



CITY PLANNING COMMISSION

June 20, 2007/Calendar No. 17

C 070387 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, 22b, 22c and 22d:**

1. eliminating from within an existing R4 District a C1-2 District bounded by:
 - a. 79th Street, a line 150 feet southeasterly of 7th Avenue, 82nd Street, and 7th Avenue;
 - b. a line midway between 85th Street and 86th Street, 7th Avenue, a line 150 feet southwesterly of 86th Street, Dahlgren Place, 86th Street, and the southeasterly boundary line of a Park and its southwesterly prolongation;
 - c. a line midway between 73rd Street and 74th Street, a line 150 feet southeasterly of 13th Avenue, 77th Street, and a line 150 feet northwesterly of 13th Avenue;
 - d. 78th Street, 13th Avenue, 79th Street, a line 150 feet southeasterly of 13th Avenue, 81st Street, and a line 150 feet northwesterly of 13th Avenue; and
 - e. 82nd Street, 13th Avenue, 85th Street, a line 150 feet northwesterly of 13th Avenue, 83rd Street, and a line 100 feet northwesterly of 13th Avenue;
2. eliminating from within an existing R4 District a C2-2 District bounded by 77th Street, a line 150 feet southeasterly of 13th Avenue, 79th Street, 13th Avenue, 78th Street, a line 150 feet northwesterly of 13th Avenue;
3. eliminating from within an existing R5 District a C1-2 District bounded by:
 - a. 62nd Street, a line 150 feet southeasterly of 11th Avenue, Bay Ridge Avenue, 11th Avenue, a line midway between Bay Ridge Avenue and 70th Street, and a line 150 feet northwesterly of 11th Avenue; and
 - b. Bay Ridge Avenue, a line 150 feet southeasterly of 13th Avenue, a line midway between 73rd Street and 74th Street, and a line 150 feet northwesterly of 13th Avenue;
4. eliminating from within an existing R5 District a C1-3 District bounded by:
 - a. 67th Street, Fort Hamilton Parkway, 68th Street, and 9th Avenue;
 - b. 68th Street, a line 150 feet southeasterly of Fort Hamilton Parkway, 72nd Street, and a line 100 feet southeasterly of Fort Hamilton Parkway;
 - c. Bay Ridge Avenue, a line 100 feet northwesterly of Fort Hamilton Parkway, 72nd Street, and a line 150 feet northwesterly of Fort Hamilton Parkway;
 - d. 68th Street, a line 100 feet northwesterly of 8th Avenue, 70th Street, and a line 150 feet

northwesterly of 8th Avenue; and

- e. 68th Street, a line 150 feet southeasterly of 8th Avenue, 70th Street, and a line 100 feet southeasterly of 8th Avenue;
5. eliminating from within an existing R5 District a C2-3 District bounded by 63rd Street, a line 150 feet southeasterly of Fort Hamilton Parkway, 66th Street, and a line 100 feet southeasterly of Fort Hamilton Parkway;
6. changing from an R5 District to an R3A District property bounded by a line midway between 61st Street and 62nd Street, 12th Avenue, 63rd Street, a line 270 feet northwesterly of 12th Avenue, a line midway between 62nd Street and 63rd Street, and a line 300 feet northwesterly of 12th Avenue;
7. changing from an R3-1 District to an R3X District property bounded by a line midway between 81st Street and 82nd Street, a line 100 feet northwesterly of 13th Avenue, 83rd Street, a line 150 feet northwesterly of 13th Avenue, 85th Street, a line 100 feet northwesterly of 13th Avenue, 86th Street, a line 100 feet southeasterly of 12th Avenue, a line midway between 85th Street and 86th Street, a line 200 feet northwesterly of 11th Avenue, 86th Street, a line 100 feet southeasterly of 10th Avenue, 82nd Street, and a line 100 feet northwesterly of 11th Avenue;
8. changing from an R4 District to an R3X District property bounded by 83rd Street, a line 100 feet northwesterly of 13th Avenue, 85th Street, and a line 150 feet northwesterly of 13th Avenue;
9. changing from an R4 District to an R4A District property bounded by a line midway between 73rd Street and 74th Street, 14th Avenue, 77th Street, a line 100 feet northwesterly of 14th Avenue, Bay Ridge Parkway, and a line 100 feet southeasterly of 13th Avenue;
10. changing from an R5 District to an R4A District property bounded by 71st Street, 14th Avenue, a line midway between 73rd Street and 74th Street, a line 100 feet southeasterly of 13th Avenue, 73rd Street, a line 350 feet northwesterly of 14th Avenue, a line midway between 72nd Street and 73rd Street, a line 400 feet northwesterly of 14th Avenue, a line midway between 71st Street and 72nd Street, and a line 220 feet northwesterly of 14th Avenue;
11. changing from an R3-1 District to an R4B District property bounded by 82nd Street, a line 100 feet southeasterly of 10th Avenue, 85th Street, and 10th Avenue;
12. changing from an R4 District to an R4B District property bounded by:
 - a. 83rd Street, a line 100 feet southeasterly of 7th Avenue, 84th Street, 7th Avenue, a line midway between 85th Street and 86th Street, and Gowanus Expressway;
 - b. a line 150 feet southwesterly of 86th Street, a line 100 feet northwesterly of Battery Avenue, 88th Street, a line midway between Battery Avenue and Parrot Place, a line 100 feet northeasterly of 90th Street, and Gowanus Expressway;
 - c. 90th Street, 7th Avenue, Poly Place, Battery Avenue, a northeasterly boundary line of the

United States Government Reservation/Fort Hamilton and its northwesterly and southeasterly prolongations, Gowanus Expressway, a line 100 feet southwesterly of 92nd Street, Battery Avenue, 92nd Street, a line midway between Dahlgren Place and Battery Avenue, a line 100 feet southwesterly of 90th Street, and a line midway between Battery Avenue and Parrot Place; and

- d. a line midway between 83rd Street and 84th Street, 14th Avenue, 85th Street, and a line 100 feet northwesterly of 14th Avenue;
13. changing from an R5 District to an R4B District property bounded by:
- a. a line midway between 67th Street and 68th Street, a line 250 feet northwesterly of 10th Avenue, 68th Street, 10th Avenue, Bay Ridge Avenue, and a line 100 feet southeasterly of Fort Hamilton Parkway; and
 - b. 63rd Street, a line 100 feet northwesterly of 12th Avenue, 64th Street, and a line 100 feet southeasterly of 11th Avenue;
14. changing from an R3-1 District to an R4-1 District property bounded by a line midway between 81st Street and 82nd Street, a line 100 feet northwesterly of 11th Avenue, 82nd Street, and 10th Avenue;
15. changing from an R4 District to an R4-1 District property bounded by:
- a. a line midway between 73rd Street and 74th Street, a line 100 feet northwesterly of 13th Avenue, a line midway between 81st Street and 82nd Street, 10th Avenue, a line midway between 85th Street and 86th Street, a line 100 feet southeasterly of 7th Avenue, 79th Street, a line 100 feet southeasterly of Fort Hamilton Parkway and its southwesterly prolongation, 76th Street, a line perpendicular to the northeasterly street line of 76th Street distant 160 feet southeasterly (as measured along the street line) from the point of intersection of the southeasterly street line of Fort Hamilton Parkway and the northeasterly street line of 76th Street, a line midway between 76th Street and Bay Ridge Parkway, a line perpendicular to the southwesterly street line of Bay Ridge Parkway distant 210 feet southeasterly (as measured along the street line) from the point of intersection of the southeasterly street line of Fort Hamilton Parkway and the southwesterly street line of Bay Ridge Parkway, Bay Ridge Parkway, a line 320 feet northwesterly of 10th Avenue, 74th Street, 10th Avenue, Bay Ridge Parkway, and a line 100 feet southeasterly of 11th Avenue;
 - b. Bay Ridge Parkway, a line 100 feet northwesterly of 14th Avenue, a line midway between 78th Street and 79th Street, and a line 100 feet southeasterly of 13th Avenue; and
 - c. a line midway between 79th Street and 80th Street, a line 100 feet northwesterly of 14th Avenue, a line midway between 81st Street and 82nd Street, 14th Avenue, a line midway between 82nd Street and 83rd Street, a line 270 feet southeasterly of 13th Avenue, 83rd Street, a line 100 feet northwesterly of 14th Avenue, 84th Street, a line 300 feet southeasterly of 13th Avenue, 85th Street, and a line 100 feet southeasterly of 13th Avenue;

