



IN THE MATTER OF an application submitted by Governors Island Corporation d/b/a The Trust for Governors Island, and NYC Small Business Services, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, to modify Article XIII, Chapter 4, expanding the Special Governors Island District, and to amend related Sections.

This application for a zoning text amendment was filed by Governors Island Corporation d/b/a The Trust for Governors Island on October 13, 2020. This application, in conjunction with the related zoning map amendment (C 210127 ZRM), would facilitate up to 4,275,000 square feet of commercial, educational and community facility development across 34 acres on Governors Island, Manhattan, Community District 1.

RELATED ACTION

In addition to the zoning text amendment (N 210126 ZRM) that is the subject of this report, the proposed project also requires action by the City Planning Commission on the following application, which is being considered concurrently with this application:

N 210127 ZMM Zoning map amendment to extend the Special Governors Island District and rezone the R3-2 zoning district to a C4-1 zoning district.

BACKGROUND

A full background discussion and description of this application appears in the report for the related zoning map amendment (C 210127 ZMM).

ENVIRONMENTAL REVIEW

The certified application (N 210126 ZRM), in conjunction with the related application for a zoning map amendment (C 210127 ZMM), was reviewed pursuant to the New York State Environmental Quality Review Act (SEQRA) and the SEQRA regulations set forth in Volume 6 of the New York Code of Rules and Regulations, Section 617.00 et seq. and the City Environmental Quality Review (CEQR) Rules of Procedure of 1991 and Executive Order No. 91 of 1977. The designated CEQR number is 11DME007M. The lead agency is the Office of the Deputy Mayor of Housing and Economic Development (DME).

A summary of the environmental review appears in the report for the related zoning map amendment (C 210127 ZMM).

PUBLIC REVIEW

This application (N 210126 ZRM) was duly referred to Manhattan Community Board 1 and the Manhattan Borough President on October 19, 2020, in accordance with the procedures for non-ULURP matters, along with the related application for an amendment to the zoning map (210127

ZMM), which was certified as complete by the Department of City Planning in accordance with Title 62 of the Rules of the City of New York, Section 2-02(b).

Community Board Review

Manhattan Community Board 1 held a public hearing on this application (N 210126 ZRM) on November 9, 2020, and on December 22, 2020, by a vote of 26 in favor, three opposed, seven abstaining, and two recused, adopted a resolution recommending disapproval of the application with conditions. A summary of the of Community Board's consideration appears in the report for the related zoning map amendment (C 210127 ZMM).

Borough President Recommendation

This application (N 210126 ZRM) was considered by the Manhattan Borough President who, on January 27, 2020, issued a recommendation to disapprove the application with conditions. A summary of the Borough President's considerations appears in the report for the related zoning map amendment (C 210127 ZMM).

City Planning Commission Public Hearing

On January 20, 2021 (Calendar No. 8), the City Planning Commission scheduled a public hearing on this application (N 210126 ZRM), in conjunction with the related application for a zoning map amendment (C 210127 ZMM). The hearing was duly held on February 3, 2021 (Calendar No. 22). There were 28 speakers in favor of the application and 14 speakers in opposition, as described in the report for the related zoning map amendment (C 210127 ZMM), and the hearing was closed.

WATERFRONT REVITALIZATION PROGRAM CONSISTENCY

This application (C 210126 ZRM), in conjunction with the related application (N 210127 ZMM), was reviewed by the City Coastal Commission for consistency with the policies of the New York City Waterfront Revitalization Program (WRP), as amended, approved by the New York City Council on October 30, 2013 and by the New York State Department of State on February 3, 2016, pursuant to the New York State Waterfront Revitalization and Coastal Resources Act of 1981 (New York State Executive Law, Section 910, et seq.). The designated WRP number is 8-106. This action was determined to be consistent with the policies of the New York City Waterfront Revitalization Program.

CONSIDERATION

The Commission believes that the proposed zoning text amendment (N 210126 ZRM), in conjunction with the related application, is appropriate. A full consideration and analysis of the issues and the reasons for approving this application appear in the report for the related zoning map amendment (C 210127 ZMM).

RESOLUTION

RESOLVED, that having considered the Final Environmental Impact Statement (FEIS) for which a Notice of Completion was issued on March 5, 2020 with respect to this application (CEQR No. 11DME007M) the City Planning Commission finds that the requirements of the New York State Environmental Quality Review Act and regulations have been met and that:

1. Consistent with social, economic, and other essential considerations, from among the reasonable alternatives thereto, adopted herein is one which minimizes or avoids environmental impacts to the maximum extent practicable;
2. The adverse environmental impacts disclosed in the FEIS will be minimized or avoided to the greatest extent practicable, memorialized in Commitment Letters between The Trust and DME, and The Trust and NYCT.

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

RESOLVED, that the City Coastal Commission finds that the action will not substantially hinder the achievement of any Waterfront Revitalization Program (WRP) policy and hereby determines that this action is consistent with WRP policies; and be it further

RESOLVED, by the City Planning Commission, pursuant to Section 201 of the New York City Charter, that based on the environmental determination and the consideration described in the related report (C 210127 ZMM), the Zoning Resolution of the City of New York, effective as of December 15, 1961, and as subsequently modified, is further amended as follows:

Matter underlined is new, to be added;

Matter ~~struck out~~ is to be deleted;

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

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

* * *

ARTICLE XIII

SPECIAL PURPOSE DISTRICTS

Chapter 4

Special Governors Island District

134-00

GENERAL PURPOSES

The “Special Governors Island District” established in this Resolution is designed to promote and

protect public health, safety and general welfare. These goals include, among others, the following specific purposes:

- (a) to promote public use and enjoyment of the Island as a recreational destination that draws upon its location in New York Harbor with singular views and natural beauty;
- (b) to encourage educational and cultural uses such as the arts, music and dance which bring the public to the Island to enjoy cultural events in a unique setting of historic buildings and green spaces;
- (c) to promote public use of the Island for water-related recreational and educational activities that benefit from the unique Island setting;
- (d) to preserve historic buildings in the historic district and encourage their renovation and redevelopment for appropriate educational, cultural and commercial uses;
- (e) to facilitate commercial uses including, but not limited to, hotels, restaurants, retail, arts and crafts galleries and related uses that are compatible with the educational, cultural and recreational uses of the Island and with the primary use of the Island by the public as a recreational resource; ~~and~~
- (f) to provide additional opportunities for new development in defined areas of the southern part of the Island with connections to and an appropriate relationship with publicly accessible open spaces and the Governors Island Historic District;
- (g) to provide flexibility of architectural design within limits established to preserve views and activate buildings along publicly accessible open spaces;
- (h) to create a network of publicly accessible open spaces that provides pedestrian connections and view corridors and provides a community amenity that takes advantage of the unique geography of the Island; and
- ~~(i)~~(i) to promote the most desirable use of land and thus conserve the value of land and buildings, and thereby protect the City's tax revenues.

134-01

General Provisions

~~For the purposes of this Chapter, the area within the boundaries of the #Special Governors Island District# shall be considered a single #zoning lot#.~~

~~Development rights may not be transferred across the boundary of the #Special Governors Island District#.~~

The provisions of this Chapter shall apply within the #Special Governors Island District#. Except as modified by the express provisions of the #Special Governors Island District#, the regulations of the underlying zoning districts shall remain in effect. In the event of a conflict between the provisions of this Chapter and the other regulations of this Resolution, the provisions of this Chapter shall control. However, in #flood zones#, in the event of a conflict between the provisions of this Chapter and the provisions of Article VI, Chapter 4 (Special Regulations Applying in Flood Hazard Areas), the provisions of Article VI, Chapter 4, shall control.

134-02

~~Applicability of Parking and Loading Regulations~~

[provisions moved to Section 134-50]

~~The off-street parking and loading regulations of the underlying zoning district and Article I, Chapter 3 (Comprehensive Off-street Parking and Loading Regulations in the Manhattan Core), shall not apply. In lieu thereof, off-street parking and loading berths #accessory# to any #use# permitted within the #Special Governors Island District# shall be allowed.~~

District Plan and Maps

The regulations of this Chapter are designed to implement the #Special Governors Island District# Plan.

The District Plan includes the following maps in the Appendix to this Chapter:

Map 1. Special Governors Island District, Subdistricts and Subareas

Map 2. Building Parcels, Primary Connections and Esplanade

Map 3. Secondary Connections

Map 4. Maximum Base Heights and Setbacks

The maps are hereby incorporated and made part of this Resolution. They are incorporated for the purpose of specifying locations where special regulations and requirements set forth in the text of this Chapter apply.

