

# CITY PLANNING COMMISSION DISPOSITION SHEET

**PUBLIC MEETING:**  
**WEDNESDAY, MARCH 2, 2005**  
**10:00 A.M. SPECTOR HALL**  
**22 READE STREET, NEW YORK 10007**

**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 040413 PCX	1	WILLIS AVENUE DETENTION CENTER	Scheduled to be Heard 3/16/05
2	C 040454 ZSM	2	137 WOOSTER STREET	" "
3	C 050204 HAM	9	HANCOCK PLACE	" "
4	N 050251 HAK	14	CAMBA	Hearing Closed
5	C 040405 ZSK	4	ENGINE 277/LADDER 112	" "
6	C 040404 PSK	4	" "	" "
7	C 050159 HAM	7	MONTEREY GARAGE	" "
8	C 050164 HAM	10	THE KALAHARI	" "
9	C 050175 PSK	11	SOUTH/WEST BROOKLYN TRANSFER STATION	" "
10	C 050176 PSK	7	HAMILTON AVENUE TRANSFER STATION	" "
11	C 050174 PSQ	7	NORTH SHORE TRANSFER STATION	" "
12	C 050173 PCM	8	EAST 91 <sup>ST</sup> STREET TRANSFER STATION	" "
13	C 050134 ZMK	10	BAY RIDGE REZONING	Withdrawn
14	C 050134(A) ZMK	10	" "	Fav. Report Adopted as
15	N 050133 ZRK	10	" "	" "
16	C 050072 HAM	11	PROJECT GREENHOPE	Favorable Report Adopted
17	C 050073 ZSM	11	" "	" "

COMMISSION ATTENDANCE:		COMMISSION VOTING RECORD:													
		Present (P)	In Favor - Y Oppose - N Abstain - AB Recuse - R												
		Absent (A)													
Calendar Numbers:			13	14	15	16	17	18	19	20	21	22			
Amanda M. Burden, AICP, Chair	P			Y	Y	Y	Y	Y	Y	Y	Y	Y			
Kenneth J. Knuckles, Esq., Vice Chairman	P			Y	Y	Y	Y	Y	Y	Y	Y	Y			
Angela M. Battaglia	P	W		Y	Y	Y	Y	Y	Y	Y	Y	Y			
Irwin Cantor, P.E.	P	I		Y	Y	Y	Y	Y	Y	Y	Y	Y			
Angela R. Cavaluzzi, R.A.	P	T		Y	Y	Y	Y	Y	Y	Y	Y	Y			
Alfred C. Cerullo, III	P	H		Y	Y	Y	Y	Y	Y	Y	Y	Y			
Richard W.Eaddy	P	D		Y	Y	Y	Y	Y	Y	Y	Y	Y			
Jane D. Gol	P	R		Y	Y	Y	Y	Y	Y	Y	Y	Y			
Lisa A. Gomez	P	A		Y	Y	Y	Y	Y	Y	Y	Y	Y			
Christopher Kui	P	W		Y	Y	Y	Y	Y	Y	Y	Y	Y			
John Merolo	P	N		Y	Y	Y	Y	Y	Y	Y	Y	Y			
Karen A. Phillips	P			Y	Y	Y	Y	Y	Y	Y	Y	Y			
Dolly Williams, Commissioners	P			Y	Y	Y	Y	Y	Y	Y	Y	Y			

MEETING ADJOURNED AT: 1:56 P.M.

# CITY PLANNING COMMISSION DISPOSITION SHEET

**PUBLIC MEETING:  
WEDNESDAY, MARCH 2, 2005  
10:00 A.M. SPECTOR HALL  
22 READE STREET, NEW YORK 10007**

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

[illegible][illegible]

**MEETING ADJOURNED AT:**

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

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**CITY PLANNING COMMISSION**  

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**WEDNESDAY, MARCH 2, 2005**  

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**MEETING AT 10:00 A.M. AT SPECTOR HALL**  
**22 READE STREET**  
**NEW YORK, NEW YORK**



**Michael R. Bloomberg, Mayor**

**City of New York**

**[No. 5]**

**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](http://nyc.gov/planning)**

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**CITY PLANNING COMMISSION**

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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.

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**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](http://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, MARCH 2, 2005**

Roll Call; approval of minutes .....	1
I. Scheduling of March 16, 2005 .....	1
II. Public Hearings .....	3
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IV. Schedule of Meetings: January 1, 2005 - June 30, 2005. ....	70

**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 March 16, 2005 at Spector Hall 22 Read Street, New York, at 10:00 a.m.

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**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: \_\_\_\_\_

**MARCH 2, 2005**

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**APPROVAL OF MINUTES OF Regular Meeting of February 16, 2005**

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**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE  
SCHEDULED FOR WEDNESDAY, MARCH 16, 2005  
STARTING AT 10:00 A.M.  
IN SPECTOR HALL, 22 READE STREET  
NEW YORK, NEW YORK**

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**BOROUGH OF THE BRONX**

**No. 1**

***WILLIS AVENUE DETENTION CENTER***

**CD 1**

**C 040413 PCX**

**IN THE MATTER OF** an application submitted by the Department of Probation 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 416-426 Willis Avenue (Block 2289, Lot 3) ,for use as an alternative to a detention program facility.

**Resolution for adoption scheduling March 16, 2005 for a public hearing.**

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**BOROUGH OF MANHATTAN**

**No. 2**

***137 WOOSTER STREET***

**CD 2**

**C 040454 ZSM**

**IN THE MATTER OF** an application submitted by 137 Wooster Street LLC pursuant to Sections 197-c and 201 of the New York City Charter **for the grant of a special permit** pursuant to Section 74-712 of the Zoning Resolution **to modify the use regulations for a proposed development on a zoning lot that is vacant to allow Use Group 6 uses on the**

**ground floor and cellar and to allow residential use (Use Group 2 uses) on the 2<sup>nd</sup> through 8<sup>th</sup> floors of a proposed 8-story building on property located at 137 Wooster Street and at 455 West Broadway** (Block 515, Lots 3 and 34), in the SoHo Cast Iron Historic District, within an M1-5A 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 March 16, 2005 for a public hearing.**

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**No. 3**

***HANCOCK PLACE***

**CD 9**

**C 050204 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 350, 352, 354 and 356 West 124<sup>th</sup> Street (Block 1950, Lots 57-60) 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 Hancock Place Apartments, with approximately 53 units of low income housing, to be developed under the New York State Housing Trust Fund Program.

**Resolution for adoption scheduling March 16, 2005 for a public hearing.**

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## **II. PUBLIC HEARINGS**

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### **BOROUGH OF BROOKLYN**

**No. 4**

***CAMBA***

**CD 14**

**N 050251 HAK**

#### **PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by the Department of Housing Preservation and Development (HPD) pursuant to Article 16 of the General Municipal Law of New York State for:

- 1) The designation of property located at 1247 Flatbush Avenue (Block 5210, Lot 17), as an Urban Development Action Area; and
- 2) An Urban Development Action Area Project for such area;

to facilitate development of a four-story building tentatively known as CAMBA, with approximately 46 units of housing for low income persons, to be developed under the Department of Housing Preservation and Development's Supportive Housing Loan Program.

(On February 16, 2005, Cal. No. 1, the Commission scheduled March 2, 2005 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**Nos. 5 and 6**

***ENGINE 277/LADDER 112***

**No. 5**

**CD 4**

**C 040405 ZSK**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by the Fire Department pursuant to Sections 197-c and 201 of the New York City Charter **for the grant of a special permit** pursuant to Section 74-67 of the Zoning Resolution:

1. to allow a fire station in a Residence District; and
2. to modify the requirements of Sections 23-14 (Minimum Required Open Space, Maximum Lot Coverage and Floor Area Ratio) to increase the permitted floor area ratio and percentage of lot coverage to that permitted by Section 24-11 (Maximum Floor Area Ratio and Percentage of Lot Coverage)

to facilitate the construction of a 3-story approximately 10,775 square-foot fire station on property located at 580-582 Knickerbocker Avenue (Block 3343, Lot 29 and part of Lot 1), in an R6 District.

(On February 16, 2005, Cal. No. 2, the Commission scheduled March 2, 2005 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**No. 6**

**CD 4**

**C 040404 PSK**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by the Fire Department and the Department of Citywide Administrative Services pursuant to Section 197-c of the New York City Charter for site selection of property located at 580-582 Knickerbocker Avenue (Block 3343, part of lot 1); for use as a fire station.

(On February 16, 2005, Cal. No. 3, the Commission scheduled March 2, 2005 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**BOROUGH OF MANHATTAN**

**No. 7**

***MONTEREY GARAGE***

**CD 7**

**C 050159 HAM**

**PUBLIC HEARING:**

**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 137-139 West 89<sup>th</sup> Street (Block 1220, Lot 10) as an Urban Development Action Area;
  - 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 the sale of an existing five-story garage through the Asset Sales Program.

(On February 16, 2005, Cal. No. 8, the Commission scheduled March 2, 2005 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**No. 8**

***THE KALAHARI***

**CD 10**

**C 050164 HAM**

**PUBLIC HEARING:**

**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 59-65, and 31-35 West 115<sup>th</sup> Street and 24-48 West 116<sup>th</sup> Street, p/o Sites 32A and 33, within the Milbank Frawley Circle West Urban Renewal Area (Block 1599 Lots 13-15, 17-18, 47-53, 56, 58-59) 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 an eight- and twelve-story mixed-use building, tentatively known as the Kalahari, with approximately 249 residential units, commercial and community facility space, to be developed under HPD's Cornerstone Program.

(On February 16, 2005, Cal. No. 9, the Commission scheduled March 2, 2005 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**BOROUGH OF BROOKLYN**

**No. 9**

***SOUTH/WEST BROOKLYN TRANSFER STATION***

**CD 11**

**C 050175 PSK**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by the Department of Sanitation pursuant to Section 197-c of the New York City Charter, for site selection of property located at 1824 Shore Parkway (Block 6943, part of lot 30), for use as a Marine Transfer station.

(On February 16, 2005, Cal. No. 4, the Commission scheduled March 2, 2005 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**No. 10**

***HAMILTON AVENUE TRANSFER STATION***

**CD 7**

**C 050176 PSK**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by the Department of Sanitation pursuant to Section 197-c of the New York City Charter, for site selection of property located at 488 Hamilton Avenue (Block 625, part of lot 2 and part of lot 250), for use as a Marine Transfer Station.