16. changing from an R5 District to an R4-1 District property bounded by:
- a. Bay Ridge Avenue and its northwesterly centerline prolongation, a line 100 feet northwesterly of 8th Avenue, 70th Street, a line 100 feet southeasterly of 8th Avenue, a line midway between Bay Ridge Avenue and 70th Street, a line 100 feet northwesterly of Fort Hamilton Parkway, 73rd Street, Fort Hamilton Parkway, 76th Street, a line 100 feet southeasterly of Fort Hamilton Parkway and its southwesterly prolongation, 79th Street and its northwesterly centerline prolongation, Gowanus Expressway, 73rd Street, a line 100 feet southeasterly of 8th Avenue and its southwesterly prolongation, 71st Street, and Gowanus Expressway;
 - b. a line midway between 71st Street and 72nd Street, 10th Avenue, 73rd Street, a line perpendicular to the northeasterly street line of 73rd Street distant 230 feet southeasterly (as measured along the street line) from the point of intersection of the southeasterly street line of Fort Hamilton Parkway and the northeasterly street line of 73rd Street, a line midway between 72nd Street and 73rd Street, a line perpendicular to the southwesterly street line of 72nd Street distant 175 feet southeasterly (as measured along the street line) from the point of intersection of the southeasterly street line of Fort Hamilton Parkway and the southwesterly street line of 72nd Street, 72nd Street, and a line 100 feet southeasterly of Fort Hamilton Parkway;
 - c. 72nd Street, 11th Avenue, a line midway between 73rd Street and 74th Street, and a line 100 feet southeasterly of 10th Avenue;
 - d. a line midway between 72nd Street and 73rd Street, a line 100 feet northwesterly of 13th Avenue, a line midway between 73rd Street and 74th Street, a line 100 feet southeasterly of 11th Avenue, 73rd Street, and 12th Avenue;
 - e. 67th Street, a line 100 feet northwesterly of 11th Avenue, a line midway between Bay Ridge Avenue and 70th Street, 10th Avenue, Ovington Avenue, and a line 100 feet southeasterly of 10th Avenue; and
 - f. a line midway between 66th Street and 67th Street, a line 100 feet northwesterly of 13th Avenue, Bay Ridge Avenue, and 12th Avenue;
17. changing from an R3-1 District to an R5B District property bounded by:
- a. 85th Street, a line 100 feet southeasterly of 10th Avenue, 86th Street, and 10th Avenue; and
 - b. a line midway between 85th Street and 86th Street, a line 100 feet southeasterly of 12th Avenue, 86th Street, and a line 200 feet northwesterly of 11th Avenue;
18. changing from an R4 District to an R5B District property bounded by:
- a. 79th Street and its northwesterly centerline prolongation, a line 100 feet southeasterly of 7th Avenue, 83rd Street and its northwesterly centerline prolongation, and Gowanus Expressway;

- b. 84th Street, a line 100 feet southeasterly of 7th Avenue, a line midway between 85th Street and 86th Street, 10th Avenue, 86th Street, and 7th Avenue;
 - c. a line 100 feet southwesterly of 86th Street, 7th Avenue, 90th Street, a line midway between Battery Avenue and Parrot Place, a line 100 feet southwesterly of 90th Street, a line midway between Dahlgren Place and Battery Avenue, 92nd Street, Battery Avenue, a line 100 feet southwesterly of 92nd Street, Gowanus Expressway, a line 100 feet northeasterly of 90th Street, a line midway between Battery Avenue and Parrot Place, 88th Street, a line 100 feet northwesterly of Battery Avenue, a line 150 feet southwesterly of 86th Street, and Battery Avenue;
 - d. Bay Ridge Parkway, a line 100 feet southeasterly of 13th Avenue, a line midway between 78th Street and 79th Street, a line 100 feet northwesterly of 14th Avenue, 77th Street, 14th Avenue, a line midway between 81st Street and 82nd Street, a line 100 feet northwesterly of 14th Avenue, a line midway between 79th Street and 80th Street, a line 100 feet southeasterly of 13th Avenue, 85th Street, a line 300 feet southeasterly of 13th Avenue, 84th Street, a line 100 feet northwesterly of 14th Avenue, 85th Street, 14th Avenue, 86th Street, and a line 100 feet northwesterly of 13th Avenue;
 - e. a line midway between 82nd Street and 83rd Street, 14th Avenue, a line midway between 83rd Street and 84th Street, a line 100 feet northwesterly of 14th Avenue, 83rd Street, and a line 270 feet southeasterly of 13th Avenue; and
 - f. a line midway between 73rd Street and 74th Street, a line 100 feet southeasterly of 11th Avenue, Bay Ridge Parkway, 10th Avenue, 74th Street, a line 320 feet northwesterly of 10th Avenue, Bay Ridge Parkway, a line perpendicular to the southwesterly street line of Bay Ridge Parkway distant 210 feet southeasterly (as measured along the street line) from the point of intersection of the southeasterly street line of Fort Hamilton Parkway and the southwesterly street line of Bay Ridge Parkway, a line midway between 76th Street and Bay Ridge Parkway, a line perpendicular to the northeasterly street line of 76th Street distant 160 feet southeasterly (as measured along the street line) from the point of intersection of the southeasterly street line of Fort Hamilton Parkway and the northeasterly street line of 76th Street, 76th Street, and a line 100 feet southeasterly of Fort Hamilton Parkway;
19. changing from an R5 District to an R5B District property bounded by:
- a. 65th Street, 8th Avenue, 66th Street, Fort Hamilton Parkway, 67th Street, 9th Avenue, Bay Ridge Avenue, a line 100 feet northwesterly of Fort Hamilton Parkway, a line midway between Bay Ridge Avenue and 70th Street, a line 100 feet southeasterly of 8th Avenue, 70th Street, a line 100 feet northwesterly of 8th Avenue, Bay Ridge Avenue and its northwesterly centerline prolongation, Gowanus Expressway, 66th Street and its northwesterly centerline prolongation, and the northwesterly boundary line of a playground and its northeasterly and southwesterly prolongations;
 - b. a line midway between 61st Street and 62nd Street, a line 100 feet northwesterly of 11th Avenue, 67th Street, a line 100 feet southeasterly of 10th Avenue, Ovington Avenue, 10th

Avenue, 68th Street, a line 250 feet northwesterly of 10th Avenue, a line midway between 67th Street and 68th Street, a line 100 feet southeasterly of Fort Hamilton Parkway, 63rd Street, and 10th Avenue; and

