REGULATIONS

All #zoning lots# within #waterfront blocks# shall comply with the #bulk# regulations of this Section. For the purposes of this Section, non-#waterfront blocks# included in Waterfront Access Plan BK-1 shall be considered to be #waterfront blocks#. Existing non-complying buildings or other structures shall be subject to the provisions of Article V (Non-Conforming Uses and non-complying Buildings).

* * *

62-35
Special Bulk Regulations within Waterfront Access Plan BK-1

Within Waterfront Access Plan BK-1 the Special Bulk Regulations of this section are further modified as delineated herein.

62-351
Special floor area, lot coverage and residential density distribution regulations

Within any parcel, and between any adjacent parcels which are under single fee ownership and with respect to which each party having any interest therein is a party in interest (as defined in (e) of the definition of a #zoning lot# in Section 12-10), identified in Waterfront Access Plan BK-1; the total #floor area# and #lot coverage# permitted pursuant to Section 62-32 and the residential density permitted pursuant to Section 23-22 may be located anywhere within such parcel or between such parcels without regard to #zoning lot lines# or district boundaries provided that such location of #floor area#, #lot coverage# or residential density complies with Section 62-31 and Section 62-34 as modified by Section 62-352.

62-352
Special Height and Setback Regulations

The provisions of Section 62-341 are modified as follows:

- (a) Paragraph (c)(1) (Maximum base height) shall be modified in R6 Districts to

- permit a maximum base height of 65 feet or six #stories#, whichever is less.
- (b) Paragraph (c)(2) (Maximum #building# height) shall not apply. In lieu thereof, the maximum #building# height in an R6 District shall be 65 feet or six #stories#, whichever is less, within 100 feet of Commercial Street, West Street, Dupont Street, Franklin Street and Kent Avenue. Beyond 100 feet of such streets and any other portions of an R6 District, the maximum#building# height in shall be 110 feet. In R8 Districts, the maximum #building# height shall be 210 feet, except that for #zoning lots developed# with multiple #buildings# or portions of #buildings# that exceed a height of 200 feet, not more than half of such #buildings# or portions of #buildings# may exceed a height of 210 feet to a maximum #building# height of 310 feet. Such maximum #building# heights of 110 feet, 210 feet and 310 feet may be exceeded by a penthouse portion of a #building#, provided any #story# of a #building# within such penthouse portion does not exceed 85 percent of the gross area of the highest#story# of the same #building# entirely below a height of 110 feet, 210 feet or 310 feet, as applicable, and the maximum height of such penthouse portion does not exceed 40 feet.
- (c) Paragraphs (c)(3) (#Floor area# distribution) and (c)(5) (Additional setback provisions for high #buildings#) shall not apply.
- (d) Paragraph (c)(4) (Maximum #residential# tower size) shall not apply. In lieu thereof, each #residential story# of a #building# located entirely above a height of 85 feet shall not exceed a gross area of 8,100 square feet in an R6 District and 11,000 square feet in an R8 District.
- (e) Paragraph (c)(6) shall not apply. In lieu thereof, the maximum length of any #story# of a #building# that exceeds a height of 65 feet in an R6 District or 85 feet in an R8 District shall not exceed 170 feet. Such length shall be measured by inscribing within a rectangle the outermost walls at the level of each #story# entirely above such heights. Any side of such rectangle shall not exceed 170 feet.
- (f) Paragraph (c)(7) (Ground floor streetscape provisions) shall not apply. In lieu thereof, all off-street parking spaces located within 50 feet of a #street#, a #visual corridor# containing a private road, and a #shore public walkway#, #upland connection# or #supplemental public access area# and which are located on a #story# that is above the #base plane# shall be within facilities that are located behind #commercial#, #community facility# or #residential floor area# so that no portion of such parking facility, other than entrances and exits, is visible from such #streets#, #visual corridors# or publicly accessible open spaces. Such #floor area# shall have a minimum depth of 25 feet. Seventy percent of the surface area of the facade of a facility containing parking spaces which are not otherwise required to be behind such #floor area# shall be composed of the same materials as the facade of the #building# in which it is

- located.
- (g) Any roof of a facility containing off-street parking spaces, not otherwise covered by a #building#, which is larger than 400 square feet shall be landscaped and accessible for the recreational use of the occupants of the building in which it is located. Hard surfaced areas shall not cover more than 60 percent of such roof area.
 - (h) The #streetwall# of a #building# on any #zoning lot# fronting on Commercial Street, West Street and Kent Avenue shall be located within eight feet of, and extend along 70 percent of such #street line# to a minimum height of 40 feet.
 - (i) All #developments#, conversions, and #enlargements# or #extensions# which increase the existing #floor area# by more than 10 percent, shall provide along the entire #street# length of the #zoning lot#, one tree for every 25 feet of #street# frontage. Such trees shall be of at least three-inch caliper at the time of planting and be placed at approximately equal intervals except where the Commissioner of Buildings determines that such tree planting would be unfeasible. Such trees shall be planted in accordance with the standards of the Department of Parks and Recreation.

* * *

62-50
SPECIAL PARKING AND LOADING REGULATIONS

* * *

62-57
Special Parking and Loading Regulations for Waterfront Access Plan BK-1

Within Waterfront Access Plan BK-1 the Special Parking and Loading Regulations of this section are further modified as follows:

- (b) The provisions of Section 62-511 and Section 62-521 shall not be applicable.
- (c) #Accessory# off-street parking spaces for #uses# permitted pursuant to Section 62-29 shall be provided in conformity with the regulations of Sections 36-21, 36-22 and 36-232 for C2-4 districts.
- (d) Any required #accessory# off-street parking spaces provided for #uses# located on a parcel identified in Waterfront Access Plan BK-1 may be located anywhere within such parcel.

* * *

62-70
SPECIAL REVIEW PROVISIONS

* * *

62-711
Waterfront public access and visual corridors

* * *

- 5. for the #development# of a park, a site plan and all other applicable data have been submitted showing compliance with the provisions of Section 62-416 (Special regulations for zoning lots that include parks).

A certification pursuant to paragraph (c) of this section, for any parcel identified in Waterfront Access Plan BK-1, may provide for the phased implementation of all required public access areas provided that an amount of public access area proportionate to the amount of #floor area# being developed on the parcel is provided in each phase. Additionally, for any #development# located within 200 feet of a #shore public walkway#, the initial phase and each subsequent phase, shall also provide a minimum of 200 linear feet of #shore public walkway# and any adjacent supplemental area, one #upland connection# through or adjacent to the entire parcel to such required portion of the #shore public walkway# and, shall have at least one other connection from such required portion of the #shore public walkway# to an adjacent #shore public walkway#, a #street# or another #upland connection#. For any #development# located entirely beyond 200 feet of a #shore public walkway#, the initial phase and each subsequent phase, shall also provide a minimum of 100 linear feet of #shore public walkway#, and one #upland connection# through or adjacent to the entire parcel to such required portion of the #shore public walkway#.

A certificate pursuant to paragraphs (b) or (c) of this Section shall be granted on condition that an acceptable restrictive declaration is executed and filed pursuant to Section 62-14 (Requirements for Recordation).

* * *

62-80
WATERFRONT ACCESS PLANS

* * *

62-812
Elements of a Waterfront Access Plan

A Waterfront Access Plan may:

- (a) on #zoning lots# where public access or #visual corridors# are required pursuant to the provisions of Sections 62-40 and 62-60, modify the size, configuration, location or design of required waterfront public access areas or #visual corridors# within certain designated areas in order to address local conditions, provided such plan does not impose a public access or #visual corridor# requirement on any #zoning lot# greater than would otherwise be required pursuant to the provisions of Sections 62-40 or 62-60. For the purpose of determining the amount of public access, the highest standard applicable to a zoning lot may be applied regardless of any specific #use# permitted or proposed for such #zoning lot#. Within Waterfront Access Plan BK-1, the public access and #visual corridor# requirements for any parcel located within the Waterfront Access Plan may be determined by aggregating the public access and #visual corridor# requirements of each zoning lot within the parcel and such aggregated requirements may be modified within such parcel without regard to #zoning lot lines#;

* * *

62-83
Borough of Brooklyn

The following Waterfront Access Plans are hereby established within the Borough of Brooklyn. All applicable provisions of Article VI, Chapter 2, remain in effect within the areas delineated by such plans, except as expressly set forth otherwise in the plans:

BK-1: Greenpoint/ Williamsburg, as set forth in Section 62-831.

* * *

62-831
Waterfront Access Plan BK-1:

Greenpoint-Williamsburg

Maps BK-1a through BK-1c in paragraph (g) of this Section show the boundaries of the area comprising the Greenpoint-Williamsburg Waterfront Access Plan and the location of certain features mandated or permitted by the Plan. The plan area has been divided into parcels consisting of tax blocks and lots and other lands as established on (date of adoption), as follows:

- (3) The provisions of Section 62-623 (Supplemental public access areas) shall be inapplicable. In lieu thereof, the following provisions shall apply:

A required #supplemental public access area# shall be directly connected to either a #pier# public access area, an #upland connection# or a #shore public walkway# on either its landward or seaward side and its pedestrian circulation zone shall be contiguous with the adjacent pedestrian circulation zone.

- (b) A buffer zone shall only be required where a #supplemental public access area# adjoins a non-publicly accessible portion of a #zoning lot#, in which case its minimum width shall be 15 feet.

- (4) #Street# Treatment

All #streets# adjacent to a #shore public walkway# or #supplemental public access area# shall be improved as a continuation of such #shore public walkway# or #supplemental public access area#, pursuant to the design requirements of paragraph (b) of this Section, inclusive.

- (b) Specific design requirements for shore public walkway prototypes

The provisions of Section 62-63 (Specific Design Requirements for Public Access Prototypes) shall be inapplicable. In lieu thereof the following provisions for #shore public walkways# shall apply:

- (1) Greenpoint-Williamsburg Shore Public Walkway-Prototype I

- (i) One circulation path with a minimum clear width of 12 feet is required.

The path must be within ten feet of the seaward edge of the #shore public walkway#, except when rip rap, beach or other shoreline

materials are provided in a publicly accessible area seaward of the path.

- (ii) A minimum of one linear foot of seating shall be provided for every 100 square feet of #shore public walkway#. At least 60 percent of the required seating shall be landward of the required circulation path.
- (iii) A minimum of 50 percent of the pedestrian circulation zone, excluding the required circulation path, shall be planting area. Rip rap, beach or other shoreline materials may be counted as an equivalent to planting area.
- (iv) One shade tree is required for every 1,200 square feet of #shore public walkway# and one small or ornamental tree shall be required for every 750 square feet of #shore public walkway#. Trees may be located either in the pedestrian circulation zone landward of the required circulation path or in the buffer zone. Fifty percent of required shade trees shall be located within 10 feet of the required clear path.

(2) Greenpoint-Williamsburg Shore Public Walkway-Prototype II

- (a) The provisions of 62-621 (Shore public walkways) shall apply except that a #shore public walkway# shall have a minimum 30 foot pedestrian circulation zone and a minimum 15 foot buffer zone.
- (b) One circulation path with a minimum clear width of 12 feet is required.
The path must be within ten feet of the seaward edge of the #shore public walkway#, except when rip rap, beach or other shoreline materials are provided in a publicly accessible area seaward of the path, in which case, the path shall be located within 20 feet of the shoreline.
A secondary circulation path may be provided, with a minimum width of 10 feet. Connecting paths having a minimum width of ten feet shall be provided between the two circulation paths at intervals not to exceed 100 feet.
- (c) A minimum of one linear foot of seating shall be provided for

every 70 square feet of #shore public walkway#.

- (d) A minimum of 70 percent of the pedestrian circulation zone, excluding the required circulation path and transition zones, shall be planting area. A minimum of 50 percent of this planting area must be improved as lawn according to the provisions of Section 62-675 (Planting and trees).
- (v) One shade tree is required for every 1,900 square feet of #shore public walkway# and shall be located in the pedestrian circulation zone. In addition, one shade, small or ornamental tree shall be required for every 850 square feet of #shore public walkway# and may be located either in the pedestrian circulation zone or in the buffer zone. Fifty percent of required shade trees shall be located within 10 feet of the required clear path.

(3) Greenpoint-Williamsburg Supplemental Public Access - Waterfront Plaza

- (i) The entire #supplemental public access area# shall be a pedestrian circulation zone, except for any buffer zone required by paragraph (a)(3)(ii) of this Section.
- (ii) There shall be at least one circulation path throughout the #supplemental public access area#. Such path shall provide access to the primary entrance of any building or #use# that is within or adjacent to the #supplemental public access area#.

The required circulation path shall have a minimum clear width of ten feet and any other circulation path shall have a minimum clear width of six feet.

Within a transition zone, the minimum aggregate width of clear path along any side of the #supplemental public access area# shall be equal to 50 percent of the length of the intersection between the two public access areas, and any single path providing access between waterfront public access areas shall have a minimum width of 10 feet.

- (iii) A minimum of one linear foot of seating shall be provided for every 40 square feet of pedestrian circulation zone. Fifty percent of required seating shall be under shade throughout the day.
 - (iv) A minimum of 25 percent of the pedestrian circulation zone shall be planting area.
 - (v) Four trees shall be required for the first 2,500 square feet of #supplemental public access area#, at least two of which shall be shade trees. For each additional 750 square feet, one additional shade, ornamental or small tree shall be required. Small or ornamental trees located within the pedestrian circulation zone shall not be counted toward the minimum requirements.
- (4) Greenpoint-Williamsburg Supplemental Public Access - Waterfront Park
- (i) The entire #supplemental public access area# shall be a pedestrian circulation zone, except for any buffer zone required by paragraph (a)(3)(ii) of this Section.
 - (ii) There shall be at least one circulation path throughout the #supplemental public access area#. Such path shall provide access to the primary entrance of any building or #use# that is within or adjacent to the #supplemental public access area#.

The required circulation path shall have a minimum clear width of ten feet and any other circulation path shall have a minimum clear width of six feet.

Within a transition zone, the minimum aggregate width of clear path along any side of the #supplemental public access area# shall be equal to 50 percent of the length of the intersection between the two public access areas, and any single path providing access between waterfront public access areas shall have a minimum width of 10 feet.
 - (iii) A minimum of one linear foot of seating shall be provided for

every 50 square feet of pedestrian circulation zone. Fifty percent of required seating shall be under shade throughout the day.

- (iv) A minimum of 60 percent of the pedestrian circulation zone shall be planting area with no more than 30 percent of the planting area in raised planting beds. At least 35 percent of the #supplemental public access area# shall be lawn in compliance with the standards set forth in paragraph (c)(5) of Section 62-675 (Planting and trees).
- (v) Four trees shall be required for the first 2,500 square feet of #supplemental public access area#, at least two of which shall be shade trees. For each additional 750 square feet, one additional shade, ornamental or small tree shall be required. Small or ornamental trees located within the pedestrian circulation zone shall not be counted toward the minimum requirements.

(c) Amenities

In parcels where #supplemental public access area# is required, no more than fifteen percent of public access area may be reduced if playgrounds and other amenities are provided in accordance with paragraphs (c)(1) and (c)(2) of this Section.

(1) Playgrounds

A playground shall have a minimum size of 1,000 square feet and, if applicable, there shall be a minimum of 400 feet between any two playground areas. For every five square feet of playground area provided, the total amount of required public access may be reduced by the rate of one square foot.

(2) Other amenities

A reduction in the total amount of required public access area shall be permitted according to the following table. The number and variety of such amenities shall be determined upon certification.

<u>Amenity</u>	<u>Square feet reduction</u>
<u>Picnic table</u>	<u>22 sq. ft.</u>
<u>Chess table</u>	<u>20 sq. ft.</u>
<u>Telescope</u>	<u>10 sq. ft.</u>
<u>Art</u>	<u>50 - 200 sq. ft.</u>
<u>Fountain/water feature</u>	<u>50 - 200 sq. ft.</u>
<u>Shade structure</u>	<u>50 - 200 sq. ft.</u>

(d) Public access design reference standards

Section 62-67 is hereby modified by the following provisions.

(1) Guardrails

The provisions of paragraph (a) Section 62-671 (Guardrails, gates and other protective barriers) shall be inapplicable. In lieu thereof the following provisions for guardrails shall apply:

- (i) Guardrails shall be located within waterfront public access areas continuously along any bulkhead, stabilized shore or the water edges of a #pier# or #platform# that is located within 50 feet of a circulation path; and continuously along any grade level change of 30 inches or grader adjoining or within 10 feet of a circulation path. However, guardrails shall not be required landward of any rip rap, beach or any other shoreline material that is at least 10 feet wide. If any protective barrier is provided adjacent to any rip rap, beach or other shoreline material, they shall not exceed a height of 21 inches or shall consist of a bollard and chain device.

Guardrails shall not be required at access points to WD #uses# and #development# on #floating structures#. The minimal protective barrier at such locations shall be a swing gate, bollard and chain or similar device.

- (ii) Guardrails shall comply with illustration A1, alternatively illustration A2 may be used in #piers#.

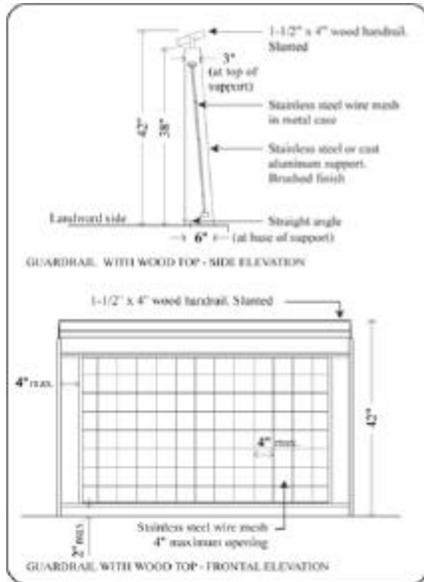


Illustration A1

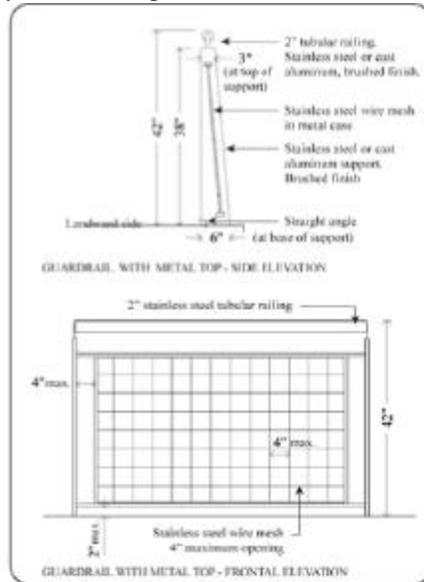


Illustration A2
(Alternate for piers)

All guardrail components and hardware shall be in stainless steel or cast aluminum, as applicable.

- (2) Seating

In addition to the provisions of Section 62-672, at least fifty percent of the required seating along any #shore public walkway# or #supplemental public access area# shall comply with illustration B1 or B2 below.

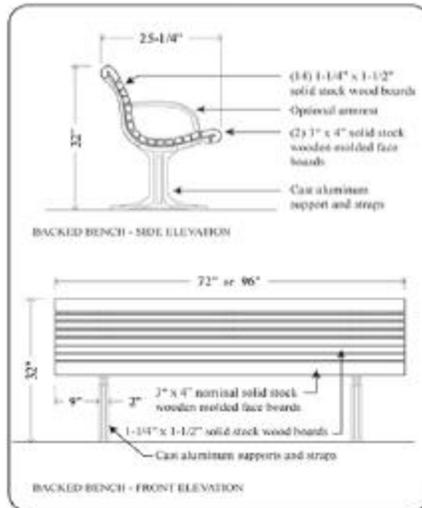


Illustration B1

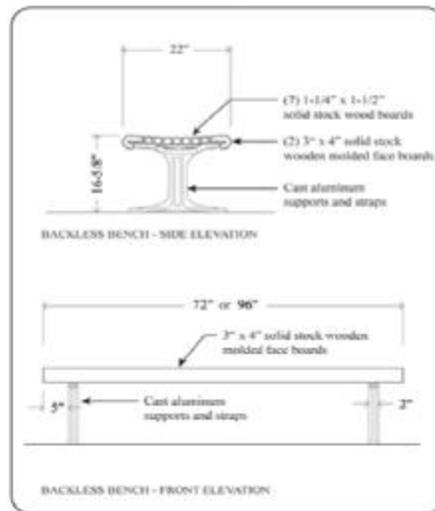


Illustration B2

All wood boards shall be made of Redwood, Jarrah or Ipe, have eased edges and ends and be treated for external use without stain or

varnish.

All supports and backstraps shall be 713 tenzallooy cast aluminum, with a rust inhibitor and a top coat finish of thermosetting polyester powdercoat that is ultra-violet, chip and flake resistant. Metal components shall have a light gray or aluminum color.

(3) Lighting

In addition to the provisions of Section 62-673, the required lighting along any public access area shall comply with illustration C1 below.

(4) Planting and trees

The provisions of paragraph (c)(6) (Container planting) of Section 62-675 shall be inapplicable, unless a structural or environmental necessity is demonstrated at the time of certification.