(On February 16, 2005, Cal. No. 5, the Commission scheduled March 2, 2005 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**BOROUGH OF QUEENS**

**No. 11**

***NORTH SHORE TRANSFER STATION***

**CD 7**

**C 050174 PSQ**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by the Department of Sanitation, pursuant to Section 197-c of the New York City Charter, for site selection of property located at 120-15 31<sup>st</sup> Avenue (Block 4346, part of lot 75), for use as a Marine Transfer station.

(On February 16, 2005, Cal. No. 6, the Commission scheduled March 2, 2005 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**BOROUGH OF MANHATTAN**

**No. 12**

***EAST 91<sup>ST</sup> STREET TRANSFER STATION***

**CD 8**

**C 050173 PCM**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by the Department of Sanitation 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 East 91<sup>st</sup> Street and the East River (Block 1587, lot 27, property adjacent to lot 27 in the East River, a part of Block 1587, lot 1, and a portion of property over the Franklin D. Roosevelt Drive), for use as a Marine Transfer station.

(On February 16, 2005, Cal. No. 7, the Commission scheduled March 2, 2005 for a public hearing which has been duly advertised.)

**Close the hearing.**

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### III. REPORTS

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#### BOROUGH OF BROOKLYN

#### Nos. 13, 14 and 15

#### *BAY RIDGE REZONING*

#### No. 13

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 3<sup>rd</sup> Avenue, 78<sup>th</sup> Street, 3<sup>rd</sup> Avenue, 82<sup>nd</sup> Street, and a line 100 feet northwesterly of 3<sup>rd</sup> Avenue;
- b.** Bay Ridge Parkway, a line 100 feet southeasterly of 5<sup>th</sup> Avenue, 85<sup>th</sup> Street, 5<sup>th</sup> Avenue, a line midway between 85<sup>th</sup> Street and 86<sup>th</sup> Street, and a line 100 feet northwesterly of 5<sup>th</sup> Avenue;
- c.** 86<sup>th</sup> Street, 3<sup>rd</sup> Avenue, 87<sup>th</sup> Street, a line 100 feet southeasterly of 3<sup>rd</sup> Avenue, 95<sup>th</sup> Street, 3<sup>rd</sup> Avenue, 97<sup>th</sup> Street, a line 100 feet southeasterly of 3<sup>rd</sup> Avenue, Marine Avenue, and a line 100 feet northwesterly of 3<sup>rd</sup> Avenue;
- d.** a line midway between 85<sup>th</sup> Street and 86<sup>th</sup> Street, the northwesterly boundary line of a Park and its southwesterly prolongation, 86<sup>th</sup> Street, Gatling Place, a line 100 feet southwesterly of 86<sup>th</sup> Street, and Hamilton Parkway;
- e.** 92<sup>nd</sup> Street, a line 100 feet southeasterly of 5<sup>th</sup> Avenue, 95<sup>th</sup> Street, 4<sup>th</sup> Avenue, 96<sup>th</sup> Street, a line 100 feet northwesterly of 4<sup>th</sup> Avenue, 95<sup>th</sup> Street, and 5<sup>th</sup> Avenue;



- f. a line midway between 97<sup>th</sup> Street and Marine Avenue, a line 100 feet southeasterly of 4<sup>th</sup> Avenue, a line midway between Marine Avenue and 99<sup>th</sup> Street, 4<sup>th</sup> Avenue, 100<sup>th</sup> Street, and a line 100 feet northwesterly of 4<sup>th</sup> Avenue; and
  - g. 100<sup>th</sup> Street, a line 100 feet southeasterly of 4<sup>th</sup> Avenue, 101<sup>st</sup> Street, and 4<sup>th</sup> Avenue;
- 2. **eliminating a C2-2 District within an existing R6 District bounded by:**
  - a. 82<sup>nd</sup> Street, a line 100 feet southeasterly of 3<sup>d</sup> Avenue, 87<sup>th</sup> Street, 3<sup>rd</sup> Avenue, 86<sup>th</sup> Street, and a line 100 feet northwesterly of 3<sup>rd</sup> Avenue;
  - b. 89<sup>th</sup> Street, 4<sup>th</sup> Avenue, 95<sup>th</sup> Street, and a line 100 feet northwesterly of 4<sup>th</sup> Avenue; and
  - c. a line 100 feet southwesterly of 86<sup>th</sup> Street, a line midway between 5<sup>th</sup> Avenue and Gelston Avenue, the southeasterly centerline prolongation of 91<sup>st</sup> Street, and 5<sup>th</sup> 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 70<sup>th</sup> Street, and the easterly boundary line of Shore Road Park;
- 4. **changing from an R3-1 District to an R2 District property bounded by** 85<sup>th</sup> Street, a line 100 feet northwesterly of Ridge Boulevard, 86<sup>th</sup> Street, and Colonial Road;
- 5. **changing from an R3-2 District to an R2 District property bounded by:**
  - a. 85<sup>th</sup> Street, Ridge Boulevard, 86<sup>th</sup> Street, and a line 100 feet northwesterly of Ridge Boulevard; and
  - b. 85<sup>th</sup> Street, a line 100 feet northwesterly of 3<sup>rd</sup> Avenue, a line midway between 85<sup>th</sup> Street and 86<sup>th</sup> 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 74<sup>th</sup> Street and Bay Ridge Parkway, a line 100 feet northwesterly of Colonial Road, a line midway between Bay Ridge Parkway and 76<sup>th</sup> 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 74<sup>th</sup> Street and Bay Ridge Parkway, Colonial Road, a line midway between Bay Ridge Parkway and 76<sup>th</sup> Street, and a line 100 feet northwesterly of Colonial Road;
8. **changing from an R6 District to an R3-2 District property bounded by** 71<sup>st</sup> Street, Colonial Road, 73<sup>rd</sup> Street and a line 100 feet northwesterly of Colonial Road;
9. **changing from an R6 District to an R3A District property bounded by** 92<sup>nd</sup> Street, a line 340 feet northwesterly of Ridge Boulevard, a line midway between 92<sup>nd</sup> Street and 93<sup>rd</sup> Street, a line 420 feet northwesterly of Ridge Boulevard, 93<sup>rd</sup> Street, Ridge Boulevard, Marine Avenue, a line midway between 93<sup>rd</sup> Street and 94<sup>th</sup> Street, a line 210 feet northeasterly of the easterly boundary line of Shore Road Park, 93<sup>rd</sup> 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 5<sup>th</sup> Avenue, a line 100 feet northeasterly of 72<sup>nd</sup> 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 4<sup>th</sup> Avenue, Ovington Avenue, and a line 100 feet southeasterly of 4<sup>th</sup> Avenue; and
  - b. 79<sup>th</sup> Street, a line 100 feet northwesterly of 5<sup>th</sup> Avenue, a line midway between 80<sup>th</sup> Street and 81<sup>st</sup> street, and a line 100 feet southeasterly of 4<sup>th</sup> 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, 4<sup>th</sup> Avenue, 66<sup>th</sup> Street, 5<sup>th</sup> Avenue, 67<sup>th</sup> Street, 4<sup>th</sup> Avenue, 67<sup>th</sup> Street, a line perpendicular to the southwesterly street line of 67<sup>th</sup> Street distant 295 feet northwesterly (as measured along the street line) from the point of intersection of the southwesterly street line of 67<sup>th</sup> Street and the northwesterly street line of 4<sup>th</sup> Avenue, a line midway between 67<sup>th</sup> Street and Senator Street, a line 40 feet southeasterly of 3<sup>rd</sup> Avenue, 67<sup>th</sup> Street, a line 100 feet northwesterly of 3<sup>rd</sup> Avenue, the northeasterly prolongation at Senator Street of a line 100 feet northwesterly of 3<sup>rd</sup> Avenue, a line 100 feet southwesterly of 67<sup>th</sup> Street, Ridge Boulevard, 67<sup>th</sup> Street, and a line 100 feet northwesterly of Ridge Boulevard;
- b.** 66<sup>th</sup> Street and its southeasterly centerline prolongation, Gowanus Expressway, a line midway between 74<sup>th</sup> Street and Bay Ridge Parkway and its southeasterly prolongation, a line 100 feet southeasterly of 6<sup>th</sup> Avenue, 78<sup>th</sup> Street, 6<sup>th</sup> Avenue, a line midway between 80<sup>th</sup> Street and 81<sup>st</sup> Street and its southeasterly prolongation, Gowanus Expressway, a line 100 feet northeasterly of 86<sup>th</sup> Street, a line 130 feet southeasterly of 5<sup>th</sup> Avenue, 85<sup>th</sup> Street, a line 100 feet southeasterly of 5<sup>th</sup> Avenue, a line midway between 83<sup>rd</sup> Street and 84<sup>th</sup> Street, a line perpendicular to the southwesterly street line of 83<sup>rd</sup> Street distant 310 feet southeasterly (as measured along the street line) from the point of intersection of the southeasterly street line of 5<sup>th</sup> Avenue and the southwesterly street line of 83<sup>rd</sup> Street, 83<sup>rd</sup> Street, a line perpendicular to the northeasterly street line of 83<sup>rd</sup> Street distant 255 feet northwesterly (as measured along the street line) from the point of intersection of the northwesterly street line of 6<sup>th</sup> Avenue and the northeasterly street line of 83<sup>rd</sup> Street, a line midway between 82<sup>nd</sup> Street and 83<sup>rd</sup> Street, a line 100 feet northwesterly of 6<sup>th</sup> Avenue, a line midway between 81<sup>st</sup> Street and 82<sup>nd</sup> Street, a line 100 feet southeasterly of 5<sup>th</sup> Avenue, a line midway between 77<sup>th</sup> Street and 78<sup>th</sup> Street, a line 100 feet

northwesterly of 6<sup>th</sup> Avenue, 76<sup>th</sup> Street, a line perpendicular to the northeasterly street line of 76<sup>th</sup> Street distant 245 feet southeasterly (as measured along the street line) from the point of intersection of the northeasterly street line of 76<sup>th</sup> Street and the southeasterly street line of 5<sup>th</sup> Avenue, a line midway between Bay Ridge Parkway and 76<sup>th</sup> Street, 6<sup>th</sup> Avenue, a line 100 feet northeasterly of Bay Ridge Parkway, a line 100 feet northwesterly of 6<sup>th</sup> Avenue, a line 100 feet southwesterly of Bay Ridge Avenue, a line 100 feet southeasterly of 5<sup>th</sup> Avenue, 67<sup>th</sup> Street, and 6<sup>th</sup> Avenue;