- c. a line midway between 61st Street and 62nd Street, a line 300 feet northwesterly of 12th Avenue, a line midway between 62nd Street and 63rd Street, a line 270 feet northwesterly of 12th Avenue, 63rd Street, and a line 100 feet southeasterly of 11th Avenue;
 - d. a line midway between 61st Street and 62nd Street, a line 100 feet northwesterly of 14th Avenue, 63rd Street, 14th Avenue, 71st Street, a line 220 feet northwesterly of 14th Avenue, a line midway between 71st Street and 72nd Street, a line 400 feet northwesterly of 14th Avenue, a line midway between 72nd Street and 73rd Street, a line 350 feet northwesterly of 14th Avenue, 73rd Street, a line 100 feet southeasterly of 13th Avenue, 66th Street, a line 100 feet northwesterly of 13th Avenue, a line midway between 66th Street and 67th Street, 12th Avenue, Bay Ridge Avenue, a line 100 feet northwesterly of 13th Avenue, a line midway between 72nd Street and 73rd Street, 12th Avenue, 73rd Street, a line 100 feet southeasterly of 11th Avenue, a line midway between 73rd Street and 74th Street, 11th Avenue, 72nd Street, a line 100 feet southeasterly of 10th Avenue, a line midway between 73rd Street and 74th Street, a line 100 feet southeasterly of Fort Hamilton Parkway, 76th Street, Fort Hamilton Parkway, 73rd Street, 10th Avenue, a line midway between 71st Street and 72nd Street, a line 100 feet southeasterly of Fort Hamilton Parkway, Bay Ridge Avenue, 10th Avenue, a line midway between Bay Ridge Avenue and 70th Street, a line 100 feet northwesterly of 11th Avenue, Bay Ridge Avenue, a line 100 feet southeasterly of 11th Avenue, 64th Street, a line 100 feet northwesterly of 12th Avenue, 63rd Street, and 12th Avenue; and
 - e. 71st Street, a line 100 feet southeasterly of 8th Avenue and its southwesterly prolongation, 73rd Street, and Gowanus Expressway;
20. changing from an M1-1 District to an R5B District property bounded by:
- a. 62nd Street, a line 100 feet northwesterly of Fort Hamilton Parkway, 64th Street, a line 160 feet northwesterly of 9th Avenue, 63rd Street, and 9th Avenue; and
 - b. a line midway between 65th Street and 66th Street, the northwesterly boundary line of a playground and its northeasterly and southwesterly prolongations, 66th Street, and a line 560 feet northwesterly of 8th Avenue;
21. changing from an R4 District to an R6B District property bounded by a line midway between 73rd Street and 74th Street, a line 100 feet southeasterly of 13th Avenue, Bay Ridge Parkway, and a line 100 feet northwesterly of 13th Avenue;
22. changing from an R5 District to an R6B District property bounded by:
- a. a line midway between 61st Street and 62nd Street, 10th Avenue, 63rd Street, a line 100 feet southeasterly of Fort Hamilton Parkway, 72nd Street, a line perpendicular to the southwesterly street line of 72nd Street distant 175 feet southeasterly (as measured along the street line) of

- the point of intersection of the southeasterly street line of Fort Hamilton Parkway and the southwesterly street line of 72nd Street, a line midway between 72nd Street and 73rd Street, a line perpendicular to the northeasterly street line of 73rd Street distant 230 feet southeasterly (as measured along the street line) from the point of intersection of the southeasterly street line of Fort Hamilton Parkway and the northeasterly street line of 73rd Street, 73rd Street, a line 100 feet northwesterly of Fort Hamilton Parkway, Bay Ridge Avenue, 9th Avenue, 67th Street, and Fort Hamilton Parkway;
- b. a line midway between 61st Street and 62nd Street, a line 100 feet southeasterly of 11th Avenue, Bay Ridge Avenue, and a line 100 feet northwesterly of 11th Avenue; and
 - c. 66th Street, a line 100 feet southeasterly of 13th Avenue, a line midway between 73rd Street and 74th Street, and a line 100 feet northwesterly of 13th Avenue;
23. changing from an M1-1 District to an R6B District property bounded by 62nd Street, Fort Hamilton Parkway, 63rd Street, and a line 100 feet northwesterly of Fort Hamilton Parkway;
 24. changing from an R4 District to a C4-2A District property bounded by a line midway between 85th Street and 86th Street, 7th Avenue, a line 100 feet southwesterly of 86th Street, Battery Avenue, a line 150 feet southwesterly of 86th Street, and Gowanus Expressway;
 25. changing from an M3-2 District to an M1-1 District property bounded by 63rd Street, a line 160 feet northwesterly of 9th Avenue, 64th Street, and a line 250 feet southeasterly of 8th Avenue;
 26. establishing within a proposed R5B District a C1-3 District bounded by:
 - a. Bay Ridge Avenue, 11th Avenue, a line midway between Bay Ridge Avenue and 70th Street, and a line 100 feet northwesterly of 11th Avenue;
 - b. 79th Street, a line 100 feet southeasterly of 7th Avenue, 82nd Street, and 7th Avenue;
 - c. Bay Ridge Parkway, a line 100 feet southeasterly of 13th Avenue, 77th Street, and a line 100 feet northwesterly of 13th Avenue;
 - d. 78th Street, 13th Avenue, 79th Street, a line 100 feet southeasterly of 13th Avenue, 81st Street, and a line 100 feet northwesterly of 13th Avenue; and
 - e. 82nd Street, 13th Avenue, 85th Street, and a line 100 feet northwesterly of 13th Avenue;
 27. establishing within a proposed R6B District a C1-3 District bounded by:
 - a. 62nd Street, a line 100 feet southeasterly of 11th Avenue, Bay Ridge Avenue, and a line 100 feet northwesterly of 11th Avenue; and
 - b. Bay Ridge Avenue, a line 100 feet southeasterly of 13th Avenue, Bay Ridge Parkway, and a line 100 feet northwesterly of 13th Avenue;

28. establishing within a proposed R5B District a C2-3 District bounded by:
- a. 71st Street, a line 100 feet southeasterly of 8th Avenue and its southwesterly prolongation, 73rd Street, 7th Avenue, and 8th Avenue and its southwesterly prolongation;
 - b. 84th Street, a line 100 feet southeasterly of 7th Avenue, 86th street, and 7th Avenue;
 - c. 64th Street, 13th Avenue, 65th Street, a line 150 feet southeasterly of 13th Avenue, a line midway between 65th Street and 66th Street, a line 150 feet northwesterly of 13th Avenue, 65th Street, and a line 100 feet northwesterly of 13th Avenue;
 - d. 63rd Street, 14th Avenue, Ovington Avenue, and a line 100 feet northwesterly of 14th Avenue, and
 - e. 77th Street, a line 100 feet southeasterly of 13th Avenue, 79th Street, 13th Avenue, 78th street, and a line 100 feet northwesterly of 13th Avenue;
29. establishing within a proposed R6B District a C2-3 District bounded by:
- a. 62nd Street, Fort Hamilton Parkway, 63rd Street, and a line 100 feet northwesterly of Fort Hamilton Parkway;
 - b. 66th Street, a line 100 feet southeasterly of Fort Hamilton Parkway, 67th Street, and Fort Hamilton Parkway;
 - c. 7th Street, Fort Hamilton Parkway, 68th Street, and 9th Avenue; and
 - d. 67th Street, a line 100 feet southeasterly of 13th Avenue, Ovington Avenue, and 13th Avenue;

as shown on a diagram (for illustrative purposes only) dated March 26, 2007 and which includes CEQR Designation E-180, Community District 10, Borough of Brooklyn.

The application for an amendment of the Zoning Map was filed by the Department of City Planning on March 22, 2007 and includes all or portions of 159 blocks in an area generally bounded by the LIRR Bay Ridge Division railroad right-of-way at 62nd Street to the north, Poly Place to the south, 14th Avenue to the east and the Gowanus Expressway to the west. The proposed Zoning Map amendments would rezone areas within these boundaries from R3-1, R4 and R5 districts to R3A, R3X, R4A, R4-1, R4B, R5B, R6B and C4-2A districts; M1-1 district to R5B and R6B districts; and M3-2 district to an M1-1 district.