(5) Paving

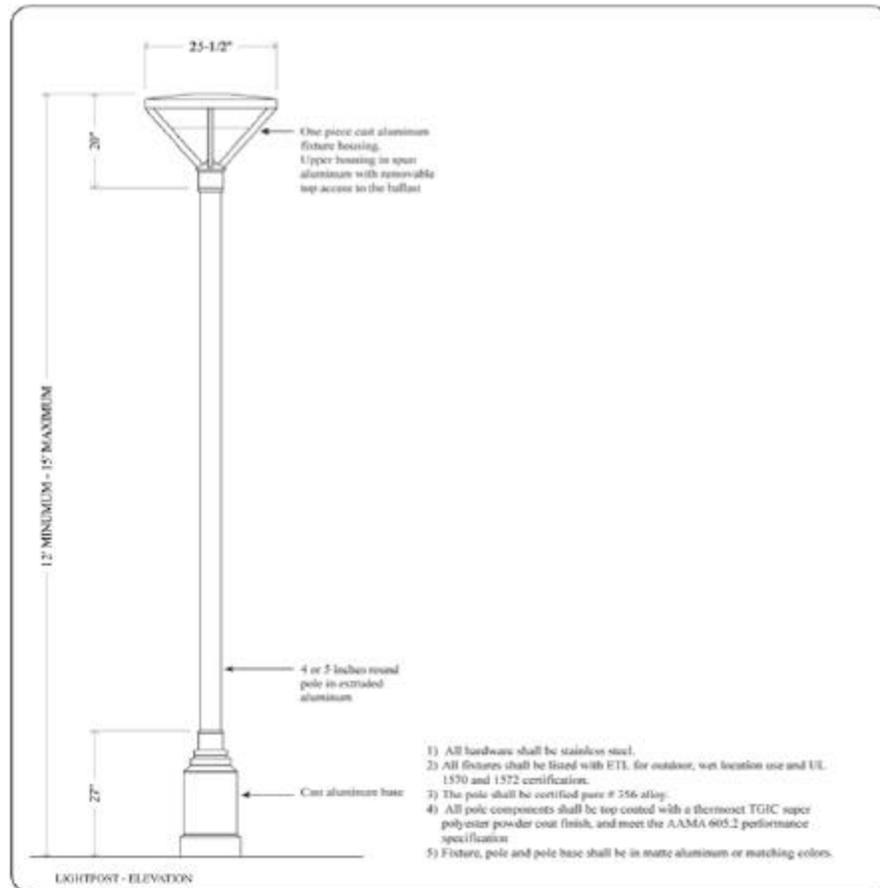


Illustration C1
Illustration C1

In addition to the provisions of Section 62-676, the paving for the required clear path within the #shore public walkway# shall be gray. At least fifty percent of all other paved areas within the #shore public walkway# and #supplemental public access areas# shall be paved in the same color range.

(e) Special public access provisions by parcel

The provisions of Sections 62-41 (Requirements for waterfront public access) and 62-60 (DESIGN STANDARDS FOR THE WATERFRONT AREA) are modified at the following designated locations which are shown on Map BK-1b in paragraph (g) of this Section:

1. Parcels 1 and 2

(i) #Shore public walkway#

The requirements for Prototype I described in paragraph (b)(1) of this Section shall apply to all new #development#.

In the event of any #enlargement#, #extension# or change of #use# within existing #buildings or other structures#, a #shore public walkway# shall occupy the entire area between the seaward edge and the existing #building or other structure# but need not be wider than 40 feet. The #shore public walkway# shall have a minimum clear path of 10 feet. No seating, planting or buffer zone shall be required. If seating and planting are provided, they shall comply with the provisions of Sections 62-672 and 62-675. In addition to the lighting design requirements of paragraph (c)(3) of this Section, lighting fixtures may be mounted on existing #buildings or other structures#.

(ii) #Supplemental public access area#

The requirements for #supplemental public access area# shall be waived.

(2) Parcels 3 and 4

(i) #Shore public walkway#

The requirements for Prototype I described in paragraph (b)(1) of this Section shall apply.

(ii) #Upland connection#

An #upland connection# shall be provided between Commercial Street and the #shore public walkway# within a flexible location along the #lot line# between Parcels 3 and 4.

Whichever parcel is developed first shall provide an #upland connection# along the #lot line# between the two parcels. The width of the #upland connection# may be utilized by the developer of the remaining parcel in the computation necessary to comply with the requirements of a #visual corridor# along the #lot line# between the two parcels, according to the provisions of paragraph (f)(1) of this Section. If both parcels are developed concurrently, then the requirements may be divided equally along the #lot line# between the parcels.

(3) Parcel 5a

(i) #Shore public walkway#

The requirements for Prototype I described in paragraph (b)(1) of this Section shall apply.

(ii) #Upland connection#

An #upland connection# shall be provided between Commercial Street and the #shore public walkway# within the flexible location indicated on Map BK-1b in paragraph (g) of this Section.

The eastern boundary of such flexible area shall be 110 feet from the shared lot line of Parcel 4 and its western boundary shall be 200 feet from the shared lot line of Parcels 5b and 6.

(iii) #Supplemental public access area#

The #supplemental public access area# shall abut the #shore public walkway# continuously along its longest side, and shall also abut the required #upland connection# where it meets the #shore public walkway#. The #upland connection#, however, may cut across the #supplemental public access area# provided that no area shall be less than 5,000 square feet. All #supplemental public access areas# shall have a minimum width to depth ratio of 1.0 to 1.0 and a maximum width to depth ratio of 2.0 to 1.0. In no event shall the #supplemental public access area# be deeper than 100

feet. The requirements for Waterfront Plaza described in paragraph (b)(3) of this Section shall apply.

Alternatively, a portion of the required #supplemental public access area# that is a minimum of 5,000 square feet may abut the #shore public walkway# continuously along the longest side provided that it also abuts a publicly accessible private drive connecting the #shore public walkway# to Commercial Street. Such publicly accessible private drive shall be improved to the standards of an #upland connection# as required by Section 62-641, but shall not be counted towards satisfying the required amount of public access area on the site. The requirements for Waterfront Park described in paragraph (b)(4) of this Section shall apply.

(4) Parcel 5b

#Shore public walkway#

The requirements for Prototype I described in paragraph (b)(1) of this Section shall apply.

(5) Parcel 5c

(i) #Shore public walkway#

The requirements for Prototype I described in paragraph (b)(1) of this Section shall apply.

(ii) #Upland connection#

Two #upland connections# shall be provided between West Street and the #shore public walkway#, one located within the prolongation of the #street lines# of Eagle Street, the other located within the prolongation of the #street lines# of Green Street.

(iii) #Supplemental public access area#

Two #supplemental public access areas# shall be provided on Parcel 5c.

A #supplemental public access area# shall be bounded by the southern boundary of the required Green Street #upland connection#, the #shore public walkway#, the southern boundary of Parcel 5c and the northern prolongation of the eastern boundary of the #shore public walkway# required in Parcel 7. The requirements for Waterfront Plaza described in paragraph (b)(3) of this Section shall apply.

The remaining required #supplemental public access area# shall be provided either on the #pier# or distributed evenly as a widening of the pedestrian circulation zone of the #shore public walkway# located between the Eagle Street and Green Street #upland connections#. If any #supplemental public access area# is located on the #pier#, the planting requirements for Waterfront Plaza described in paragraph (b)(3) of this Section shall apply, except that trees may be substituted by a shading element at a rate of 450 sq. ft. of shade element per tree.

(iv) #Pier# public access

Public access shall be provided on the Green Street #pier# pursuant to the requirements of Section 62-412 and of paragraph (a)(1) of this Section.

(6) Parcel 5

In the event that Parcels 5a, 5b and 5c are merged into one parcel, they shall be known as Parcel 5 and be subject to the following requirements:

(i) #Shore public walkway#

The requirements for Prototype I described in paragraph (b)(1) of this Section shall apply.

(ii) #Upland connection#

One #upland connection# shall be provided between Commercial Street and the #shore public walkway# within the flexible location indicated on Map BK-1b in paragraph (g) of

this Section. The eastern boundary of such flexible area shall be 110 feet from the shared lot line of Parcel 4 and its western boundary shall be 200 feet from the shared lot line of Parcel 6.

Two #upland connections# shall be provided between West Street and the #shore public walkway#, each located within the prolongation of the #street lines# of Eagle Street and Green Street, respectively.

(iii) #Supplemental public access area#

Two #supplemental public access areas# shall be provided.

A #supplemental public access area# shall be bounded by the southern boundary of the required Green Street #upland connection#, the #shore public walkway#, the southern boundary of Parcel 5 and the northern prolongation of the eastern boundary of the #shore public walkway# required in Parcel 7. The requirements for Waterfront Plaza described in paragraph (b)(3) of this Section shall apply.

The remaining of the required #supplemental public access area# shall be located within the area bounded by the western prolongation of the north #street line# of Dupont Street, the #shore public walkway#, the northern prolongation of the eastern boundary of Parcel 6 and Parcel 6 . The requirements for Waterfront Park described in paragraph (b)(4) of this Section shall apply.

(iv) #Pier# public access

Public access shall be provided on the Green Street #pier# pursuant to the requirements of Section 62-412 and of paragraph (a)(1) of this Section

(7) Parcel 7

(i) #Shore public walkway#

The requirements for Prototype I described in paragraph

(b)(1) of this Section shall apply, except that any portion of the required #shore public walkway# where the distance between the shoreline and the boundaries of Parcel 7 is less than 17 feet shall be improved entirely as clear path.

(ii) #Supplemental public access area#

The requirement for a #supplemental public access area# on Parcel 7 is waived.

(8) Parcels 9, 10 and 11

(i) #Shore public walkway#

The requirements for Prototype II described in paragraph (b)(2) of this Section shall apply.

(ii) #Supplemental public access area#

For each parcel, the #supplemental public access area# requirements shall be provided to widen the pedestrian circulation zone of the #shore public walkway#, evenly distributed along the entire length of such #shore public walkway#.

(9) Parcel 13

(i) #Shore public walkway#

The requirements for Prototype I described in paragraph (b)(1) of this Section shall apply.

(ii) #Upland connection#

An #upland connection# shall be provided between West Street and the #shore public walkway# located within the prolongation of the #street lines# of Milton Street.

(iii) #Supplemental public access area#

A #supplemental public access area# shall be bounded by

the southern #street line# of Greenpoint Avenue, the #shore public walkway# and the northern boundary of the required Milton Street #upland connection#. The requirements for Waterfront Park described in paragraph (b)(4) of this Section shall apply.

(10) Parcel 14

(i) #Shore public walkway#

The requirements for Prototype I described in paragraph (b)(1) of this Section shall apply.

(ii) #Upland connection#

An #upland connection# shall be provided between West Street and the #shore public walkway# located within the prolongation of the #street lines# of Calyer Street.

(iii) #Supplemental public access area#

A #supplemental public access area# shall be distributed evenly along the #shore public walkway# between the southern boundary of the required Calyer Street #upland connection# and the prolongation of the northern #street line# of Quay Street. The requirements for Waterfront Park described in paragraph (b)(4) of this Section shall apply.

(11) Parcel 15

An #upland connection# shall be provided within the prolongation of the #street lines# of West Street, connecting Quay Street to Parcel 20.

(12) Parcels 19, 20, 21 and 22

Parcels 19, 20, 21 and 22 shall be designated as public parks as of (date of adoption).

(13) Parcel 24

Prototype I described in paragraph (b)(1) of this Section shall apply.

(14) Parcel 25(i) #Shore public walkway#

The requirements for Prototype I described in paragraph (b)(1) of this Section shall apply.

(ii) #Upland connection#

An #upland connection# shall be provided between West Street and the #shore public walkway# located within the prolongation of the #street lines# of North 6th Street.

(iii) #Supplemental public access area#

Two #supplemental public access areas# shall be provided.

One #supplemental public access area# shall be provided along the prolongation of the southern #street line# of North 7th Street and the #shore public walkway#. Such public access area shall be a minimum of 3,000 square feet in area and shall have a minimum depth of 90 feet from the southern #street line# of North 7th Street. The entire #supplemental public access area#, excluding the required buffer, shall be developed as clear circulation path.

A minimum of one linear foot of seating shall be required for every 40 square feet of pedestrian circulation zone and shall be located in the required buffer zone. Four trees shall be required, at least two of which are shade trees. Small or ornamental trees located within the buffer zone shall not be counted toward the minimum requirements.

The remaining required #supplemental public access area# shall be located either on the #pier# or parallel to the #shore public walkway#. The requirements for Waterfront Plaza described in paragraph (b)(3) of this Section shall apply. If any #supplemental public access area# is located on the #pier#, the planting requirements for Waterfront Plaza shall apply, except that trees may be substituted by a shading element at a rate of 450 sq. ft. of shade element per tree.

(iv) #Pier# public access

Public access shall be provided on the North 6th Street #pier# pursuant to the requirements of Section 62-412 and of paragraph (a)(1) of this Section.

(15) Parcel 26(i) #Shore public walkway#

The requirements of Section 62-411 (Requirements for shore public walkways) shall apply, except that the minimum required width of the #shore public walkway# shall be reduced to 34 feet between North 5th Street and the northern edge of the required #upland connection# at the prolongation of North 4th Street. The quantity of public access eliminated from the #shore public walkway# as a result of this width reduction shall be located in the triangle formed between the #shore public walkway#, the southern #street line# of the North 4th Street #upland connection# and the bulkhead line. The entirety of the #shore public walkway# shall be improved pursuant to the requirements for Prototype I described in paragraph (b)(1) of this Section.

(ii) #Upland connections#

An #upland connection# shall be provided between Kent Avenue and the #shore public walkway# located within the prolongation of the #street lines# of North 4th Street.

(16) Parcel 27(i) #Shore public walkway#

The requirements for Prototype I described in paragraph (b)(1) of this Section shall apply to all new #development#.

In the event of any #enlargement#, #extension# or change of #use# within existing #buildings or other structures#, a #shore public walkway# shall occupy the entire area between the seaward edge and the existing #building or other

structure#, but shall not need to be wider than 40 feet.

Notwithstanding the requirements of Paragraph (c) of Section 62-62 (General Requirements for Public Access), the #shore public walkway# may be located within the #building or other structure#, and the obstructions permitted by Section 62-626, paragraph (a), shall include any supporting structural elements of the #building or other structure# and its related appurtenances. Additionally, the #shore public walkway# shall have a minimum clear path of 12 feet. No seating, planting or buffer zone shall be required. If seating and planting are provided, they shall comply with the provisions of Sections 62-672 and 62-675. In addition to the lighting design requirements of paragraph (c)(3) of this Section, lighting fixtures may be mounted on existing #buildings or other structures#.

(ii) #Supplemental public access area#

The requirements for #supplemental public access# shall be waived.

(f) Special visual corridor provisions by parcel

The designated locations for #visual corridors# pursuant to this Plan are shown on Map BK-1c in paragraph (g) of this Section and shall be as follows:

(1) Parcels 3 and 4

A #visual corridor# shall be provided through Parcels 3 and 4 to the pierhead line within a flexible area along the #lot lines# between them.

Whichever parcel develops second shall complete the required clearance to comply with the #visual corridor# requirements along the #upland connection# already provided in accordance with the requirements of paragraph (e)(2)(ii) of this Section. If both parcels are developed concurrently, then the requirements can be divided equally along the #lot line# between the parcels.

(2) Parcel 5a

A #visual corridor# shall be provided through Parcel 5a to the pierhead line within the flexible location zone indicated on Map BK-1c in paragraph (g) of this Section. The eastern boundary of such flexible area shall be 110 feet from the shared lot line of Parcel 4 and its western boundary shall be 200 feet from the shared lot line of Parcels 5b and 6.

(3) Parcel 5b

Two #visual corridors# shall be provided through Parcel 5b to the pierhead line as the prolongation of the #street lines# of West Street and Dupont Street, respectively.

(4) Parcel 5c

(i) Two #visual corridors# shall be provided through Parcel 5c to the pierhead line as the prolongation of the #street lines# of Eagle Street and Green Street.

(ii) Permitted obstructions on #piers#, per Section 62-65 paragraph (b), shall be permitted obstructions along the #visual corridor# along Green Street.

(5) Parcel 5

In the event that Parcels 5a, 5b and 5c are merged into one parcel, they shall be known as Parcel 5, subject to the following #visual corridors# requirements:

(i) One #visual corridor# shall be provided through Parcel 5 to the pierhead line within the flexible location zone indicated on Map BK-1c in paragraph (g) of this Section. The eastern boundary of such flexible area shall be 110 feet from the shared lot line of Parcel 4 and its western boundary shall be 200 feet from the shared lot line of Parcel 6.

Four #visual corridors# shall be provided through Parcel 5 to the pierhead line, each located as the prolongation of the #street lines# of West Street, Dupont Street, Eagle Street and Green Street, respectively.

(ii) Permitted obstructions on #piers#, per Section 62-65 paragraph (b), shall be allowed along the #visual corridor# along

Green Street.

(6) Parcel 13

Two #visual corridors# shall be provided through Parcel 13 to the pierhead line as the prolongation of the #street lines# of Milton Street and Oak Street, respectively.

(7) Parcel 14

A #visual corridor# shall be provided through Parcel 14 as the prolongation of the #street lines# of Oak Street.

(8) Parcel 15

A #visual corridor# shall be provided through Parcel 15 as the prolongation of the #street lines# of West Street.

(9) Parcel 25

A #visual corridor# shall be provided through Parcel 25 as the prolongation of the #street lines# of North 6th Street.

(g) Greenpoint - Williamsburg Waterfront Access Plan Maps







* * *

ARTICLE IX: SPECIAL PURPOSE DISTRICTS

Chapter 7
Special Northside Mixed Use District

(delete entire chapter)

* * *

ARTICLE X: SPECIAL PURPOSE DISTRICTS

Chapter 8
Special Franklin Street Mixed Use District

(delete entire chapter)

* * *

ARTICLE XII: SPECIAL MIXED USE DISTRICTS SPECIFIED

* * *

Chapter 3
#Special Mixed Use District - 8#
Greenpoint - Williamsburg, Brooklyn
The #Special Mixed Use District - 8# is established in Greenpoint - Williamsburg in
Brooklyn as indicated on the #zoning maps#.

(On January 5, 2005, Cal. No. 5, the Commission scheduled January 19, 2005 for a public hearing which has been duly advertised.)

Close the hearing.

No. 16

CD 1

N 050110(A) ZRK

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of City Planning, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, relating to Article II, Chapter 3 (Bulk Regulations for Residential Buildings in Residence Districts) and Article VI, Chapter 2 (Special Regulations Applying in the Waterfront Area); Article XII, Chapter 3 (Special Mixed Use District) specifying a Special Mixed Use District (MX-8) in Greenpoint-Williamsburg, Community District 1, Brooklyn; and the elimination of Article IX, Chapter 7 (Special Northside Mixed Use District) and Article X, Chapter 8 (Special Franklin Street Mixed Use District).

Underlined matter is new, to be added;

Matter in ~~Strikeout~~ is old, to be deleted;

Matter within # # is defined in Section 12-10;

* * * indicates where unchanged text appears in the Zoning Resolution

* * *

23-145

For residential buildings developed or enlarged pursuant to the Quality Housing Program

R6 R7 R8 R9

In the districts indicated, the maximum #lot coverage# and the maximum #floor area ratio# for any #residential building# on a #zoning lot developed# or #enlarged# pursuant to the Quality Housing Program shall be as set forth in the following table and the maximums for #developments#, or #enlargements# where permitted, located within 100 feet of a #wide street# in R6, R7 or R8 Districts without a letter suffix outside the #Manhattan Core#, shall be as designated by the same district with an asterisk. In an R6 District inside the #Manhattan Core# located within 100 feet of a #wide street#, the maximums shall be indicated by the same district with a double asterisk.

MAXIMUM LOT COVERAGE AND FAR
FOR QUALITY HOUSING BUILDINGS
(in percent)

* * *

The #floor area ratios# in the table above may be increased in certain R6 and R7 Districts within Community District 1, Borough of Brooklyn, pursuant to Section 23-90 (INCLUSIONARY HOUSING).

* * *

23-90
INCLUSIONARY HOUSING

23-91
General Provisions

R10

In the district indicated, a ~~An~~ Inclusionary Housing program is established in those areas designated in Section 23-92 (Applicability) to preserve and to promote a mixture of low to upper income housing within neighborhoods experiencing a shift from mixed to upper income housing and thus to promote the general welfare. The requirements of this program are set forth in Sections 23-90 through 23-94~~95~~.

23-92
Applicability

23-921
R10 Districts

The Inclusionary Housing Program shall apply in R10 Districts.

23-922
Community District 1, Borough of Brooklyn

The Inclusionary Housing Program shall apply in the following areas of Community District 1 in the Borough of Brooklyn located north of the Williamsburg Bridge, Washington Plaza, Borinquen Place and Grand Street:

- (a) Waterfront Access Plan BK-1, as set forth in Section 62-352;

- (b) all #Special Mixed Use Districts#;
- (c) all R6A, R6B and R7A Districts; and
- (d) the following R6 areas:
 - (1) the #block# bounded by Havemeyer Street, North Sixth Street, Metropolitan Avenue and North Fifth Street;
 - (2) the #block# bounded by Roebling Street, North Fifth Street, Havemeyer Street and Metropolitan Avenue;
 - (3) those #blocks# bounded by Wythe Avenue, Grand Street, Berry Street and South Third Street;
 - (4) those #blocks# and portions of #blocks# bounded by Bedford Avenue, North 1st Street, Driggs Street, Fillmore Place, Roebling Street, and a line coincident with the centerline of the long dimension of the #blocks# bounded by Bedford Avenue, Grand Street, Roebling Street and South First Street; and
 - (5) that portion of the #block# bounded by Franklin Street, Huron Street, Manhattan Avenue and India Street that is within 100 feet of Franklin Street and 100 feet of India Street.

~~23-92~~ 23-93
Definitions

For the purposes of the Inclusionary Housing program, matter in italics is defined either in Section 12-10 (DEFINITIONS) or in this Section.