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

- i. 89<sup>th</sup> Street, a line 100 feet northwesterly of 3<sup>rd</sup> 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 96<sup>th</sup> Street and the northeasterly street line of Marine Avenue, a line perpendicular to the southwesterly street line of 96<sup>th</sup> Street, distant 240 feet northwesterly (as measured along the street line) from the point of intersection of the southwesterly street line of 96<sup>th</sup> Street and the northwesterly street line of 3<sup>rd</sup> Avenue, 96<sup>th</sup> Street, a line perpendicular to the northeasterly street line of 96<sup>th</sup> Street, distant 60 feet southeasterly (as measured along the street line) from the point of intersection of the northeasterly street line of 96<sup>th</sup> 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 96<sup>th</sup> 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 96<sup>th</sup> Street and the northeasterly street line of Marine Avenue, 95<sup>th</sup> Street, and Ridge Boulevard;
- j. 92<sup>nd</sup> Street, a line 100 feet northwesterly of 4<sup>th</sup> Avenue, a line midway between 93<sup>rd</sup> Street and 94<sup>th</sup> Street, and a line 100 feet southeasterly of 3<sup>rd</sup> Avenue;
- k. a line midway between 93<sup>rd</sup> Street and 94<sup>th</sup> Street, Marine Avenue, a line midway between 94<sup>th</sup> Street and Ridge Boulevard, a line 100 feet southwesterly of Marine Avenue, a line midway between Ridge Boulevard and 95<sup>th</sup> Street, a line 300 feet southwesterly of Marine Avenue, 95<sup>th</sup> Street, a line 200 feet southwesterly of Marine Avenue, a line midway between 95<sup>th</sup> street and 96<sup>th</sup> Street, a line 100 feet southwesterly of Marine Avenue, a line midway between 96<sup>th</sup> Street and 97<sup>th</sup> Street, a line 340 feet northeasterly of Shore Road Park, 96<sup>th</sup> Street, a line 300 feet northeasterly of Shore Road Park, a line midway between 95<sup>th</sup> street and 96<sup>th</sup> Street, a line 165 feet northeasterly of Shore Road Park, 95<sup>th</sup> 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 94<sup>th</sup> Street and Ridge

Boulevard, and a line 210 feet northeasterly of Shore Road Park;  
and

- I. a line midway between 95<sup>th</sup> Street and 96<sup>th</sup> Street, a line 100 feet northwesterly of 4<sup>th</sup> Avenue, a line midway between 97<sup>th</sup> Street and Marine Avenue, a line 215 feet northwesterly of 4<sup>th</sup> Avenue, Marine Avenue, a line 100 feet northwesterly of 4<sup>th</sup> Avenue, 101<sup>st</sup> Street, and a line 100 feet southeasterly of 3<sup>rd</sup> Avenue;

- 13. **changing from a C4-2 District to an R4-1 District property bounded by** 85<sup>th</sup> Street, a line 130 feet southeasterly of 5<sup>th</sup> Avenue, a line 100 feet northeasterly of 86<sup>th</sup> Street, and a line 100 feet southeasterly of 5<sup>th</sup> Avenue;

- 14. **changing from an R3-1 District to an R4A District property bounded by:**

- a. a line midway between Bay Ridge Parkway and 76<sup>th</sup> Street and its northwesterly prolongation, a line 100 feet southeasterly of Narrows Avenue, 78<sup>th</sup> Street, a line 100 feet northwesterly of Ridge Boulevard, a line midway between 79<sup>th</sup> Street and 80<sup>th</sup> Street, Colonial Road, 79<sup>th</sup> Street, Narrows Avenue, a line 100 feet southwesterly of 79<sup>th</sup> Street, and the easterly boundary line of Shore Road Park; and
- b. a line midway between Bay Ridge Parkway and 76<sup>th</sup> Street, a line 100 feet northwesterly of Ridge Boulevard, 77<sup>th</sup> 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, 67<sup>th</sup> Street, and a line midway between Colonial Road and Sedgwick Place;
- b. 70<sup>th</sup> Street, a line 60 feet northwesterly of Louise Terrace and its southwesterly prolongation, a line midway between Mackay Place and 71<sup>st</sup> Street, and Narrows Avenue;
- c. 73<sup>rd</sup> Street, a line 100 feet northwesterly of Colonial Road, a line midway between 74<sup>th</sup> Street and Bay Ridge Parkway, a line 100 feet southeasterly of Narrows Avenue, a line midway between

Bay Ridge Parkway and 76<sup>th</sup> 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 73<sup>rd</sup> Street and 74<sup>th</sup> Street, and a line 200 feet southeasterly of Narrows Avenue; and

- d. a line midway between Bay Ridge Parkway and 76<sup>th</sup> Street, a line 100 feet northwesterly of 3<sup>rd</sup> Avenue, 82<sup>nd</sup> Street, Ridge Boulevard, 81<sup>st</sup> Street, and a line 100 feet northwesterly of Ridge Boulevard;

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

- a. 67<sup>th</sup> Street, a line 100 feet northwesterly of 5<sup>th</sup> Avenue, a line 100 feet northeasterly of 68<sup>th</sup> Street, and a line 100 feet southeasterly of 4<sup>th</sup> Avenue;
- b. 72<sup>nd</sup> 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 72<sup>nd</sup> Street, a line perpendicular to the easterly boundary line of Shore Road Park at its intersection with the southwesterly centerline prolongation of 72<sup>nd</sup> Court, and a line 280 feet northwesterly of Narrows Avenue;
- c. 73<sup>rd</sup> Street, Colonial Road, a line midway between 74<sup>th</sup> 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 76<sup>th</sup> Street, and Colonial Road;
- e. a line 110 feet northeasterly of 76<sup>th</sup> Street, a line 100 feet northwesterly of 4<sup>th</sup> Avenue, 78<sup>th</sup> Street, a line 100 feet southeasterly of 3<sup>rd</sup> Avenue, a line midway between 76<sup>th</sup> Street and 77<sup>th</sup> Street, and a line 350 feet southeasterly of 3<sup>rd</sup> Avenue; and
- f. Marine Avenue, 3<sup>rd</sup> Avenue, 99<sup>th</sup> Street, a line passing through two points: one on the northwesterly street line of 99<sup>th</sup> 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 99<sup>th</sup> Street and the easterly boundary line of Shore Road Park, and the other on the southeasterly street line of 97<sup>th</sup> 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 97<sup>th</sup> Street and the easterly boundary line of Shore Road Park, 97<sup>th</sup> Street, a line 100 feet northeasterly of Shore Road Park, and a line midway between 96<sup>th</sup> Street and 97<sup>th</sup> Street;

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

- a.** 68<sup>th</sup> Street, a line perpendicular to the southwesterly street line of 68<sup>th</sup> Street distant 355 feet southeasterly (as measured along the street line) from the point of intersection of the southwesterly street line of 68<sup>th</sup> 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.** 73<sup>rd</sup> Street, a line 100 feet northwesterly of Ridge Boulevard, a line midway between 73<sup>rd</sup> Street and 74<sup>th</sup> Street, a line 170 feet southeasterly of Colonial Road, 74<sup>th</sup> Street, a line 180 feet southeasterly of Colonial Road, Bay Ridge Parkway, and Colonial Road;
- c.** 78<sup>th</sup> Street, a line 100 feet northwesterly of 4<sup>th</sup> Avenue, 82<sup>nd</sup> Street, and a line 100 feet southeasterly of 3<sup>rd</sup> Avenue; and
- d.** a line 140 feet southwesterly of 97<sup>th</sup> 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 4<sup>th</sup> Avenue;

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

- a.** 64<sup>th</sup> Street, Gowanus Expressway, 4<sup>th</sup> Avenue, 65<sup>th</sup> Street, and the northeasterly centerline prolongation of 3<sup>rd</sup> Avenue;
- b.** 66<sup>th</sup> Street, 6<sup>th</sup> Avenue, 67<sup>th</sup> Street, and 5<sup>th</sup> Avenue;
- c.** 68<sup>th</sup> Street, Narrows Avenue, 72<sup>nd</sup> 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 72<sup>nd</sup> Court, the easterly boundary line of Shore Road Park, 72<sup>nd</sup> Street, a line 380 feet northwesterly of Narrows Avenue, a line midway between 71<sup>st</sup> Street and 72<sup>nd</sup> Street, a line 360 feet northwesterly of Narrows Avenue, 71<sup>st</sup> 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, 70<sup>th</sup> Street, a line perpendicular to the northeasterly street line of 70<sup>th</sup> Street distant 155 feet southeasterly (as measured along the street) from the point of intersection of the northeasterly street line of 70<sup>th</sup> Street and the easterly boundary line of Shore Road Park, a line midway between Bay Ridge Avenue and 70<sup>th</sup> 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. 67<sup>th</sup> Street, Ridge Boulevard, a line 100 feet southwesterly of 67<sup>th</sup> Street, a line 100 feet northwesterly of 3<sup>d</sup> 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 3<sup>rd</sup> Avenue, a line midway between Bay Ridge Parkway and 76<sup>th</sup> Street, a line 120 feet southeasterly of Ridge Boulevard, a line midway between 74<sup>th</sup> Street and Bay Ridge Parkway, a line 200 feet southeasterly of Ridge Boulevard, a line midway between 73<sup>rd</sup> Street and 74<sup>th</sup> Street, a line 300 feet southeasterly of Ridge Boulevard, 73<sup>rd</sup> 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 68<sup>th</sup> Street distant 355 feet southeasterly (as measured along the street line) from the point of intersection of the southwesterly street line of 68<sup>th</sup> Street and the southeasterly street line of Ridge Boulevard, 68<sup>th</sup> Street, and a line 100 feet northwesterly of Ridge Boulevard;
- e. a line midway between 74<sup>th</sup> 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 southeasterly of Colonial Road;