BACKGROUND

Dyker Heights and Fort Hamilton are predominantly one- and two-family low density neighborhoods within Community District 10, Brooklyn. Detached and semi-detached homes surrounded by lawns and gardens, well maintained rowhouses and local retail corridors provide a small town atmosphere. The opening of the Fourth Avenue subway line in 1915, brought substantial growth to the area through the mid-twentieth century. Many of the large lots, vestiges of mansions built in the late 19th and early 20th century, remain with new one-and two family homes.

At the southern end of the rezoning area are the 216 acre Dyker Beach Park and Golf Course and historic Fort Hamilton Army Base, just outside the rezoning area. At its western boundary, the Gowanus Expressway extension was built in 1964, providing access to the Verrazano Bridge. While the Gowanus Expressway created a physical barrier within the existing street grid, Dyker Heights and Fort Hamilton remain closely aligned with Bay Ridge, their adjoining neighborhood to the west, which is also in Community District 10.

Both Dyker Height and Fort Hamilton (Dyker Heights/Ft. Hamilton) are currently zoned R3-1, R4 and R5. As R4 and R5 districts permit all housing types, multi-family developments can occur on blocks where existing detached and semi-detached homes predominate. The community is concerned with an increase in teardowns of one- and two-family homes that are then replaced with attached multi-family developments, which are out of character with existing development. The new attached multi-family developments, ranging from six- to twelve units, and mixed use buildings combining medical offices and residences, also resulted in development that is out of scale with existing neighborhood character.

The proposed zoning changes were undertaken at the request of Community Board 10, elected officials

and several community organizations. Existing zoning districts would be replaced by lower density and contextual zoning districts, providing protection against out of context development and to preserve existing neighborhood scale and character.

EXISTING CONTEXT AND ZONING

Dyker Heights/Ft. Hamilton are large neighborhoods with a variety of land uses and housing types developed over time. However, most of the blocks within the Dyker Heights/Ft. Hamilton rezoning area are lined with two- and three-story houses, detached or semi-detached homes of one- or two-families and multi-family row house blocks. The existing residential zoning districts mapped throughout the area, R3-1, R4, and R5, do not reflect these differences, permitting instead all housing types, including multifamily housing. The proposed fine tuned zoning changes would protect and preserve the character of the neighborhood and prevent future out-of-scale development.

R3-1 - An R3-1 district is mapped from 82nd to 86th Streets, 10th Avenue to 13th Avenue. R3-1 districts are the lowest density districts that allow one- and two-family detached and semi-detached residences. In R3-1 districts, the minimum lot width for detached homes is 40 feet and for semi-detached homes is 18 feet. For both detached and semi-detached homes, maximum lot coverage is 35% and the maximum FAR is 0.5 plus 0.1 attic allowance. The perimeter wall maximum is 21 feet and the building height maximum is 35 feet. The parking requirement for R3 districts is 100%, or one space per unit.

R4 - An R4 district is mapped from 74th to 81st Streets, Ft. Hamilton Parkway to 14th Avenue and in the Ft. Hamilton area bounded by 7th Avenue, the Gowanus Expressway, 86th Street and Poly Place. R4 districts allow all housing types with a minimum lot width of 40 feet for detached residences and 18 feet for all others. Maximum lot coverage is 45% and the maximum FAR is 0.75 plus 0.15 attic allowance.

The perimeter wall maximum is 25 feet and the building height maximum is 35 feet. The parking requirement for R4 districts is 100%, or one space per unit. In addition, R4 districts permit infill housing at a maximum FAR of 1.35 at a height limit of 35 feet.

R5 - An R5 district is mapped from the LIRR Bay Ridge Division railroad right-of-way at 62nd Street to 73rd Street, generally 7th Avenue to 14th Avenue. R5 districts allow all housing types with a minimum lot width of 40 feet for detached residences and 18 feet for all others. Maximum lot coverage is 55% and the maximum FAR is 1.25. The perimeter wall maximum is 30 feet and the building height maximum is 40 feet. The parking requirement for R5 districts is 85%. In addition, R5 districts permit infill housing at a maximum FAR of 1.65 at a height limit of 33 feet.

M1-1 -An M1-1 district is generally mapped between the LIRR Bay Ridge Division rail right-of-way at 62nd Street and 66th Street, Ft. Hamilton Parkway to Ninth Avenue. M1-1 districts allow a variety of commercial, light manufacturing and some community facility uses. Residences are not permitted in M districts. The maximum FAR for commercial and manufacturing uses is 1.0 and building height is determined by sky exposure plane. Parking requirements in M1-1 districts vary depending upon the use.

M3-2 - An M3-2 district is mapped 180 ft. west of Ninth Avenue between 63rd and 64th Streets. M3-2 districts permit heavy manufacturing uses, including asphalt and concrete plants for example. Residences are not permitted in M3-2 districts. The maximum FAR for commercial and manufacturing uses is 2.0. Building height is determined by sky exposure plane. Parking requirements in M3-2 districts vary depending upon the use.

Commercial Overlays

C1-2 , C1-3, C2-2 and C2-3 overlays are mapped at various locations along Ft. Hamilton Parkway, 11th Avenue, 13th Avenue and a few blockfronts on 8th Avenue, 7th Avenue and 86th Street. C1 and C2 districts are mapped as commercial overlays in residence districts and serve the local retail needs of the surrounding residential neighborhood. C2 districts permit a slightly larger range of uses that are more service oriented, including repair services and funeral homes for example. When commercial uses are mapped in R1 to R5 districts, the maximum FAR is 1.0. Commercial buildings in C1 and C2 districts are limited to two-stories and in mixed residential and commercial buildings, commercial uses are limited to one-story, always located below the residential use. C1-3 and C2-3 districts have lower parking requirements than C1-2 and C2-2 districts.

PROPOSED ZONING

The proposed zoning changes would preserve neighborhood scale and character by replacing existing zoning districts with lower density and contextual zoning districts. In addition, the rezoning would reinforce the character of several avenues as corridors for mid-rise mixed retail/residential buildings and would bring existing residential uses into conformance.

R3A - A residential district which permits only one- and two-family detached homes, on lots that must be at least 25 feet wide and a minimum area of 2,375 square feet, is proposed for one block at the northeastern end of the rezoning area that is currently zoned R5. The maximum FAR of 0.5 may be increased by .1 with the attic allowance. The maximum building height is 25 feet with a perimeter wall height limit of 21 feet. Front yards of new homes must be at least 10 feet deep and must be at least as deep as an adjacent front yard, up to a depth of 20 feet. The parking requirement for R3A is 100%, or one space for each unit. The

proposed change to R3A is consistent with the predominant character of the area of which approximately 90 percent of existing residences are one- and two-family detached.

R3X - A residential district which permits only one- and two-family detached homes, on larger lots that must be at least 35 feet wide and have an area of at least 3,325 square feet, is proposed for portions of 14 blocks at the southern end of the rezoning area that are currently zoned R3-1. The maximum FAR of 0.5 may be increased by .1 with the attic allowance. The maximum building height is 35 feet with a perimeter wall height limit of 21 feet. Front yards of new homes must be at least 10 feet deep and must be at least as deep as an adjacent front yard, up to a depth of 20 feet. The parking requirement for R3X is 100%, or one space for each unit. The proposed change to R3X would more closely reflect the predominant character of the area of which approximately 70% of existing residences are one- and two-family detached on large lots.

R4A - A residential district which permits only one- and two-family detached homes, on lots at least 30 feet wide and have an area of 2,850 square feet, is proposed for portions of six blocks along 14th Avenue where detached houses with higher FARs exist. All of these blocks are currently zoned either R4 or R5. The R4A district allows a maximum FAR of 0.75 that may be increased by .15 with the attic allowance. Front yards of new homes must be at least 10 feet deep and must be at least as deep as an adjacent front yard, up to a depth of 20 feet. Maximum building height is 35 feet with a perimeter wall height limit of 21 feet. The infill zoning provisions are not applicable in R4A districts. The parking requirement for R4A is 100%, or one space for each unit. The proposed change to R4A would more closely reflect the predominant one- and two family detached character of the area of which approximately 80% of residences are detached.