* * *

Fair rent

* * *

At initial occupancy of any #lower income housing#, no portion of the #fair rents# shall be for the payment of the principal or interest on any debt, and the #lower income

housing# shall not secure any debt and shall be free of all liens, except liens for real estate taxes, water charges and sewer rents and other governmental charges for which payment is not yet due. #Fair rents# may be used for the payment of principal or interest of debt only if such debt was incurred after the date of initial occupancy and is for a capital improvement to such #lower income housing# other than those capital improvements set forth in the #lower income housing plan#.

In Community District 1, Borough of Brooklyn, at initial occupancy of any #lower income housing#, a portion of the #fair rents# may be for the payment of the principal or interest on debt, and such housing may secure debt, provided that, as of the date of the approval of the #lower income housing plan#, the Commissioner of Housing Preservation and Development finds that the total annual rent, when such interest and principal payments are deducted, is in compliance with the requirements of Section 23-95(c) of this Resolution, and provided that the lender agrees to enter into a written agreement which subordinates such debt.

Lower income household

A "lower income household" is a #family# having an income equal to or less than the income limits (the "80 Percent of SMSA Limits") for New York City residents established by the U.S. Department of Housing and Urban Development pursuant to Section 3(b)(2) of the United States Housing Act of 1937, as amended, for lower income families receiving housing assistance payments.

In Community District 1, Borough of Brooklyn, for the purposes of Section 23-953 (Preservation option), #lower income households# shall also include all existing households in tenancy, provided such households occupy units that are within a #building# in which rents for all occupied units are regulated by City and State law, and the aggregate maximum permitted annual rent roll for such occupied units, divided by the number of occupied units, is less than 30 percent of the applicable income limit for a #lower income household# as provided in this Section. In determining the applicable income limit for such #lower income households#, the Commissioner of Housing Preservation and Development may make adjustments, consistent with U. S. Department of Housing and Urban Development regulations, for the number of persons residing in each unit.

Lower income housing

"Lower income housing" are #standard units# occupied or to be occupied by #lower

income households#. #Lower income housing# shall not include #standard units# assisted under city, state or federal programs, except where such assistance is in the form of:

- (a) real estate tax abatements and exemptions which are specifically limited to the #lower income housing#; or
- (b) operating assistance that the Commissioner of the Department of Housing Preservation and Development determines will be used to enable households with incomes of not more than 62.5 percent of the "80 Percent of SMSA Limits" to afford such #lower income housing#.

However, in Community District 1, Borough of Brooklyn, #lower income housing# shall include #standard units# assisted under city, state or federal programs.

Lower income housing plan

The "lower income housing plan", is the plan accepted by the Commissioner of Housing Preservation and Development, which sets forth the developer's plans for creating and maintaining the specified #lower income housing# pursuant to this program, including but not limited to, choice of #administering agent#, tenant selection, rent levels in the #lower income housing# and income verification of tenants pursuant to Section ~~23-94~~ 23-95 paragraphs (b), (c) and (d) of this Resolution.

* * *

~~23-93~~ 23-94

Floor Area Compensation

23-941

In R10 Districts

The #floor area ratio# of a #development# may be increased from 10.0 to a maximum of 12.0 at the rate set forth in this Section, if the developer of such #development# provides #lower income housing# pursuant to Section ~~23-94~~ 23-95 (Lower Income Housing Requirements).

For each square foot of #floor area# provided for #lower income housing# pursuant to

the options listed in Column A and which meets the requirements set forth in Section ~~23-94~~ 23-95, the #floor area# of the #development# may be increased by the number of square feet set forth in Column B.

* * *

23-942
In Community District 1, Borough of Brooklyn

The provisions of this Section 23-942 shall apply in the designated areas set forth in Section 23-922, except within Waterfront Access Plan Bk-1. The base #floor area ratio# of any #building developed# or #enlarged# pursuant to the Quality Housing Program, or, in #Special Mixed Use Districts#, pursuant to paragraph (b) of Section 123-662, may be increased to the maximum #floor area ratio# set forth in the table below if the developer of such #development# provides #lower income housing# pursuant to Section 23-95 (Lower Income Housing Requirements).

<u>District</u>	<u>Base #floor area ratio#</u>	<u>Maximum #floor area ratio#</u>
<u>R6B</u>	<u>2.0</u>	<u>2.2</u>
<u>R6*</u>	<u>2.2</u>	<u>2.42</u>
<u>R6A</u>	<u>3.0</u>	<u>3.6</u>
<u>R6**</u>	<u>3.0</u>	<u>3.6</u>
<u>R7A</u>	<u>4.0</u>	<u>4.6</u>

* for #zoning lots#, or portions thereof, beyond 100 feet of a #wide street#

** for #zoning lots#, or portions thereof, within 100 feet of a #wide street#

For each square foot of #floor area# provided for #lower income housing# pursuant to the options listed in Column A and which meets the requirements set forth in Section 23-95, the #floor area# of the #development# or #enlargement# may be increased by the number of square feet set forth in Column B.

OPTIONS

Column A

Column B

On-site New Construction

2.0

<u>On-site Substantial Rehabilitation</u>	<u>2.0</u>
<u>Off-site New Construction (Private Site)</u>	<u>2.0</u>
<u>Off-site New Construction (Public Site)*</u>	<u>2.0</u>
<u>Off-Site Substantial Rehabilitation (Private Site)</u>	<u>2.0</u>
<u>Off-Site Substantial Rehabilitation (Public Site)*</u>	<u>2.0</u>
<u>Preservation</u>	<u>2.0</u>

* Public sites are those made available for this program by a public agency at nominal cost

Each structure erected and recorded as a separate building at the Department of Buildings as of (effective date of amendment) may be considered individually in determining if lower income housing provided pursuant to this program shall be considered as substantial rehabilitation or preservation.

23-94 23-95

Lower Income Housing Requirements

R10

To qualify for the increased #floor area#, #compensated developments# must provide #lower income housing# for the life of the increased #floor area# in the #compensated development# pursuant to one or more of the options listed in Section ~~23-941, 23-942 and 23-943~~, 23-951, 23-952 and 23-953 and such #lower income housing# must meet each of the requirements set forth below.

* * *

23-941 23-951

On-site new construction option

To qualify for this option, the designated #lower income housing# shall meet the following requirements.

- (a) The #lower income housing# shall be located in newly constructed #floor area#

in the #compensated development#. The #lower income housing# shall be maintained and leased to #lower income households# for the life of the increased #floor area#.

- (b) #Dwelling units# designated as #lower income housing# shall be distributed throughout the #development#. No #story# shall contain more than two such units unless at least 80 percent of all #stories# contain two such units. The size of the designated #lower income housing# units shall at least be distributed among the various size units in proportion to the total distribution of unit size within the #building# in the following categories of unit sizes:

under 600 net square feet
 600 - 749 net square feet
 750 - 949 net square feet
 950 - 1149 net square feet
 1150 or more net square feet

In Community District 1, Borough of Brooklyn, the requirements of this paragraph (b) may be waived by the Commissioner of Housing Preservation and Development to facilitate the #development# of #lower income housing#.

23-942 23-952

Substantial rehabilitation and off-site new construction options

To qualify for one or more of these options, the designated #lower income housing# shall meet the following requirements:

- (a) The #lower income housing# shall be located either:
- (1) within the same Community District as the #compensated development#; or
 - (2) within an adjacent Community District and within a one-half mile radius of the #compensated development#.

For the new construction option the #lower income housing# shall be in a new #building#. For the substantial rehabilitation options, the #lower income housing# shall be in an existing #building# in which, prior to the submission of the #lower income housing plan# pursuant to this Section, any #residential#

portion not in public ownership had been entirely vacant for not less than three years.

However, in Community District 1, Borough of Brooklyn, #lower income housing# shall be located only within such Community District, and the administering agent shall not be required to verify the income of households in tenancy as of the date upon which the Commissioner of Housing Preservation and Development approves the #lower income housing plan#.

* * *

23-943 23-953

Preservation option

To qualify for this option, the designated #lower income housing# shall meet the following requirements.

- (a) The #lower income housing# shall be located either:
 - (1) within the same Community District as the #compensated development#; or
 - (2) within an adjacent Community District and within a one-half mile radius of the #compensated development#.

The #lower income housing# shall be in an existing occupied #residential# or #mixed building#. Only #standard units# occupied by #lower income households# shall be #lower income housing#. For each #standard unit# designated as #lower income housing# the #administering agent# shall verify the income of the household in tenancy.

However, in Community District 1, Borough of Brooklyn, #lower income housing# shall be located only within such Community District, and the administering agent shall not be required to verify the income of households in tenancy as of the date upon which the Commissioner of Housing Preservation and Development approves the #lower income housing plan#.

* * *

62-20
SPECIAL USE REGULATIONS

* * *

62-29
Special Use Regulations for Waterfront Access Plan BK-1

All Use Group 6 and 9 #uses# delineated in Section 62-212 (Waterfront-Enhancing Uses) not otherwise permitted, shall be a permitted use on any parcel identified in Waterfront Access Plan BK-1, provided that such use is limited to not more than 10,000 square feet of #floor area# per establishment; the total amount of #floor area# used for such #uses# does not exceed two per cent of the total amount of #floor area# permitted on such parcel; and such #uses# are located below the level of the first #story# ceiling of a #building# or are located on a #pier# or #platform#.

Additionally, Docks for water taxis (Use Group 6) and Docks or mooring facilities for non-commercial pleasure boats (Use Group 6) shall be a permitted use on any parcel identified in Waterfront Access Plan BK-1.

* * *

62-30
SPECIAL BULK REGULATIONS

All #zoning lots# within #waterfront blocks# shall comply with the #bulk# regulations of this Section. For the purposes of this Section, non-#waterfront blocks# included in Waterfront Access Plan BK-1 shall be considered to be #waterfront blocks#. Existing non-complying buildings or other structures shall be subject to the provisions of Article V (Non-Conforming Uses and non-complying Buildings).

* * *

62-31
Bulk Computations on Waterfront Zoning Lots

* * *

- (b) #Floor area#, #dwelling units# or #rooming units# generated by existing #piers# or #platforms# within the #seaward lot# may be located anywhere on

the #zoning lot# provided the amount on the #upland lot# does not exceed the maximum for the district on such portion of the #zoning lot# by more than 20 percent. No #bulk# distribution from the #seaward lot# shall be permitted for new #piers# or #platforms#, except within Waterfront Access Plan BK-1. Such # bulk# distribution shall be permitted for new portions of #piers# located within Waterfront Access Plan BK-1, provided that such new portion of the #pier# is accessed from a portion of an existing #pier# containing not less than 25 percent of the #water coverage# of such existing #pier# and that the #water coverage# of the new and existing portions of the #pier# does not exceed the #water coverage# of the existing #pier#.

* * *

62-35

Special Bulk Regulations within Waterfront Access Plan BK-1

Within Waterfront Access Plan BK-1, the special #bulk# regulations of this Chapter are further modified as set forth in this Section 62-35, inclusive.

62-351

Special floor area regulations

(a) Maximum permitted #floor area ratio#

In R6 Districts, the maximum permitted #floor area ratio# for any #zoning lot# containing #residences# shall be 2.43. In R8 Districts, the maximum permitted #floor area ratio# for any #zoning lot# containing #residences# shall be 5.5. In R6 and R8 Districts, the maximum permitted #floor area ratio# for any #zoning lot# containing #residences# may be increased for #developments# and #enlargements# that provide lower income housing pursuant to Section 62-352.

(b) #Buildings# used for #accessory# off-#street# parking spaces

The #floor area# of a #building# shall not include floor space used for #accessory# off-street parking spaces provided in any #story# located not more than 33 feet above the height of the #base plane#.

62-352

Inclusionary Housing

The provisions of Section 23-90 (INCLUSIONARY HOUSING) shall apply in R6 and R8 Districts within Waterfront Access Plan BK-1 as modified in this Section.

(a) Definitions

Fair rent

At initial occupancy of #lower income housing# that is occupied by a #moderate income household# or a #middle income household# as defined in this Section, "fair rent" is an annual rent for each such housing equal to not more than either the public assistance shelter allowance if the #family# receives public assistance, or 30 percent of the annual income of the tenant of such housing (the "30 Percent Standard").

Upon renewal of a lease for such an existing tenant in #lower income housing#, #fair rent# (the "Rent Stabilization Standard") is not more than the then-current #fair rent# for such housing plus a percentage increase equal to the percentage increase for a renewal lease of the same term permitted by the Rent Guidelines Board for units subject to the rent stabilization law.

After initial occupancy, upon rental of #lower income housing# to a new tenant, #fair rent# is not more than the higher of:

- (1) the then-currently applicable "30 Percent Standard"; or
- (2) the Rent Stabilization Standard.

In order for rent to be #fair rent#, the following must also apply:

There shall be no additional charge to the tenant for the provision of heat and electric service, except that the Commissioner of Housing Preservation and Development may approve a #lower income housing plan# making a #lower income, #moderate income# or #middle income household# responsible for the payment of utilities as long as the sum of:

- (1) the initial #fair rent#; and
- (2) the monthly costs of a reasonable compensation for these utilities, by an energy conservative household of modest circumstances consistent with the requirements of a safe, sanitary and healthful living environment do not exceed 30 percent of said #lower income#, #moderate income# or #middle income household's# income.

At initial occupancy of any #lower income housing# occupied by a #moderate income# or #middle income household#, a portion of the #fair rents# may be for the payment of the principal or interest on debt, and such housing may secure debt, provided that, as of the date of the approval of the #lower income housing plan#, the Commissioner of Housing Preservation and Development finds that the total annual rent, when such interest and principal payments are deducted, is in compliance with the requirements of Section 23-95(c) of this Resolution, and provided that the lender agrees to enter into a written agreement which subordinates such debt.

Lower income housing

For the purposes of this Section, “lower income housing” shall include #standard units# occupied or to be occupied by #lower income#, #moderate income# or #middle income households#.

Moderate income household

For the purposes of this Section 62-352, a “moderate income household” is a #family# having an income equal to or less than the following proportion:

$$\frac{125}{80}$$

of the income limits (the “80 Percent of SMSA Limits”) for New York City residents established by the U. S. Department of Housing and Urban Development pursuant to Section 3(b)(2) of the United States Housing Act of 1937, as amended, for lower income families receiving housing assistance payments.

Middle income household

For the purposes of this Section 62-352, a “middle income household” is a #family# having an income equal to or less than the following proportion:

$$\frac{175}{80}$$

of the income limits (the “80 Percent of SMSA Limits”) for New York City residents established by the U. S. Department of Housing and Urban Development pursuant to Section 3(b)(2) of the United States Housing Act of 1937, as amended, for lower income families receiving housing assistance payments.

(b) Floor area increase

The maximum permitted #floor area ratio# on a #zoning lot# containing #residences# may be increased in R6 Districts from 2.43 to 2.75, and in R8 Districts from 5.5 to 6.5, provided that:

- (1) at least 15% of the total #floor area# on the #zoning lot# is occupied by #lower income households#, or
- (2) at least 10% of the total #floor area# on the #zoning lot# is occupied by #lower income households# and at least 10% of the total #floor area# on the #zoning lot# is occupied by #moderate income households#, or
- (3) at least 10% of the total #floor area# on the #zoning lot# is occupied by #lower income households# and at least 15% of the total #floor area# on the #zoning lot# is occupied by #middle income households#.

(c) Lower Income Housing Requirements

#Developments# that increase #floor area# in accordance with the provisions of this Section shall comply with the lower income housing requirements of Section 23-95, except as modified in this paragraph (c).

- (1) The provisions of Section 23-95(b) shall apply, except that in addition, incoming households of #standard units# in #lower income housing# may be #moderate# and #middle income households#, and sublessees of a #moderate# or #middle income household# may also be a #moderate# or #middle income household#.

Furthermore, on and after the issuance of a certificate of occupancy for #lower income housing#, the #administering agent# shall have a duty

to rent such housing to #lower#, #moderate# or #middle income households#, as provided in this Section.

This duty to rent shall be satisfied by the #administering agent#, if such agent has in fact rented all such units to #lower#, #moderate# or #middle income households#, as provided in this Section, or has, in good faith, made a continuing public offer to rent such units at rents no greater than the rents authorized by this program or otherwise at law.

- (2) The provisions of Section 23-95(d) shall apply, except that prior to renting #lower income housing#, the #administering agent# shall verify the income of each household to occupy such housing, to assure that the households are #lower#, #moderate# or #middle income households# as provided by this Section. The #administering agent# shall submit an affidavit to the Commissioner of Housing Preservation and Development upon initial occupancy and annually thereafter attesting that all incoming occupants of #lower income housing# are #lower#, #moderate# or #middle income households# as required by the provisions of this Section.
- (3) Section 23-951(a) shall apply, except that the #lower income housing# shall be maintained and leased to #lower#, #moderate# or #middle income households#, as provided in this Section, for the life of the increased #floor area#.

62-353

Special floor area, lot coverage and residential density distribution regulations

Within any parcel identified in Section 62-381, and with respect to any such parcels which are adjacent to each other and which are under single fee ownership and with respect to which each party having any interest therein is a party in interest (as defined in (e) of the definition of a #zoning lot# in Section 12-10) or with respect to which each party in interest (as defined in (f)(4) of the definition of a #zoning lot# in Section 12-10) has executed a declaration declaring that the properties are to be developed as a single parcel or has waived its right to execute such declaration, the total #floor area# and #lot coverage# permitted pursuant to Section 62-351 or 62-352 and the residential density permitted pursuant to Section 23-22 may be located anywhere within such parcel or between such parcels without regard to #zoning lot lines# or district boundaries provided that such location of #floor area#, #lot coverage# or residential density complies with

Section 62-31 and Section 62-34 as modified by Section 62-354.

62-354

Special Height and Setback Regulations

The provisions of Section 62-341 are modified as follows:

- (a) Paragraph (c)(1) (Maximum base height) shall be modified in R6 Districts to permit a maximum base height of 65 feet or six #stories#, whichever is less. However, for #buildings or other structure# located on a #zoning lot# with more than 100 feet of frontage on a #street# in R6 Districts, not less than 20 percent of such frontage shall exceed a maximum base height of 55 feet or 5 #stories#, whichever is less.
- (b) Paragraph (c)(2) (Maximum #building# height) shall not apply. In lieu thereof, the maximum #building# height in an R6 District shall be 65 feet or six #stories#, whichever is less, within 100 feet of Commercial Street, West Street, Dupont Street, Franklin Street and Kent Avenue. Beyond 100 feet of such #streets# and any other portions of an R6 District, the maximum #building# height shall be 110 feet. In R8 Districts, the maximum #building# height shall be 210 feet, except that for #zoning lots developed# with multiple #buildings# or portions of #buildings# that exceed a height of 200 feet, not more than half of such #buildings# or portions of #buildings# may exceed a height of 210 feet to a maximum #building# height of 310 feet. Such maximum #building# heights of 110 feet, 210 feet and 310 feet may be exceeded by a penthouse portion of a #building#, provided any #story# of a #building# within such penthouse portion does not exceed 85 percent of the gross area of the highest #story# of the same #building# entirely below a height of 110 feet, 210 feet or 310 feet, as applicable, and the maximum height of such penthouse portion does not exceed 40 feet.

For #developments# that provide #lower income housing# pursuant to Section 62-352, the increased #floor area# permitted for such #developments# may exceed the height limits of an R8 District set forth in this paragraph (b) provided that the maximum building height shall be 260 feet, except that for #zoning lots developed# with multiple #buildings# or portions of #buildings# that exceed a height of 250 feet, not more than half of such #buildings# or portions of #buildings# may exceed a height of 260 feet to a maximum #building# height of 360 feet. Such maximum #building# heights of 260 feet and 360 feet may be

exceeded by a penthouse portion of a #building#, provided any #story# of a #building# within such penthouse portion does not exceed 85 percent of the gross area of the highest #story# of the same #building# entirely below a height of 260 feet or 360 feet, as applicable, and the maximum height of such penthouse portion does not exceed 40 feet.

- (c) Paragraphs (c)(3) (#Floor area# distribution) and (c)(5) (Additional setback provisions for high #buildings#) shall not apply.
- (d) Paragraph (c)(4) (Maximum #residential# tower size) shall not apply. In lieu thereof, each #residential story# of a #building# located entirely above a height of 85 feet shall not exceed a gross area of 8,100 square feet in an R6 District and 11,000 square feet in an R8 District. If such #residential story# of a #building# is located partially in an R6 District and partially in an R8 District, it shall not exceed a gross area of 11,000 square feet and any portion located in an R6 district shall not exceed a gross area of 8,100 square feet.
- (e) Paragraph (c)(6) shall not apply. In lieu thereof, the maximum length of any #story# of a #building# that exceeds a height of 85 feet shall not exceed 170 feet. Such length shall be measured by inscribing within a rectangle the outermost walls at the level of each #story# entirely above such heights. Any side of such rectangle shall not exceed 170 feet.
- (f) Paragraph (c)(7) (Ground floor streetscape provisions) shall not apply. In lieu thereof, all off-street parking spaces located within 50 feet of a #street#, a #visual corridor# containing a private road, and a #shore public walkway#, #upland connection# or #supplemental public access area# and which are located on a #story# that is above the #base plane# shall be within facilities that are located behind #commercial#, #community facility# or #residential# floor space so that no portion of such parking facility, other than entrances and exits, is visible from such #streets#, #visual corridors# or publicly accessible open spaces. Such floor space shall have a minimum depth of 25 feet. Up to 5 percent of such floor space may be used for mechanical equipment provided that no floor space used for mechanical equipment is located within 15 feet of the #street wall# of the #building# below a height of 15 feet above the #base plane#, and that no exhaust vents are located on the street wall of the #building# below a height of 15 feet above the #base plane#. The remainder of such floor space shall be used for #commercial#, #community facility# or #residential floor area#. Seventy percent of the surface area of the facade of a facility containing parking spaces which are not otherwise required to be behind such #floor area# shall be composed of the same materials as the facade of the

#building# in which it is located.