- f. 67<sup>th</sup> Street, a line 100 feet northwesterly of 4<sup>th</sup> Avenue, a line 100 feet southwesterly of Bay Ridge Avenue, a line 100 feet southeasterly of 3<sup>rd</sup> Avenue, a line midway between 67<sup>th</sup> Street and Senator Street, and a line perpendicular to the southwesterly street line of 67<sup>th</sup> Street distant 295 feet northwesterly (as measured along the street line) from the point of intersection of the southwesterly street line of 67<sup>th</sup> Street and the northwesterly street line of 4<sup>th</sup> Avenue;
- g. a line 100 feet northeasterly of 68<sup>th</sup> Street, a line 100 feet northwesterly of 5<sup>th</sup> Avenue, a line 100 feet southwesterly of Bay Ridge Avenue, and a line 100 feet southeasterly of 4<sup>th</sup> Avenue;
- h. Ovington Avenue, a line 100 feet northwesterly of 4<sup>th</sup> Avenue, a line 110 feet northeasterly of 76<sup>th</sup> Street, a line 350 feet southeasterly of 3<sup>rd</sup> Avenue, a line midway between 76<sup>th</sup> Street and 77<sup>th</sup> Street, and a line 100 feet southeasterly of 3<sup>rd</sup> Avenue;
- i. a line 100 feet northeasterly of 72<sup>nd</sup> Street, a line 100 feet northwesterly of 5<sup>th</sup> Avenue, 77<sup>th</sup> Street, a line perpendicular to the southwesterly street line of 77<sup>th</sup> Street, distant 265 feet northwesterly (as measured along the street line) from the point of intersection of the southwesterly street line of 77<sup>th</sup> Street and the northwesterly street line of 5<sup>th</sup> Avenue, a line midway between 77<sup>th</sup> Street and 78<sup>th</sup> Street, and a line 100 feet southeasterly of 4<sup>th</sup> Avenue;
- j. a line 100 feet southwesterly of Bay Ridge Avenue, a line 100 feet northwesterly of 6<sup>th</sup> Avenue, a line 100 feet northeasterly of Bay Ridge Parkway, 6<sup>th</sup> Avenue, a line midway between Bay Ridge Parkway and 76<sup>th</sup> Street, a line perpendicular to the northeasterly street line of 76<sup>th</sup> Street distant 245 feet southeasterly (as measured along the street line) from the point of intersection of the northeasterly street line of 76<sup>th</sup> Street and the southeasterly street line of 5<sup>th</sup> Avenue, 76<sup>th</sup> Street, a line 100 feet northwesterly of 6<sup>th</sup> Avenue, a line midway between 77<sup>th</sup> Street and 78<sup>th</sup> Street, and a line 100 feet southeasterly of 5<sup>th</sup> Avenue;
- k. a line midway between 74<sup>th</sup> Street and Bay Ridge Parkway and its southeasterly prolongation, Gowanus Expressway, a line 100

feet southwesterly of 80<sup>th</sup> Street and its southeasterly prolongation, 6<sup>th</sup> Avenue, 78<sup>th</sup> Street, and a line 100 feet southeasterly of 6<sup>th</sup> Avenue;

- l.** a line midway between 81<sup>st</sup> Street and 82<sup>nd</sup> Street, a line 100 feet northwesterly of 6<sup>th</sup> Avenue, a line midway between 82<sup>nd</sup> Street and 83<sup>rd</sup> Street, a line perpendicular to the northeasterly street line of 83<sup>rd</sup> Street distant 255 feet northwesterly (as measured along the street line) from the point of intersection of the northwesterly street line of 6<sup>th</sup> Avenue and the northeasterly street line of 83<sup>rd</sup> Street, 83<sup>rd</sup> Street, a line perpendicular to the southwesterly street line of 83<sup>rd</sup> Street distant 310 feet southeasterly (as measured along the street line) from the point of intersection of the southeasterly street line of 5<sup>th</sup> Avenue and the southwesterly street line of 83<sup>rd</sup> Street, a line midway between 83<sup>rd</sup> Street and 84<sup>th</sup> Street, and a line 100 feet southeasterly of 5<sup>th</sup> Avenue;
- m.** 85<sup>th</sup> Street, a line 100 feet northwesterly of 4<sup>th</sup> Avenue, a line midway between 87<sup>th</sup> Street and 88<sup>th</sup> Street, a line 100 feet southeasterly of 3<sup>rd</sup> Avenue, a line 100 feet southwesterly of 85<sup>th</sup> Street, and a line 370 feet southeasterly of 3<sup>rd</sup> Avenue;
- n.** a line midway between 91<sup>st</sup> Street and 92<sup>nd</sup> Street, Ridge Boulevard, 93<sup>rd</sup> Street, a line 420 feet northwesterly of Ridge Boulevard, a line midway between 92<sup>nd</sup> Street and 93<sup>rd</sup> Street, a line 340 feet northwesterly of Ridge Boulevard, 92<sup>nd</sup> Street, Marine Avenue, and Colonial Road;
- o.** 91<sup>st</sup> Street, a line 100 feet northwesterly of 4<sup>th</sup> Avenue, 92<sup>nd</sup> Street, and a line 100 feet southeasterly of 3<sup>rd</sup> Avenue;
- p.** a line midway between 93<sup>rd</sup> Street and 94<sup>th</sup> Street, a line 100 feet northwesterly of 4<sup>th</sup> Avenue, a line midway between 95<sup>th</sup> Street and 96<sup>th</sup> Street, and a line 100 feet southeasterly of 3<sup>rd</sup> Avenue; and
- q.** a line 100 feet southwesterly of 86<sup>th</sup> 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 97<sup>th</sup> Street, a line 200 feet southeasterly of 4<sup>th</sup> Avenue, 97<sup>th</sup> Street, 4<sup>th</sup> Avenue, 95<sup>th</sup> Street, a line 100 feet southeasterly of 5<sup>th</sup> Avenue, 88<sup>th</sup> Street,

and Hamilton Parkway;

19. **changing from an M1-1 District to an R5B District property bounded by**  
a line 90 feet northeasterly of 66<sup>th</sup> Street, a line 90 feet northwesterly of 6<sup>th</sup>  
Avenue, 66<sup>th</sup> Street, and a line 100 feet southeasterly of 5<sup>th</sup> Avenue;
20. **changing from an R6 District to an R6A District property bounded by:**
  - a. 68<sup>th</sup> 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 70<sup>th</sup> Street, a line perpendicular to the northeasterly street line of 70<sup>th</sup> Street distant 155 feet southeasterly (as measured along the street line) from the point of intersection of the northeasterly street line of 70<sup>th</sup> Street and the easterly boundary line of Shore Road Park, 70<sup>th</sup> 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, 71<sup>st</sup> Street, a line 360 feet northwesterly of Narrows Avenue, a line midway between 71<sup>st</sup> Street and 72<sup>nd</sup> Street, a line 380 feet northwesterly of Narrows Avenue, and 72<sup>nd</sup> Street;
  - b. a line 120 feet southwesterly of 72<sup>nd</sup> 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 72<sup>nd</sup> Court,
  - c. 68<sup>th</sup> 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, 73<sup>rd</sup> Street, a line 300 feet southeasterly of Ridge Boulevard, a line midway between 73<sup>rd</sup> Street and 74<sup>th</sup> Street, a line 200 feet southeasterly of Ridge Boulevard, a line midway between 74<sup>th</sup> 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, 74<sup>th</sup> Street, Ridge Boulevard, 73<sup>rd</sup> Street, Colonial Road, 71st Street, a line 300 feet northwesterly of Ridge Boulevard, 72<sup>nd</sup> Street, and a line 100 feet northwesterly of Ridge Boulevard;

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

Avenue, 95<sup>th</sup> Street, a line 300 feet southwesterly of Marine Avenue, a line midway between Ridge Boulevard and 95<sup>th</sup> Street, and a line 100 feet southwesterly of Marine Avenue;

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

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

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

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

- a. 87<sup>th</sup> Street and its northwesterly centerline prolongation, Narrows Avenue, 89<sup>th</sup> Street, a line 120 feet southeasterly of Narrows Avenue, a line 120 feet southwesterly of 89<sup>th</sup> 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 91<sup>st</sup> Street, a line 200 feet northwesterly of Colonial Road, 91<sup>st</sup> Street, a line 460 feet northwesterly of Colonial Road, a line midway between 91<sup>st</sup> Street and 92<sup>nd</sup> Street and its northwesterly prolongation, a line 100 feet northwesterly of Colonial Road, 91<sup>st</sup> Street, Colonial

Road, Marine Avenue, Oliver Street, a line 255 feet northeasterly of Shore Road Park, 93<sup>rd</sup> Street, a line 210 feet northeasterly of Shore Road Park, a line midway between 94<sup>th</sup> Street and Ridge Boulevard, a line 260 feet northeasterly of Shore Road Park, Ridge Boulevard, a line 150 feet northeasterly of Shore Road Park, 95<sup>th</sup> Street, a line 165 feet northeasterly of Shore Road Park, a line midway between 95<sup>th</sup> Street and 96<sup>th</sup> Street, a line 300 feet northeasterly of Shore Road Park, 96<sup>th</sup> Street, a line 340 feet northeasterly of Shore Road Park, a line midway between 96<sup>th</sup> Street and 97<sup>th</sup> Street, a line 100 feet northeasterly of Shore Road Park, 97<sup>th</sup> Street, a line passing through two points: one on the southeasterly street line of 97<sup>th</sup> 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 97<sup>th</sup> Street and the easterly boundary line of Shore Road Park, and the other on the northwesterly street line of 99<sup>th</sup> 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 99<sup>th</sup> Street and the easterly boundary line of Shore Road Park, 99<sup>th</sup> Street, 3<sup>d</sup> 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 89<sup>th</sup> 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 89<sup>th</sup> 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 4<sup>th</sup> Avenue, a line 100 feet northeasterly of 72<sup>nd</sup> Street, and a line 100 feet southeasterly of 4<sup>th</sup> Avenue;
25. **changing from an R7-1 District to an R7B District property bounded by** 67<sup>th</sup> Street, 4<sup>th</sup> Avenue, 67<sup>th</sup> Street, a line 100 feet southeasterly of 4<sup>th</sup>

Avenue, a line midway between 85<sup>th</sup> Street and 86<sup>th</sup> Street, a line 100 feet northeasterly of 86<sup>th</sup> Street, and a line 100 feet northwesterly of 4<sup>th</sup> Avenue;