134-03

Applicability of Special Regulations Applying in the Waterfront Area Subdistricts and Subareas

~~The provisions of Article VI, Chapter 2 (Special Regulations Applying in the Waterfront Area) shall not apply, except as set forth in Section 134-22 (Special Height and Setback Regulations).~~

In order to carry out the provisions of this Chapter, two subdistricts are established, as follows:

Northern Subdistrict

Southern Subdistrict

In each of these Subdistricts, certain special regulations apply which do not apply within the remainder of the #Special Governors Island District#. Within the Southern Subdistrict, three subareas are established, as follows:

Eastern Subarea

Containing #building parcels# E-1 through E-4

Western Subarea

Containing #building parcel# W-1

Open Space Subarea

The location and boundaries of the subdistricts, subareas, and #building parcels# are shown on Maps 1 and 2 in the Appendix to this Chapter.

134-04

Definitions

Definitions specifically applicable to this Chapter are set forth in this Section. The definitions of other defined terms are set forth in Section 12-10 (Definitions).

Building parcel

A “building parcel” is a portion of the #zoning lot# located within the Eastern Subarea or Western Subarea that is bounded on each side by #primary connections#, subarea boundaries or #Yankee Pier Plaza#. For the purposes of applying the regulations of this Resolution, other than #floor area ratio#, the boundary of any #building parcel# shall be considered a #street line# and a wall or portion of a wall of a #building# facing such #street line# shall be considered a #street wall#.

Esplanade

The “esplanade” is that portion of the Open Space Subarea identified on Map 2 in the Appendix to this Chapter, that includes the public way existing as of [date of adoption].

Primary connection

A “primary connection” is a public way within one of the primary connection locations shown on Map 2 in the Appendix to this Chapter, that complies with the requirements of Section 134-41 (Primary Connections).

Secondary connection

A “secondary connection” is a public way within one of the secondary connection locations shown on Map 3 in the Appendix to this Chapter, that complies with the requirements of Section 134-42 (Secondary Connections).

Yankee Pier Plaza

“Yankee Pier Plaza” is the portion of the Eastern Subarea designated to contain a publicly accessible open space, as shown on Map 2, that complies with the requirements of Section 134-43 (Yankee Pier Plaza).

134-05

Applicability of Article VI, Chapter 2

The provisions of Article VI, Chapter 2 (Special Regulations Applying in the Waterfront Area) shall not apply within the #Special Governors Island District#.

134-06

Applicability of Article VII, Chapter 6

The provisions of Section 76-145 (Boundary line coinciding with parks, cemeteries or navigable waters) shall be modified so that where the zoning district boundaries shown on the applicable zoning map coincide with the #shoreline#, such zoning district boundaries shall be deemed to extend beyond the #shoreline# to also include any piers contained within the #Special Governors Island District#.

134-10

SPECIAL USE REGULATIONS

The #use# regulations of the underlying districts are hereby superseded, modified or supplemented as set forth in this Section, inclusive.

134-11

Commercial Permitted Uses

[provisions moved to Section 134-111]

~~The following #commercial uses# shall be allowed~~

~~From Use Group 5:~~

~~All #uses#.~~

~~From Use Groups 6A, 6B, 6D, 6E and 6F:~~

~~All #uses#~~

~~From Use Group 6C:~~

~~All #uses#, except automobile supply stores, drive in banks, carpet, rug, linoleum or other floor covering stores, furniture stores, loan offices, medical or orthopedic appliance stores, paint stores, sewing machine stores or typewriter stores.~~

~~From Use Groups 7A and 7E:~~

~~All #uses#.~~

~~From Use Group 7B:~~

~~Bicycle rental or repair shops, Sailmaking establishments, sign painting shops, limited to~~

~~2,500 square feet of #floor area# per establishment.~~

~~From Use Groups 8A and 8E:~~

~~All #uses#.~~

~~From Use Group 9A:~~

~~All #uses#, except for automobile, motorcycle, #trailer# or boat showrooms or sales, with no repair services and with no preparation of vehicles or boats for delivery, blueprinting or photostating establishments, musical instrument repair shops, plumbing, heating or ventilating equipment showrooms, without repair facilities, typewriter or other small business machine sales, rental or repairs, or umbrella repair shops.~~

~~From Use Group 9C:~~

~~All #uses#.~~

~~From Use Group 10A:~~

~~Docks for ferries, other than #gambling vessels#, with no restriction on passenger load~~

~~Eating or drinking places, without restrictions on entertainment or dancing, but limited to location in hotels~~

~~Photographic or motion picture production studios Radio or television studios.~~

~~From Use Group 10C:~~

~~All #uses#.~~

~~From Use Group 11A and 11C:~~

~~All #uses#, except for medical, dental, drafting instruments, optical goods, or similar precision instruments, or orthopedic or medical appliances, or custom manufacturing.~~

~~From Use Group 12A:~~

~~All #uses#, except for eating or drinking establishments with entertainment and a capacity of more than 200 persons, or establishments of any capacity with dancing, stadiums or trade expositions.~~

~~From Use Groups 12B, 12C and 12E:~~

~~All #uses#.~~

~~From Use Group 13:~~

~~All #uses#.~~

~~From Use Group 14:~~

~~All #uses#.~~

~~From Use Group 15:~~

~~Merry go-rounds.~~

[provisions moved to Section 134-14]

~~Any #commercial use# or #physical culture or health establishment# larger than 7,500 square feet in #floor area# shall be permitted provided that, prior to the establishment of such #use#, the applicant shall submit a written description of such #use# to the local community board, together with information to demonstrate that such #use# will promote the goals of the #Special Governors Island District#, complement existing #uses# within the special district, and be compatible with the nature, scale and character of other #uses# within the special district.~~

~~The local community board shall have the opportunity to respond to such submission with written comments within forty five (45) days of receipt and the applicant shall thereafter provide the local community board with a written response to such comments, including a description of any modifications to the proposal or, if a recommendation of the local community board has not been adopted, the reasons such modification has not been made.~~

~~No building permit shall be issued with respect to a #commercial use# or #physical culture or health establishment# larger than 7,500 square feet unless the Chairperson of the City Planning Commission shall have certified to the Department of Buildings that the applicant has complied with the provisions of this Section.~~

~~The provisions of this Section shall not apply to #commercial uses# permitted pursuant to Section 134-12 (Authorization for Certain Commercial Uses).~~

134-111

Permitted uses in subdistricts

[provisions moved from Section 134-111]

In the Northern Subdistrict and the Southern Subdistrict, the following #uses# shall be permitted, except as otherwise specified in Section 134-112 (Permitted uses in the Open Space Subarea). In addition, in the Northern Subdistrict, the provisions of Section 134-14 (Certification for Large Commercial Establishments) shall apply to any #commercial use# exceeding 7,500 square feet of #floor area#.

From Use Groups 1 through 4, as set forth in Sections 22-11 through 22-14:

All #uses#.

From Use Group 5, as set forth in Section 32-14:

All #uses#.

From Use Group 6, as set forth in Section 32-15:

All #uses#, except automobile supply stores, drive-in banks, carpet, rug, linoleum or other floor covering stores, furniture stores, loan offices, medical or orthopedic appliance stores, paint stores, sewing machine stores or typewriter stores.

From Use Group 7, as set forth in Section 32-16:

All #uses# in Use Group 7A.

From Use Group 7B: bicycle rental or repair shops, sailmaking establishments, and sign painting shops, limited to 2,500 square feet of #floor area# per establishment.

From Use Group 8A, as set forth in Section 32-17:

All #uses#.

From Use Group 9A, as set forth in Section 32-18:

All #uses, except automobile, motorcycle, #trailer# or boat showrooms or sales, with no repair services and with no preparation of vehicles or boats for delivery, blueprinting or photostating establishments, musical instrument repair shops, plumbing, heating or

ventilating equipment showrooms, without repair facilities, typewriter or other small business machine sales, rental or repairs, or umbrella repair shops.

From Use Group 10A, as set forth in Section 32-19:

Docks for ferries, other than #gambling vessels#, with no restriction on passenger load; eating or drinking places, without restrictions on entertainment or dancing, but limited to location in hotels; photographic or motion picture production studios; and radio or television studios.

Additionally, in the Southern Subdistrict only, carpet, rug, linoleum or other floor covering stores, with no limitation on #floor area# per establishment; and furniture stores, with no limitation on #floor area# per establishment.

From Use Group 11A, as set forth in Section 32-20:

In the Northern Subdistrict: all #uses#, except for medical, dental, drafting instruments, optical goods, or similar precision instruments; or orthopedic or medical appliances custom manufacturing.

In the Southern Subdistrict: all #uses#.

From Use Group 12, as set forth in Section 32-21:

In the Northern Subdistrict, from Use Group 12A: all #uses#, except for eating or drinking establishments with entertainment and a capacity of more than 200 persons, or of any capacity with dancing; stadiums or trade expositions.

In the Southern Subdistrict, from Use Group 12A: all #uses#, except stadiums.

In the Northern Subdistrict and Southern Subdistrict, from Use Groups 12B and 12C: all #uses#.