(g) Any roof of a facility containing off-street parking spaces, not otherwise covered by a #building#, which is larger than 400 square feet shall be landscaped. Up to 5 percent of such roof area may be used for mechanical equipment provided that such mechanical equipment is screened from view by a fence which is at least 75 percent opaque or by at least 3 feet of dense planting. Up to 25 percent of such roof area may be accessible solely from an adjacent #dwelling unit# and the remaining roof area shall be accessible for the recreational use of the occupants of the building in which it is located. Hard surfaced areas shall not cover more than 60 percent of such roof area.

(h) At least 70 percent of the width of the #streetwall# of a #building# or #buildings# fronting on a portion of a #street#, #upland connection# or #visual corridor# which is not adjacent to a #shore public walkway# or #supplemental public access area# shall be located within eight feet of such #street line# and extend to a minimum height of 30 feet.

(i) All #developments#, conversions, and #enlargements# or #extensions# which increase the existing #floor area# by more than 10 percent, shall provide along the entire #street# length of the #zoning lot#, one tree for every 25 feet of #street# frontage. Such trees shall be of at least three-inch caliper at the time of planting and be placed at approximately equal intervals except where the Department of Parks and Recreation determines that such tree planting would be unfeasible. Such trees shall be planted in accordance with the standards of the Department of Parks and Recreation.

* * *

**62-50
SPECIAL PARKING AND LOADING REGULATIONS**

* * *

**62-57
Special Parking and Loading Regulations for Waterfront Access Plan BK-1**

Within Waterfront Access Plan BK-1 the Special Parking and Loading Regulations of this section are further modified as follows:

- (b) The provisions of Section 62-511 and Section 62-521 shall not be applicable.
- (c) #Accessory# off-street parking spaces for #uses# permitted pursuant to Section 62-29 shall be provided in conformity with the regulations of Sections 36-21, 36-22 and 36-232 for C2-4 districts.
- (d) Any required #accessory# off-street parking spaces provided for #uses# located on a parcel identified in Waterfront Access Plan BK-1 may be located anywhere within such parcel.

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62-70
SPECIAL REVIEW PROVISIONS

* * *

62-711
Waterfront public access and visual corridors

* * *

- 5. for the #development# of a park, a site plan and all other applicable data have been submitted showing compliance with the provisions of Section 62-416 (Special regulations for zoning lots that include parks).

A certification pursuant to paragraph (c) of this section, for any parcel identified in Waterfront Access Plan BK-1, may provide for the phased implementation of all required public access areas provided that an amount of public access area proportionate to the amount of #floor area# being developed on the parcel is provided in each phase. Additionally, for any #development# located within 200 feet of a #shore public walkway#, the initial phase and each subsequent phase, shall also provide a minimum of 200 linear feet of #shore public walkway# and any adjacent #supplemental public access area# located between such #development# and the required #shore public walkway#, one #upland connection# through or adjacent to the entire parcel to such required portion of the #shore public walkway# and, shall have at least one other connection from such required portion of the #shore public walkway# to an adjacent #shore public walkway#, a #street# or another #upland connection#. For any #development# located

entirely beyond 200 feet of a #shore public walkway#, the initial phase and each subsequent phase, shall also provide a minimum of 100 linear feet of #shore public walkway#, and one #upland connection# through or adjacent to the entire parcel to such required portion of the #shore public walkway#. However, no public access area needs to be provided for a phase consisting of a #development # in which all included #residential# units are affordable units for a #lower income household# as defined in section 23-93 or a #moderate income household# or a #middle income household# as defined in section 62-352.

A certificate pursuant to paragraphs (b) or (c) of this Section shall be granted on condition that an acceptable restrictive declaration is executed and filed pursuant to Section 62-14 (Requirements for Recordation).

* * *

**62-80
WATERFRONT ACCESS PLANS**

* * *

**62-812
Elements of a Waterfront Access Plan**

A Waterfront Access Plan may:

- (a) on #zoning lots# where public access or #visual corridors# are required pursuant to the provisions of Sections 62-40 and 62-60, modify the size, configuration, location or design of required waterfront public access areas or #visual corridors# within certain designated areas in order to address local conditions, provided such plan does not impose a public access or #visual corridor# requirement on any #zoning lot# greater than would otherwise be required pursuant to the provisions of Sections 62-40 or 62-60. For the purpose of determining the amount of public access, the highest standard applicable to a zoning lot may be applied regardless of any specific #use# permitted or proposed for such #zoning lot#. Within Waterfront Access Plan BK-1, the public access and #visual corridor# requirements for any parcel located within the Waterfront Access Plan may be determined by aggregating the public access and #visual corridor# requirements of each zoning lot within the parcel and such aggregated requirements may be modified within such parcel without

regard to #zoning lot lines#:

* * *

62-83

Borough of Brooklyn

The following Waterfront Access Plans are hereby established within the Borough of Brooklyn. All applicable provisions of Article VI, Chapter 2, remain in effect within the areas delineated by such plans, except as expressly set forth otherwise in the plans:

BK-1: Greenpoint/ Williamsburg, as set forth in Section 62-831.

* * *

62-831

Waterfront Access Plan BK-1:

Greenpoint-Williamsburg

Maps BK-1a through BK-1c in paragraph (g) of this Section show the boundaries of the area comprising the Greenpoint-Williamsburg Waterfront Access Plan and the location of certain features mandated or permitted by the Plan. The plan area has been divided into parcels consisting of tax blocks and lots and other lands as established on (date of adoption), as follows:

- Parcel 1: Block 2472, Lot 350
- Parcel 2: Block 2472, Lot 400
- Parcel 3: Block 2472, Lot 410
- Parcel 4: Block 2472, Lot 425
- Parcel 5a: Block 2472, Lot 100
- Parcel 5b: Block 2472, Lot 32 and Block 2494, Lot 6
- Parcel 5c: Block 2472 Lot 2, Block 2494 Lot 1, Block 2502 Lot 1, Block 2510 Lot 1 and Block 2520 Lot 57
- Parcel 6: Block 2472, Lot 75
- Parcel 7: Block 2520, Lot 1
- Parcel 8: Block 2530, Lots 55 and 56
- Parcel 9: Block 2530, Lots 1
- Parcel 10: Block 2538, Lot 1
- Parcel 11: Block 2543, Lot 1
- Parcel 12: Block 2556, Lots 41

<u>Parcel 13:</u>	<u>Block 2556 Lot 1, Block 2564 Lot 1, Block 2567 Lot 1 and Block 2570 Lot 36</u>
<u>Parcel 14:</u>	<u>Block 2570, Lot 1</u>
<u>Parcel 15:</u>	<u>Block 2590, Lot 1</u>
<u>Parcel 16:</u>	<u>Block 2590, Lot 210</u>
<u>Parcel 17:</u>	<u>Block 2590, Lot 215</u>
<u>Parcel 18:</u>	<u>Block 2590, Lot 22</u>
<u>Parcel 19:</u>	<u>Block 2590, Lot 25</u>
<u>Parcel 20:</u>	<u>Block 2590, Lot 100 and Block 2277, Lot 1</u>
<u>Parcel 21:</u>	<u>Block 2287, Lot 1, 16 and 30 and Block 2294 Lots 1 and 5</u>
<u>Parcel 22:</u>	<u>Block 2301, Lots 1, 50, 60 & 70</u>
<u>Parcel 23:</u>	<u>Block 2316, Lot 46</u>
<u>Parcel 24:</u>	<u>Block 2308, Lot 1 and Block 2316, Lot 1</u>
<u>Parcel 25:</u>	<u>Block 2324, Lot 1 & Block 2332, Lot 1</u>
<u>Parcel 26:</u>	<u>Block 2340, Lot 1</u>
<u>Parcel 27:</u>	<u>Block 2348, Lot 1</u>

(a) Area wide modifications:

The following provisions shall apply to all #developments# required to provide public access, pursuant to Section 62-40 (REQUIREMENTS FOR WATER-FRONT PUBLIC ACCESS AND VISUAL CORRIDORS):

- (1) Paragraph (c) of Section 62-412 (Requirements for public access on piers) is applicable, except that a minimum of 15 feet are required along each water edge.
- (2) The provisions of Section 62-61 (Design Options and Methodology) shall be inapplicable. In lieu thereof, the following provisions shall apply:
 - (i) All required public access areas and #visual corridors# shall comply with the general requirements set forth in Section 62-62 (General Requirements for Public Access Areas) and the specific requirements as set forth in this Section.
 - (ii) #Upland connections#, #visual corridors#, public access areas on #piers# and public access areas in conjunction with #floating structures# shall comply with the design requirements set forth in Sections 62-64 through 62-66, inclusive.

(iii) Public access areas are subject to the design reference standards set forth in Section 62-67 and paragraph (d) of this Section.

(3) The provisions of Section 62-623 (Supplemental public access areas) shall be inapplicable. In lieu thereof, the following provisions shall apply:

a) A required #supplemental public access area# shall be directly connected to either a #pier# public access area, an #upland connection# or a #shore public walkway# on either its landward or seaward side and its pedestrian circulation zone shall be contiguous with the adjacent pedestrian circulation zone.

b) A buffer zone shall only be required where a #supplemental public access area# adjoins a non-publicly accessible portion of a #zoning lot#, in which case its minimum width shall be 15 feet.

(4) #Street# Treatment

All #streets# adjacent to a #shore public walkway# or #supplemental public access area# shall be improved as a continuation of such #shore public walkway# or #supplemental public access area#, pursuant to the design requirements of paragraph (b) of this Section, inclusive.

(b) Specific design requirements for Public Access Prototypes

The provisions of Section 62-63 (Specific Design Requirements for Public Access Prototypes) shall be inapplicable. In lieu thereof the following provisions for #shore public walkways# and #supplemental public access areas# shall apply:

(1) Greenpoint-Williamsburg Shore Public Walkway-Prototype I

(i) One circulation path with a minimum clear width of 12 feet is required. The path must be within ten feet of the seaward edge of the #shore public walkway#, except when rip rap, beach or other shoreline materials are provided in a publicly

accessible area seaward of the path.

- (ii) A minimum of one linear foot of seating shall be provided for every 100 square feet of #shore public walkway#. At least 60 percent of the required seating shall be landward of the required circulation path.
- (iii) A minimum of 50 percent of the pedestrian circulation zone, excluding the required circulation path, shall be planting area. Rip rap, beach or other shoreline materials may be counted as an equivalent to planting area.
- (iv) One shade tree is required for every 1,200 square feet of #shore public walkway# and one small or ornamental tree shall be required for every 750 square feet of #shore public walkway#. Trees may be located either in the pedestrian circulation zone landward of the required circulation path or in the buffer zone. Fifty percent of required shade trees shall be located within 10 feet of the required clear path.

(2) Greenpoint-Williamsburg Shore Public Walkway-Prototype II

- (a) The provisions of 62-621 (Shore public walkways) shall apply except that a #shore public walkway# shall have a minimum 30 foot pedestrian circulation zone and a minimum 15 foot buffer zone.
- (b) One circulation path with a minimum clear width of 12 feet is required.
The path must be within ten feet of the seaward edge of the #shore public walkway#, except when rip rap, beach or other shoreline materials are provided in a publicly accessible area seaward of the path, in which case, the path shall be located within 20 feet of the shoreline.
A secondary circulation path may be provided, with a minimum width of 10 feet. Connecting paths having a minimum width of ten feet shall be provided between the two circulation paths at intervals not to exceed 100 feet.
- (c) A minimum of one linear foot of seating shall be provided for every 70 square feet of #shore public walkway#.

- (d) A minimum of 70 percent of the pedestrian circulation zone, excluding the required circulation path shall be planting area. A minimum of 50 percent of this planting area must be improved as lawn according to the provisions of Section 62-675 (Planting and trees).
 - (e) One shade tree is required for every 1,900 square feet of #shore public walkway# and shall be located in the pedestrian circulation zone. In addition, one shade, small or ornamental tree shall be required for every 850 square feet of #shore public walkway# and may be located either in the pedestrian circulation zone or in the buffer zone. Fifty percent of required shade trees shall be located within 10 feet of the required clear path.
- (3) Greenpoint-Williamsburg Supplemental Public Access - Waterfront Plaza
- (i) The entire #supplemental public access area# shall be a pedestrian circulation zone, except for any buffer zone required by paragraph (a)(3)(ii) of this Section.
 - (ii) There shall be at least one circulation path throughout the #supplemental public access area#. Such path shall provide access to the primary entrance of any building or #use# that is within or adjacent to the #supplemental public access area#.

The required circulation path shall have a minimum clear width of ten feet and any other circulation path shall have a minimum clear width of six feet.

Within a transition zone, the minimum aggregate width of clear path along any side of the #supplemental public access area# shall be equal to 50 percent of the length of the intersection between the two public access areas, and any single path providing access between waterfront public access areas shall have a minimum width of 10 feet.
 - (iii) A minimum of one linear foot of seating shall be provided for

every 40 square feet of pedestrian circulation zone. Fifty percent of required seating shall be under shade throughout the day.

- (iv) A minimum of 25 percent of the pedestrian circulation zone shall be planting area.
- (v) Four trees shall be required for the first 2,500 square feet of #supplemental public access area#, at least two of which shall be shade trees. For each additional 750 square feet, one additional shade, ornamental or small tree shall be required. Small or ornamental trees located within the pedestrian circulation zone shall not be counted toward the minimum requirements.

(4) Greenpoint-Williamsburg Supplemental Public Access - Waterfront Park

- (i) The entire #supplemental public access area# shall be a pedestrian circulation zone, except for any buffer zone required by paragraph (a)(3)(ii) of this Section.
- (ii) There shall be at least one circulation path throughout the #supplemental public access area#. Such path shall provide access to the primary entrance of any building or #use# that is within or adjacent to the #supplemental public access area#.

The required circulation path shall have a minimum clear width of ten feet and any other circulation path shall have a minimum clear width of six feet.

Within a transition zone, the minimum aggregate width of clear path along any side of the #supplemental public access area# shall be equal to 50 percent of the length of the intersection between the two public access areas, and any single path providing access between waterfront public access areas shall have a minimum width of 10 feet.

- (iii) A minimum of one linear foot of seating shall be provided for every 50 square feet of pedestrian circulation zone. Fifty

percent of required seating shall be under shade throughout the day.

- (iv) A minimum of 60 percent of the pedestrian circulation zone shall be planting area with no more than 30 percent of the planting area in raised planting beds. At least 35 percent of the #supplemental public access area# shall be lawn in compliance with the standards set forth in paragraph (c)(5) of Section 62-675 (Planting and trees).
- (v) Four trees shall be required for the first 2,500 square feet of #supplemental public access area#, at least two of which shall be shade trees. For each additional 750 square feet, one additional shade, ornamental or small tree shall be required. Small or ornamental trees located within the pedestrian circulation zone shall not be counted toward the minimum requirements.

(c) Amenities

In parcels where #supplemental public access area# is required, no more than fifteen percent of public access area may be reduced if playgrounds and other amenities are provided in accordance with the following provisions.

(1) Playgrounds

A playground shall have a minimum size of 1,000 square feet and, if applicable, there shall be a minimum of 400 feet between any two playground areas. For every five square feet of playground area provided, the total amount of required public access may be reduced by the rate of one square foot.

(2) Other amenities

A reduction in the total amount of required public access area shall be permitted according to the following table.

<u>Amenity</u>	<u>Square feet reduction</u>
<u>Picnic table</u>	<u>22 sq. ft. per table, to a max. of 200 sq. ft.</u>

<u>Chess table</u>	<u>20 sq. ft. per table, to a max. of 200 sq. ft.</u>
<u>Telescope</u>	<u>10 sq. ft. per telescope, to a max. of 50 sq. ft.</u>
<u>Fountain/water feature</u>	<u>150 sq. ft. per feature, to a max. of 300 sq. ft.</u>
<u>Shade structure</u>	<u>150 sq. ft. per structure, to a max. of 300 sq. ft.</u>

(d) Public access design reference standards

Section 62-67 is hereby modified by the following provisions.

(1) Guardrails

The provisions of paragraph (a) Section 62-671 (Guardrails, gates and other protective barriers) shall be inapplicable. In lieu thereof the following provisions for guardrails shall apply:

- (i) Guardrails shall be located within waterfront public access areas continuously along any bulkhead, stabilized shore or the water edges of a #pier# or #platform# that is located within 50 feet of a circulation path; and continuously along any grade level change of 30 inches or greater adjoining or within 10 feet of a circulation path. However, guardrails shall not be required landward of any rip rap, beach or any other shoreline material that is at least 10 feet wide. If any protective barrier is provided adjacent to any rip rap, beach or other shoreline material, they shall not exceed a height of 21 inches or shall consist of a bollard and chain device.

Guardrails shall not be required at access points to WD #uses# and #development# on #floating structures#. The minimal protective barrier at such locations shall be a swing gate, bollard and chain or similar device.

- (ii) Guardrails shall comply with illustration A1; alternatively, illustration A2 may be used in #piers#.

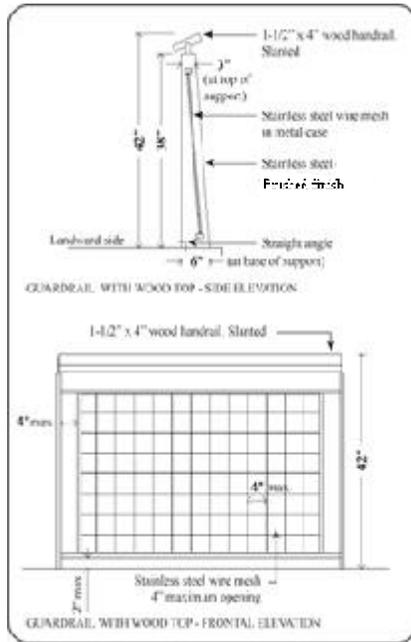


Illustration A1

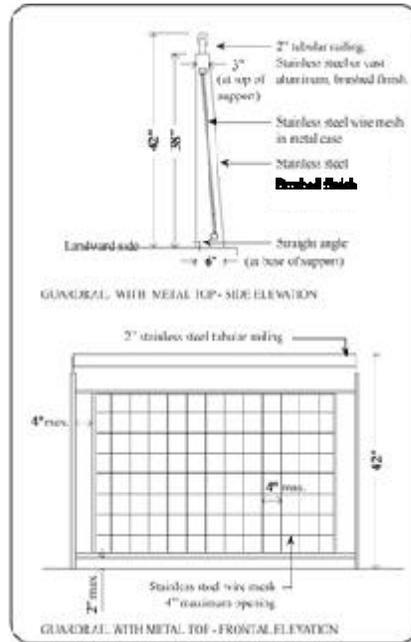


Illustration A2 (Alternate for piers)

All guardrail components and hardware shall be in stainless steel or cast aluminum, as applicable.

(2) Seating

In addition to the provisions of Section 62-672, at least fifty percent of the required seating along any #shore public walkway# or #supplemental public access area# shall comply with illustration B1 or B2 below.

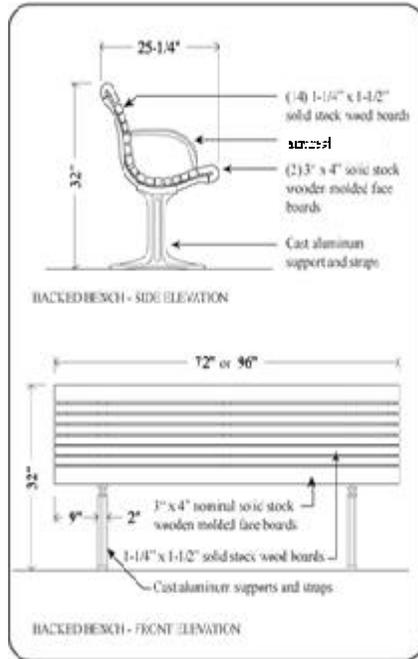


Illustration B1

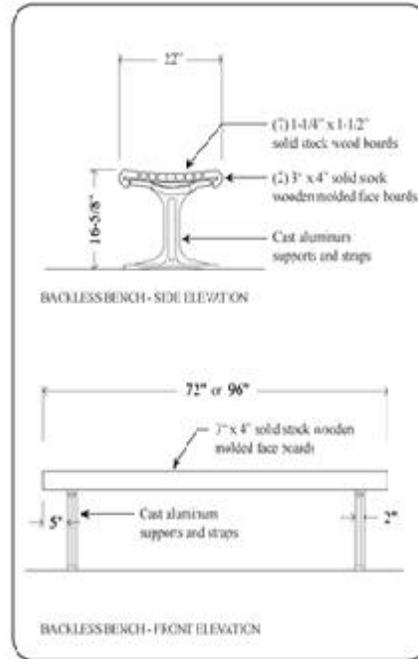


Illustration B2

All wood boards shall be made of Redwood, Jarrah or Ipe, have eased edges and ends and be treated for external use without stain or varnish.

All supports and backstraps shall be 713 tenzallooy cast aluminum, with a rust inhibitor and a top coat finish of thermosetting polyester powdercoat that is ultra-violet, chip and flake resistant. Metal components shall have a light gray or aluminum color.

(3) Lighting

In addition to the provisions of Section 62-673, the required lighting along any public access area shall comply with illustration C1 below.