26. **changing from an R6 District to a C4-2A District property bounded by** a line 100 feet northeasterly of 86<sup>th</sup> Street, Gowanus Expressway, a line 100 feet southwesterly of 86<sup>th</sup> 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 86<sup>th</sup> Street, a line midway between 85<sup>th</sup> Street and 86<sup>th</sup> Street, 5<sup>th</sup> Avenue, 85<sup>th</sup> Street, a line 100 feet southeasterly of 5<sup>th</sup> Avenue, a line 100 feet northeasterly of 86<sup>th</sup> Street, Fort Hamilton Parkway, a line 100 feet southwesterly of 86<sup>th</sup> Street, 5<sup>th</sup> Avenue, 87<sup>th</sup> Street, a line 200 feet southeasterly of 4<sup>th</sup> Avenue, 89<sup>th</sup> Street, 4<sup>th</sup> Avenue, 89<sup>th</sup> Street, and a line 100 feet northwesterly of 4<sup>th</sup> Avenue;
28. **changing from a C8-1 District to a C8-2 District property bounded by** 87<sup>th</sup> Street, 5<sup>th</sup> Avenue, the southeasterly prolongation of the northeasterly street line of 95<sup>th</sup> Street, 4<sup>th</sup> Avenue, 89<sup>th</sup> Street, and a line 200 feet southeasterly of 4<sup>th</sup> Avenue;
29. **establishing within a proposed R6A District a C1-3 District bounded by:**
  - a. 89<sup>th</sup> Street, a line 100 feet southeasterly of 3<sup>rd</sup> Avenue, 95<sup>th</sup> Street, 3<sup>rd</sup> Avenue, 97<sup>th</sup> Street, a line 100 feet southeasterly of 3<sup>rd</sup> Avenue, Marine Avenue, and a line 100 feet northwesterly of 3<sup>rd</sup> Avenue; and
  - b. a line midway between 97<sup>th</sup> Street and Marine Avenue, 4<sup>th</sup> Avenue, a line 140 feet southwesterly of 97<sup>th</sup> Street, a line 100 feet southeasterly of 4<sup>th</sup> Avenue, a line midway between Marine Avenue and 99<sup>th</sup> Street, 4<sup>th</sup> Avenue, 100<sup>th</sup> Street, a line 100 feet southeasterly of 4<sup>th</sup> Avenue, 101<sup>st</sup> Street, 4<sup>th</sup> Avenue, 101<sup>st</sup> Street, and a line 100 feet northwesterly of 4<sup>th</sup> Avenue;
30. **establishing within a proposed R6B District a C1-3 District bounded by:**
  - a. Bay Ridge Parkway, a line 100 feet southeasterly of 3<sup>rd</sup> Avenue, 81<sup>st</sup> Street, 3<sup>rd</sup> Avenue, 82<sup>nd</sup> Street, and a line 100 feet northwesterly of 3<sup>rd</sup> Avenue;
  - b. 86<sup>th</sup> Street, a line 100 feet southeasterly of 3<sup>rd</sup> Avenue, 89<sup>th</sup> Street, and a line 100 feet northwesterly of 3<sup>rd</sup> Avenue; and



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

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

(On January 19, 2005, Cal. No. 1, the Commission scheduled February 2, 2005 for a public hearing. On February 2, 2005, Cal. No. 10, the hearing was closed.)

**For consideration.**

**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 3<sup>rd</sup> Avenue, 78<sup>th</sup> Street, 3<sup>rd</sup> Avenue, 82<sup>nd</sup> Street, and a line 100 feet northwesterly of 3<sup>rd</sup> Avenue;
- b.** Bay Ridge Parkway, a line 100 feet southeasterly of 5<sup>th</sup> Avenue, 85<sup>th</sup> Street, 5<sup>th</sup> Avenue, a line midway between 85<sup>th</sup> Street and 86<sup>th</sup> Street, and a line 100 feet northwesterly of 5<sup>th</sup> Avenue;
- c.** 86<sup>th</sup> Street, 3<sup>rd</sup> Avenue, 87<sup>th</sup> Street, a line 100 feet southeasterly of 3<sup>rd</sup> Avenue, 95<sup>th</sup> Street, 3<sup>rd</sup> Avenue, 97<sup>th</sup> Street, a line 100 feet southeasterly of 3<sup>rd</sup> Avenue, Marine Avenue, and a line 100 feet northwesterly of 3<sup>rd</sup> Avenue;
- d.** a line midway between 85<sup>th</sup> Street and 86<sup>th</sup> Street, the northwesterly boundary line of a Park and its southwesterly prolongation, 86<sup>th</sup> Street, Gatling Place, a line 100 feet southwesterly of 86<sup>th</sup> Street, and Hamilton Parkway;
- e.** 92<sup>nd</sup> Street, a line 100 feet southeasterly of 5<sup>th</sup> Avenue, 95<sup>th</sup> Street, 4<sup>th</sup> Avenue, 96<sup>th</sup> Street, a line 100 feet northwesterly of 4<sup>th</sup> Avenue, 95<sup>th</sup> Street, and 5<sup>th</sup> Avenue;
- f.** a line midway between 97<sup>th</sup> Street and Marine Avenue, a line 100 feet southeasterly of 4<sup>th</sup> Avenue, a line midway between Marine Avenue and 99<sup>th</sup> Street, 4<sup>th</sup> Avenue, 100<sup>th</sup> Street, and a line 100 feet northwesterly of 4<sup>th</sup> Avenue; and
- g.** 100<sup>th</sup> Street, a line 100 feet southeasterly of 4<sup>th</sup> Avenue, 101<sup>st</sup> Street, and 4<sup>th</sup> Avenue;

**2. eliminating a C2-2 District within an existing R6 District bounded by:**

- a.** 82<sup>nd</sup> Street, a line 100 feet southeasterly of 3<sup>rd</sup> Avenue, 87<sup>th</sup> Street, 3<sup>rd</sup> Avenue, 86<sup>th</sup> Street, and a line 100 feet northwesterly of 3<sup>rd</sup> Avenue;
- b.** 89<sup>th</sup> Street, 4<sup>th</sup> Avenue, 95<sup>th</sup> Street, and a line 100 feet northwesterly of 4<sup>th</sup> Avenue; and

- c. a line 100 feet southwesterly of 86<sup>th</sup> Street, a line midway between 5<sup>th</sup> Avenue and Gelston Avenue, the southeasterly centerline prolongation of 91<sup>st</sup> Street, and 5<sup>th</sup> 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 70<sup>th</sup> 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 76<sup>th</sup> Street, a line 120 feet northwesterly of Ridge Boulevard, 76<sup>th</sup> Street, a line 100 feet northwesterly of Ridge Boulevard, 77<sup>th</sup> Street, and a line 100 feet southeasterly of Colonial Road; and
  - b. 85<sup>th</sup> Street, a line 100 feet northwesterly of Ridge Boulevard, 86<sup>th</sup> Street, and Colonial Road;
- 5. **changing from an R3-2 District to an R2 District property bounded by:**
  - a. 76<sup>th</sup> Street, Ridge Boulevard, 77<sup>th</sup> Street, and a line 100 feet northwesterly of Ridge Boulevard;
  - b. 85<sup>th</sup> Street, Ridge Boulevard, 86<sup>th</sup> Street, and a line 100 feet northwesterly of Ridge Boulevard; and
  - c. 85<sup>th</sup> Street, a line 100 feet northwesterly of 3<sup>rd</sup> Avenue, a line midway between 85<sup>th</sup> Street and 86<sup>th</sup> 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 74<sup>th</sup> Street and Bay Ridge Parkway, a line 100 feet northwesterly of Colonial Road, a line midway between Bay Ridge Parkway and 76<sup>th</sup> 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 74<sup>th</sup> 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 76<sup>th</sup> Street, and a line 100 feet northwesterly of Colonial Road;

8. **changing from an R6 District to an R3-2 District property bounded by** 71<sup>st</sup> Street, Colonial Road, 73<sup>rd</sup> Street and a line 100 feet northwesterly of Colonial Road;
9. **changing from an R6 District to an R3A District property bounded by** 92<sup>nd</sup> Street, a line 340 feet northwesterly of Ridge Boulevard, a line midway between 92<sup>nd</sup> Street and 93<sup>rd</sup> Street, a line 420 feet northwesterly of Ridge Boulevard, 93<sup>rd</sup> Street, Ridge Boulevard, Marine Avenue, a line midway between 93<sup>rd</sup> Street and 94<sup>th</sup> Street, a line 210 feet northeasterly of the easterly boundary line of Shore Road Park, 93<sup>rd</sup> 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 5<sup>th</sup> Avenue, a line 100 feet northeasterly of 72<sup>nd</sup> 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 4<sup>th</sup> Avenue, Ovington Avenue, and a line 100 feet southeasterly of 4<sup>th</sup> Avenue; and
  - b. 79<sup>th</sup> Street, a line 100 feet northwesterly of 5<sup>th</sup> Avenue, a line midway between 80<sup>th</sup> Street and 81<sup>st</sup> street, and a line 100 feet southeasterly of 4<sup>th</sup> 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, 4<sup>th</sup> Avenue, 66<sup>th</sup> Street, 5<sup>th</sup> Avenue, 67<sup>th</sup> Street, 4<sup>th</sup> Avenue, 67<sup>th</sup> Street, a line perpendicular to the southwesterly street line of 67<sup>th</sup> Street distant 295 feet northwesterly (as measured along the street line) from the point of intersection of the southwesterly street line of 67<sup>th</sup> Street and the northwesterly street line of 4<sup>th</sup> Avenue, a line midway

between 67<sup>th</sup> Street and Senator Street, a line 40 feet southeasterly of 3<sup>rd</sup> Avenue, 67<sup>th</sup> Street, a line 100 feet northwesterly of 3<sup>rd</sup> Avenue, the northeasterly prolongation at Senator Street of a line 100 feet northwesterly of 3<sup>d</sup> Avenue, a line 100 feet southwesterly of 67<sup>th</sup> Street, Ridge Boulevard, 67<sup>th</sup> Street, and a line 100 feet northwesterly of Ridge Boulevard;

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

a line midway between 73<sup>rd</sup> Street and 74<sup>th</sup> Street, and a line 100 feet northwesterly of Ridge Boulevard;