R4-1 - A residential district that permits both detached and semi-detached one- and two-family homes is proposed for portions of 45 blocks, now zoned R4 and R5, where the predominant housing type is semi-detached. R4-1 allows a maximum FAR of 0.75 that may be increased by .15 with the attic allowance.

Minimum lot widths for detached homes are 25 feet with a minimum area of 2,375 square feet, and 18 feet for semi-detached homes with a minimum area of 1,700 square feet. Front yards of new homes must be at least 10 feet deep and must be at least as deep as an adjacent front yard, up to a depth of 20 feet. Maximum building height is 35 feet and perimeter wall height is limited to 25 feet. Infill zoning provisions are not applicable in R4-1 districts. The parking requirement for R4-1 is 100%, or one space for each unit. The proposed change to R4-1 would more closely reflect the predominant character of the area of which approximately 80 percent of existing residences are one- and two-family detached and semi-detached.

R4B - A primarily low-rise rowhouse district limited to one- and two- family residences, R4B also permits detached and semi-detached buildings. R4B districts are proposed for portions of 15 blocks throughout the Dyker Heights and Ft. Hamilton neighborhoods to reflect the existing built character of the houses on these blocks. The R4B district allows a maximum FAR of 0.9 and building height limit of 24 feet. Minimum lot widths for detached homes are 25 feet with a minimum area of 2,375 square feet, and 18 feet for semi-detached homes and rowhouses on lots with a minimum area of 1,700 square feet. The front yard of a new development must be at least five feet deep and no shallower than the shallowest adjacent front yard and no deeper than the deepest adjacent front yard, to a maximum depth of 20 feet. Within R4B districts, infill zoning provisions are not applicable. One off-street parking space is required for each dwelling unit, except that parking is waived for single-family houses. Curb cuts are prohibited on zoning lots less than 40 feet wide at a minimum interval of 34 feet and front yard parking is prohibited. The proposed change to R4B is consistent with the predominant character of the area of which approximately 90 percent of existing residences are one- and two-family rowhouses and other permitted building types.

R5B – R5B is a residential district that permits all housing types, detached, semi-detached and attached houses, including multi-family housing and is proposed for approximately 40% percent of the rezoning

area, or 65 blocks. These areas include rowhouses, semi-detached homes with higher FARs and lot coverage, and other housing types. R5B districts permit a maximum FAR of 1.35 with a maximum street wall of 30 feet and a maximum building height of 33 feet. Minimum lot widths for detached homes are 25 feet with a minimum area of 2,375 square feet, and 18 feet for semi-detached homes and rowhouses on lots with a minimum area of 1,700 square feet. In R5B districts, the front yard of a new development must be at least five feet deep and no shallower than the shallowest adjacent front yard and no deeper than the deepest adjacent front yard, to a maximum depth of 20 feet. Within R5B districts, infill zoning provisions are not applicable. One off-street parking space is required for each dwelling unit, waived for single-family houses, or 66 percent of the units if grouped. Curb cuts are prohibited on zoning lots less than 40 feet wide at a minimum interval of 34 feet and front yard parking is prohibited.

The proposal includes the rezoning of portion of an M1-1 district to R5B to bring ten existing three-story rowhouses on 66th Street, between 7th And 8th Avenues, and residential buildings on 62nd- 64th Streets, between 9th Avenue and Ft. Hamilton Parkway, into conformance. The R5B mapping also includes a public school, P. S. 69, on the west side of 9th Avenue between 63rd and 64th Streets.

R6B – R6B is proposed for the neighborhood’s main commercial corridors. These areas along Ft. Hamilton Parkway, 11th Avenue and 13th Avenue are predominantly occupied by two- to four-story buildings with ground floor retail and residences above. R6B districts permit a maximum FAR of 2.0 with a maximum street wall height of 40 feet, generally four stories, before setback and a maximum building height of 50 feet, generally five stories. One off-street parking space is required for 50% of the dwelling units. Curb cuts are prohibited on zoning lots less than 40 feet wide at a minimum interval of 34 feet.

The proposal includes the rezoning of portion of an M1-1 district to R6B on Ft. Hamilton Parkway from 62nd to 63rd Street. The rezoning would bring an existing residential multi-family building into conformance and the

potential for new contextual residential development.

C4-2A – A mid-density contextual zoning district that permits commercial, residential and community facility uses is proposed for 86th Street from the Gowanus Expressway to 7th Avenue. Eighty-Sixth Street is the commercial core of Community District 10. The proposed C4-2A zoning district would be an extension of an existing C4-2A district mapped along 86th Street in Bay Ridge adjacent to the boundary of the rezoning area. C4-2A districts permit a broader range of commercial uses than commercial overlays and allow mid-density commercial, residential and community facility buildings, with a maximum FAR of 3.0, a maximum street wall height wall height of 60 feet and a maximum 70-foot building height for all uses.

Commercial Overlays - All C1-2 and C2-2 overlays within the rezoning area would be changed to C1-3 and C2-3 overlays, respectively, lowering their off-street parking requirements. All existing overlays would also be reduced to a depth of 100 feet to reflect existing conditions and to prevent commercial uses from encroaching on mid-block residential areas. Commercial uses in the overlays would have a maximum FAR of 1.0 where the underlying zoning is R4 or R5, and a maximum of 2.0 where the underlying zoning is R6. New C2-3 commercial overlays are proposed only for existing commercial corridors where the existing zoning does not reflect the underlying commercial uses.

M3-2 to M1-1 – The proposal includes the rezoning of an M3-2 district to M1-1 between 63rd and 64th Streets, 180 feet west of Ninth Avenue. Currently, the site of an existing auto dealership parking lot, it was formally used for natural gas storage and is located directly adjacent to a new public school, P.S. 69, to the east. The rezoning of an M3-2 to M1-1 would prevent future heavy manufacturing uses at this location. An M1-1 district permits a wide range of commercial and light manufacturing uses. A maximum FAR of 1.0 is permitted with building height determined by sky exposure plane. Parking requirements vary by use.

ENVIRONMENTAL REVIEW

This application (C 070387 ZMK) 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 07DCP054K. The lead agency is the City Planning Commission.

After a study of the environmental impact of the subject application (C 070387 ZMK), a negative declaration was issued on March 26, 2007, which included (E) designations for hazardous materials, air quality and noise.

The (E) designations for hazardous materials would be placed on all of the development sites. These sites are comprised of the following parcels:

Block 5729, Lot 24
Block 5730, Lot 43
Block 5736, Lot 43
Block 5738, Lot 1
Block 5743, Lots 50 & 52
Block 5750, Lot 42
Block 5761, Lots 3 & 5
Block 6010, Lot 47
Block 6038, Lot 1
Block 6055, Lots 12 and 21
Block 6056, Lots 12 & 15
Block 6093, Lot 17

The text of the (E) designation is as follows:

Due to the possible presence of hazardous materials on the aforementioned designated sites there is potential for contamination of the soil and groundwater. To determine if contamination exists and perform and appropriate remediation, the following tasks must be undertaken by the fee owners(s) of the lot restricted by this (E) designation prior to any demolition or disturbance of soil on the lot.

Task 1

The fee owner(s) of the lot(s) restricted by this (E) designation will be required to prepare a scope of work for any soil, gas, or groundwater sampling and testing needed to determine if contamination exists, the extent of the contamination, and to what extent remediation may be required. The scope of work will include all relevant supporting documentation, including site plans and sampling locations. This scope of work will be submitted to DEP for review and approval prior to implementation. It will be reviewed to ensure that an adequate number of samples will be collected and that appropriate parameters are selected for laboratory analysis.