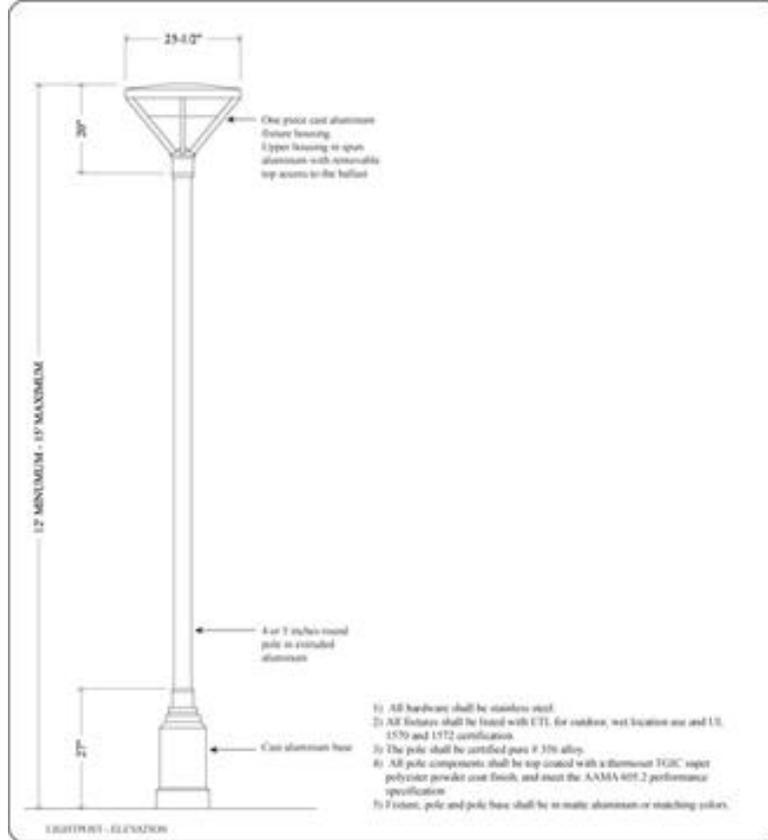


Illustration C1

(4) Planting and trees

The provisions of paragraph (c)(6) (Container planting) of Section 62-675 shall be inapplicable, unless a structural or environmental necessity is demonstrated at the time of certification.

(5) Paving

In addition to the provisions of Section 62-676, the paving for the required clear path within the #shore public walkway# shall be gray. At least fifty percent of all other paved areas within the #shore public walkway# and #supplemental public access areas# shall be paved in the same color range.

(e) Special public access provisions by parcel

The provisions of Sections 62-41 (Requirements for waterfront public access) and 62-60 (DESIGN STANDARDS FOR THE WATERFRONT AREA) are modified at the following designated locations which are shown on Map BK-1b in paragraph (g) of this Section:

1. Parcels 1 and 2(i) #Shore public walkway#

The requirements for Prototype I described in paragraph (b)(1) of this Section shall apply to all new #development#.

In the event of any #enlargement#, #extension# or change of #use# within existing #buildings or other structures#, a #shore public walkway# shall occupy the entire area between the seaward edge and the existing #building or other structure# but need not be wider than 40 feet. The #shore public walkway# shall have a minimum clear path of 10 feet. No seating, planting or buffer zone shall be required. If seating and planting are provided, they shall comply with the provisions of Sections 62-672 and 62-675. In addition to the lighting design requirements of paragraph (c)(3) of this Section, lighting fixtures may be mounted on existing #buildings or other structures#.

(ii) #Supplemental public access area#

The requirements for #supplemental public access area# shall be waived.

(2) Parcels 3 and 4(i) #Shore public walkway#

The requirements for Prototype I described in paragraph (b)(1) of this Section shall apply.

(ii) #Upland connection#

An #upland connection# shall be provided between Commercial Street and the #shore public walkway# within a flexible location along the #lot line# between Parcels 3 and 4. Whichever parcel is developed first shall provide an #upland connection# along the #lot line# between the two parcels. The width of the #upland connection# may be utilized by the developer of the remaining parcel in the computation necessary to comply with the requirements of a #visual corridor# along the #lot line# between the two parcels, according to the provisions of paragraph (f)(1) of this Section. If both parcels are developed concurrently, then the requirements may be divided equally along the #lot line# between the parcels.

(3) Parcel 5a

(i) #Shore public walkway#

The requirements for Prototype I described in paragraph (b)(1) of this Section shall apply.

(ii) #Upland connection#

An #upland connection# shall be provided between Commercial Street and the #shore public walkway# within the flexible location zone indicated on Map BK-1b in paragraph (g) of this Section.

The eastern boundary of such flexible location zone shall be 110 feet from the shared lot line of Parcel 4 and its western boundary shall be 200 feet from the shared lot lines of Parcels 5b and 6.

(iii) #Supplemental public access area#

The #supplemental public access area# shall abut the #shore public walkway# continuously along its longest side, and shall also abut the required #upland connection# where it meets the #shore public walkway#. The #upland connection#, however, may cut across the #supplemental public access area# provided that no area shall be less than 5,000

square feet. All #supplemental public access areas# shall have a minimum width to depth ratio of 1.0 to 1.0 and a maximum width to depth ratio of 2.0 to 1.0. In no event shall the #supplemental public access area# be deeper than 100 feet. The requirements for Waterfront Plaza described in paragraph (b)(3) of this Section shall apply.

Alternatively, a portion of the required #supplemental public access area# that is a minimum of 5,000 square feet may abut the #shore public walkway# continuously along the longest side provided that it also abuts a publicly accessible private drive connecting the #shore public walkway# to Commercial Street. Such publicly accessible private drive shall be improved to the standards of an #upland connection# as required by Section 62-641, but shall not be counted towards satisfying the required amount of public access area on the site. The requirements for Waterfront Park described in paragraph (b)(4) of this Section shall apply.

(4) Parcel 5b

#Shore public walkway#

The requirements for Prototype I described in paragraph (b)(1) of this Section shall apply.

(5) Parcel 5c

(i) #Shore public walkway#

The requirements for Prototype I described in paragraph (b)(1) of this Section shall apply.

(ii) #Upland connection#

Two #upland connections# shall be provided between West Street and the #shore public walkway#, one each located within the prolongation of the #street lines# of Eagle Street, and Green Street, respectively.

(iii) #Supplemental public access area#

Two #supplemental public access areas# shall be provided on Parcel 5c.

A #supplemental public access area# shall be bounded by the southern boundary of the required Green Street #upland connection#, the #shore public walkway#, the southern boundary of Parcel 5c and the northern prolongation of the eastern boundary of the #shore public walkway# required in Parcel 7. The requirements for Waterfront Plaza described in paragraph (b)(3) of this Section shall apply.

The remaining required #supplemental public access area# shall be provided either on the #pier# or distributed evenly as a widening of the pedestrian circulation zone of the #shore public walkway# located between the Eagle Street and Green Street #upland connections#. If any #supplemental public access area# is located on the #pier#, the planting requirements for Waterfront Plaza described in paragraph (b)(3) of this Section shall apply, except that trees may be substituted by a shading element at a rate of 450 sq. ft. of shade element per tree.

(iv) #Pier# public access

Public access shall be provided on the Green Street #pier# pursuant to the requirements of Section 62-412 and of paragraph (a)(1) of this Section.

(6) Parcel 5

In the event that Parcels 5a, 5b and 5c are merged into one parcel, they shall be known as Parcel 5 and be subject to the following requirements:

(i) #Shore public walkway#

The requirements for Prototype I described in paragraph (b)(1) of this Section shall apply.

(ii) #Upland connection#

One #upland connection# shall be provided between

Commercial Street and the shore public walkway within the flexible location zone indicated on Map BK-1b in paragraph (g) of this Section. The eastern boundary of such flexible location zone shall be 110 feet from the shared lot line of Parcel 4 and its western boundary shall be 200 feet from the shared lot line of Parcel 6.

Two upland connections shall be provided between West Street and the shore public walkway, each located within the prolongation of the street lines of Eagle Street and Green Street, respectively.

(iii) Supplemental public access area

Two supplemental public access areas shall be provided.

A supplemental public access area shall be bounded by the southern boundary of the required Green Street upland connection, the shore public walkway, the southern boundary of Parcel 5 and the northern prolongation of the eastern boundary of the shore public walkway required in Parcel 7. The requirements for Waterfront Plaza described in paragraph (b)(3) of this Section shall apply.

The remaining of the required supplemental public access area shall be located within the area bounded by the western prolongation of the north street line of Dupont Street, the shore public walkway, the northern prolongation of the eastern boundary of Parcel 6 and Parcel 6. The requirements for Waterfront Park described in paragraph (b)(4) of this Section shall apply.

(iv) Pier public access

Public access shall be provided on the Green Street pier pursuant to the requirements of Section 62-412 and of paragraph (a)(1) of this Section.

(7) Parcel 7

(i) Shore public walkway

The requirements for Prototype I described in paragraph (b)(1) of this Section shall apply, except that any portion of the required #shore public walkway# where the distance between the shoreline and the boundaries of Parcel 7 is less than 17 feet shall be improved entirely as clear path.

(ii) #Supplemental public access area#

The requirement for a #supplemental public access area# on Parcel 7 is waived.

(8) Parcels 9, 10 and 11

(i) #Shore public walkway#

The requirements for Prototype II described in paragraph (b)(2) of this Section shall apply.

(ii) #Supplemental public access area#

For each parcel, the #supplemental public access area# requirements shall be provided to widen the pedestrian circulation zone of the #shore public walkway#, evenly distributed along the entire length of such #shore public walkway#.

(9) Parcel 13

(i) #Shore public walkway#

The requirements for Prototype I described in paragraph (b)(1) of this Section shall apply.

(ii) #Upland connection#

An #upland connection# shall be provided between West Street and the #shore public walkway# located within the prolongation of the #street lines# of Milton Street.

(iii) #Supplemental public access area#

A #supplemental public access area# shall be bounded by the southern #street line# of Greenpoint Avenue, the #shore public walkway# and the northern boundary of the required Milton Street #upland connection#. The requirements for Waterfront Park described in paragraph (b)(4) of this Section shall apply.

(10) Parcel 14

(i) #Shore public walkway#

The area between the prolongation of the northern #street line# of Calyer Street and the prolongation of the northern boundary of the required Calyer Street #upland connection# shall be improved pursuant to the requirements of Prototype II described in paragraph (b)(2) of this Section. The remaining required #shore public walkway# shall be improved pursuant to the requirements of Prototype I as described in paragraph (b)(1) of this Section.

(ii) #Upland connection#

An #upland connection# shall be provided between West Street and the #shore public walkway#. The southern boundary of such #upland connection# shall be defined by a line between the intersection of the prolongation of the southern #street line# of Calyer Street and the western #street line# of West Street, and a point on the easterly boundary of the #shore public walkway# 30 feet north of the northern #street line# of Quay Street.

(iii) #Supplemental public access area#

Two #supplemental public access areas# shall be provided. A #supplemental public access area# with a minimum of 9,000 square feet shall be provided between the prolongation of the northern #street line# of Calyer Street and the prolongation of the northern boundary of the required Calyer Street #upland connection# to widen the pedestrian circulation zone of the #shore public walkway#.

The remaining requirements for #supplemental public access area# shall be located in the area bounded by the southern boundary of the required Calyer Street #upland connection#, the #shore public walkway# and the southern boundary line of the parcel. The requirements for Waterfront Park described in paragraph (b)(4) of this Section shall apply.

(11) Parcel 15

An #upland connection# shall be provided within the prolongation of the #street lines# of West Street, connecting Quay Street to Parcel 20.

(12) Parcels 19, 20, 21 and 22

Parcels 19, 20, 21 and 22 shall be designated as public parks as of (date of adoption).

(13) Parcel 24

#Shore public walkway#

Prototype I described in paragraph (b)(1) of this Section shall apply.

(14) Parcel 25

(i) #Shore public walkway#

The requirements for Prototype I described in paragraph (b)(1) of this Section shall apply.

(ii) #Upland connection#

An #upland connection# shall be provided between West Street and the #shore public walkway# located within the prolongation of the #street lines# of North 6th Street.

(iii) #Supplemental public access area#

Two #supplemental public access areas# shall be provided.

One #supplemental public access area# shall be provided

along the prolongation of the southern #street line# of North 7th Street and the #shore public walkway#. Such public access area shall be a minimum of 3,000 square feet in area and shall have a minimum depth of 90 feet from the southern #street line# of North 7th Street. The entire #supplemental public access area#, excluding the required buffer, shall be developed as clear circulation path.

A minimum of one linear foot of seating shall be required for every 40 square feet of pedestrian circulation zone and shall be located in the required buffer zone. Four trees shall be required, at least two of which are shade trees. Small or ornamental trees located within the buffer zone shall not be counted toward the minimum requirements.

The remaining required #supplemental public access area# shall be located either on the #pier# or abut the #shore public walkway# continuously along its longest side, and shall also abut the required #upland connection# where it meets the #shore public walkway#. At least 70 percent of the required #supplemental public access# shall have a width to depth ratio of 2 to 1. The requirements for Waterfront Plaza described in paragraph (b)(3) of this Section shall apply. If any #supplemental public access area# is located on the #pier#, the planting requirements for Waterfront Plaza shall apply, except that trees may be substituted by a shading element at a rate of 450 sq. ft. of shade element per tree.

(iv) #Pier# public access

Public access shall be provided on a #pier# located at the western terminus of North 6th Street pursuant to the requirements of Section 62-412 and of paragraph (a)(1) of this Section.

(15) Parcel 26

(i) #Shore public walkway#

The requirements of Section 62-411 (Requirements for shore public walkways) shall apply, except that the minimum

required width of the #shore public walkway# shall be reduced to 34 feet between North 5th Street and the northern boundary of the required #upland connection# at the prolongation of North 4th Street. The quantity of public access eliminated from the #shore public walkway# as a result of this width reduction shall be located in the triangle formed between the #shore public walkway#, the southern #street line# of the North 4th Street #upland connection# and the bulkhead line. The entirety of the #shore public walkway# shall be improved pursuant to the requirements for Prototype I described in paragraph (b)(1) of this Section.

(ii) #Upland connections#

An #upland connection# shall be provided between Kent Avenue and the #shore public walkway# located within the prolongation of the #street lines# of North 4th Street.

(16) Parcel 27

(i) #Shore public walkway#

The requirements for Prototype I described in paragraph (b)(1) of this Section shall apply to all new #development#.

In the event of any #enlargement#, #extension# or change of #use# within existing #buildings or other structures#, a #shore public walkway# shall occupy the entire area between the seaward edge and the existing #building or other structure#, but shall not need to be wider than 40 feet.

Notwithstanding the requirements of Paragraph (c) of Section 62-62 (General Requirements for Public Access), the #shore public walkway# may be located within the #building or other structure#, and the obstructions permitted by Section 62-626, paragraph (a), shall include any supporting structural elements of the #building or other structure# and its related appurtenances. Additionally, the #shore public walkway# shall have a minimum clear path of 12 feet. No seating, planting or buffer zone shall be required. If seating and planting are provided, they shall comply with the provisions

of Sections 62-672 and 62-675. In addition to the lighting design requirements of paragraph (c)(3) of this Section, lighting fixtures may be mounted on existing #buildings or other structures#.

(ii) #Supplemental public access area#

The requirements for #supplemental public access# shall be waived.

(f) Special visual corridor provisions by parcel

The designated locations for #visual corridors# pursuant to this Plan are shown on Map BK-1c in paragraph (g) of this Section and shall be as follows:

(1) Parcels 3 and 4

A #visual corridor# shall be provided through Parcels 3 and 4 to the pierhead line within a flexible area along the #lot lines# between them.

Whichever parcel develops second shall complete the required clearance to comply with the #visual corridor# requirements along the #upland connection# already provided in accordance with the requirements of paragraph (e)(2)(ii) of this Section. If both parcels are developed concurrently, then the requirements can be divided equally along the #lot line# between the parcels.

(2) Parcel 5a

A #visual corridor# shall be provided through Parcel 5a to the pierhead line within the flexible location zone indicated on Map BK-1c in paragraph (g) of this Section. The eastern boundary of such flexible area shall be 110 feet from the shared lot line of Parcel 4 and its western boundary shall be 200 feet from the shared lot line of Parcels 5b and 6.

(3) Parcel 5b

Two #visual corridors# shall be provided through Parcel 5b to the pierhead line as the prolongation of the #street lines# of West Street and Dupont Street, respectively.

(4) Parcel 5c

- (i) Three #visual corridors# shall be provided through Parcel 5c to the pierhead line as the prolongation of the #street lines# of West Street, Eagle Street and Green Street.
- (ii) Permitted obstructions on #piers#, per Section 62-65 paragraph (b), shall be permitted obstructions along the #visual corridor# along Green Street.

(5) Parcel 5

In the event that Parcels 5a, 5b and 5c are merged into one parcel, they shall be known as Parcel 5, subject to the following #visual corridors# requirements:

- (i) One #visual corridor# shall be provided through Parcel 5 to the pierhead line within the flexible location zone indicated on Map BK-1c in paragraph (g) of this Section. The eastern boundary of such flexible area shall be 110 feet from the shared lot line of Parcel 4 and its western boundary shall be 200 feet from the shared lot line of Parcel 6.
Four #visual corridors# shall be provided through Parcel 5 to the pierhead line, each located as the prolongation of the #street lines# of West Street, Dupont Street, Eagle Street and Green Street, respectively.
- (ii) Permitted obstructions on #piers#, per Section 62-65 paragraph (b), shall be allowed along the #visual corridor# along Green Street.

(6) Parcel 13

Two #visual corridors# shall be provided through Parcel 13 to the pierhead line as the prolongation of the #street lines# of Milton Street and Oak Street, respectively.

(7) Parcel 14

A #visual corridor# shall be provided through Parcel 14 as the prolongation of the #street lines# of Oak Street.

(8) Parcel 15

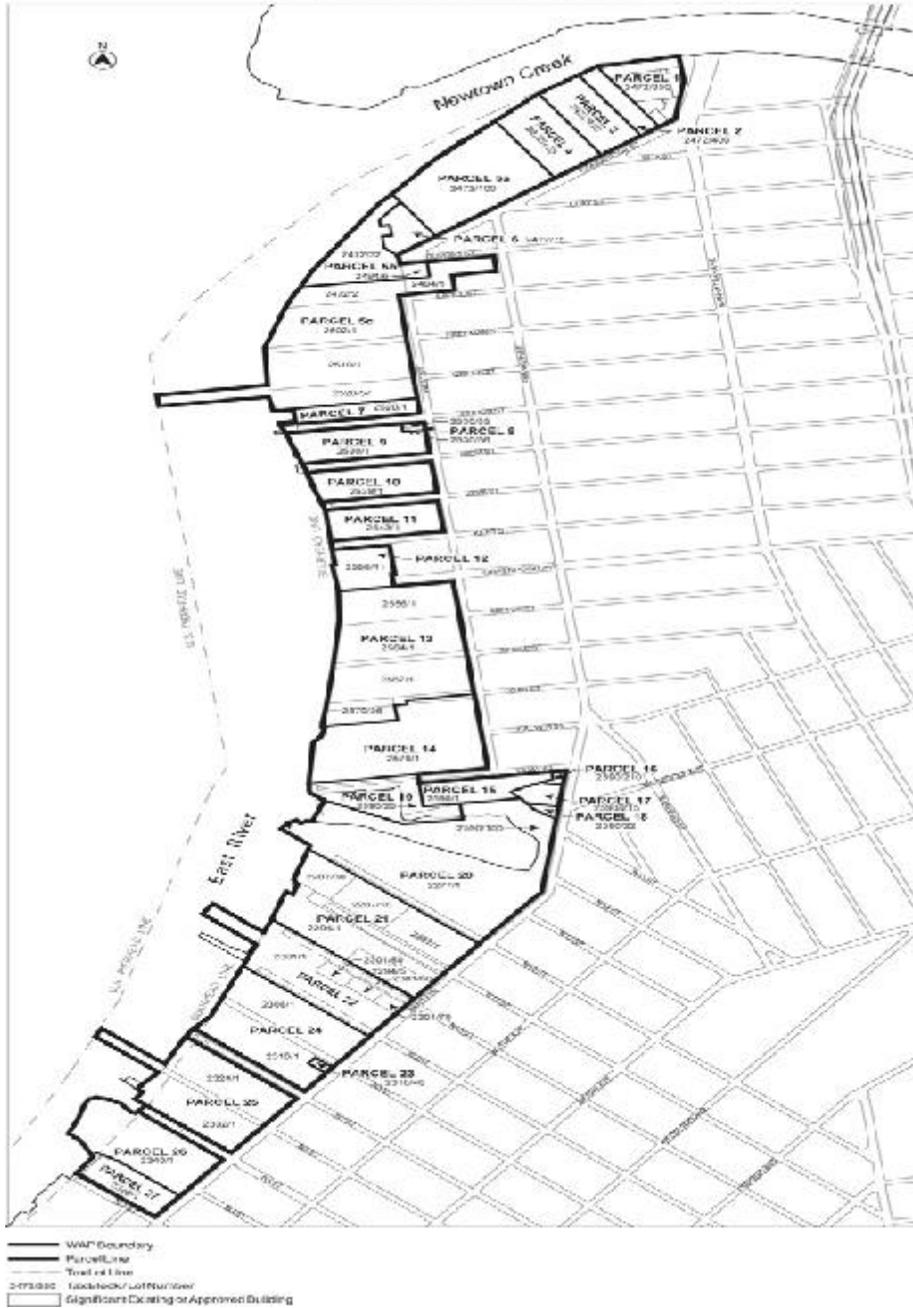
A #visual corridor# shall be provided through Parcel 15 as the prolongation of the #street lines# of West Street.

(9) Parcel 25

A #visual corridor# shall be provided through Parcel 25 as the prolongation of the #street lines# of North 6th Street.