- d. 77<sup>th</sup> Street, a line 100 feet northwesterly of 5<sup>th</sup> Avenue, 79<sup>th</sup> Street, a line 100 feet southeasterly of 4<sup>th</sup> Avenue, a line midway between 77<sup>th</sup> Street and 78<sup>th</sup> Street, and a line perpendicular to the southwesterly street line of 77<sup>th</sup> Street, distant 265 feet northwesterly (as measured along the street line) from the point of intersection of the southwesterly street line of 77<sup>th</sup> Street and the northwesterly street line of 5<sup>th</sup> Avenue;
- e. a line midway between 80<sup>th</sup> Street and 81<sup>st</sup> Street, a line 100 feet northwesterly of 5<sup>th</sup> Avenue, a line midway between 85<sup>th</sup> Street and 86<sup>th</sup> Street, and a line 100 feet southeasterly of 4<sup>th</sup> Avenue;
- f. 82<sup>nd</sup> Street, a line 100 feet northwesterly of 4<sup>th</sup> Avenue, 85<sup>th</sup> Street, a line 370 feet southeasterly of 3<sup>rd</sup> Avenue, a line 100 feet southwesterly of 85<sup>th</sup> Street, and a line 100 feet southeasterly of 3<sup>rd</sup> Avenue;
- g. a line midway between 87<sup>th</sup> Street and 88<sup>th</sup> Street, a line 100 feet northwesterly of 4<sup>th</sup> Avenue, 91<sup>st</sup> Street, and a line 100 feet southeasterly of 3<sup>rd</sup> Avenue;
- h. a line 100 feet southwesterly of 86<sup>th</sup> Street, Fort Hamilton Parkway, 88<sup>th</sup> Street, and a line 100 feet southeasterly of 5<sup>th</sup> Avenue;
- i. 89<sup>th</sup> Street, a line 100 feet northwesterly of 3<sup>rd</sup> 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 96<sup>th</sup> Street and the northeasterly street line of Marine Avenue, a line perpendicular to the southwesterly street line of 96<sup>th</sup> Street, distant 240 feet northwesterly (as measured along the street line) from the point of intersection of the southwesterly street line of 96<sup>th</sup> Street and the northwesterly street line of 3<sup>rd</sup> Avenue, 96<sup>th</sup> Street, a line perpendicular to the northeasterly street line of 96<sup>th</sup> Street, distant 60 feet southeasterly (as measured along the street line) from the point of intersection of the northeasterly street line of 96<sup>th</sup> Street and the northeasterly street line of Marine Avenue, a line 100 feet northeasterly of Marine Avenue, a line perpendic-

ular 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 96<sup>th</sup> 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 96<sup>th</sup> Street and the northeasterly street line of Marine Avenue, 95<sup>th</sup> Street, and Ridge Boulevard;

j. 92<sup>nd</sup> Street, a line 100 feet northwesterly of 4<sup>th</sup> Avenue, a line midway between 93<sup>rd</sup> Street and 94<sup>th</sup> Street, and a line 100 feet southeasterly of 3<sup>rd</sup> Avenue;

k. a line midway between 93<sup>rd</sup> Street and 94<sup>th</sup> Street, Marine Avenue, a line midway between 94<sup>th</sup> Street and Ridge Boulevard, a line 100 feet southwesterly of Marine Avenue, a line midway between Ridge Boulevard and 95<sup>th</sup> Street, a line 300 feet southwesterly of Marine Avenue, 95<sup>th</sup> Street, a line 200 feet southwesterly of Marine Avenue, a line midway between 95<sup>th</sup> street and 96<sup>th</sup> Street, a line 100 feet southwesterly of Marine Avenue, a line midway between 96<sup>th</sup> Street and 97<sup>th</sup> Street, a line 340 feet northeasterly of Shore Road Park, 96<sup>th</sup> Street, a line 300 feet northeasterly of Shore Road Park, a line midway between 95<sup>th</sup> street and 96<sup>th</sup> Street, a line 165 feet northeasterly of Shore Road Park, 95<sup>th</sup> 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 94<sup>th</sup> Street and Ridge Boulevard, and a line 210 feet northeasterly of Shore Road Park; and

l. a line midway between 95<sup>th</sup> Street and 96<sup>th</sup> Street, a line 100 feet northwesterly of 4<sup>th</sup> Avenue, a line midway between 97<sup>th</sup> Street and Marine Avenue, a line 215 feet northwesterly of 4<sup>th</sup> Avenue, Marine Avenue, a line 100 feet northwesterly of 4<sup>th</sup> Avenue, 101<sup>st</sup> Street, and a line 100 feet southeasterly of 3<sup>rd</sup> Avenue;

13. **changing from a C4-2 District to an R4-1 District property bounded by** 85<sup>th</sup> Street, a line 130 feet southeasterly of 5<sup>th</sup> Avenue, a line 100 feet northeasterly of 86<sup>th</sup> Street, and a line 100 feet southeasterly of 5<sup>th</sup> Avenue;

**14. changing from an R3-1 District to an R4A District property bounded by:**

- a.** a line midway between Bay Ridge Parkway and 76<sup>th</sup> Street and its northwesterly prolongation, a line 100 feet southeasterly of Narrows Avenue, 78<sup>th</sup> Street, a line 100 feet northwesterly of Ridge Boulevard, a line midway between 79<sup>th</sup> Street and 80<sup>th</sup> Street, Colonial Road, 79<sup>th</sup> Street, Narrows Avenue, a line 100 feet southwesterly of 79<sup>th</sup> Street, and the easterly boundary line of Shore Road Park; and
- b.** a line midway between Bay Ridge Parkway and 76<sup>th</sup> Street, a line 100 feet northwesterly of Ridge Boulevard, 76<sup>th</sup> 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, 67<sup>th</sup> Street, and a line midway between Colonial Road and Sedgwick Place;
- b.** 70<sup>th</sup> Street, a line 60 feet northwesterly of Louise Terrace and its southwesterly prolongation, a line midway between Mackay Place and 71<sup>st</sup> Street, and Narrows Avenue;
- c.** 73<sup>rd</sup> Street, a line 100 feet northwesterly of Colonial Road, a line midway between 74<sup>th</sup> Street and Bay Ridge Parkway, a line 100 feet southeasterly of Narrows Avenue, a line midway between Bay Ridge Parkway and 76<sup>th</sup> 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 73<sup>rd</sup> Street and 74<sup>th</sup> Street, and a line 200 feet southeasterly of Narrows Avenue; and
- d.** a line midway between Bay Ridge Parkway and 76<sup>th</sup> Street, a line 100 feet northwesterly of 3<sup>rd</sup> Avenue, 82<sup>nd</sup> Street, Ridge Boulevard, 81<sup>st</sup> Street, a line 100 feet northwesterly of Ridge Boulevard, 77<sup>th</sup> Street, Ridge Boulevard, 76<sup>th</sup> Street, and a line 100 feet northwesterly of Ridge Boulevard;

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

- a.** 67<sup>th</sup> Street, a line 100 feet northwesterly of 5<sup>th</sup> Avenue, a line 100



feet northeasterly of 68<sup>th</sup> Street, and a line 100 feet southeasterly of 4<sup>th</sup> Avenue;

- b. 72<sup>nd</sup> 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 72<sup>nd</sup> Street, a line perpendicular to the easterly boundary line of Shore Road Park at its intersection with the southwesterly centerline prolongation of 72<sup>nd</sup> Court, and a line 280 feet northwesterly of Narrows Avenue;
- c. 73<sup>rd</sup> Street, Colonial Road, a line midway between 74<sup>th</sup> Street and Bay Ridge Parkway, and a line 100 feet northwesterly of Colonial Road;
- d. a line 110 feet northeasterly of 76<sup>th</sup> Street, a line 100 feet northwesterly of 4<sup>th</sup> Avenue, 78<sup>th</sup> Street, a line 100 feet southeasterly of 3<sup>rd</sup> Avenue, a line midway between 76<sup>th</sup> Street and 77<sup>th</sup> Street, and a line 350 feet southeasterly of 3<sup>rd</sup> Avenue; and
- e. Marine Avenue, 3<sup>rd</sup> Avenue, 99<sup>th</sup> Street, a line passing through two points: one on the northwesterly street line of 99<sup>th</sup> 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 99<sup>th</sup> Street and the easterly boundary line of Shore Road Park, and the other on the southeasterly street line of 97<sup>th</sup> 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 97<sup>th</sup> Street and the easterly boundary line of Shore Road Park, 97<sup>th</sup> Street, a line 100 feet northeasterly of Shore Road Park, and a line midway between 96<sup>th</sup> Street and 97<sup>th</sup> Street;

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

- a. 68<sup>th</sup> Street, a line perpendicular to the southwesterly street line of 68<sup>th</sup> Street distant 355 feet southeasterly (as measured along the street line) from the point of intersection of the southwesterly street line of 68<sup>th</sup> 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. 73<sup>rd</sup> Street, a line 100 feet northwesterly of Ridge Boulevard, a line midway between 73<sup>rd</sup> Street and 74<sup>th</sup> Street, a line 170 feet southeasterly of Colonial Road, 74<sup>th</sup> Street, a line 180 feet southeasterly of Colonial Road, Bay Ridge Parkway, and Colonial Road;
  - c. 78<sup>th</sup> Street, a line 100 feet northwesterly of 4<sup>th</sup> Avenue, 82<sup>nd</sup> Street, and a line 100 feet southeasterly of 3<sup>rd</sup> Avenue; and
  - d. a line 140 feet southwesterly of 97<sup>th</sup> 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 4<sup>th</sup> Avenue;
- 18. **changing from an R3-1 District to an R5B District property bounded by** 91<sup>st</sup> Street, Ridge Boulevard, a line midway between 91<sup>st</sup> Street and 92<sup>nd</sup> Street, and a line 120 feet northwesterly of Ridge Boulevard;
- 19. **changing from an R6 District to an R5B District property bounded by:**
  - a. 64<sup>th</sup> Street, Gowanus Expressway, 4<sup>th</sup> Avenue, 65<sup>th</sup> Street, and the northeasterly centerline prolongation of 3<sup>rd</sup> Avenue;
  - b. 66<sup>th</sup> Street, 6<sup>th</sup> Avenue, 67<sup>th</sup> Street, and 5<sup>th</sup> Avenue;
  - c. 68<sup>th</sup> Street, Narrows Avenue, 72<sup>nd</sup> 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 72<sup>nd</sup> Court, the easterly boundary line of Shore Road Park, 72<sup>nd</sup> Street, a line 380 feet northwesterly of Narrows Avenue, a line midway between 71<sup>st</sup> Street and 72<sup>nd</sup> Street, a line 360 feet northwesterly of Narrows Avenue, 71<sup>st</sup> 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, 70<sup>th</sup> Street, a line perpendicular to the northeasterly street line of 70<sup>th</sup> Street distant 155 feet southeasterly (as measured along the street) from the point of intersection of the northeasterly street line of 70<sup>th</sup> Street and the easterly boundary line of Shore Road Park, a line midway between Bay Ridge Avenue and 70<sup>th</sup> 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. 67<sup>th</sup> Street, Ridge Boulevard, a line 100 feet southwesterly of 67<sup>th</sup> Street, a line 100 feet northwesterly of 3<sup>d</sup> 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 3<sup>rd</sup> Avenue, a line midway between Bay Ridge Parkway and 76<sup>th</sup> Street, a line 120 feet southeasterly of Ridge Boulevard, a line midway between 74<sup>th</sup> Street and Bay Ridge Parkway, a line 200 feet southeasterly of Ridge Boulevard, a line midway between 73<sup>rd</sup> Street and 74<sup>th</sup> Street, a line 300 feet southeasterly of Ridge Boulevard, 73<sup>rd</sup> 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 68<sup>th</sup> Street distant 355 feet southeasterly (as measured along the street line) from the point of intersection of the southwesterly street line of 68<sup>th</sup> Street and the southeasterly street line of Ridge Boulevard, 68<sup>th</sup> Street, and a line 100 feet northwesterly of Ridge Boulevard;
- e. a line midway between 74<sup>th</sup> 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 southeasterly of Colonial Road;
- f. 67<sup>th</sup> Street, a line 100 feet northwesterly of 4<sup>th</sup> Avenue, a line 100 feet southwesterly of Bay Ridge Avenue, a line 100 feet southeasterly of 3<sup>rd</sup> Avenue, a line midway between 67<sup>th</sup> Street and Senator Street, and a line perpendicular to the southwesterly street line of 67<sup>th</sup> Street distant 295 feet northwesterly (as measured along the street line) from the point of intersection of the southwesterly street line of 67<sup>th</sup> Street and the northwesterly street line of 4<sup>th</sup> Avenue;
- g. a line 100 feet northeasterly of 68<sup>th</sup> Street, a line 100 feet northwesterly of 5<sup>th</sup> Avenue, a line 100 feet southwesterly of Bay Ridge Avenue, and a line 100 feet southeasterly of 4<sup>th</sup> Avenue;