From Use Groups 13 and 14, as set forth in Sections 32-22 and 32-23:

All #uses#.

From Use Group 15, as set forth in Section 32-24:

Merry-go-rounds.

From Use Group 16, as set forth in Section 32-25:

In the Southern Subdistrict, from Use Group 16A: carpentry, custom woodworking or custom furniture making shops.

In the Southern Subdistrict, from Use Group 16D: warehouses.

From Use Group 17, as set forth in Section 42-14:

In the Southern Subdistrict, from Use Group 17B: research, experimental or testing laboratories; furniture manufacture; manufacture of pharmaceutical products, chemical compounding or packaging; manufacture of non-alcoholic beverages; food product manufacture (except slaughtering of meat or preparation of fish for packing); building and repair of boats of less than 200 feet in length.

In the Southern Subdistrict, from Use Group 17C: electric utility substations, enclosed, with no limitation as to size; and docks for vessels, other than passenger ocean vessels or gambling vessels.

From Use Group 18, as set forth in Section 42-15:

In the Southern Subdistrict, from Use Group 18A: the manufacture of alcoholic beverages and breweries; sewage disposal plants.

In the Southern Subdistrict, from Use Group 18B: marine transfer stations.

Transit facilities, open or enclosed.

#Accessory uses#, open or enclosed.

134-112

Permitted uses in the Open Space Subarea

In the Open Space Subarea of the Southern Subdistrict, the following #uses# shall be permitted.

(a) In locations of the Open Space Subarea other than piers, #uses# shall be limited to:

From Use Group 4, as set forth in Section 22-14:

#Public parks# or playgrounds or private parks.

From Use Group 6A, as set forth in Section 32-15:

Eating or drinking establishments with entertainment but not dancing, with a capacity of 200 persons or fewer.

From Use Group 13, as set forth in Section 32-22:

All open #uses# in Use Group 13A.

Transit facilities, open or enclosed.

#Accessory uses#, open or enclosed.

#Uses# otherwise permitted in the Southern Subdistrict pursuant to Sections 134-111 (Permitted uses in all subdistricts) may be located in #cellars# within the Open Space Subarea.

(b) On any pier in the Open Space Subarea, #uses# shall be limited to the following:

From Use Group 4, as set forth in Section 22-14:

Clubs, limited to non-profit private beach clubs and non-profit private boat clubs.

From Use Group 6, as set forth in Section 32-15:

Docks for water taxis, with a vessel capacity of up to 99 passengers.

From Use Group 7, as set forth in Section 32-16:

#Boatels#.

From Use Group 9, as set forth in Section 32-18:

Docks for sightseeing, excursion or sport fishing vessels, other than gambling vessels.

From Use Group 10, as set forth in Section 32-19:

Docks for ferries, other than #gambling vessels#, with no restriction on passenger load.

From Use Group 14, as set forth in Section 32-23:

Boat launching facilities for non-commercial pleasure boats; boat rental establishments, open or enclosed; boat storage, repair, or painting establishments.

From Use Group 16, as set forth in Section 32-25:

Warehouses.

From Use Group 18, as set forth in Section 42-15:

Sewage disposal plants; marine transfer stations.

#Accessory uses#, open or enclosed.

134-12

~~Authorization for Certain Commercial Uses~~ Applicability of Performance Standards

[provisions moved to Section 134-15]

~~The City Planning Commission may authorize any #commercial use# not allowed pursuant to Section 134-11 to locate within the #Special Governors Island District#, provided that such #commercial use#:~~

- ~~(a) will promote the goals of the #Special Governors Island District#;~~
- ~~(b) will complement existing #uses# within the special district; and~~
- ~~(c) is compatible with the nature, scale and character of other #uses# within the special district.~~

In all districts, any #use# listed in Use Group 16, 17, or 18 shall conform to the performance standards for M1 Districts as set forth in Sections 42-20 and 42-28, inclusive, except that the provisions of Section 42-27 (Performance Standards Regulating Fire and Explosive Hazards) shall not apply to the manufacture of alcoholic beverages and breweries.

134-13

Physical Culture or Health Establishments

In all districts, ~~Physical culture or health establishments~~ shall be permitted as-of-right and shall be considered a Use Group 9A use, in the ~~Special Governors Island District~~, subject to the requirements of Section 134-11. The special permit provisions of Section 73-36 shall not apply.

134-14

Signs Certification for Large Commercial Establishments

[provisions moved to Section 134-17]

For ~~commercial uses~~ and ~~physical culture or health establishments~~, the ~~sign~~ regulations of a ~~C1 District mapped within an R3-2 District~~ shall apply.

[provisions moved from Section 134-11]

In the Northern Subdistrict, any ~~commercial use~~ larger than 7,500 square feet in ~~floor area~~ shall be permitted provided that, prior to the establishment of such ~~use~~, the applicant shall submit a written description of such use to the local Community Board, together with information to demonstrate that such ~~use~~ will promote the goals of the ~~Special Governors Island District~~, complement existing ~~uses~~ within the special district, and be compatible with the nature, scale and character of other ~~uses~~ within the special district.

The local Community Board shall have the opportunity to respond to such submission with written comments within forty-five (45) days of receipt and the applicant shall thereafter provide the local Community Board with a written response to such comments, including a description of any modifications to the proposal or, if a recommendation of the local Community Board has not been adopted, the reasons such modification has not been made.

In the Northern Subdistrict, no building permit shall be issued with respect to a ~~commercial use~~ larger than 7,500 square feet of ~~floor area~~ unless the Chairperson of the City Planning Commission shall have certified to the Department of Buildings that the applicant has complied with the provisions of this Section.

The provisions of this Section shall not apply to ~~commercial uses~~ permitted pursuant to Section 134-15 (Authorization for Certain Commercial Uses).

134-15

Authorization for Certain Commercial Uses

[provisions moved from Section 134-12]

The City Planning Commission may authorize any #commercial use# not allowed pursuant to Section 134-11, inclusive, to locate within the #Special Governors Island District#, provided that such #commercial use#:

- (a) will promote the goals of the #Special Governors Island District#;
- (b) will complement existing #uses# within the special district; and
- (c) is compatible with the nature, scale and character of other #uses# within its subdistrict.

Any application to authorize a #commercial use# in the Southern Subdistrict pursuant to this Section shall be referred to the local Community Board. The City Planning Commission shall not grant such authorization prior to forty-five (45) days after the referral.

134-16

Special Supplemental Use Regulations

In the Southern Subdistrict, special supplemental #use# regulations# shall apply to all #buildings# as set forth in this Section, inclusive.

134-161

Location of uses

- (a) Buildings containing #commercial# and #residential uses#

In any #mixed building#, the provisions of Section 32-422 (Location of floors occupied by commercial uses) shall apply, except that #dwelling units# shall be permitted on the same story as a #commercial use# provided no access exists between such #uses# at any level containing #dwelling units# and provided no #commercial uses# are located directly over any #dwelling units#.

However, #commercial uses# may be located on a higher #story# than any #dwelling units#, including over #dwelling units# by authorization of the City Planning Commission upon a finding that sufficient separation of #residential uses# from #commercial uses# exists within the #building#. Any application to authorize such a modification shall be referred to the local Community Board. The Commission shall not grant such authorization prior to forty-five (45) days following the referral.

(b) Buildings containing certain #commercial# or industrial #uses#

No #dwelling units# shall be permitted within any #building# which also contains a #use# listed in Use Groups 16, 17, or 18.

(c) Limitation on access to #dwelling units#

In any #building# containing #residential uses#, no direct access shall be provided from the exterior of the #building# to an individual #dwelling unit#. However, access to #dwelling units# shall be permitted through shared entrances, lobbies or #courts#.

134-162

Enclosure of uses

In the #Special Governors Island District#, the underlying supplemental #use# regulations of Section 32-412 (In other Commercial Districts) shall be modified to also apply to any permitted #manufacturing uses#.

134-17

Special Signage Regulations

[provisions for the Northern Subdistrict moved from Section 134-14]

In the #Special Governors Island District#, the #sign# regulations shall apply as follows:

(a) In the Northern Subdistrict, the #sign# regulations of a C1 District mapped within an R3-2 District shall apply.

(b) In the Southern Subdistrict, the #sign# regulations of a C4 District shall apply, except that no #flashing signs# shall be permitted.

(c) No #signs# shall be permitted on any pier within the Southern Subdistrict. However, such restriction shall not apply to informational or wayfinding signs not exceeding 25 square feet each, or to signage identifying “Governors Island” or a pier from the waterway.

134-20

SPECIAL BULK REGULATIONS

[provisions moved from Section 134-21]

In the Northern Subdistrict, the underlying #bulk# regulations shall apply, as superseded, modified, or supplemented by this Section, inclusive. The #bulk# regulations of a C1 District mapped within an R3-2 District shall apply to all #commercial uses#.