(g) Greenpoint - Williamsburg Waterfront Access Plan Maps

MAP B-1a: PARCEL DESIGNATION





MAP B-1c DESIGNATED VISUAL CORRIDORS



* * *

ARTICLE IX: SPECIAL PURPOSE DISTRICTS

**Chapter 7
Special Northside Mixed Use District**

(delete entire chapter)

* * *

ARTICLE X: SPECIAL PURPOSE DISTRICTS

**Chapter 8
Special Franklin Street Mixed Use District**

(delete entire chapter)

* * *

ARTICLE XII: SPECIAL MIXED USE DISTRICTS SPECIFIED

* * *

Chapter 3

#Special Mixed Use District# - 8

Greenpoint-Williamsburg, Brooklyn

The #Special Mixed Use District# - 8 is established in Greenpoint-Williamsburg in Brooklyn as indicated on the #zoning maps#.

(On January 5, 2005, Cal. No. 6, the Commission scheduled January 19, 2005 for a public hearing which has been duly advertised.)

Close the hearing.

No. 17

CD 1

C 050111 ZMK

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter **for an amendment of the Zoning Map, Section Nos. 8d, 9b, 12c, 12d, 13a and 13b**

1. **eliminating a Special Franklin Street Mixed Use District (FR) bounded by** Eagle Street, Franklin Street, Java Street, a line 175 feet westerly of Franklin Street, a line midway between India Street and Java Street, a line 220 feet westerly of Franklin Street, Huron Street, a line 295 feet westerly of Franklin Street, a line midway between Green Street and Huron Street, a line 245 feet westerly of Franklin Street, Green Street, a line 170 feet westerly of Franklin Street, Freeman Street, a line 130 feet westerly of Franklin Street, a line midway between Eagle Street and Freeman Street, and a line 82 feet westerly of Franklin Street;
2. **eliminating a Special Northside Mixed Use District (N) bounded by:**
 - a. Wythe Avenue, North 9th Street, Berry Street, North 10th Street, a line midway between Berry Street and Bedford Avenue, North 12th Street, Union Avenue, Bayard Street, Leonard Street, Manhattan Avenue; Driggs Avenue, McGuinness Boulevard South, Brooklyn Queens Expressway Service Road, Brooklyn Queens Expressway, Metropolitan Avenue, North 4th Street, Berry Street, and North 7th Street, and excluding the area bounded by a line 100 feet southeasterly of Bedford Avenue, North 11th Street, Roebling Street, North 10th Street, Union Avenue, Withers Street, North 9th Street, Roebling Street, North 8th Street, Driggs Avenue, and North 9th Street;
 - b. a line 100 feet northerly of Nassau Avenue, Lorimer Street, Nassau Avenue, and Guernsey Street; and
 - c. Nassau Avenue, a line midway between Manhattan Avenue and Lorimer Street, Driggs Avenue, and Lorimer Street;

3. **eliminating a C1-3 District within an existing R6 District bounded by** Hope Street, Havemeyer Street, South 1st Street, and a line 150 feet northwesterly of Havemeyer Street;
4. **changing from an R6(M1-2) District to an R6 District property bounded by:**
 - a. a line 100 feet southeasterly of Havemeyer Street, North 6th Street, Brooklyn Queens Expressway, and Metropolitan Avenue; and
 - b. Havemeyer Street, the southeasterly centerline prolongation of North 5th Street, and Metropolitan Avenue;
5. **changing from a C8-2 District to an R6 District property bounded by:**
 - a. North 1st Street, Driggs Avenue, Fillimore Place, Roebling Street, a line midway between Grand Street and South 1st Street, and Bedford Avenue; and
 - b. a line midway between Hope Street and Grand Street, Marcy Avenue, Grand Street, and Havemeyer Street;
6. **changing from an M1-1 District to an R6 District property bounded by:**
 - a. the U.S. Pierhead Line, the easterly boundary line of a Park and its northerly and southerly prolongations, Commercial Street, Franklin Street, Eagle Street, a line 200 feet westerly of Franklin Street, the northerly street line of Dupoint Street and its westerly prolongation, West Street and its northerly centerline prolongation, and the southwesterly boundary line of a Park and its southerly and northerly prolongations;
 - b. a line midway between Huron Street and India Street, a line 100 feet easterly of Franklin Street, India Street, and Franklin Street; and
 - c. Grand Street, Berry Street, South 3rd Street, and Wythe Avenue;
7. **changing from an M1-2(R6) District to an R6 District property**

bounded by Roebling Street, North 5th Street, Havemeyer Street, Metropolitan Avenue, and North 4th Street;

8. changing from an M3-1 District to an R6 District property bounded by:

a. the U.S. Pierhead Line, a line passing through two points: one on the U.S. Pierhead and Bulkhead Line distance 373 feet westerly (as measured along the Pierhead and Bulkhead Line) from the intersection of the Pierhead and Bulkhead Line and the westerly street line of Manhattan Avenue, and the other on the northerly street line of Commercial Street distant 86 feet westerly (as measured along the Street line) from the intersection of the northerly street line of Commercial Street and the westerly street line of Manhattan Avenue, Commercial Street, and the easterly boundary line of a Park and its southeasterly and northwesterly prolongations, and excluding the area bounded by a line 70 feet southeasterly of the U.S. Bulkhead Line, a line 607 feet southwesterly of the 2nd named course, a line 100 feet northwesterly of Commercial Street, and a line 30 feet northeasterly of a Park;

b. the U.S. Pierhead Line, the westerly boundary line of a Park and its southerly and northerly prolongations, West Street and its northerly centerline prolongation, the westerly prolongation of the northerly street line of Dupont Street, a line 70 feet easterly of the U.S. Bulkhead Line, the westerly centerline prolongation of Green Street, a line 125 feet westerly of West Street, Eagle Street, West Street, Quay Street, Franklin Street, the northeasterly and northerly boundary line of a Park and its southeasterly prolongation, a line 150 feet westerly of West Street and its southerly prolongation, and the westerly prolongation of the northerly street line of Calyer Street, the U.S. Pierhead Line, Kent Street and its westerly centerline prolongation, a line 275 feet westerly of West Street, and Huron Street and its westerly centerline prolongation, and excluding the area bounded by Greenpoint Avenue, a line 100 feet westerly of West Street, Oak Street, a line 500 feet westerly of West Street, Milton Street, and a line 250 feet westerly of West Street; and

- c. the U.S. Pierhead Line, North 7th Street and its northwesterly centerline prolongation, Kent Avenue, North 3rd Street and its northwesterly centerline prolongation, the U.S. Pierhead Line, the northwesterly prolongation of the northeasterly street line of North 4th Street, a line 150 feet northwesterly of Kent Avenue, the northwesterly prolongation of North 5th Street, a line 200 feet northwesterly of Kent Avenue, and a line 100 feet northeasterly of North 6th Street and its northwesterly prolongation;
- 9. **changing from an R6(M1-1) District to an R6A District property bounded by** a line midway between Eagle Street and Freeman Street, a line 100 feet westerly of Franklin Street, Freeman Street, and a line 130 feet westerly of Franklin Street;
- 10. **changing from an R6(M1-2) District to an R6A District property bounded by:**
 - a. Berry Street, North 10th Street, a line midway between Berry Street and Bedford Avenue, North 12th Street, Bedford Avenue, North 11th Street, a line 100 feet southeasterly of Bedford Avenue, and a line midway between North 10th Street and North 9th Street; and
 - b. a line 100 feet northwesterly of Havemeyer Street, North 7th Street, Havemeyer Street, North 6th Street, a line 100 feet southeasterly of Havemeyer Street, and North 5th Street and its southeasterly centerline prolongation;
- 11. **changing from an M1-1 District to an R6A District property bounded by:**
 - a. Eagle Street, a line 82 feet westerly of Franklin Street, a line midway between Eagle Street and Freeman Street, and a line 100 feet westerly of Franklin Street; and
 - b. Wythe Avenue, a line 90 feet southwestly of North 1st Street, Berry Street, and Grand Street;
- 12. **changing from an R6(M1-1) District to an R6B District property bounded by:**

- a. Freeman Street, Franklin Street, Java Street, a line 175 feet westerly of Franklin Street, a line midway between India Street and Java Street, a line 220 feet westerly of Franklin Street, Huron Street, a line 295 feet westerly of Franklin Street, a line midway between Huron Street and Green Street, a line 245 feet westerly of Franklin Street, Green Street, and a line 170 feet westerly of Franklin Street; and
 - b. Driggs Avenue, McGuinness Boulevard South, Brooklyn Queens Expressway Service Road, Graham Avenue-Via Vespucci, Bayard Street, a line 100 feet southwesterly of Graham Avenue-Via Vespucci, Engert Avenue, and Eckford Street;

- 13. **changing from an R6(M1-2) District to an R6B District property bounded by** Wythe Avenue, North 9th Street, Berry Street, a line midway between North 10th Street and North 9th Street, a line 100 feet southeasterly of Bedford Avenue, North 9th Street, a line 100 northwesterly of Driggs Avenue, North 8th Street, a line 100 feet northwesterly of Roebling Street, North 7th Street, a line 100 feet northwesterly of Havemeyer Street, North 5th Street, Roebling Street, North 4th Street, Driggs Avenue, North 5th Street, Bedford Avenue, North 4th Street, Berry Street, a line midway between 6th Street and North 5th Street, a line 100 feet northwesterly of Bedford Avenue, a line midway between North 7th Street and North 6th Street, Berry Street and North 7th Street;

- 14. **changing from an M1-1 District to an R6B District property bounded by:**
 - a. Freeman Street, a line 170 feet westerly of Franklin Street, Green Street, a line 245 feet westerly of Franklin Street, a line midway between Green Street and Huron Street, a line 100 feet easterly of West Street, Green Street, and a line 125 feet easterly of West Street; and
 - b. Huron Street, a line 220 feet westerly of Franklin Street, a line midway between India Street and Java Street, a line 175 feet westerly of Franklin Street, Java Street, and a line 100 feet easterly of West Street;

- 15. **changing from an M1-2 District to an R6B District property bounded**

by a line 250 feet southeasterly of Wythe Avenue, a line midway between North 10th Street and North 9th Street, Berry Street, and North 9th Street;

- 16. changing from an M1-1 District to an R8 District property bounded by** the northerly street line of Dupont Street and its westerly prolongation, a line 200 feet westerly of Franklin Street, Eagle Street, West Street, a line midway between Dupont Street and Eagle Street, a line 100 feet easterly of West Street, Dupont Street, and West Street;
- 17. changing from an M3-1 District to an R8 District property bounded by:**
- a.** a line 70 feet southeasterly of the U.S. Bulkhead Line, a line 607 feet southwesterly of the 2nd named course of 7a above, a line 100 feet northwesterly of Commercial Street, and a line 30 feet northeasterly of a Park;
 - b.** the westerly prolongation of the northerly street line of Dupont Street, West Street, Dupont Street, a line 100 feet easterly of West Street, a line midway between Dupont Street and Eagle Street, West Street, Eagle Street, a line 125 feet westerly of West Street, the westerly centerline prolongation of Green Street, and a line 70 feet easterly of the U.S. Bulkhead Line;
 - c.** Huron Street and its westerly centerline prolongation, a line 275 feet westerly of West Street, Kent Street and its westerly centerline prolongation, and the U.S. Pierhead Line;
 - d.** Greenpoint Avenue, a line 100 feet westerly of West Street, Oak Street, a line 500 feet westerly of West Street, Milton Street, and a line 250 feet westerly of West Street;
 - e.** the westerly prolongation of the northerly street line of Calyer Street, a line 150 feet westerly of West Street and its southerly prolongation, the northerly boundary line of a Park, a line 175 feet westerly of the 2nd named course, the northerly street line of Quay Street and its westerly prolongation, and the U.S. Pierhead Line; and

- f. a line 100 feet northeasterly of North 6th Street and its northwesterly prolongation, a line 200 feet northwesterly of Kent Avenue, North 5th Street, a line 150 feet northwesterly of Kent Avenue, the northwesterly prolongation of the northeasterly street line of North 4th Street, and the U.S. Pierhead Line;
- 18. changing from an M3-1 District to an M1-2 District property bounded by:**
- a. the U.S. Pierhead and Bulkhead Line, Pulaski Bridge, Box Street, Commercial Street, and a line passing through two points: one on the U.S. Pierhead and Bulkhead Line distance 373 feet westerly (as measured along the Pierhead and Bulkhead Line) from the intersection of the Pierhead and Bulkhead Line and the westerly street line of Manhattan Avenue, and the other on the northerly street line of Commercial Street distant 86 feet westerly (as measured along the Street line) from the intersection of the northerly street line of Commercial Street and the westerly street line of Manhattan Avenue;; and
- b. Meserole Avenue, Banker Street, a line midway between Wythe Avenue and Berry Street and its northeasterly prolongation, North 12th Street, Wythe Avenue, North 9th Street, Kent Avenue, and Franklin Street;
- 19. changing from an R6(M1-1) District to an M1-2/R6 District property bounded by:**
- a. a line 100 feet northerly of Nassau Avenue, Lorimer Street, Nassau Avenue, and Guernsey Street;
- b. Nassau Avenue, a line midway between Manhattan Avenue and Lorimer Street, Driggs Avenue, and Lorimer Street;
- c. Driggs Avenue, Leonard Street, and Manhattan Avenue; and
- d. Engert Avenue, Eckford Street, Manhattan Avenue, Bayard Street, and Leonard Street;

20. **changing from a C8-1 District to an M1-2/R6 District property bounded by** Brooklyn Queens Expressway, Richardson Street, a line 150 feet westerly of Graham Avenue-Via Vespucci, Frost Street, Manhattan Avenue, a line midway between Frost Street and Withers Street, a line 100 feet easterly of Leonard Street, Withers Street, Leonard Street, a line midway between Withers Street and Jackson Street, a line 150 feet easterly of Lorimer Street, Jackson Street, a line 100 feet westerly of Lorimer Street, and Skillman Avenue;
21. **changing from an M1-1 District to an M1-2/R6 District property bounded by:**
- a. Commercial Street, Box Street, a line 300 feet westerly of Manhattan Avenue, and Clay Street;
 - b. Box Street and its easterly centerline prolongation, McGuinness Boulevard (east), Clay Street, and a line 100 feet westerly of McGuinness Boulevard (west);
 - c. a line 250 feet southerly of Engert Avenue, a line midway between Russell Street and Humboldt Street, Brooklyn Queens Expressway, Brooklyn Queens Expressway Service Road, McGuinness Boulevard South, and Humboldt Street;
 - d. Metropolitan Avenue, Union Avenue, Borinquen Place, Marcy Avenue, a line midway between Hope Street and Grand Street, Havemeyer Street, Hope Street, Roebing Street, Fillimore Place, Driggs Avenue, North 1st Street, and Bedford Avenue; and
 - e. South 4th Street, South 5th Place and its southerly centerline prolongation, South 5th Street, and Wythe Avenue;
22. **changing from an M1-1(R6) District to an M1-2/R6 District property bounded by** Bayard Street, Graham Avenue-Via Vespucci, Brooklyn Queens Expressway Service Road, Brooklyn Queens Expressway, Leonard Street, Richardson Street, and a line 100 feet westerly of Manhattan Avenue;
23. **changing from an M1-2 District to an M1-2/R6 District property**

bounded by:

- a. Berry street, Nassau Avenue, Lorimer Street, Driggs Avenue, Manhattan Avenue, Leonard Street, Bayard Street, Union Avenue, and North 12th Street;
- b. Driggs Avenue, North 4th Street, and Metropolitan Avenue; and
- c. Kent Avenue, South 4th Street, a line 100 feet westerly of Wythe Avenue, South 3rd Street, Wythe Avenue, and South 5th Street;

- 24. **changing from an M1-2(R6) District to an M1-2/R6 District property bounded by** a line 100 feet southeasterly of Havemeyer Street, Union Avenue, the westerly centerline prolongation of Jackson Street, a line 100 feet easterly of Union Avenue, Withers Street, Lorimer Street, Frost Street, Leonard Street, Brooklyn Queens Expressway, and North 6th Street and its southeasterly centerline prolongation;
- 25. **changing from an M3-1 District to an M1-2/R6 District property bounded by** Kent Avenue, a line 140 feet southwesterly of North 1st Street, Wythe Avenue, a line midway between South 1st Street and South 2nd Street, a line 200 feet northwesterly of Wythe Avenue, a line midway between Grand Street and South 1st Street, a line 100 feet southeasterly of Kent Avenue, and Grand Street;
- 26. **changing from an R6(M1-1) District to an M1-2/R6A District property bounded by:**
 - a. Driggs Avenue, a line midway between Eckford Street and Leonard Street, a line 100 feet northerly of Engert Avenue, Eckford Street, Engert Avenue, and Leonard Street; and
 - b. Engert Avenue, a line 100 feet southwesterly of Graham Avenue-Via Vespucci, Bayard Street, Manhattan Avenue, and Eckford Street;
- 27. **changing from an R6(M1-2) District to an M1-2/R6A District property bounded by:**

- a. North 12th Street, Union Avenue, Bayard Street, Leonard Street, Richardson Street, a line 100 feet westerly of Lorimer Street, a line midway between Bayard Street and Richardson Street, a line 100 feet easterly of Union Avenue, Richardson Street, North 11th Street, and Driggs Avenue;
 - b. North 9th Street, Driggs Avenue, North 8th Street, and a line 100 feet northwesterly of Driggs Avenue;
 - c. North 8th Street, Roebling Street, North 7th Street, and a line 100 feet northwesterly of Roebling Street; and
 - d. Berry Street, a line midway between North 7th Street and North 6th Street, a line 100 feet northwesterly of Bedford Avenue, and a line midway between North 6th Street and North 5th Street;
- 28. changing from an M1-1 District to an M1-2/R6A District property bounded by:**
- a. Box Street, a line 100 feet westerly of Pulaski Bridge, Clay Street and a line 300 feet westerly of Manhattan Avenue;
 - b. Clay Street, a line 430 feet easterly of Franklin Street, Dupont Street, Franklin Street, and Commercial Street;
 - c. Eagle Street, a line 100 feet westerly of Franklin Street, a line midway between Eagle Street and Freeman Street, a line 130 feet westerly of Franklin Street, Freeman Street, a line 125 feet easterly of West Street, Green Street, a line 100 feet easterly of West Street, Java Street, Franklin Street, Oak Street, a line 100 feet easterly of West Street, Calyer Street, Franklin Street, Quay Street, and West Street;
 - d. Freeman Street, a line 320 feet easterly of Franklin Street, a line midway between Freeman Street and Green Street, a line 100 feet westerly of Manhattan Avenue, a line midway between Green Street and Huron Street, a line 125 feet easterly of Franklin Street, a line 50 feet northerly of Huron Street, and Franklin Street; and

- e. North 3rd Street, Berry Street, a line 90 feet southwesterly of North 1st Street, and Wythe Avenue
29. **changing from an M1-1(R6) District to an M1-2/R6A District property bounded by** Bayard Street, a line 100 feet westerly of Manhattan Avenue, Richardson Street, and Leonard Street;
30. **changing from an M1-2 District to an M1-2/R6A District property bounded by:**
- a. a line 250 feet southeasterly of Wythe Avenue, North 12th Street, a line midway between Berry Street and Bedford Street, North 10th Street, Berry Street, and a line midway between North 10th Street and North 9th Street;
 - b. North 11th Street, Roebling Street, North 10th Street, Union Avenue, Withers Street, North 9th Street, Roebling Street, North 8th Street, Driggs Avenue, North 9th Street, and a line 100 feet southeasterly of Bedford Avenue; and
 - c. Wythe Avenue, a line midway between North 7th Street and North 6th Street, Berry Street, and North 3rd Street;
31. **changing from an M1-2(R6) District to an M1-2/R6A District property bounded by:**
- a. Roebling Street, North 11th Street, Richardson Street, a line 100 feet easterly of Union Avenue, the westerly centerline prolongation of Jackson Street, Union Avenue, a line 100 feet southeasterly of Havemeyer Street and its northeasterly prolongation, North 6th Street, Havemeyer Street, North 7th Street, Roebling Street, North 9th Street, Withers Street, Union Avenue, and North 10th Street; and
 - b. Richardson Street, Leonard Street, Frost Street, and Lorimer Street;
32. **changing from an M3-1 District to an M1-2/R6A District property bounded by** North 9th Street, Wythe Avenue, North 8th Street, a line 100 feet southeasterly of Kent Avenue, a line midway between North 7th Street and North 6th Street, Wythe Avenue, a line 140 feet southwest-

erly of North 1st Street, and Kent Avenue;

33. **changing from an R6(M1-1) District to an M1-2/R6B District property bounded by** Driggs Avenue, Eckford Street, a line 100 feet northerly of Engert Avenue, and a line midway between Leonard Street and Eckford Street;
34. **changing from an R6(M1-2) District to an M1-2/R6B District property bounded by:**
- a. a line midway between Bayard Street and Richardson Street, a line 100 feet westerly of Lorimer Street, Richardson Street, and a line 100 feet easterly of Union Avenue; and
 - b. North 5th Street, Driggs Avenue, a line 150 feet southwesterly of North 5th Street, and a line 25 feet northwesterly of Driggs Avenue;
35. **changing from an M1-1 District to an M1-2/R6B District property bounded by** Oak Street, Franklin Street, Calyer Street and a line 100 feet westerly of West Street;
36. **changing from an M1-2 District to an M1-2/R6B District property bounded by:**
- a. North 7th Street, Berry Street, a line midway between North 7th Street and North 6th Street, and Wythe Avenue; and
 - b. North 4th Street, Driggs Avenue, North 3rd Street, and Berry Street;
37. **changing from an M1-2(R6) District to an M1-2/R6B District property bounded by:**
- a. Richardson Street, Lorimer Street, Withers Street, and a line 100 feet easterly of Union Avenue; and
 - b. Bedford Avenue, North 5th Street, a line 25 feet northwesterly of Driggs Avenue, a line 150 feet southwesterly of North 5th Street, Driggs Avenue, and North 4th Street;