- h.** Ovington Avenue, a line 100 feet northwesterly of 4<sup>th</sup> Avenue, a line 110 feet northeasterly of 76<sup>th</sup> Street, a line 350 feet southeasterly of 3<sup>rd</sup> Avenue, a line midway between 76<sup>th</sup> Street and 77<sup>th</sup> Street, and a line 100 feet southeasterly of 3<sup>rd</sup> Avenue;
- i.** a line 100 feet northeasterly of 72<sup>nd</sup> Street, a line 100 feet northwesterly of 5<sup>th</sup> Avenue, 77<sup>th</sup> Street, a line perpendicular to the southwesterly street line of 77<sup>th</sup> Street, distant 265 feet northwesterly (as measured along the street line) from the point of intersection of the southwesterly street line of 77<sup>th</sup> Street and the northwesterly street line of 5<sup>th</sup> Avenue, a line midway between 77<sup>th</sup> Street and 78<sup>th</sup> Street, and a line 100 feet southeasterly of 4<sup>th</sup> Avenue;
- j.** a line 100 feet southwesterly of Bay Ridge Avenue, a line 100 feet northwesterly of 6<sup>th</sup> Avenue, a line 100 feet northeasterly of Bay Ridge Parkway, 6<sup>th</sup> Avenue, a line midway between Bay Ridge Parkway and 76<sup>th</sup> Street, a line perpendicular to the northeasterly street line of 76<sup>th</sup> Street distant 245 feet southeasterly (as measured along the street line) from the point of intersection of the northeasterly street line of 76<sup>th</sup> Street and the southeasterly street line of 5<sup>th</sup> Avenue, 76<sup>th</sup> Street, a line 100 feet northwesterly of 6<sup>th</sup> Avenue, a line midway between 77<sup>th</sup> Street and 78<sup>th</sup> Street, and a line 100 feet southeasterly of 5<sup>th</sup> Avenue;
- k.** a line midway between 74<sup>th</sup> Street and Bay Ridge Parkway and its southeasterly prolongation, Gowanus Expressway, a line 100 feet southwesterly of 80<sup>th</sup> Street and its southeasterly prolongation, 6<sup>th</sup> Avenue, 78<sup>th</sup> Street, and a line 100 feet southeasterly of 6<sup>th</sup> Avenue;
- l.** a line midway between 81<sup>st</sup> Street and 82<sup>nd</sup> Street, a line 100 feet northwesterly of 6<sup>th</sup> Avenue, a line midway between 82<sup>nd</sup> Street and 83<sup>rd</sup> Street, a line perpendicular to the northeasterly street line of 83<sup>rd</sup> Street distant 255 feet northwesterly (as measured along the street line) from the point of intersection of the northwesterly street line of 6<sup>th</sup> Avenue and the northeasterly street line of 83<sup>rd</sup> Street, 83<sup>rd</sup> Street, a line perpendicular to the southwesterly street line of 83<sup>rd</sup> Street distant 310 feet southeasterly (as measured along the street line) from the point of intersection of the southeasterly street line of 5<sup>th</sup> Avenue and the southwesterly street line of 83<sup>rd</sup> Street, a line midway

between 83<sup>rd</sup> Street and 84<sup>th</sup> Street, and a line 100 feet southeasterly of 5<sup>th</sup> Avenue;

- m.** 85<sup>th</sup> Street, a line 100 feet northwesterly of 4<sup>th</sup> Avenue, a line midway between 87<sup>th</sup> Street and 88<sup>th</sup> Street, a line 100 feet southeasterly of 3<sup>rd</sup> Avenue, a line 100 feet southwesterly of 85<sup>th</sup> Street, and a line 370 feet southeasterly of 3<sup>rd</sup> Avenue;
  - n.** a line midway between 91<sup>st</sup> Street and 92<sup>nd</sup> Street, Ridge Boulevard, 93<sup>rd</sup> Street, a line 420 feet northwesterly of Ridge Boulevard, a line midway between 92<sup>nd</sup> Street and 93<sup>rd</sup> Street, a line 340 feet northwesterly of Ridge Boulevard, 92<sup>nd</sup> Street, Marine Avenue, and Colonial Road;
  - o.** 91<sup>st</sup> Street, a line 100 feet northwesterly of 4<sup>th</sup> Avenue, 92<sup>nd</sup> Street, and a line 100 feet southeasterly of 3<sup>rd</sup> Avenue;
  - p.** a line midway between 93<sup>rd</sup> Street and 94<sup>th</sup> Street, a line 100 feet northwesterly of 4<sup>th</sup> Avenue, a line midway between 95<sup>th</sup> Street and 96<sup>th</sup> Street, and a line 100 feet southeasterly of 3<sup>rd</sup> Avenue; and
  - q.** a line 100 feet southwesterly of 86<sup>th</sup> 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 97<sup>th</sup> Street, a line 200 feet southeasterly of 4<sup>th</sup> Avenue, 97<sup>th</sup> Street, 4<sup>th</sup> Avenue, 95<sup>th</sup> Street, a line 100 feet southeasterly of 5<sup>th</sup> Avenue, 88<sup>th</sup> Street, and Hamilton Parkway;
- 20. changing from an M1-1 District to an R5B District property bounded by**  
a line 90 feet northeasterly of 66<sup>th</sup> Street, a line 90 feet northwesterly of 6<sup>th</sup> Avenue, 66<sup>th</sup> Street, and a line 100 feet southeasterly of 5<sup>th</sup> Avenue;
- 21. changing from an R6 District to an R6A District property bounded by:**
  - a.** 68<sup>th</sup> 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 70<sup>th</sup> Street, a line perpendicular to the northeasterly street line of 70<sup>th</sup> Street distant 155 feet southeasterly (as measured along the street line) from the point of intersection of the northeasterly street line of 70<sup>th</sup> Street and the easterly boundary line of Shore Road Park, 70<sup>th</sup> 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, 71<sup>st</sup> Street, a line 360 feet northwesterly of Narrows Avenue, a line midway between 71<sup>st</sup> Street and 72<sup>nd</sup> Street, a line 380 feet northwesterly of Narrows Avenue, and 72<sup>nd</sup> Street;

- b.** a line 120 feet southwesterly of 72<sup>nd</sup> 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 72<sup>nd</sup> Court,
- c.** 68<sup>th</sup> 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, 73<sup>rd</sup> Street, a line 300 feet southeasterly of Ridge Boulevard, a line midway between 73<sup>rd</sup> Street and 74<sup>th</sup> Street, a line 200 feet southeasterly of Ridge Boulevard, a line midway between 74<sup>th</sup> 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, 74<sup>th</sup> Street, Ridge Boulevard, 73<sup>rd</sup> Street, Colonial Road, 71<sup>st</sup> Street, a line 300 feet northwesterly of Ridge Boulevard, 72<sup>nd</sup> Street, and a line 100 feet northwesterly of Ridge Boulevard;
- d.** 93<sup>rd</sup> Street, 3<sup>rd</sup> Avenue, 93<sup>rd</sup> Street, a line 100 feet southeasterly of 3<sup>rd</sup> Avenue, 101<sup>st</sup> Street, a line 100 feet northwesterly of 4<sup>th</sup> Avenue, Marine Avenue, a line 215 feet northwesterly of 4<sup>th</sup> Avenue, a line midway between 97<sup>th</sup> Street and Marine Avenue, a line 100 feet northwesterly of 4<sup>th</sup> Avenue, 89<sup>th</sup> Street, 4<sup>th</sup> Avenue, the southeasterly prolongation of the northeasterly street line of 95<sup>th</sup> Street, 5<sup>th</sup> Avenue, 94<sup>th</sup> Street, a line 100 feet southeasterly of 5<sup>th</sup> Avenue, 95<sup>th</sup> Street, 4<sup>th</sup> Avenue, 97<sup>th</sup> Street, a line 200 feet southeasterly of 4<sup>th</sup> Avenue, a line 140 feet southwesterly of 97<sup>th</sup> Street, a line 100 feet southeasterly of 4<sup>th</sup>

Avenue, the northeasterly and northwesterly boundary line of John Paul Jones Park, the easterly boundary line of Shore Road Park, 3<sup>rd</sup> Avenue, Marine Avenue, and a line 100 feet northwesterly of 3<sup>rd</sup> Avenue; and