In the Southern Subdistrict, the underlying #bulk# regulations shall not apply. In lieu thereof, the provisions of this Section, inclusive, shall apply. All heights within the Southern Subdistrict shall be measured from the #base plane#, except as otherwise provided for by the provisions of Article VI, Chapter 4 (Regulations Applying in Special Flood Hazard Areas).

For the purposes of applying the regulations of this Section, inclusive, to the #esplanade#, the open area required by paragraph (d) of Section 134-44 shall be considered part of the #esplanade#.

134-21

Special Regulations for Commercial Uses Floor Area Regulations

[provisions moved to Section 134-20]

~~For #commercial uses# and #physical culture or health establishments#, the #floor area# regulations of a C1 District mapped within an R3-2 District shall apply.~~

134-211

Floor Area Regulations in the Northern Subdistrict

For the purposes of determining the permitted #floor area ratio# pursuant to this Section, the Northern Subdistrict shall be considered a single #zoning lot#.

Within the Northern Subdistrict, the underlying #floor area ratios# shall apply to all permitted #uses#.

134-212

Floor Area Regulations in the Southern Subdistrict

For the purposes of determining the permitted #floor area ratio# pursuant to this Section, the Eastern and Western Subarea of the Southern Subdistrict shall, in combination, be considered a single #zoning lot#. No #floor area# shall be generated from the Open Space Subarea.

Within the Southern Subdistrict, the maximum #floor area ratios# permitted for #residential# and non-#residential uses# on a #zoning lot#, along with the total #floor area ratio# permitted on a #zoning lot#, shall be as set forth in the following table:

MAXIMUM FLOOR AREA RATIO IN SOUTHERN SUBDISTRICT

<u>#residential uses#</u>	<u>0.50</u>
<u>non-#residential uses#</u>	<u>2.98</u>
<u>total maximum FAR</u>	<u>2.98</u>

In addition, the following provisions shall apply:

- (a) the aggregate #lot area# of the Eastern and Western Subareas, shall be considered to be 1,436,930 square feet. #Floor area# shall be permitted to be located anywhere within such subareas without regard to the #lot area# of a subarea or the separation of the subareas by the Open Space Subarea;
- (b) no #floor area# shall be generated within the Open Space Subarea, and any #buildings or other structures# permitted as obstructions within the Open Space Subarea pursuant to paragraph (b)(5) of Section 134-24 (Height and Setback Regulations) shall be exempt from the definition of #floor area#; and
- (c) in no event shall the aggregate #floor area# in the Southern Subdistrict exceed 4,275,000 square feet.

134-22

Special Height and Setback Regulations Lot Coverage

[provisions moved to paragraph (a) of Section 134-24]

~~The provisions of Section 62-341 (Developments on land and platforms) shall apply to all #buildings# in the #Special Governors Island District#.~~

For the purposes of determining the permitted #lot coverage# pursuant to this Section, each #building parcel# shall be considered a separate #zoning lot#. Within the Eastern and Western Subareas, the maximum #lot coverage# shall be as set forth in the following table:

MAXIMUM LOT COVERAGE

<u>height above #base plane#</u> <u>(in feet)</u>	<u>#lot coverage#</u> <u>(in percent)</u>
<u>below 75</u>	<u>80</u>
<u>75 to 125</u>	<u>50</u>
<u>above 125</u>	<u>30</u>

In the Open Space Subarea, no #lot coverage# regulations shall apply.

134-23

Yard Regulations

Within the Southern Subdistrict, no #yard# regulations shall apply.

134-24

Height and Setback Regulations

(a) Northern Subdistrict

[The provisions of 62-341, which applied by cross-reference, are now included here directly.]

The underlying district height and setback regulations of Article II (Residence District Regulations) are applicable or modified as follows:

- (1) For #buildings# containing #residences#, the underlying height and setback regulations for #buildings# containing #residences# shall apply, except for in #buildings# in which 75 percent or more of the #floor area# is #community facility floor area#.
- (2) For #buildings# in which 75 percent or more of the #floor area# is #community facility floor area#, the underlying height and setback regulations shall not apply. In lieu thereof, any portion of a such #building# that exceeds a height of 35 feet shall be set back at least 25 feet from a #front yard line# or #street line#, where applicable, and no portion of such #building# shall exceed a height of 60 feet.
- (3) For #buildings# containing #commercial uses#, the underlying height and setback regulations for #commercial uses# are modified as follows: no #building# containing

#commercial uses# shall exceed a height of 30 feet, except for #buildings# subject to paragraphs (a)(1) or (a)(2) of this Section.

(4) All structures other than #buildings# shall be limited to a height of 35 feet.

(b) Southern Subdistrict

Within the Southern Subdistrict, the following height and setback regulations shall apply. Where heights are measured from the #base plane#, the #base plane# shall be established at 12.348 feet above Manhattan Datum.

(1) #Street wall# location

On #building parcel# E-2, where any portion of a #building# is located within 60 feet of #Yankee Pier Plaza#:

(i) at least 65 percent of the #street wall# facing #Yankee Pier Plaza# shall be located within 15 feet of the #street line# adjoining #Yankee Pier Plaza#, and shall rise to a minimum base height of 30 feet; and

(ii) where any portion of such #building# exceeds 125 feet in height, at least 50 percent of the #street wall# facing the #esplanade# shall rise to a minimum base height of 30 feet and be located within 30 feet of the #esplanade#.

On all other #building parcels# and for the #street lines# on #building parcel# E-2 other than the #street lines# facing #Yankee Pier Plaza# and the #esplanade#, no #street wall# location requirements shall apply.

(2) Maximum base height and required setback

Within 15 feet of the #street line#, or as otherwise specified in Map 4 of the Appendix to this Chapter, the height of a #building# shall not exceed the maximum base heights set forth in Map 4 for the applicable frontage of a #building parcel#.

(3) Maximum #building# height

The maximum height of a #building or other structure# shall not exceed the height set forth in the following table for the applicable #building parcel#:

MAXIMUM HEIGHT

<u>#Building parcel#</u>	<u>Height above #base plane# (in feet)</u>
<u>E-1</u>	<u>230</u>
<u>E-2</u>	<u>250</u>
<u>E-3</u>	<u>200</u>
<u>E-4</u>	<u>200</u>
<u>W-1</u>	<u>250</u>

In addition, the following shall apply:

- (i) In the Eastern Subarea, no portion of a #building or other structure# may exceed the maximum base height set forth in paragraph (b)(2) of this Section within 150 feet of the boundary of the Northern Subdistrict.
- (ii) In the Eastern Subarea, no portion of a #building or other structure# may be located in the open area required by paragraph (d) of Section 134-44 (Other Open Areas).
- (iii) In the Western Subarea, no portion of a #building or other structure# may exceed the maximum base height set forth in paragraph (b)(2) of this Section within:
 - (a) 100 feet of the #esplanade#;
 - (b) 150 feet of the boundary of the Northern Subdistrict; or
 - (c) 100 feet of the southern end of #building parcel# W-1.

For the purposes of this Section, the southern end of #building parcel# W-1 shall be measured from a line drawn perpendicular to the #esplanade# and intersecting #building parcel# W-1.

- (iv) In the Open Space Subarea, no portion of a #building or other structure# shall be permitted above the #base plane#, except as provided in paragraph (b)(5) of this Section.

(4) Permitted obstructions in the Eastern Subarea and Western Subarea

In the Eastern Subarea and Western Subarea, the provisions of Section 33-42 (Permitted Obstructions) shall apply to all #buildings#, modified as follows:

- (i) the obstructions permitted by paragraph (f) of Section 33-42 may exceed the maximum #building# height by 40 feet with no restriction on area; and
- (ii) no such obstructions shall be permitted within the setback required by paragraph (b)(2) of this Section.

(5) Permitted obstructions in the Open Space Subarea

In the Open Space Subarea, permitted obstructions shall include:

- (i) #buildings or other structures# containing permitted #uses#, up to a height of not more than 25 feet;
- (ii) #buildings or other structures# containing permitted theater #uses#, up to a height of not more than 35 feet; and
- (iii) equipment and appurtenances associated with public parks and playgrounds, including, but not limited to, sculptures, works of art and other amenities referenced in Section 37-726 (Permitted obstructions).

134-25

Maximum Floor Plate Size

Within the Southern Subdistrict, the maximum area and length of any #story# shall be as specified in this Section, as applicable.

Within the Eastern Subarea, the maximum length of a #building# at any height shall be 400 feet, as measured parallel to the #street line#. For the purposes of this Section, #abutting buildings# shall be considered a single #building#. However, #buildings# that only #abut# via an enclosed bridge that is located at least 30 feet above the adjoining grade, and that has a width of not more than 30 feet, length of not more than 60 feet and a height not exceeding 15 feet, shall not be considered a single #building#.