38. **changing from an M3-1 District to an M1-2/R6B District property bounded by** North 8th Street, Wythe Avenue, a line midway between North 7th Street and North 6th Street, and a line 100 feet southeasterly of Kent Avenue;
39. **changing from an M1-2(R6) District to an M1-2/R7A District property bounded by** North 12th Street, Driggs Avenue, North 11th Street, and Bedford Avenue;
40. **establishing within a proposed R6 District a C1-4 District bounded by** Roebling Street, a line midway between Hope Street and Grand Street, a line 150 feet northwesterly of Havemeyer Street, Hope Street, Havemeyer Street, South 1st Street, a line 150 feet northwesterly of Havemeyer Street, and a line midway between Grand Street and South 1st Street;
41. **establishing within a proposed R6 District a C2-4 District bounded by:**
- a. a line 150 feet northwesterly of Commercial Street, a line passing through two points: one on the U.S. Pierhead and Bulkhead Line distance 373 feet westerly (as measured along the Pierhead and Bulkhead Line) from the intersection of the Pierhead and Bulkhead Line and the westerly street line of Manhattan Avenue, and the other on the northerly street line of Commercial Street distant 86 feet westerly (as measured along the Street line) from the intersection of the northerly street line of Commercial Street and the westerly street line of Manhattan Avenue, Commercial Street, the northeasterly boundary line of a Park and its southeasterly prolongation, a line 100 feet northwesterly of Commercial Street, and a line 607 feet southwesterly of the 2nd named course;
 - b. Eagle Street, West Street, Quay Street, Franklin Street, the northerly boundary line of a Park and its southeasterly prolongation, a line 150 feet westerly of West Street and its southerly prolongation, Oak Street, a line 100 feet westerly of West Street, Greenpoint Avenue, a line 250 feet westerly of West Street, a line midway between Kent Street and Greenpoint Avenue, a line 150 feet westerly of West Street, a line 100 feet northerly of Huron Street, a line 605 feet

westerly of West Street, the westerly centerline prolongation of Green Street, and a line 125 feet westerly of West Street;

- c. Greenpoint Avenue, a line 250 feet westerly of West Street, a line 100 feet southerly of Greenpoint Avenue, and a line 460 feet westerly of West Street;
 - d. a line midway between Kent Street and Greenpoint Avenue, a line 150 feet westerly of Manhattan Avenue, a line midway between Greenpoint Avenue and Milton Street, and Franklin Street;
 - e. North 7th Street, Kent Avenue, North 3rd Street, a line 150 feet northwesterly of Kent Avenue, North 5th Street, and a line 200 feet northwesterly of Kent Avenue; and
 - f. North 1st Street, Driggs Avenue, a line 60 feet southwestly of Fillimore Place, Roebling Street, a line midway between Grand Street and South 1st Street, and Bedford Avenue;
- 42. establishing within a proposed R6A District a C1-4 District bounded by North 10th Street, Bedford Avenue, a line midway between North 10th Street and North 9th Street, and a line 100feet northwesterly of Bedford Avenue;**
- 43. establishing within a proposed R6A District a C2-4 District bounded by Wythe Street, a line 90 feet southwestly of North 1st Street, Berry Street, and Grand Street;**
- 44. establishing within a proposed R6B District a C1-4 District bounded by a line 100 feet northwesterly of Bedford Avenue, a line midway between North 10th Street and North 9th Street, Bedford Avenue, North 8th Street, a line 100 feet southeasterly of Bedford Avenue, North 5th Street, Bedford Avenue, and North 4th Street;**
- 45. establishing within a proposed R6B District a C2-4 District bounded by a line midway between Freeman Street and Green Street, Franklin Street, a line midway between Green Street and Huron Street, a line 100 feet easterly of West Street, Green Street, and a line 125 feet easterly of West Street;**

- 46. establishing within a proposed R8 District a C2-4 District bounded by**
- a.** the westerly prolongation of the southerly street line of Dupont Street, West Street, Eagle Street and a line 125 feet westerly of West Street;
 - b.** a line 100 feet southerly of Freeman Street, a line 125 feet westerly of West Street, the westerly centerline prolongation of Green Street, and a line 605 feet westerly of West Street;
 - c.** Greenpoint Avenue, a line 100 feet westerly of West Street, a line 100 feet southerly of Greenpoint Avenue, and a line 250 feet westerly of West Street; and
 - d.** a line 100 feet northeasterly of North 6th Street, a line 200 feet northwesterly of Kent Avenue, a line 100 feet southwesterly of North 6th Street, and a line 555 feet northwesterly of Kent Avenue; and
- 47. establishing a Special Mixed Use District (MX-8) bounded by:**
- a.** Box Street and its easterly centerline prolongation, McGuinness Boulevard (east), Clay Street, a line 430 feet easterly of Franklin Street, Dupont Street, Franklin Street, and Commercial Street;
 - b.** Eagle Street, a line 100 feet westerly of Franklin Street, Freeman Street, a line 125 feet easterly of West Street, Green Street, a line 100 feet easterly of West Street, Java Street, Franklin Street, Quay Street, and West Street;
 - c.** Freeman Street, a line 320 feet easterly of Franklin Street, a line midway between Freeman Street and Green Street, a line 100 feet westerly of Manhattan Avenue, a line midway between Green Street and Huron Street, a line 125 feet easterly of Franklin Street, a line 50 feet northerly of Huron Street, and Franklin Street;
 - d.** a line 250 feet southeasterly of Wythe Avenue, North 12th Street, Berry Street, Nassau Avenue, Guernsey Street, a line

100 feet northerly of Nassau avenue, Lorimer Street, Nassau avenue, a line midway between Manhattan avenue and Lorimer Street, Driggs Avenue, Eckford Street, Engert Avenue, a line 100 feet southwesterly of Graham Avenue-Via Vespucci, Bayard Street, Graham Avenue-Via Vespucci, Brooklyn Queens Expressway Service Road, Mc Guinness Boulevard South, Humboldt Street, a line 250 feet southerly of Engert Avenue, a line midway between Russell Street and Humboldt Street, Brooklyn Queens Expressway, Richardson Street, a line 150 feet westerly of Graham Avenue-Via Vespucci, Frost Street, Manhattan Avenue, a line midway between Frost street and Withers Street, a line 100 feet easterly of Leonard Street, Withers Street, Leonard Street, a line midway between Withers Street and Jackson Street, a line 150 feet easterly of Lorimer Street, Jackson Street, a line 100 feet westerly of Lorimer Street, Skillman Avenue, Brooklyn Queens Expressway, North 6th Street, Havemeyer Street, North 7th Street, a line 100 feet northwesterly of Roebing Street, North 8th Street, a line 100 feet northwesterly of Driggs Avenue, North 9th Street, a line 100 feet southeasterly of Bedford Avenue, and a line midway between North 10th Street and North 9th Street;

- e. Kent Avenue, North 9th Street, Wythe Avenue, North 7th Street, Berry Street, a line midway between North 7th Street and North 6th Street, a line 100 feet northwesterly of Bedford Avenue, a line midway between North 6th Street and North 5th Street, Berry Street, North 4th Street, Bedford Avenue, North 5th Street, Driggs Avenue, North 4th Street, Metropolitan Avenue, Union Avenue, Borinquen Place, Marcy Avenue, a line midway between Hope Street and Grand Street, Havemeyer Street, Hope Street, Roebing Street, Fillimore Place, Driggs Avenue, North 1st Street, Bedford Avenue, Metropolitan Avenue, North 3rd Street, Berry Street, a line 90 feet southerly of North 1st Street, Wythe Avenue, a line midway between South 1st Street and South 2nd Street, a line 200 feet westerly of Wythe Avenue, a line midway between Grand Street and South 1st Street, a line 100 feet easterly of Kent Avenue, and Grand Street; and
- f. South 3rd Street, Wythe Avenue, South 4th Street, South 5th

Place and its southerly centerline prolongation, South 5th Street, Kent Avenue, South 4th Street, and a line 100 feet westerly of Wythe Avenue;

Borough of Brooklyn, Community District 1, as shown on a diagram (for illustrative purposes only) dated October 4, 2004, and subject to the conditions of CEQR Declaration E-138.

(On January 5, 2005, Cal. No. 7, the Commission scheduled January 19, 2005 for a public hearing which has been duly advertised.)

Close the hearing.

No. 18**CD 1****C 050111(A) ZMK**

IN THE MATTER OF an application submitted by the Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter and proposed for modification pursuant to Section 2-06(c) (1) of the Uniform Land Use Review Procedure **for an amendment of the Zoning Map, Section Nos. 8d, 9b, 12c, 12d, 13a and 13b**

1. **eliminating a Special Franklin Street Mixed Use District (FR) bounded by** Eagle Street, Franklin Street, Java Street, a line 175 feet westerly of Franklin Street, a line midway between India Street and Java Street, a line 220 feet westerly of Franklin Street, Huron Street, a line 295 feet westerly of Franklin Street, a line midway between Green Street and Huron Street, a line 245 feet westerly of Franklin Street, Green Street, a line 170 feet westerly of Franklin Street, Freeman Street, a line 130 feet westerly of Franklin Street, a line midway between Eagle Street and Freeman Street, and a line 82 feet westerly of Franklin Street;
2. **eliminating a Special Northside Mixed Use District (N) bounded by:**
 - a. Wythe Avenue, North 9th Street, Berry Street, North 10th Street, a line midway between Berry Street and Bedford Avenue, North 12th Street, Union Avenue, Bayard Street, Leonard Street, Manhattan Avenue; Driggs Avenue, McGuinness Boulevard South, Brooklyn Queens Expressway Service Road, Brooklyn Queens Expressway, Metropolitan Avenue, North 4th Street, Berry Street, and North 7th Street, and excluding the area bounded by a line 100 feet southeasterly of Bedford Avenue, North 11th Street, Roebling Street, North 10th Street, Union Avenue, Withers Street, North 9th Street, Roebling Street, North 8th Street, Driggs Avenue, and North 9th Street;
 - b. a line 100 feet northerly of Nassau Avenue, Lorimer Street, Nassau Avenue, and Guernsey Street; and
 - c. Nassau Avenue, a line midway between Manhattan Avenue and Lorimer Street, Driggs Avenue, and Lorimer Street;
3. **eliminating a C1-3 District within an existing R6 District bounded by** Hope

Street, Havemeyer Street, South 1st Street, and a line 150 feet northwesterly of Havemeyer Street;

4. **changing from an R6(M1-2) District to an R6 District property bounded by:**
 - a. a line 100 feet southeasterly of Havemeyer Street, North 6th Street, Brooklyn Queens Expressway, and Metropolitan Avenue; and
 - b. Havemeyer Street, the southeasterly centerline prolongation of North 5th Street, and Metropolitan Avenue;

5. **changing from a C8-2 District to an R6 District property bounded by:**
 - a. North 1st Street, Driggs Avenue, Fillimore Place, Roebling Street, a line midway between Grand Street and South 1st Street, and Bedford Avenue; and
 - b. a line midway between Hope Street and Grand Street, Marcy Avenue, Grand Street, and Havemeyer Street;

6. **changing from an M1-1 District to an R6 District property bounded by:**
 - a. the U.S. Pierhead Line, the easterly boundary line of a Park and its northerly and southerly prolongations, Commercial Street, Franklin Street, Eagle Street, a line 200 feet westerly of Franklin Street, the northerly street line of Dupoint Street and its westerly prolongation, West Street and its northerly centerline prolongation, and the southwesterly boundary line of a Park and its southerly and northerly prolongations;
 - b. a line midway between Huron Street and India Street, a line 100 feet easterly of Franklin Street, India Street, and Franklin Street; and
 - c. Grand Street, Berry Street, South 3rd Street, and Wythe Avenue;

7. **changing from an M1-2(R6) District to an R6 District property bounded by** Roebling Street, North 3rd Street, Havemeyer Street,

Metropolitan Avenue, and North 4th Street;

8. changing from an M3-1 District to an R6 District property bounded by:

- a.** the U.S. Pierhead Line, a line passing through two points: one on the U.S. Pierhead and Bulkhead Line distance 373 feet westerly (as measured along the Pierhead and Bulkhead Line) from the intersection of the Pierhead and Bulkhead Line and the westerly street line of Manhattan Avenue, and the other on the northerly street line of Commercial Street distant 86 feet westerly (as measured along the Street line) from the intersection of the northerly street line of Commercial Street and the westerly street line of Manhattan Avenue, Commercial Street, and the easterly boundary line of a Park and its southeasterly and northwesterly prolongations, and excluding the area bounded by a line 70 feet southeasterly of the U.S. Bulkhead Line, a line 607 feet southwesterly of the 2nd named course, a line 100 feet northwesterly of Commercial Street, and a line 30 feet northeasterly of a Park;
- b.** the U.S. Pierhead Line, the westerly boundary line of a Park and its southerly and northerly prolongations, West Street and its northerly centerline prolongation, the westerly prolongation of the northerly street line of Dupont Street, a line 70 feet easterly of the U.S. Bulkhead Line, the westerly centerline prolongation of Green Street, a line 125 feet westerly of West Street, Eagle Street, West Street, Quay Street, Franklin Street, the northerly boundary line of a Park and its southeasterly prolongation, the U.S. Pierhead Line, a line 100 feet northerly of Quay Street and its westerly prolongation, a line 100 feet westerly of West Street, a line 100 feet southerly of Oak Street and its westerly prolongation, the U.S. Pierhead Line, Kent Street and its westerly centerline prolongation, a line 275 feet westerly of West Street, and Huron Street and its westerly centerline prolongation, and excluding the area bounded by Greenpoint Avenue, a line 100 feet westerly of West Street, Oak Street, a line 500 feet westerly of West Street, Milton Street, and a line 250 feet westerly of West Street; and

- c. the U.S. Pierhead Line, North 7th Street and its northwesterly centerline prolongation, Kent Avenue, North 3rd Street and its northwesterly centerline prolongation, the U.S. Pierhead Line, the northwesterly prolongation of the northeasterly street line of North 4th Street, a line 150 feet northwesterly of Kent Avenue, the northwesterly prolongation of North 5th Street, a line 200 feet northwesterly of Kent Avenue, and a line 100 feet northeasterly of North 6th Street and its northwesterly prolongation;
- 9. **changing from an R6(M1-1) District to an R6A District property bounded by** a line midway between Eagle Street and Freeman Street, a line 100 feet westerly of Franklin Street, Freeman Street, and a line 130 feet westerly of Franklin Street;
- 10. **changing from an R6(M1-2) District to an R6A District property bounded by:**
 - a. Berry Street, North 10th Street, a line midway between Berry Street and Bedford Avenue, North 12th Street, Bedford Avenue, North 11th Street, a line 100 feet southeasterly of Bedford Avenue, and a line midway between North 10th Street and North 9th Street; and
 - b. a line 100 feet northwesterly of Havemeyer Street, North 7th Street, Havemeyer Street, North 6th Street, a line 100 feet southeasterly of Havemeyer Street, and North 5th Street and its southeasterly centerline prolongation;
- 11. **changing from an M1-1 District to an R6A District property bounded by:**
 - a. Eagle Street, a line 82 feet westerly of Franklin Street, a line midway between Eagle Street and Freeman Street, and a line 100 feet westerly of Franklin Street; and
 - b. Wythe Avenue, a line 90 feet southwestly of North 1st Street, Berry Street, and Grand Street;
- 12. **changing from an R6(M1-1) District to an R6B District property bounded by:**

- a. Freeman Street, Franklin Street, Java Street, a line 175 feet westerly of Franklin Street, a line midway between India Street and Java Street, a line 220 feet westerly of Franklin Street, Huron Street, a line 295 feet westerly of Franklin Street, a line midway between Huron Street and Green Street, a line 245 feet westerly of Franklin Street, Green Street, and a line 170 feet westerly of Franklin Street; and
 - b. Driggs Avenue, McGuinness Boulevard South, Brooklyn Queens Expressway Service Road, Graham Avenue-Via Vespucci, Bayard Street, a line 100 feet southwesterly of Graham Avenue-Via Vespucci, Engert Avenue, and Eckford Street;

- 13. **changing from an R6(M1-2) District to an R6B District property bounded by** Wythe Avenue, North 9th Street, Berry Street, a line midway between North 10th Street and North 9th Street, a line 100 feet southeasterly of Bedford Avenue, North 9th Street, a line 100 northwesterly of Driggs Avenue, North 8th Street, a line 100 feet northwesterly of Roebing Street, North 7th Street, a line 100 feet northwesterly of Havemeyer Street, North 5th Street, Roebing Street, North 4th Street, Driggs Avenue, North 5th Street, Bedford Avenue, North 4th Street, Berry Street, a line midway between 6th Street and North 5th Street, a line 100 feet northwesterly of Bedford Avenue, a line midway between North 7th Street and North 6th Street, Berry Street and North 7th Street;

- 14. **changing from an M1-1 District to an R6B District property bounded by:**
 - a. Freeman Street, a line 170 feet westerly of Franklin Street, Green Street, a line 245 feet westerly of Franklin Street, a line midway between Green Street and Huron Street, a line 100 feet easterly of West Street, Green Street, and a line 125 feet easterly of West Street; and
 - b. Huron Street, a line 220 feet westerly of Franklin Street, a line midway between India Street and Java Street, a line 175 feet westerly of Franklin Street, Java Street, and a line 100 feet easterly of West Street;

- 15. **changing from an M1-2 District to an R6B District property bounded**

by a line 250 feet southeasterly of Wythe Avenue, a line midway between North 10th Street and North 9th Street, Berry Street, and North 9th Street;

- 16. changing from an M1-1 District to an R8 District property bounded by** the northerly street line of Dupont Street and its westerly prolongation, a line 200 feet westerly of Franklin Street, Eagle Street, West Street, a line midway between Dupont Street and Eagle Street, a line 100 feet easterly of West Street, Dupont Street, and West Street;
- 17. changing from an M3-1 District to an R8 District property bounded by:**
- a.** a line 70 feet southeasterly of the U.S. Bulkhead Line, a line 607 feet southwesterly of the 2nd named course of 7a above, a line 100 feet northwesterly of Commercial Street, and a line 30 feet northeasterly of a Park;
 - b.** the westerly prolongation of the northerly street line of Dupont Street, West Street, Dupont Street, a line 100 feet easterly of West Street, a line midway between Dupont Street and Eagle Street, West Street, Eagle Street, a line 125 feet westerly of West Street, the westerly centerline prolongation of Green Street, and a line 70 feet easterly of the U.S. Bulkhead Line;
 - c.** Huron Street and its westerly centerline prolongation, a line 275 feet westerly of West Street, Kent Street and its westerly centerline prolongation, and the U.S. Pierhead Line;
 - d.** Greenpoint Avenue, a line 100 feet westerly of West Street, Oak Street, a line 500 feet westerly of West Street, Milton Street, and a line 250 feet westerly of West Street;
 - e.** a line 100 feet southerly of Oak Street and its westerly prolongation, a line 100 feet westerly of West Street, a line 100 feet northerly of Quay Street and its westerly prolongation, and the U.S. Pierhead Line; and
 - f.** a line 100 feet northeasterly of North 6th Street and its northwesterly prolongation, a line 200 feet northwesterly of

Kent Avenue, North 5th Street, a line 150 feet northwesterly of Kent Avenue, the northwesterly prolongation of the northeasterly street line of North 4th Street, and the U.S. Pierhead Line;

18. changing from an M3-1 District to an M1-2 District property bounded by:

- a. the U.S. Pierhead and Bulkhead Line, Pulaski Bridge, Box Street, Commercial Street, and a line passing through two points: one on the U.S. Pierhead and Bulkhead Line distance 373 feet westerly (as measured along the Pierhead and Bulkhead Line) from the intersection of the Pierhead and Bulkhead Line and the westerly street line of Manhattan Avenue, and the other on the northerly street line of Commercial Street distant 86 feet westerly (as measured along the Street line) from the intersection of the northerly street line of Commercial Street and the westerly street line of Manhattan Avenue.; and
- b. Meserole Avenue, Gem Street, North 15th Street, Wythe Avenue, Banker Street, a line midway between Wythe Avenue and Berry Street and its northeasterly prolongation, North 12th Street, Wythe Avenue, North 9th Street, Kent Avenue, and Franklin Street;

19. changing from an R6(M1-1) District to an M1-2/R6 District property bounded by:

- a. a line 100 feet northerly of Nassau Avenue, Lorimer Street, Nassau Avenue, and Guernsey Street;
- b. Nassau Avenue, a line midway between Manhattan Avenue and Lorimer Street, Driggs Avenue, and Lorimer Street;
- c. Driggs Avenue, Leonard Street, and Manhattan Avenue; and
- d. Engert Avenue, Eckford Street, Manhattan Avenue, Bayard Street, and Leonard Street;