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

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

- a. 67<sup>th</sup> Street, a line 40 feet southeasterly of 3<sup>rd</sup> Avenue, a line midway between 67<sup>th</sup> Street and Senator Street, a line 100 feet southeasterly of 3<sup>rd</sup> Avenue, a line 100 feet southwesterly of Bay Ridge Avenue, a line 100 feet northwesterly of 4<sup>th</sup> Avenue, Ovington Avenue, a line 100 feet southeasterly of 3<sup>rd</sup> Avenue, 93<sup>rd</sup> Street, 3<sup>rd</sup> Avenue, 93<sup>rd</sup> Street, a line 100 feet northwesterly of 3<sup>rd</sup> 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 3<sup>rd</sup> Avenue and its

northeasterly prolongation at Senator Street, and a line 100 feet northwesterly of 3<sup>rd</sup> Avenue;

- b. 67<sup>th</sup> Street, a line 100 feet southeasterly of 5<sup>th</sup> Avenue, 85<sup>th</sup> Street, 5<sup>th</sup> Avenue, a line midway between 85<sup>th</sup> Street and 86<sup>th</sup> Street, and a line 100 feet northwesterly of 5<sup>th</sup> Avenue; and
- c. a line 100 feet southwesterly of 86<sup>th</sup> Street, a line 100 feet southeasterly of 5<sup>th</sup> Avenue, 94<sup>th</sup> Street, and 5<sup>th</sup> Avenue;

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

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

- a. 87<sup>th</sup> Street and its northwesterly centerline prolongation, Narrows Avenue, 89<sup>th</sup> Street, a line 120 feet southeasterly of Narrows Avenue, a line 120 feet southwesterly of 89<sup>th</sup> 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 91<sup>st</sup> Street, a line 200 feet northwesterly of Colonial Road, 91<sup>st</sup> Street, a line 460 feet northwesterly of Colonial Road, a line midway between 91<sup>st</sup> Street and 92<sup>nd</sup> Street and its northwesterly prolongation, a line 100 feet northwesterly of Colonial Road, 91<sup>st</sup> Street, Colonial Road, Marine Avenue, Oliver Street, a line 255 feet northeasterly of Shore Road Park, 93<sup>rd</sup> Street, a line 210 feet northeasterly of Shore Road Park, a line midway between 94<sup>th</sup> Street and Ridge Boulevard, a line 260 feet northeasterly of Shore Road Park, Ridge Boulevard, a line 150 feet northeasterly of Shore Road Park, 95<sup>th</sup> Street, a line 165 feet northeasterly of Shore Road Park, a line midway between 95<sup>th</sup> Street and 96<sup>th</sup> Street, a line 300 feet northeasterly of Shore Road Park, 96<sup>th</sup> Street, a line 340 feet northeasterly of Shore Road Park, a line midway between 96<sup>th</sup> Street and 97<sup>th</sup> Street, a line 100 feet northeasterly of Shore Road Park, 97<sup>th</sup> Street, a line passing through two points: one on the southeasterly street line of 97<sup>th</sup> 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 97<sup>th</sup> Street and the



easterly boundary line of Shore Road Park, and the other on the northwesterly street line of 99<sup>th</sup> 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 99<sup>th</sup> Street and the easterly boundary line of Shore Road Park, 99<sup>th</sup> Street, 3<sup>d</sup> 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 89<sup>th</sup> 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 89<sup>th</sup> 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 4<sup>th</sup> Avenue, a line 100 feet northeasterly of 72<sup>nd</sup> Street, and a line 100 feet southeasterly of 4<sup>th</sup> Avenue;
26. **changing from an R7-1 District to an R7B District property bounded by** 67<sup>th</sup> Street, 4<sup>th</sup> Avenue, 67<sup>th</sup> Street, a line 100 feet southeasterly of 4<sup>th</sup> Avenue, a line midway between 85<sup>th</sup> Street and 86<sup>th</sup> Street, a line 100 feet northeasterly of 86<sup>th</sup> Street, and a line 100 feet northwesterly of 4<sup>th</sup> Avenue;
27. **changing from an R6 District to a C4-2A District property bounded by** a line 100 feet northeasterly of 86<sup>th</sup> Street, Gowanus Expressway, a line 100 feet southwesterly of 86<sup>th</sup> 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 86<sup>th</sup> Street, a line midway between 85<sup>th</sup> Street and 86<sup>th</sup> Street, 5<sup>th</sup> Avenue, 85<sup>th</sup> Street, a line 100 feet southeasterly of 5<sup>th</sup> Avenue, a line 100 feet northeasterly of 86<sup>th</sup> Street, Fort Hamilton Parkway, a line 100 feet southwesterly of 86<sup>th</sup> Street, 5<sup>th</sup> Avenue, 87<sup>th</sup> Street, a line 200 feet southeasterly of 4<sup>th</sup> Avenue, 89<sup>th</sup> Street, 4<sup>th</sup> Avenue, 89<sup>th</sup> Street, and a line 100 feet northwesterly of 4<sup>th</sup> Avenue;

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

erly street line of 95<sup>th</sup> Street, 5<sup>th</sup> Avenue, 94<sup>th</sup> Street, a line 100 feet southeasterly of 5<sup>th</sup> Avenue, 95<sup>th</sup> Street, 4<sup>th</sup> Avenue, 96<sup>th</sup> Street, and a line 100 feet northwesterly of 4<sup>th</sup> Avenue;

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

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

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

(On January 19, 2005, Cal. No. 2, the Commission scheduled February 2, 2005 for a public hearing. On February 2, 2005, Cal. No. 11, the hearing was closed.)

**For consideration.**

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**No. 15**

**CD 10**

**N 050133 ZRK**

**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:***

***Section 114-05 (Street Planting Regulations)***

***Modified and renumbered  
114-20***

***Section 114-101 (Floor area regulations)***

***Modified and renumbered 114-11***

**Section 114-102 (Height regulations)**

**Modified and renumbered 114-12**

*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 plays 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 #Commercial District# 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 C26-604.2(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#.

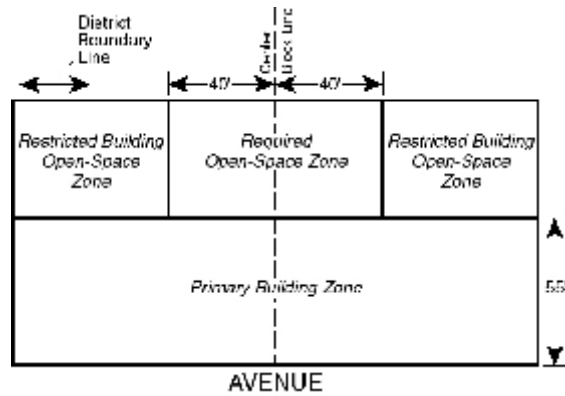
In the case of ground floor #commercial uses#, the #primary building zone# for such commercial portion of #development# may extend up to 70 feet from the #front lot line# where such #development# is located on an #interior lot# which fronts upon a #major street# and which fronts upon a #block# frontage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

(On January 19, 2005, Cal. No. 3, the Commission scheduled February 2, 2005 for a public hearing. On February 2, 2005, Cal. No. 12, the hearing was closed.)

**For consideration.**

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**BOROUGH OF MANHATTAN**

**Nos. 16 and 17**

***PROJECT GREENHOPE***

**No. 16**

**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 119<sup>th</sup> 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.

(On January 19, 2005, Cal. No. 4, the Commission scheduled February 2, 2005 for a public hearing. On February 2, 2005, Cal. No. 13, the hearing was closed))

**For consideration.**

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**No. 17**

**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 119<sup>th</sup> 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.

(On January 19, 2005, Cal. No. 5, the Commission scheduled February 2, 2005 for a public hearing. On February 2, 2005, Cal. No. 14, the hearing was closed.)

**For consideration.**

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**No. 18**

***713 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.

(On January 19, 2005, Cal. No. 6, the Commission scheduled February 2, 2005 for a public hearing. On February 2, 2005, Cal. No. 15, the hearing was closed.)

**For consideration.**

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**No. 19**

***106 MOTT STREET GARAGE***

**CD 2**

**N 040403 ZAM**

**IN THE MATTER OF** an application submitted by Well Come Holding LLC **for the grant of an authorization** pursuant to Section 109-514 of the Zoning Resolution to modify the height and setback regulations of Section 109-124 to allow the maximum height of a new building to exceed 75 feet above the curb level to facilitate the enlargement of a seven story plus mezzanine mixed building located at 106 Mott Street (Block 204, Lot 10), in a C6-2G 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.

**For consideration.**

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**BOROUGH OF QUEENS**

**No. 20**

***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.

(On January 19, 2005, Cal. No. 7, the Commission scheduled February 2, 2005 for a public hearing. On February 2, 2005, Cal. No. 16, the hearing was closed )

**For consideration.**

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***SPRINGFIELD GARDENS REZONING***

CD 12

C 050194 ZMQ

**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. 18c, 18d, 19a, and 19b:**

1. **changing from an R3-2 District to an R3X District property bounded by** Guy R. Brewer Boulevard, 134<sup>th</sup> Avenue, a line midway between Guy R. Brewer Boulevard and 161<sup>st</sup> Street, a line 110 feet southeasterly of 134<sup>th</sup> Avenue, a line 100 feet northeasterly of Rockaway Boulevard, a line 140 feet southwesterly of 154<sup>th</sup> Street, 132<sup>nd</sup> Avenue, 153<sup>rd</sup> Street, and Baisley Boulevard; and
2. **changing from an R3-2 District to an R3-1 District property bounded by** Guy R. Brewer Boulevard, North Conduit Avenue, Baisley Boulevard South, 133<sup>rd</sup> Avenue, Grannatt Place, 132<sup>nd</sup> Street, Baisley Boulevard South, Baisley Boulevard, 153<sup>rd</sup> Street, 132<sup>nd</sup> Street, a line 140 feet southwesterly of 154<sup>th</sup> Street, a line 100 feet northeasterly of Rockaway Boulevard, a line 110 feet southeasterly of 134<sup>th</sup> Avenue, a line midway between Guy R. Brewer Boulevard and 161<sup>st</sup> Street, and 134<sup>th</sup> Street;

as shown on a diagram (for illustrative purposes only) dated December 6, 2004.

(On February 2, 2005, Cal. No. 8, the Commission scheduled February 16, 2005 for a public hearing. On February 16, 2005, Cal. No. 14, the hearing was closed.)

**For consideration.**

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**BOROUGH OF STATEN ISLAND**

**No. 22**

***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.

(On January 19, 2005, Cal. No. 8, the Commission scheduled February 2, 2005 for a public hearing. On February 2, 2005, Cal. No. 18, the hearing was closed.)

**For consideration.**

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

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