No sampling program may begin until written approval of a work plan and sampling protocol is received from DEP. The number and location of sample sites should be selected to adequately characterize the type and extent of the contamination, and the condition of the remainder of the site. The characterization should be complete enough to determine what remediation strategy (if any) is necessary after review of the sampling data. Guidelines and criteria for choosing sampling sites and performing sampling will be provided by DEP upon request.

Task 2

A written report with findings and a summary of the data must be presented to DEP after completion of the testing phase and laboratory analysis for review and approval. After receiving such test results, a determination will be provided by DEP if the results indicate that remediation is necessary.

If DEP determines that no remediation is necessary, written notice shall be given by DEP.

If remediation is necessary according to test results, a proposed remediation plan must be submitted to DEP for review and approval. The fee owner(s) of the lot(s) restricted by this (E) designation must perform such remediation as determined necessary by DEP. After completing the remediation, the fee owner(s) of the lot restricted by this (E) designation should provide proof that the work has been satisfactorily completed.

A DEP-approved construction-related health and safety plan would be implemented during excavation and construction activities to protect workers and the community from potentially significant adverse impacts associated with contaminated soil and/or groundwater. This Plan would be submitted to DEP for review and approval prior to implementation.

To avoid any potential impacts associated with air quality, the proposed action would place an (E) designation for air quality on the following parcels:

Block 5750, Lots 42, 47

Block 6055 Lots 12, 21

Block 6056, Lots 12, 15

The text of the (E) designation is as follows:

Block 6055, Lots 12, 21

Any new residential and/or commercial development on the above-referenced properties must ensure that the heating, ventilating and air conditioning stack(s) are located at least 125 and 100 feet for Oil No. 4 and No. 2 from the lot line facing Battery Avenue, or use

natural gas as the type of fuel for space heating and hot water (HVAC) systems, to avoid any potential significant air quality impacts.

Block 5750, Lots 42, 47

Any new residential and/or commercial development on the above-referenced properties must ensure that the heating, ventilating and air conditioning stack(s) are located at least 75 and 65 feet for Oil No. 4 and Oil No.2 from the lot line facing 66th Street, or use natural gas as the type of fuel for space heating and hot water (HVAC) systems, to avoid any potential significant air quality impacts.

Block 6056, Lots 12, 15

Any new residential and/or commercial development on the above-referenced properties must ensure that the heating, ventilating and air conditioning stack(s) are located at least 100 and 80 feet for Oil No.4 and Oil No. 2 from the lot line facing Battery Avenue, or use natural gas as the type of fuel for space heating and hot water (HVAC) systems, to avoid any potential significant air quality impacts.

1- To avoid any potential impacts associated with noise, the proposed action would place an (E) designation for noise on the following parcels:

Block 6010, Lot 47
Block 6038, Lot 1

The text of the (E) designation for the above properties is as follows:

In order to ensure an acceptable interior noise environment, future residential/commercial uses must provide a closed window condition with a minimum of 30 dB(A) window/wall attenuation in order to maintain an interior noise level of 45 dB(A). In order to maintain a closed-window condition, an alternate means of ventilation must also be provided. Alternate means of ventilation includes, but is not limited to, central air conditioning or air conditioning sleeves containing air conditioners or HUD-approved fans.

2- To avoid any potential impacts associated with noise, the proposed action would place an (E) designation for noise on the following parcels:

Block 5729, Lot 24
Block 5730, Lot 43
Block 5736, Lot 43
Block 5738, Lot 1
Block 5743, Lots 50 and 52
Block 5750, Lots 42 and 47
Block 6055, Lots 12 and 21
Block 6056, Lots 12 and 15
Block 6093, Lot 17

The text of the (E) designation for the above properties is as follows:

In order to ensure an acceptable interior noise environment, future residential/commercial uses must provide a closed window condition with a minimum of 35 dB(A) window/wall attenuation in order to maintain an interior noise level of 45 dB(A). In order to maintain a closed-window condition, an alternate means of ventilation must also be provided. Alternate means of ventilation includes, but is not limited to, central air conditioning or air conditioning sleeves containing air conditioners or HUD-approved fans.

With the placement of the (E) designations related to hazardous materials, air quality and noise on the above blocks and lots, no significant adverse impacts on the environment are expected.

UNIFORM LAND USE REVIEW

This application (C 070387 ZMK) was certified as complete by the Department of City Planning on March 26, 2007 and was duly referred to Community Board 10 and the Brooklyn Borough President in accordance with Title 62 of the Rules of the City of New York, Section 2-02(b).

Community Board Public Hearing

Community Board 10 held a public hearing and vote on this application on April 16, 2007 and on that date, by a vote of 40 in favor, 0 opposed and 1 recusal, adopted a resolution recommending approval of the application.

Borough President Recommendation

This application was considered by the Borough President who issued a recommendation on May 10, 2007, approving the application.

City Planning Commission Public Hearing

On May 23, 2007 (Calendar No. 9), the City Planning Commission scheduled June 6, 2007 for a public hearing on this application (C 070387 ZMK). The hearing was held on June 6, 2007 (Calendar No.23). There were five speakers in favor of the application and no speakers in opposition.

The five speakers in support of the application included: representatives of the Brooklyn Borough President, the City Councilmember from the 43rd District, and the State Senator of the 22nd District; the Chair of Community Board 10's Zoning and Land Use Committee; and a representative of the Dyker Heights Civic Association.

The representative of the Borough President spoke about the proposed lower density and contextual districts and the importance of preserving the neighborhood character of Dyker Heights and Fort Hamilton. The speaker testified that the proposed zoning map changes would prevent out of scale and haphazard development, providing a balance of preservation and growth opportunities.

The representative of the Councilmember from the 43rd District spoke of his support for districts which would protect one- and two family homes on 80 blocks, compared to 12 under the current zoning. He stated his support for the lower density and contextual districts, as they are reflective of existing conditions and respectful of neighborhood character.

The representative of the State Senator from the 22nd District spoke about the damaging effect of over-development, and stated that his district had had one-and two family homes replaced by large developments. The representative testified that the proposed rezoning would largely remove the threat of out of character development and the lower density and contextual districts would maintain the integrity and village character of Dyker Heights.

The Chair of the Community Board's 10's Zoning and Land Use Committee spoke of the Board's unanimous recommendation to approve the application and expressed the overwhelming community support for the proposal. The Chair stated that the proposed zoning changes were the result of a collaborative effort between the Department, the Community Board, local community organizations and elected officials and have addressed their concerns regarding overdevelopment and the need to preserve the scale and character of Dyker Heights and Fort Hamilton. She reiterated the Community Board's advocacy

for an expedited approval of the application.

As an area homeowner, the representative for the Dyker Heights Civic Association, testified in support of the proposal and noted the successful working partnership in developing a plan to preserve Dyker Heights. The representative stated that the rezoning proposal would reduce the potential for out of scale development and maintain the predominant one- and two-family character of Dyker Heights.

There were no other speakers and the hearing was closed.

Waterfront Revitalization Program Consistency Review

This application was reviewed by the Department of City Planning 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 13, 1999 and by the New York State Department of State on May 28, 2002, 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 WRP07-010.

This action was determined to be consistent with the policies of the New York City Waterfront Revitalization Program.

CONSIDERATION

The Commission believes that this amendment of the Zoning Map is appropriate.

The Commission believes that the rezoning proposal for 159 blocks represents a comprehensive approach for rezoning the neighborhoods of Dyker Heights and Fort Hamilton. The action would preserve neighborhood character, scale and density by replacing existing zoning districts with lower density and contextual zoning districts, ensuring that future residential and commercial development would be more consistent with the existing built environment.