For any #story# fully above a height of 125 feet, the following provisions shall apply. Where a #building# has multiple portions above such height, the maximum size requirements shall apply to

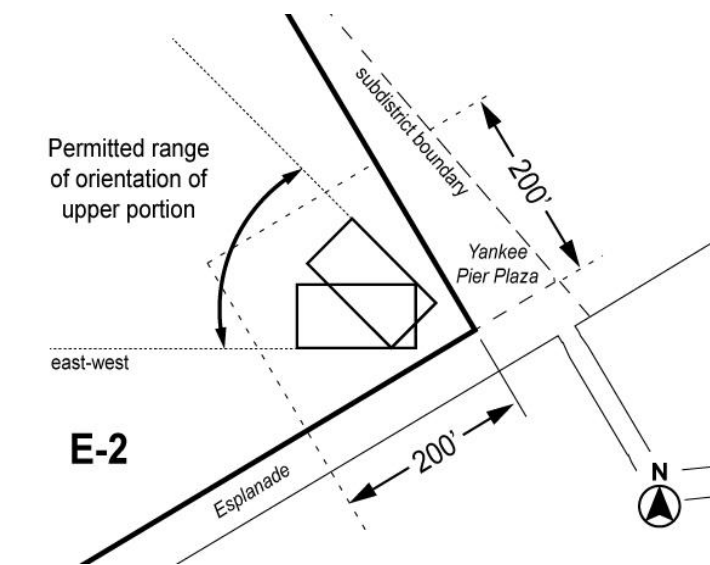
each portion separately.

- (a) In the Eastern Subarea, no #story# shall be permitted to have a gross area in excess of 30,000 square feet.
- (b) In the Western Subarea, no #story# shall be permitted to have a gross area in excess of 27,000 square feet.

134-26

Orientation and Maximum Width of Upper Portions of Buildings

On #building parcel# E-2, within 200 feet of #Yankee Pier Plaza# and 200 feet of the #esplanade#, the longest side of any portion of a #building# located within this area, and above a height of 125 feet, shall be oriented parallel to the boundary of the Northern Subdistrict, true East-West, or anywhere between these two directions.

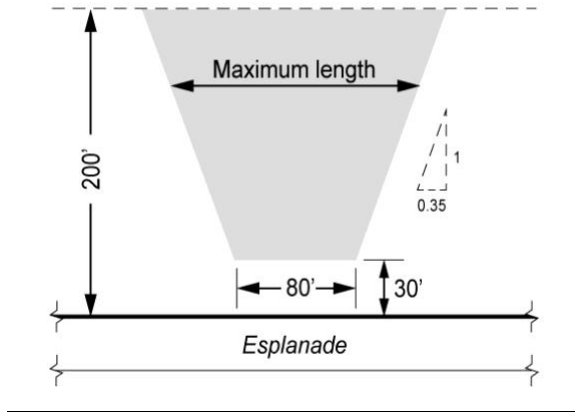


[new diagram to be added]

On the portion of #building parcel# E-2 that is beyond 200 feet of #Yankee Pier Plaza#, and on #building parcels# E-3 and E-4, for portions of #buildings# above a height of 125 feet, the provisions of paragraph (a) of this Section shall apply where no #story# within such portion has a gross area greater than or equal to 20,000 square feet, and the provisions of paragraph (b) shall apply where any #story# within such portion has a gross area greater than 20,000 square feet.

- (a) For floor plates less than 20,000 square feet

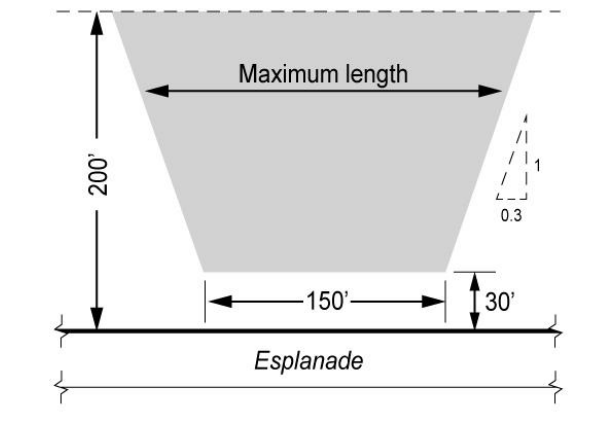
Within 200 feet of the #esplanade#, the maximum length of any #street walls# facing the #esplanade# shall be 80 feet along a line running 30 feet from and parallel to the #esplanade# and the maximum length shall increase on each side by 0.35 feet for every one foot of additional distance beyond the line running 30 feet from and parallel to the #esplanade#.



[new diagram to be added]

(b) For floor plates equal to or greater than 20,000 square feet

Within 200 feet of the #esplanade#, the maximum length of any #street walls# facing the #esplanade# shall be 150 feet along a line running 30 feet from and parallel to the #esplanade# and the maximum length shall increase on each side by 0.3 feet for every one foot of additional distance beyond the line running 30 feet from and parallel to the #esplanade#.



[new diagram to be added]

134-27

Minimum Distance Between Buildings

Within the Southern Subdistrict, the requirements of this Section shall apply to all #buildings#.

(a) No separation shall be required between portions of #buildings# that are less than or equal to a height of 75 feet, except as set forth in paragraph (d) of this Section.

However, in the Eastern Subarea, where the total #street wall# width of all #buildings# along a single #street line# exceeds 400 feet along such #street line#, such #buildings# shall be at

least 30 feet apart.

- (b) Portions of #buildings# located above a height of 75 feet and below 125 feet shall at no point be located less than 60 feet apart.
- (c) Portions of #buildings# located at or above a height of 125 feet shall at no point be located less than 90 feet apart.
- (d) The regulations of Sections 23-70 (MINIMUM REQUIRED DISTANCE BETWEEN TWO OR MORE BUILDINGS ON A SINGLE ZONING LOT) and 23-80 (COURT REGULATIONS, MINIMUM DISTANCE BETWEEN WINDOWS AND WALLS OR LOT LINES AND OPEN AREA REQUIREMENTS) shall apply to any portion of a #building# containing #residences# or #community facility uses# containing living accommodations with required windows, except where more stringent requirements apply pursuant to paragraphs (a) through (c) of this Section.

134-28

Building Articulation

Within the Southern Subdistrict, any portion of a #building# that is located at or below a height of 75 feet, and has a #street wall# width greater than 200 feet, as measured parallel to the #street line#, shall provide recesses in accordance with the following requirements:

- (a) recesses shall be required to extend along at least 25 percent of the #street wall# width that is in excess of 200 feet. No required recess shall have a width of less than 10 feet;
- (b) such recesses shall have an average depth of at least 10 feet;
- (c) such recesses may be of varying dimensions and heights, provided that the requirements of this Section are met at each level of the #building#.

No articulation shall be required where frontage requirements apply pursuant to paragraph (b)(1) of Section 134-24 (Height and Setback Regulations).

134-29

Authorization for Bulk Modifications in the Southern Subdistrict

The City Planning Commission may authorize modification of the provisions of Sections 134-25 through 134-28, provided that the Commission finds that such modification:

- (a) will promote the goals of the #Special Governors Island District#; and
- (b) will result in a superior urban design relationship with surrounding ways, #buildings# and public open areas or provide an equivalent or better distribution of #bulk# on the #building parcel#.

Any application pursuant to this Section shall be referred to the local Community Board. The Commission shall not grant such authorization prior to forty-five (45) days following the referral.

134-30

SPECIAL GROUND FLOOR AND STREETScape REQUIREMENTS

In the Southern Subdistrict, the ground floor and streetscape requirements of this Section, inclusive, shall apply to all #buildings#.

134-31

Transparency Requirements

- (a) Facing #Yankee Pier Plaza#

On #building parcel# E-2, the ground floor level #street wall# facing #Yankee Pier Plaza# shall comply with the requirements of Section 37-34 (Minimum Transparency Requirements). For the purpose of applying these requirements, such ground floor level #street wall# shall be considered a #primary street frontage#, as that term is defined in Section 37-311 (Definitions).

- (b) Enclosed #secondary connections#

For any entrance to a #secondary connection# that is enclosed at the point of entry, 50 percent of the surface area of the #street wall# of such #secondary connection# between a height of two feet and the height of the #secondary connection# at the point of entry shall be glazed with transparent materials.

134-32

Mechanical Screening Requirements

Mechanical equipment located on top of #buildings#, and below the maximum base height or

maximum #building# height, shall be screened with plantings, solid walls, or fences from the Open Space Subarea, as well as from any connections and open spaces required pursuant to Section 134-40 (REQUIREMENTS FOR CONNECTIONS AND OPEN SPACES), inclusive.

134-40

REQUIREMENTS FOR CONNECTIONS AND OPEN AREAS

In the Southern Subdistrict, connections and open areas shall be provided as set forth in this Section, inclusive.