20. **changing from a C8-1 District to an M1-2/R6 District property bounded by** Brooklyn Queens Expressway, Richardson Street, a line 150 feet westerly of Graham Avenue-Via Vespucci, Frost Street, Manhattan Avenue, a line midway between Frost Street and Withers Street, a line 100 feet easterly of Leonard Street, Withers Street, Leonard Street, a line midway between Withers Street and Jackson Street, a line 150 feet easterly of Lorimer Street, Jackson Street, a line 100 feet westerly of Lorimer Street, and Skillman Avenue;
21. **changing from an M1-1 District to an M1-2/R6 District property bounded by:**
- a. Commercial Street, Box Street, a line 300 feet westerly of Manhattan Avenue, and Clay Street;
 - b. Box Street and its easterly centerline prolongation, McGuinness Boulevard (east), Clay Street, and a line 100 feet westerly of McGuinness Boulevard (west);
 - c. a line 250 feet southerly of Engert Avenue, a line midway between Russell Street and Humboldt Street, Brooklyn Queens Expressway, Brooklyn Queens Expressway Service Road, McGuinness Boulevard South, and Humboldt Street;
 - d. Metropolitan Avenue, Union Avenue, Borinquen Place, Marcy Avenue, a line midway between Hope Street and Grand Street, Havemeyer Street, Hope Street, Roebing Street, Fillimore Place, Driggs Avenue, North 1st Street, and Bedford Avenue; and
 - e. South 4th Street, South 5th Place and its southerly centerline prolongation, South 5th Street, and Wythe Avenue;
22. **changing from an M1-1(R6) District to an M1-2/R6 District property bounded by** Bayard Street, Graham Avenue-Via Vespucci, Brooklyn Queens Expressway Service Road, Brooklyn Queens Expressway, Leonard Street, Richardson Street, and a line 100 feet westerly of Manhattan Avenue;
23. **changing from an M1-2 District to an M1-2/R6 District property**

bounded by:

- a. Berry street, Nassau Avenue, Lorimer Street, Driggs Avenue, Manhattan Avenue, Leonard Street, Bayard Street, Union Avenue, and North 12th Street;
- b. Driggs Avenue, North 4th Street, and Metropolitan Avenue; and
- c. Kent Avenue, South 4th Street, a line 100 feet westerly of Wythe Avenue, South 3rd Street, Wythe Avenue, and South 5th Street;

24. **changing from an M1-2(R6) District to an M1-2/R6 District property bounded by** a line 100 feet southeasterly of Havemeyer Street, Union Avenue, the westerly centerline prolongation of Jackson Street, a line 100 feet easterly of Union Avenue, Withers Street, Lorimer Street, Frost Street, Leonard Street, Brooklyn Queens Expressway, and North 6th Street and its southeasterly centerline prolongation;

25. **changing from an M3-1 District to an M1-2/R6 District property bounded by** Kent Avenue, a line 140 feet southwesterly of North 1st Street, Wythe Avenue, a line midway between South 1st Street and South 2nd Street, a line 200 feet northwesterly of Wythe Avenue, a line midway between Grand Street and South 1st Street, a line 100 feet southeasterly of Kent Avenue, and Grand Street;

26. **changing from an R6(M1-1) District to an M1-2/R6A District property bounded by:**

- a. Driggs Avenue, a line midway between Eckford Street and Leonard Street, a line 100 feet northerly of Engert Avenue, Eckford Street, Engert Avenue, and Leonard Street; and
- b. Engert Avenue, a line 100 feet southwesterly of Graham Avenue-Via Vespucci, Bayard Street, Manhattan Avenue, and Eckford Street;

27. **changing from an R6(M1-2) District to an M1-2/R6A District property bounded by:**

- a. North 12th Street, Union Avenue, Bayard Street, Leonard Street, Richardson Street, a line 100 feet westerly of Lorimer Street, a line midway between Bayard Street and Richardson Street, a line 100 feet easterly of Union Avenue, Richardson Street, North 11th Street, and Driggs Avenue;
 - b. North 9th Street, Driggs Avenue, North 8th Street, and a line 100 feet northwesterly of Driggs Avenue;
 - c. North 8th Street, Roebling Street, North 7th Street, and a line 100 feet northwesterly of Roebling Street; and
 - d. Berry Street, a line midway between North 7th Street and North 6th Street, a line 100 feet northwesterly of Bedford Avenue, and a line midway between North 6th Street and North 5th Street;
- 28. changing from an M1-1 District to an M1-2/R6A District property bounded by:**
- a. Box Street, a line 100 feet westerly of Pulaski Bridge, Clay Street and a line 300 feet westerly of Manhattan Avenue;
 - b. Clay Street, a line 430 feet easterly of Franklin Street, Dupont Street, Franklin Street, and Commercial Street;
 - c. Eagle Street, a line 100 feet westerly of Franklin Street, a line midway between Eagle Street and Freeman Street, a line 130 feet westerly of Franklin Street, Freeman Street, a line 125 feet easterly of West Street, Green Street, a line 100 feet easterly of West Street, Java Street, Franklin Street, Oak Street, a line 100 feet easterly of West Street, Calyer Street, Franklin Street, Quay Street, and West Street;
 - d. Green Street, a line 320 feet easterly of Franklin Street, a line midway between Freeman Street and Green Street, a line 100 feet westerly of Manhattan Avenue, a line midway between Green Street and Huron Street, a line 125 feet easterly of Franklin Street, a line 50 feet northerly of Huron Street, and Franklin Street; and

- e. North 3rd Street, Berry Street, a line 90 feet southwesterly of North 1st Street, and Wythe Avenue
29. **changing from an M1-1(R6) District to an M1-2/R6A District property bounded by** Bayard Street, a line 100 feet westerly of Manhattan Avenue, Richardson Street, and Leonard Street;
30. **changing from an M1-2 District to an M1-2/R6A District property bounded by:**
- a. a line 250 feet southeasterly of Wythe Avenue, North 12th Street, a line midway between Berry Street and Bedford Street, North 10th Street, Berry Street, and a line midway between North 10th Street and North 9th Street;
 - b. North 11th Street, Roebling Street, North 10th Street, Union Avenue, Withers Street, North 9th Street, Roebling Street, North 8th Street, Driggs Avenue, North 9th Street, and a line 100 feet southeasterly of Bedford Avenue; and
 - c. Wythe Avenue, a line midway between North 7th Street and North 6th Street, Berry Street, and North 3rd Street;
31. **changing from an M1-2(R6) District to an M1-2/R6A District property bounded by:**
- a. Roebling Street, North 11th Street, Richardson Street, a line 100 feet easterly of Union Avenue, the westerly centerline prolongation of Jackson Street, Union Avenue, a line 100 feet southeasterly of Havemeyer Street and its northeasterly prolongation, North 6th Street, Havemeyer Street, North 7th Street, Roebling Street, North 9th Street, Withers Street, Union Avenue, and North 10th Street; and
 - b. Richardson Street, Leonard Street, Frost Street, and Lorimer Street;
32. **changing from an M3-1 District to an M1-2/R6A District property bounded by** North 9th Street, Wythe Avenue, North 8th Street, a line 100 feet southeasterly of Kent Avenue, a line midway between North 7th Street and North 6th Street, Wythe Avenue, a line 140 feet southwest-

erly of North 1st Street, and Kent Avenue;

33. **changing from an R6(M1-1) District to an M1-2/R6B District property bounded by** Driggs Avenue, Eckford Street, a line 100 feet northerly of Engert Avenue, and a line midway between Leonard Street and Eckford Street;
34. **changing from an R6(M1-2) District to an M1-2/R6B District property bounded by:**
- a. a line midway between Bayard Street and Richardson Street, a line 100 feet westerly of Lorimer Street, Richardson Street, and a line 100 feet easterly of Union Avenue; and
 - b. North 5th Street, Driggs Avenue, a line 150 feet southwesterly of North 5th Street, and a line 25 feet northwesterly of Driggs Avenue;
35. **changing from an M1-1 District to an M1-2/R6B District property bounded by** Oak Street, Franklin Street, Calyer Street and a line 100 feet westerly of West Street;
36. **changing from an M1-2 District to an M1-2/R6B District property bounded by:**
- a. North 7th Street, Berry Street, a line midway between North 7th Street and North 6th Street, and Wythe Avenue; and
 - b. North 4th Street, Driggs Avenue, North 3rd Street, and Berry Street;
37. **changing from an M1-2(R6) District to an M1-2/R6B District property bounded by:**
- a. Richardson Street, Lorimer Street, Withers Street, and a line 100 feet easterly of Union Avenue; and
 - b. Bedford Avenue, North 5th Street, a line 25 feet northwesterly of Driggs Avenue, a line 150 feet southwesterly of North 5th Street, Driggs Avenue, and North 4th Street;

38. **changing from an M3-1 District to an M1-2/R6B District property bounded by** North 8th Street, Wythe Avenue, a line midway between North 7th Street and North 6th Street, and a line 100 feet southeasterly of Kent Avenue;
39. **changing from an M1-2(R6) District to an M1-2/R7A District property bounded by** North 12th Street, Driggs Avenue, North 11th Street, and Bedford Avenue;
40. **establishing within a proposed R6 District a C1-4 District bounded by** Roebling Street, a line midway between Hope Street and Grand Street, a line 150 feet northwesterly of Havemeyer Street, Hope Street, Havemeyer Street, South 1st Street, a line 150 feet northwesterly of Havemeyer Street, and a line midway between Grand Street and South 1st Street;
41. **establishing within a proposed R6 District a C2-4 District bounded by:**
 - a. a line 150 feet northwesterly of Commercial Street, a line passing through two points: one on the U.S. Pierhead and Bulkhead Line distance 373 feet westerly (as measured along the Pierhead and Bulkhead Line) from the intersection of the Pierhead and Bulkhead Line and the westerly street line of Manhattan Avenue, and the other on the northerly street line of Commercial Street distant 86 feet westerly (as measured along the Street line) from the intersection of the northerly street line of Commercial Street and the westerly street line of Manhattan Avenue, Commercial Street, the northeasterly boundary line of a Park and its southeasterly prolongation, a line 100 feet northwesterly of Commercial Street, and a line 607 feet southwestly of the 2nd named course;
 - b. Eagle Street, West Street, Quay Street, Franklin Street, the northerly boundary line of a Park and its southeasterly prolongation, a line 225 feet easterly of the easterly boundary line of a Park, Quay Street, a line 100 feet westerly of West Street, Greenpoint Avenue, a line 250 feet westerly of West Street, a line midway between Kent Street and Greenpoint Avenue, a line 150 feet westerly of West Street, a line 100 feet northerly of Huron Street, a line 605 feet

westerly of West Street, the westerly centerline prolongation of Green Street, and a line 125 feet westerly of West Street;

- c. Greenpoint Avenue, a line 250 feet westerly of West Street, a line 100 feet southerly of Greenpoint Avenue, and a line 460 feet westerly of West Street;
 - d. a line midway between Kent Street and Greenpoint Avenue, a line 150 feet westerly of Manhattan Avenue, a line midway between Greenpoint Avenue and Milton Street, and Franklin Street;
 - e. North 7th Street, Kent Avenue, North 3rd Street, a line 150 feet northwesterly of Kent Avenue, North 5th Street, and a line 200 feet northwesterly of Kent Avenue; and
 - f. North 1st Street, Driggs Avenue, a line 60 feet southwestly of Fillimore Place, Roebling Street, a line midway between Grand Street and South 1st Street, and Bedford Avenue;
- 42. establishing within a proposed R6A District a C1-4 District bounded by North 10th Street, Bedford Avenue, a line midway between North 10th Street and North 9th Street, and a line 100feet northwesterly of Bedford Avenue;**
- 43. establishing within a proposed R6A District a C2-4 District bounded by Wythe Street, a line 90 feet southwestly of North 1st Street, Berry Street, and Grand Street;**
- 44. establishing within a proposed R6B District a C1-4 District bounded by a line 100 feet northwesterly of Bedford Avenue, a line midway between North 10th Street and North 9th Street, Bedford Avenue, North 8th Street, a line 100 feet southeasterly of Bedford Avenue, North 5th Street, Bedford Avenue, and North 4th Street;**
- 45. establishing within a proposed R6B District a C2-4 District bounded by a line midway between Freeman Street and Green Street, Franklin Street, a line midway between Green Street and Huron Street, a line 100 feet easterly of West Street, Green Street, and a line 125 feet easterly of West Street;**

46. establishing within a proposed R8 District a C2-4 District bounded by

- a.** the westerly prolongation of the southerly street line of Dupont Street, West Street, Dupont Street, a line 100 feet easterly of West Street, Eagle Street and a line 125 feet westerly of West Street;
- b.** a line 100 feet southerly of Freeman Street, a line 125 feet westerly of West Street, the westerly centerline prolongation of Green Street, and a line 605 feet westerly of West Street;
- c.** Greenpoint Avenue, a line 100 feet westerly of West Street, a line 100 feet southerly of Greenpoint Avenue, and a line 250 feet westerly of West Street; and
- d.** a line 100 feet northeasterly of North 6th Street, a line 200 feet northwesterly of Kent Avenue, a line 100 feet southwesterly of North 6th Street, and a line 555 feet northwesterly of Kent Avenue; and

47. establishing a Special Mixed Use District (MX-8) bounded by:

- a.** Box Street and its easterly centerline prolongation, McGuinness Boulevard (east), Clay Street, a line 430 feet easterly of Franklin Street, Dupont Street, Franklin Street, and Commercial Street;
- b.** Eagle Street, a line 100 feet westerly of Franklin Street, Freeman Street, a line 125 feet easterly of West Street, Green Street, a line 100 feet easterly of West Street, Java Street, Franklin Street, Quay Street, and West Street;
- c.** Green Street, a line 320 feet easterly of Franklin Street, a line midway between Freeman Street and Green Street, a line 100 feet westerly of Manhattan Avenue, a line midway between Green Street and Huron Street, a line 125 feet easterly of Franklin Street, a line 50 feet northerly of Huron Street, and Franklin Street;
- d.** a line 250 feet southeasterly of Wythe Avenue, North 12th

Street, Berry Street, Nassau Avenue, Guernsey Street, a line 100 feet northerly of Nassau avenue, Lorimer Street, Nassau avenue, a line midway between Manhattan avenue and Lorimer Street, Driggs Avenue, Eckford Street, Engert Avenue, a line 100 feet southwesterly of Graham Avenue-Via Vespucci, Bayard Street, Graham Avenue-Via Vespucci, Brooklyn Queens Expressway Service Road, Mc Guinness Boulevard South, Humboldt Street, a line 250 feet southerly of Engert Avenue, a line midway between Russell Street and Humboldt Street, Brooklyn Queens Expressway, Richardson Street, a line 150 feet westerly of Graham Avenue-Via Vespucci, Frost Street, Manhattan Avenue, a line midway between Frost street and Withers Street, a line 100 feet easterly of Leonard Street, Withers Street, Leonard Street, a line midway between Withers Street and Jackson Street, a line 150 feet easterly of Lorimer Street, Jackson Street, a line 100 feet westerly of Lorimer Street, Skillman Avenue, Brooklyn Queens Expressway, North 6th Street, Havemeyer Street, North 7th Street, a line 100 feet northwesterly of Roebling Street, North 8th Street, a line 100 feet northwesterly of Driggs Avenue, North 9th Street, a line 100 feet southeasterly of Bedford Avenue, and a line midway between North 10th Street and North 9th Street;

- e. Kent Avenue, North 9th Street, Wythe Avenue, North 7th Street, Berry Street, a line midway between North 7th Street and North 6th Street, a line 100 feet northwesterly of Bedford Avenue, a line midway between North 6th Street and North 5th Street, Berry Street, North 4th Street, Bedford Avenue, North 5th Street, Driggs Avenue, North 4th Street, Metropolitan Avenue, Union Avenue, Borinquen Place, Marcy Avenue, a line midway between Hope Street and Grand Street, Havemeyer Street, Hope Street, Roebling Street, Fillimore Place, Driggs Avenue, North 1st Street, Bedford Avenue, Metropolitan Avenue, North 3rd Street, Berry Street, a line 90 feet southerly of North 1st Street, Wythe Avenue, a line midway between South 1st Street and South 2nd Street, a line 200 feet westerly of Wythe Avenue, a line midway between Grand Street and South 1st Street, a line 100 feet easterly of Kent Avenue, and Grand Street; and

- f. South 3rd Street, Wythe Avenue, South 4th Street, South 5th Place and its southerly centerline prolongation, South 5th Street, Kent Avenue, South 4th Street, and a line 100 feet westerly of Wythe Avenue;

Borough of Brooklyn, Community District 1, as shown on a diagram (for illustrative purposes only) dated December 22, 2004, and subject to the conditions of CEQR Declaration E-138.

(On January 5, 2005, Cal. No. 8, the Commission scheduled January 19, 2005 for a public hearing which has been duly advertised.)

Close the hearing.

NOTICE

On Wednesday, January 19, 2005, at 10:00 a.m. at the Klitgord Auditorium of the NYC Technical College located at 285 Jay Street, between Tillary and Johnson Streets Brooklyn, New York a public hearing is being held by the City Planning Commission in conjunction with the above ULURP hearing to receive comments related to a Draft Environmental Impact Statement (DEIS) concerning the Greenpoint-Williamsburg Rezoning, a proposal by the New York City Department of City Planning involving zoning map and text amendments, changes to the city map involving street demapping and, in association with the NYC Department of Parks and Recreation, establishment of a park (collectively, “the proposed action”) affecting the Greenpoint and Williamsburg areas of northern Brooklyn, Community District 1.

This hearing is being held pursuant to the State Environmental Quality Review Act (SEQRA) and City Environmental Quality Review (CEQR), CEQR No. 04DCP003K.

III. REPORTS

BOROUGH OF BROOKLYN

No. 19

FORBELL RESIDENCE

CD 5

C 040468 PCK

IN THE MATTER OF an application submitted by the Department of Homeless Services and the Department of Citywide Administrative Services pursuant to Section 197-c of the New York City Charter for site selection and acquisition of property located at 338 Forbell Street (Block 4258, Lots 34 and 36), and site selection of property located at Forbell Street and Elderts Lane, (Block 4258, Lot 1), for use as a transitional residence.

(On December 8, 2004, Cal. No. 1, the Commission scheduled December 22, 2004 for a public hearing. On December 22, 2004, Cal. No. 9, the hearing was closed.)

For consideration.

No. 20

RIVERDALE APARTMENTS

CD 16

C 050160 HAK

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development (HPD):

1. pursuant to Article 16 of the General Municipal Law of New York State for:
 - a) the designation of property located at 758, 762 764 and 768 Rockaway Avenue, 195, 197, 201 and 203 Riverdale Avenue and 435 Chester Street, Site 22 within the Marcus Garvey Urban Renewal Area (Block 3589, Lots 1, 6-10, 48-50) as an Urban Development Action Area; and

- b) an Urban Development Action Area Project for such area; and
- 2. pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer selected by HPD;

to facilitate development of a six story building, tentatively known as Riverdale Apartments, with approximately 73 rental units for the elderly, to be developed under the New York State Housing Trust Fund Program.

(On December 22, 2004, Cal. No. 2, the Commission scheduled January 5, 2005 for a public hearing. On January 5, 2005, Cal. No. 10, the hearing was closed.)

For consideration.

BOROUGH OF STATEN ISLAND

93 MEISNER AVENUE

No. 21

CD2

N 050142ZAR

IN THE MATTER OF an application submitted by Steve Nisan **for the grant of an authorization** pursuant to Section 105-421 of the Zoning Resolution involving the modification of existing topography **to allow the construction of a single-family detached residence located at 93 Meisner Avenue (Block 2306, Lot 119) within the Special Natural Area District (NA-1).**

Plans for the proposal are on file with the City Planning Commission and may be seen at 130 Stuyvesant Place, 6th Floor, Staten Island, New York 10301.

For consideration.

**IV. CITY PLANNING COMMISSION 2005 SCHEDULE OF MEETINGS
January 1 to June 30**

	SUN	MON	TUE	WED	THU	FRI	SAT	Notes
JANUARY	2 REVIEW SESSION	3	4 CPC PUBLIC MEETING	5	6	7	8 <small>2005 HOLIDAY</small>	*Review Session will be held on <u>Tuesday, January 18th</u>
	9	10	11	12	13	14	15	
	16 <small>2005 HOLIDAY</small>	17 REVIEW SESSION	18 * REVIEW SESSION	19 CPC PUBLIC MEETING	20	21	22	
	23	24	25	26	27	28	29	
	30 REVIEW SESSION	31						
FEBRUARY			1 CPC PUBLIC MEETING	2	3	4	5	
	6	7	8	9	10	11	12 <small>2005 HOLIDAY</small>	
	13 REVIEW SESSION	14	15 CPC PUBLIC MEETING	16	17	18	19	
	20 REVIEW SESSION	21	22	23	24	25	26	
	27 REVIEW SESSION	28						
MARCH			1 CPC PUBLIC MEETING	2	3	4	5	
	6	7	8	9	10	11	12	
	13 REVIEW SESSION	14	15 CPC PUBLIC MEETING	16	17	18	19	
	20 <small>2005 HOLIDAY</small>	21	22	23	24	25	26	
	27 REVIEW SESSION	28	29 CPC PUBLIC MEETING	30	31			
APRIL						1	2	
	3	4	5	6	7	8	9	
	10 REVIEW SESSION	11	12 CPC PUBLIC MEETING	13	14	15	16	
	17	18	19	20	21	22	23	
	24 REVIEW SESSION	25	26 CPC PUBLIC MEETING	27	28	29	30	
MAY	1	2	3	4	5	6	7	
	8 REVIEW SESSION	9	10 CPC PUBLIC MEETING	11	12	13	14	
	15	16	17	18	19	20	21	
	22 REVIEW SESSION	23	24 CPC PUBLIC MEETING	25	26	27	28	
	29 <small>2005 HOLIDAY</small>	30	31					
JUNE				1	2	3	4	
	5 REVIEW SESSION	6	7 CPC PUBLIC MEETING	8	9	10	11	
	12	13	14	15	16	17	18	
	19 REVIEW SESSION	20	21 CPC PUBLIC MEETING	22	23	24	25	
	26	27	28	29	30			

Review Sessions are held in Spector Hall at 22 Reade Street starting at 1:00 P.M.
Public Meetings are held in Spector Hall at 22 Reade Street starting at 10:00 A.M.