The Commission believes that the lower density and contextual zoning districts and their use and bulk regulations provide substantially more protection than the existing zoning districts. The proposed districts would produce buildings that are more consistent with the existing built context of the area.

The Commission believes that the proposed lower density contextual districts would assure that future residential development would be consistent with the housing types and densities of each specific area. The proposed R6B district, in conjunction with commercial overlays, would encourage ground floor commercial with residences above on selected streets.

The Commission believes that the proposed C4-2A district on two blocks located in the neighborhood's 86th Street commercial corridor would enhance commercial activity and is consistent with the existing apartment building context on the north side of 86th Street. This two block extension to the adjacent C4-2A district in Bay Ridge would allow for mixed residential/commercial development at a density appropriate for this wide street.

The Commission believes that the rezoning of three blocks from M1-1 to R5B and R6B recognizes the existing residential character of these blocks. Rezoning a portion of a block from M3-2 to M1-1 would preclude heavy manufacturing uses adjacent to an existing school and the reduction of the depth of commercial overlays would protect residential mid-blocks from intrusion by commercial uses.

RESOLUTION

RESOLVED, that the City Planning Commission finds that the action described herein will have no significant impact on the environment; and be it further

RESOLVED, that the City Planning Commission, in its capacity as the City's Coastal Commission, has reviewed the waterfront aspects of this application and finds that the proposed project is consistent with WRP

policies; and be it further

RESOLVED, by the City Planning Commission, pursuant to Sections 197-c and 200 of the New York City Charter, that based on the environmental determination and the consideration described in this report, the Zoning Resolution of the City of New York, effective as of December 15, 1961, and as subsequently amended, is further amended by changing the Zoning Map, Section No's. 22a, 22b, 22c and 22d:

1. eliminating from within an existing R4 District a C1-2 District bounded by:
 - a. 79th Street, a line 150 feet southeasterly of 7th Avenue, 82nd Street, and 7th Avenue;
 - b. a line midway between 85th Street and 86th Street, 7th Avenue, a line 150 feet southwesterly of 86th Street, Dahlgren Place, 86th Street, and the southeasterly boundary line of a Park and its southwesterly prolongation;
 - c. line midway between 73rd Street and 74th Street, a line 150 feet southeasterly of 13th Avenue, 77th Street, and a line 150 feet northwesterly of 13th Avenue;
 - d. 78th Street, 13th Avenue, 79th Street, a line 150 feet southeasterly of 13th Avenue, 81st Street, and a line 150 feet northwesterly of 13th Avenue; and
 - e. 82nd Street, 13th Avenue, 85th Street, a line 150 feet northwesterly of 13th Avenue, 83rd Street, and a line 100 feet northwesterly of 13th Avenue;
2. eliminating from within an existing R4 District a C2-2 District bounded by 77th Street, a line 150 feet southeasterly of 13th Avenue, 79th Street, 13th Avenue, 78th Street, a line 150 feet northwesterly of 13th Avenue;
3. eliminating from within an existing R5 District a C1-2 District bounded by:
 - a. 62nd Street, a line 150 feet southeasterly of 11th Avenue, Bay Ridge Avenue, 11th Avenue, a line midway between Bay Ridge Avenue and 70th Street, and a line 150 feet northwesterly of 11th Avenue; and
 - b. Bay Ridge Avenue, a line 150 feet southeasterly of 13th Avenue, a line midway between 73rd Street and 74th Street, and a line 150 feet northwesterly of 13th Avenue;
4. eliminating from within an existing R5 District a C1-3 District bounded by:
 - a. 67th Street, Fort Hamilton Parkway, 68th Street, and 9th Avenue;
 - b. 68th Street, a line 150 feet southeasterly of Fort Hamilton Parkway, 72nd Street, and a line 100 feet southeasterly of Fort Hamilton Parkway;

- c. Bay Ridge Avenue, a line 100 feet northwesterly of Fort Hamilton Parkway, 72nd Street, and a line 150 feet northwesterly of Fort Hamilton Parkway;
 - d. 68th Street, a line 100 feet northwesterly of 8th Avenue, 70th Street, and a line 150 feet northwesterly of 8th Avenue; and
 - c. 68th Street, a line 150 feet southeasterly of 8th Avenue, 70th Street, and a line 100 feet southeasterly of 8th Avenue;
5. eliminating from within an existing R5 District a C2-3 District bounded by 63rd Street, a line 150 feet southeasterly of Fort Hamilton Parkway, 66th Street, and a line 100 feet southeasterly of Fort Hamilton Parkway;
 6. changing from an R5 District to an R3A District property bounded by a line midway between 61st Street and 62nd Street, 12th Avenue, 63rd Street, a line 270 feet northwesterly of 12th Avenue, a line midway between 62nd Street and 63rd Street, and a line 300 feet northwesterly of 12th Avenue;
 7. changing from an R3-1 District to an R3X District property bounded by a line midway between 81st Street and 82nd Street, a line 100 feet northwesterly of 13th Avenue, 83rd Street, a line 150 feet northwesterly of 13th Avenue, 85th Street, a line 100 feet northwesterly of 13th Avenue, 86th Street, a line 100 feet southeasterly of 12th Avenue, a line midway between 85th Street and 86th Street, a line 200 feet northwesterly of 11th Avenue, 86th Street, a line 100 feet southeasterly of 10th Avenue, 82nd Street, and a line 100 feet northwesterly of 11th Avenue;
 8. changing from an R4 District to an R3X District property bounded by 83rd Street, a line 100 feet northwesterly of 13th Avenue, 85th Street, and a line 150 feet northwesterly of 13th Avenue;
 9. changing from an R4 District to an R4A District property bounded by a line midway between 73rd Street and 74th Street, 14th Avenue, 77th Street, a line 100 feet northwesterly of 14th Avenue, Bay Ridge Parkway, and a line 100 feet southeasterly of 13th Avenue;
 10. changing from an R5 District to an R4A District property bounded by 71st Street, 14th Avenue, a line midway between 73rd Street and 74th Street, a line 100 feet southeasterly of 13th Avenue, 73rd Street, a line 350 feet northwesterly of 14th Avenue, a line midway between 72nd Street and 73rd Street, a line 400 feet northwesterly of 14th Avenue, a line midway between 71st Street and 72nd Street, and a line 220 feet northwesterly of 14th Avenue;
 11. changing from an R3-1 District to an R4B District property bounded by 82nd Street, a line 100 feet southeasterly of 10th Avenue, 85th Street, and 10th Avenue;
 12. changing from an R4 District to an R4B District property bounded by:
 - a. 83rd Street, a line 100 feet southeasterly of 7th Avenue, 84th Street, 7th Avenue, a line midway between 85th Street and 86th Street, and Gowanus Expressway;
 - b. a line 150 feet southwesterly of 86th Street, a line 100 feet northwesterly of Battery Avenue,

88th Street, a line midway between Battery Avenue and Parrot Place, a line 100 feet northeasterly of 90th Street, and Gowanus Expressway;