- (a) No building permit shall be issued by the Department of Buildings for a #development# or #enlargement# on a #building parcel# until the Chairperson of the City Planning Commission certifies to the Commissioner of Buildings that a site plan designating the location of any connection or open area required within or adjacent to such #building parcel# by Sections 134-41 through 134-44, has been approved by the Chairperson.

Notwithstanding the foregoing, the Chairperson shall allow for the phased development of such connections or open area within each #building parcel#, or portion thereof, upon certification to the Commissioner of Buildings that a site plan has been submitted that provides for the location of any connection or open area required by Sections 134-41 through 134-44, in association with the #development# or #enlargement# of a #building# or #buildings# within each phase.

- (b) An application under this Section shall be filed with the Chairperson of the City Planning Commission and such application shall include a site plan indicating the area and dimensions of the connections and open area, or portions thereof, in the phase that is subject to the application, which shall demonstrate that:

- (1) any partial connections and open areas are of sufficient length and width to provide adequate site access for the benefit of residents and workers in the phase to which they relate, as well as for the general public;
- (2) the site plan is consistent with, and appropriate in relation to, any previously approved plan for other phases; and
- (3) the site plan is consistent with the requirements set forth in this Section, inclusive.

- (c) No temporary certificate of occupancy from the Department of Buildings may be issued for any portion of a #development# or #enlargement# within a phase until the connections and

open areas, or portions thereof associated with such phase, are substantially complete in accordance with the site plan, and are useable by the public.

- (d) No permanent certificate of occupancy from the Department of Buildings may be issued for any portion of such #development# or #enlargement# within a phase until the connections and open areas, or portions thereof associated with such phase, are fully complete in accordance with the site plan.

134-41

Primary Connections

The Eastern Subarea shall be subdivided by #primary connections# within the flexible locations identified on Map 2 (Building Parcels, Primary Connection Locations and Esplanade) in the Appendix to this Chapter.

#Primary connections# shall comply with the following requirements:

- (a) A #primary connection# shall have a minimum width of 60 feet;
- (b) A #primary connection# shall be open to the sky for its full length and width, except that awnings or canopies of less than 250 square feet per awning or canopy shall be permitted at #building# entrances. Awnings and canopies, and associated structural supports extending from the #street wall#, shall extend no farther than 15 feet, and shall be located not less than 15 feet above grade and no vertical supports shall be permitted;
- (c) An unobstructed path having a width of at least 24 feet shall be provided for the full length of each #primary connection#. Such clear path shall be designed for pedestrian use, and may additionally be designed for, and crossed by, pathways for bicycles or vehicular access. Trees, planters, bike racks, seating and other pedestrian amenities shall be permitted outside of the clear path; and
- (d) #Primary connections# shall be open to the public at all times that the Southern Subdistrict is open to the public.

134-42

Secondary Connections

#Secondary connections# shall be provided within the flexible locations identified on Map 3 (Secondary Connection Locations) in the Appendix to this Chapter. #Secondary connections# shall

comply with the following requirements:

- (a) One #secondary connection# shall be provided within each of the #building parcels# W-1 and E-2;
- (b) One #secondary connection# shall be provided within #building parcel# E-3, except that where the #primary connections# abutting #building parcel# E-3 are less than 500 feet apart, the #secondary connection# may instead be provided within #building parcel# E-4;
- (c) A #secondary connection# may be open, covered, enclosed, or some combination thereof;
- (d) A #secondary connection# shall have a minimum width of 30 feet;
- (e) Any portion of a #secondary connection# that is enclosed or covered shall have a minimum clear height of 30 feet;
- (f) An unobstructed path having a width of at least 12 feet shall be provided for the full length of each #secondary connection#. Such clear path shall permit pedestrian use, and may additionally permit bicycles or vehicular access. Trees, planters, bike racks, seating and other pedestrian amenities shall be permitted outside of the clear path;
- (g) Open or covered #secondary connections# shall be open to the public at all times that the Southern Subdistrict is open to the public. Enclosed #secondary connections# shall be open to the public at all times that the Open Space Subarea (other than the #esplanade#) is open to the public; and
- (h) Signage shall be located at each point of entry to a #secondary connection# and shall state that the #secondary connection# is “OPEN TO THE PUBLIC,” list its hours of operation, and include a public space symbol exactly matching the symbol provided in the Required Signage Symbols file on the Department of City Planning website.

134-43

Yankee Pier Plaza

The Eastern Subarea shall include a public open area, within the location designated as #Yankee Pier Plaza# on Map 2 (Building Parcels, Primary Connection Locations and Esplanade) in the Appendix to this Chapter.

Such plaza:

- (a) shall have a minimum area of 25,000 square feet;
- (b) shall provide connections between Yankee Pier, the Northern Subdistrict and portions of the Open Space Subarea north of the Eastern Subarea;
- (c) shall be open to the public at all times that the Southern Subdistrict is open to the public;
- (d) may have areas designed and designated for vehicular and pedestrian access; and
- (e) may include stairs, ramps, planted areas, open or enclosed facilities for ferry passengers, kiosks containing no more than 250 square feet of #floor area#, ticket machines, information booths, temporary structures not exceeding one story, bicycle parking, #cellars#, and other amenities not containing #floor area#, as permitted obstructions.

134-44

Other Open Areas

- (a) Adjacent to #Yankee Pier Plaza#

Open areas between #Yankee Pier Plaza# and any wall of a #building# or open #commercial use# that is within 60 feet of #Yankee Pier Plaza# shall be provided as publicly accessible open area and subject to the requirements of paragraphs (c) through (e) of Section 134-43 (Yankee Pier Plaza).

- (b) Adjacent to #primary connections#

Open areas between a #primary connection# and any wall of a #building# or open #commercial use# that is within 50 feet of such #primary connection# shall be provided as publicly accessible open areas, and shall be open to the public at all times that such adjoining #primary connection# is open to the public. In addition, open areas beyond 50 feet from a #primary connection# may be provided as publicly accessible open areas. All such open areas may be improved with pathways for access to #building# entrances, trees, planters, seating, bike racks and other public amenities.

- (c) Adjacent to portions of the Open Space Subarea

Open areas located between a #building# or open #commercial use#, and the Open Space Subarea or an open area required by paragraph (d) of this Section, shall be provided as publicly accessible open areas, and shall be open to the public at all times that the adjoining portion of the Open Space Subarea is open to the public.

Where portions of such open areas are located beyond 50 feet from the Open Space Subarea or an open area required by paragraph (d), such portions may be provided as publicly accessible open areas.

All such open areas may be improved with pathways for access to #building# entrances, trees, planters, seating, bike racks and other public amenities.

(d) Adjacent to the eastern #esplanade#

Within the Eastern Subarea, on all #building parcels#, an open area with a depth of 20 feet shall be provided along the entire portion of the #esplanade# which #abuts# the #building parcel#. This open area shall be provided as a publicly accessible widening of the #esplanade#, and shall be open to the public at all times that the Open Space Subarea is open to the public.

134-45

Fences

Fences, where provided, shall be considered permitted obstructions within any of the connections or open spaces required by Section 134-40, inclusive, provided they comply with the requirements of this Section:

- (a) no fence shall be permitted within any clear circulation path required by this Section 134-40, inclusive;
- (b) within any required connection or open space, fences shall only be permitted:
 - (1) at the perimeter of recreation spaces, such as any playgrounds, tot lots, or dog runs, provided within such connection or open space; and
 - (2) along the boundary of an adjoining open #commercial use# or other private area;
- (c) a fence shall have a maximum height of 48 inches measured from the adjoining grade level, and must be at least 70 percent open; and
- (d) chain link fencing or barbed or razor wire fencing shall not be permitted.

The City Planning Commission may authorize modification of the provisions of paragraphs (a) and (b) of this Section, upon a finding that such modification is necessary to facilitate site safety and

operations, and does not adversely impact access to the required connection or open space during operable hours. Fences which are permitted pursuant to this authorization may rise to a maximum height of 60 inches measured from the adjoining grade.

Any application to authorize modification of the provisions of paragraphs (a) and (b) of this Section shall be referred to the local Community Board. The Commission shall not grant such authorization prior to forty-five (45) days following the referral.

134-50

OFF-STREET PARKING AND OFF-STREET LOADING REGULATIONS

[provisions moved from Section 134-02]

The off-street parking and loading regulations of the underlying districts shall not apply in the #Special Governors Island District#. In lieu thereof, the provisions of this Section 134-50, inclusive, shall apply.

No accessory off-street parking facilities or loading berths shall be required for any #development# or #enlargement# within the #Special Governors Island District#.

#Accessory# off-street parking spaces may be provided for all permitted #uses#. Within the Southern Subdistrict a maximum of 200 such spaces shall be permitted.

#Accessory# off-street loading berths may be provided for all permitted #uses#. All loading berths within the Southern Subdistrict shall either be enclosed or screened from the Open Space Subarea, as well as any connections and open spaces required pursuant to Section 134-40 (REQUIREMENTS FOR CONNECTIONS AND OPEN SPACES), inclusive, with planting, solid walls or fences, except that screening may be interrupted by vehicular and pedestrian entrances.

No more than two entrances to enclosed facilities containing off-street parking spaces, loading berths, or a combination thereof shall be permitted on #street walls# facing the Open Space Subarea, per #building parcel#. Such limitation shall not apply to #street walls# facing a #primary connection# or #secondary connection#.

134-51

Certification for Additional Access to Accessory Off-Street Parking Spaces and Loading Berths

In the Southern Subdistrict, if access to #accessory# off-street parking spaces or loading berths is

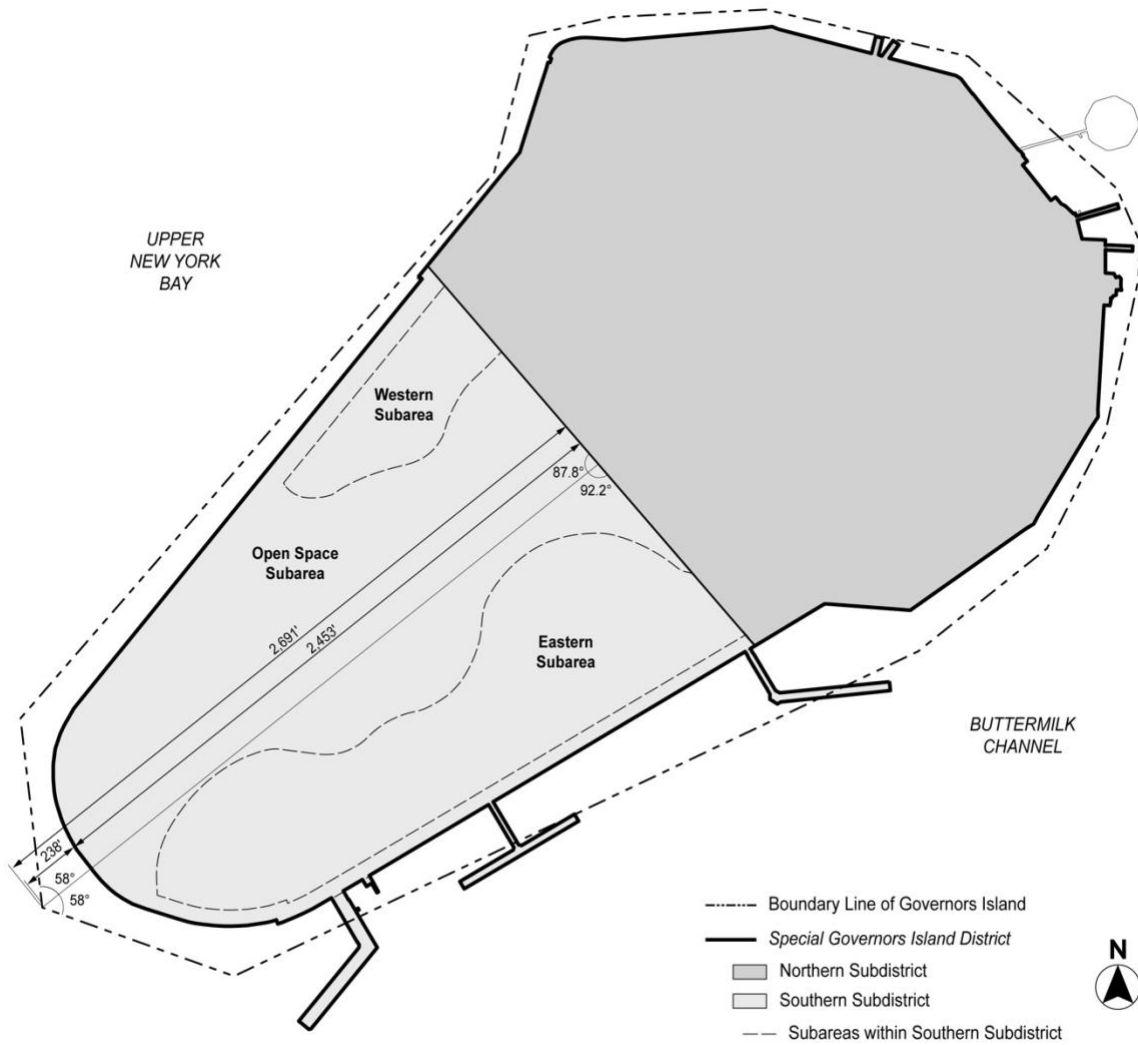
necessary beyond the number of entrances to loading berths permitted pursuant to Section 134-50 (OFF-STREET PARKING AND OFF-STREET LOADING REGULATIONS), an additional entrance may be allowed if the Chairperson of the City Planning Commission certifies to the Commissioner of Buildings that:

- (a) such #accessory# off-street parking spaces or loading berths cannot be practically accessed from existing entrances along the #esplanade#;
- (b) the proposed entrance location will not hazardous to pedestrian safety;
- (c) the proposed entrance will be located not less than 50 feet from the intersection of a #primary connection# or #Yankee Pier Plaza#;
- (d) the proposed entrance will be screened, constructed and maintained so as to have a minimal effect on the streetscape; and
- (e) the entrance, if allowed, shall be no greater than 20 feet in width.

APPENDIX

Special Governors Island District Plan

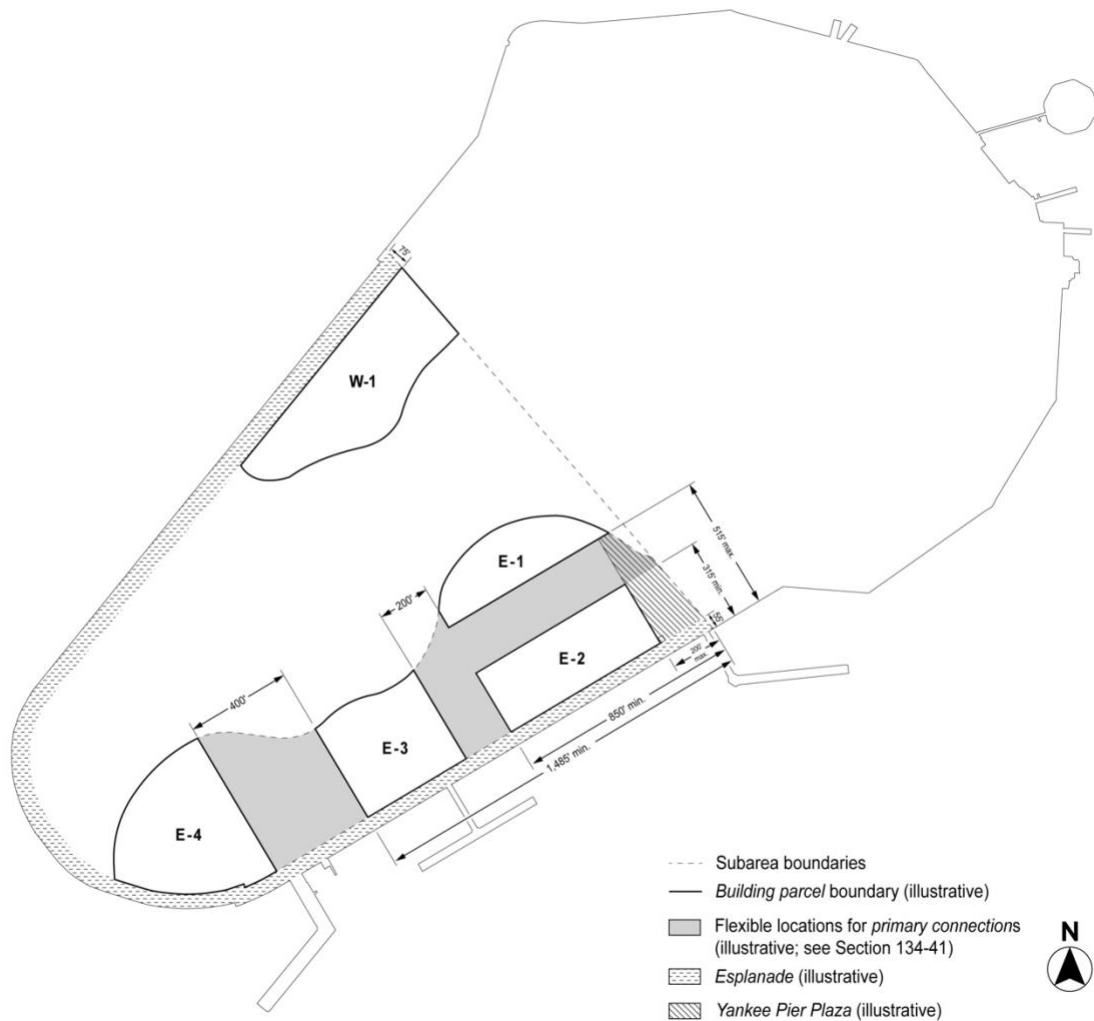
Map 1 - Special Governors Island District, Subdistricts, and Subareas



[new map to be added]

For the purpose of dimensioning the subareas illustrated above, the dimensions shall be as shown on the surveys dated April 17, 2020, available on the Department of City Planning website.

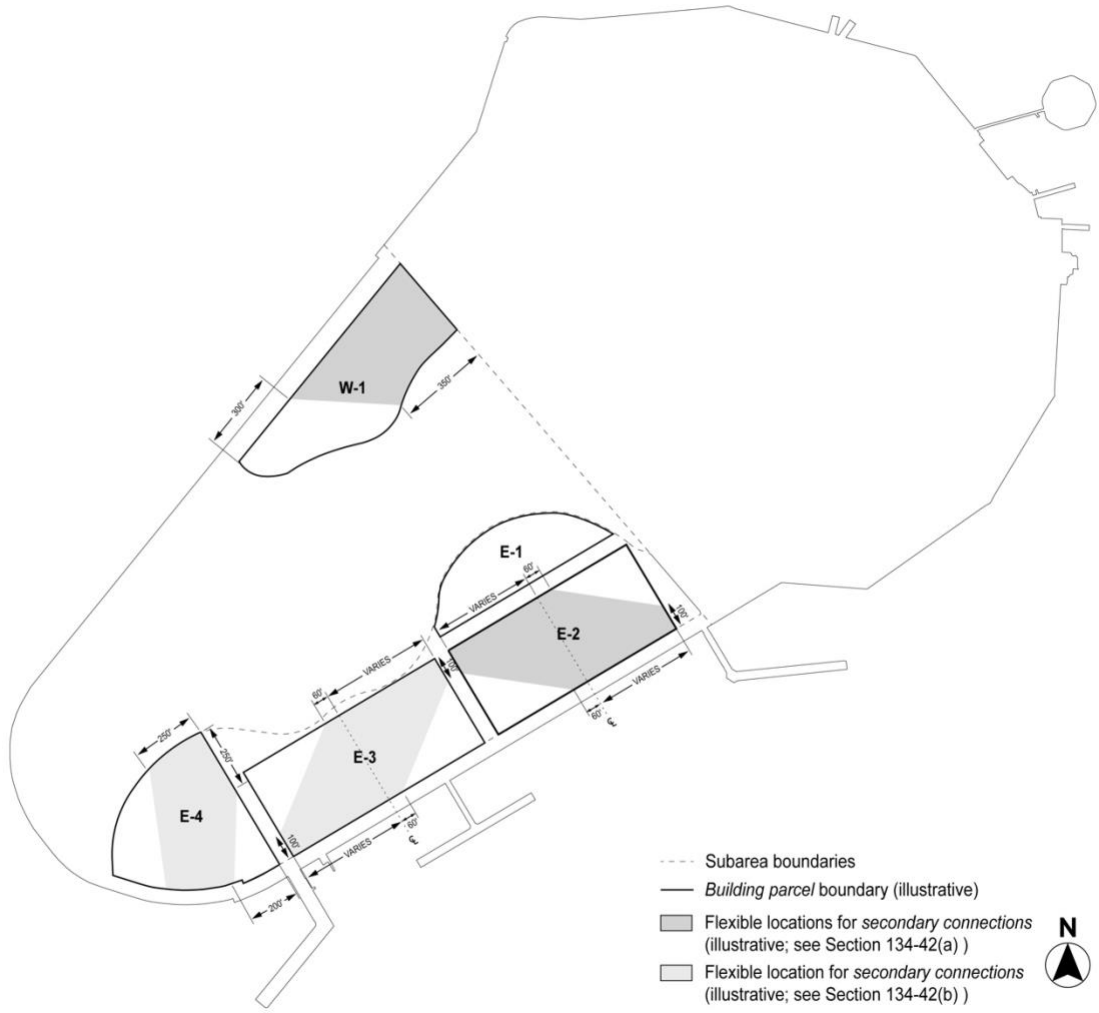
Map 2 - Building Parcels, Primary Connections and Esplanade



[new map to be added]

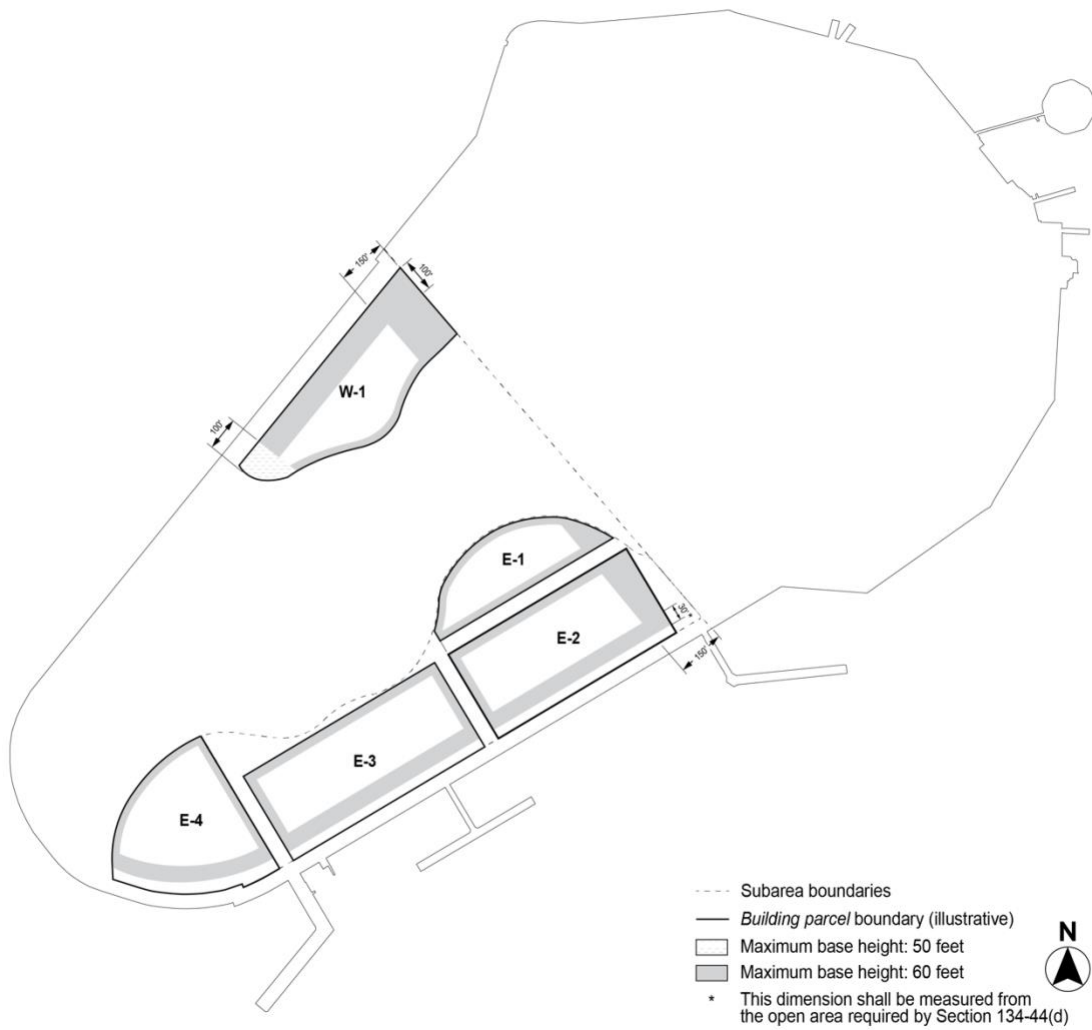
For the purpose of dimensioning the esplanade, the dimensions shall be as shown on the surveys dated April 17, 2020, available on the Department of City Planning website.

Map 3 - Secondary Connections



[new map to be added]

Map 4 – Maximum Base Heights and Setbacks



[new map to be added]

* * *

The above resolution (N 210126 ZRM), duly adopted by the City Planning Commission on March 17, 2020 (Calendar No. 18), is filed with the Office of the Speaker, City Council, and the Borough President in accordance with the requirements of Section 197-d of the New York City Charter.

MARISA LAGO, *Chair*
KENNETH J. KNUCKLES, ESQ., *Vice Chairman*
DAVID BURNEY, ALLEN P. CAPPELLI, ESQ., JOSEPH DOUEK,
RICHARD W. EADDY, HOPE KNIGHT, LARISA ORTIZ, *Commissioners*

ORLANDO MARÍN, *Commissioner, VOTING NO*
ALFRED C. CERULLO, III,
ANNA HAYES LEVIN, RAJ RAMPERSHAD, *Commissioners, ABSTAINING*