- c. 90th Street, 7th Avenue, Poly Place, Battery Avenue, a northeasterly boundary line of the United States Government Reservation/Fort Hamilton and its northwesterly and southeasterly prolongations, Gowanus Expressway, a line 100 feet southwesterly of 92nd Street, Battery Avenue, 92nd Street, a line midway between Dahlgren Place and Battery Avenue, a line 100 feet southwesterly of 90th Street, and a line midway between Battery Avenue and Parrot Place; and
 - d. a line midway between 83rd Street and 84th Street, 14th Avenue, 85th Street, and a line 100 feet northwesterly of 14th Avenue;
13. changing from an R5 District to an R4B District property bounded by:
- a. a line midway between 67th Street and 68th Street, a line 250 feet northwesterly of 10th Avenue, 68th Street, 10th Avenue, Bay Ridge Avenue, and a line 100 feet southeasterly of Fort Hamilton Parkway; and
 - b. 63rd Street, a line 100 feet northwesterly of 12th Avenue, 64th Street, and a line 100 feet southeasterly of 11th Avenue;
14. changing from an R3-1 District to an R4-1 District property bounded by a line midway between 81st Street and 82nd Street, a line 100 feet northwesterly of 11th Avenue, 82nd Street, and 10th Avenue;
15. changing from an R4 District to an R4-1 District property bounded by:
- a. a line midway between 73rd Street and 74th Street, a line 100 feet northwesterly of 13th Avenue, a line midway between 81st Street and 82nd Street, 10th Avenue, a line midway between 85th Street and 86th Street, a line 100 feet southeasterly of 7th Avenue, 79th Street, a line 100 feet southeasterly of Fort Hamilton Parkway and its southwesterly prolongation, 76th Street, a line perpendicular to the northeasterly street line of 76th Street distant 160 feet southeasterly (as measured along the street line) from the point of intersection of the southeasterly street line of Fort Hamilton Parkway and the northeasterly street line of 76th Street, a line midway between 76th Street and Bay Ridge Parkway, a line perpendicular to the southwesterly street line of Bay Ridge Parkway distant 210 feet southeasterly (as measured along the street line) from the point of intersection of the southeasterly street line of Fort Hamilton Parkway and the southwesterly street line of Bay Ridge Parkway, Bay Ridge Parkway, a line 320 feet northwesterly of 10th Avenue, 74th Street, 10th Avenue, Bay Ridge Parkway, and a line 100 feet southeasterly of 11th Avenue;
 - b. Bay Ridge Parkway, a line 100 feet northwesterly of 14th Avenue, a line midway between 78th Street and 79th Street, and a line 100 feet southeasterly of 13th Avenue; and
 - c. a line midway between 79th Street and 80th Street, a line 100 feet northwesterly of 14th Avenue, a line midway between 81st Street and 82nd Street, 14th Avenue, a line midway between 82nd Street and 83rd Street, a line 270 feet southeasterly of 13th Avenue, 83rd Street, a

line 100 feet northwesterly of 14th Avenue, 84th Street, a line 300 feet southeasterly of 13th Avenue, 85th Street, and a line 100 feet southeasterly of 13th Avenue;

16. changing from an R5 District to an R4-1 District property bounded by:

- a. Bay Ridge Avenue and its northwesterly centerline prolongation, a line 100 feet northwesterly of 8th Avenue, 70th Street, a line 100 feet southeasterly of 8th Avenue, a line midway between Bay Ridge Avenue and 70th Street, a line 100 feet northwesterly of Fort Hamilton Parkway, 73rd Street, Fort Hamilton Parkway, 76th Street, a line 100 feet southeasterly of Fort Hamilton Parkway and its southwesterly prolongation, 79th Street and its northwesterly centerline prolongation, Gowanus Expressway, 73rd Street, a line 100 feet southeasterly of 8th Avenue and its southwesterly prolongation, 71st Street, and Gowanus Expressway;
- b. a line midway between 71st Street and 72nd Street, 10th Avenue, 73rd Street, a line perpendicular to the northeasterly street line of 73rd Street distant 230 feet southeasterly (as measured along the street line) from the point of intersection of the southeasterly street line of Fort Hamilton Parkway and the northeasterly street line of 73rd Street, a line midway between 72nd Street and 73rd Street, a line perpendicular to the southwesterly street line of 72nd Street distant 175 feet southeasterly (as measured along the street line) from the point of intersection of the southeasterly street line of Fort Hamilton Parkway and the southwesterly street line of 72nd Street, 72nd Street, and a line 100 feet southeasterly of Fort Hamilton Parkway;
- c. 72nd Street, 11th Avenue, a line midway between 73rd Street and 74th Street, and a line 100 feet southeasterly of 10th Avenue;
- d. a line midway between 72nd Street and 73rd Street, a line 100 feet northwesterly of 13th Avenue, a line midway between 73rd Street and 74th Street, a line 100 feet southeasterly of 11th Avenue, 73rd Street, and 12th Avenue;
- e. 67th Street, a line 100 feet northwesterly of 11th Avenue, a line midway between Bay Ridge Avenue and 70th Street, 10th Avenue, Ovington Avenue, and a line 100 feet southeasterly of 10th Avenue; and
- f. a line midway between 66th Street and 67th Street, a line 100 feet northwesterly of 13th Avenue, Bay Ridge Avenue, and 12th Avenue;

17. changing from an R3-1 District to an R5B District property bounded by:

- a. 85th Street, a line 100 feet southeasterly of 10th Avenue, 86th Street, and 10th Avenue; and
- b. a line midway between 85th Street and 86th Street, a line 100 feet southeasterly of 12th Avenue, 86th Street, and a line 200 feet northwesterly of 11th Avenue;

18. changing from an R4 District to an R5B District property bounded by:

- a. 79th Street and its northwesterly centerline prolongation, a line 100 feet southeasterly of 7th

Avenue, 83rd Street and its northwesterly centerline prolongation, and Gowanus Expressway;

- b. 84th Street, a line 100 feet southeasterly of 7th Avenue, a line midway between 85th Street and 86th Street, 10th Avenue, 86th Street, and 7th Avenue;
 - c. a line 100 feet southwesterly of 86th Street, 7th Avenue, 90th Street, a line midway between Battery Avenue and Parrot Place, a line 100 feet southwesterly of 90th Street, a line midway between Dahlgren Place and Battery Avenue, 92nd Street, Battery Avenue, a line 100 feet southwesterly of 92nd Street, Gowanus Expressway, a line 100 feet northeasterly of 90th Street, a line midway between Battery Avenue and Parrot Place, 88th Street, a line 100 feet northwesterly of Battery Avenue, a line 150 feet southwesterly of 86th Street, and Battery Avenue;
 - d. Bay Ridge Parkway, a line 100 feet southeasterly of 13th Avenue, a line midway between 78th Street and 79th Street, a line 100 feet northwesterly of 14th Avenue, 77th Street, 14th Avenue, a line midway between 81st Street and 82nd Street, a line 100 feet northwesterly of 14th Avenue, a line midway between 79th Street and 80th Street, a line 100 feet southeasterly of 13th Avenue, 85th Street, a line 300 feet southeasterly of 13th Avenue, 84th Street, a line 100 feet northwesterly of 14th Avenue, 85th Street, 14th Avenue, 86th Street, and a line 100 feet northwesterly of 13th Avenue;
 - e. a line midway between 82nd Street and 83rd Street, 14th Avenue, a line midway between 83rd Street and 84th Street, a line 100 feet northwesterly of 14th Avenue, 83rd Street, and a line 270 feet southeasterly of 13th Avenue; and
 - f. a line midway between 73rd Street and 74th Street, a line 100 feet southeasterly of 11th Avenue, Bay Ridge Parkway, 10th Avenue, 74th Street, a line 320 feet northwesterly of 10th Avenue, Bay Ridge Parkway, a line perpendicular to the southwesterly street line of Bay Ridge Parkway distant 210 feet southeasterly (as measured along the street line) from the point of intersection of the southeasterly street line of Fort Hamilton Parkway and the southwesterly street line of Bay Ridge Parkway, a line midway between 76th Street and Bay Ridge Parkway, a line perpendicular to the northeasterly street line of 76th Street distant 160 feet southeasterly (as measured along the street line) from the point of intersection of the southeasterly street line of Fort Hamilton Parkway and the northeasterly street line of 76th Street, 76th Street, and a line 100 feet southeasterly of Fort Hamilton Parkway;
19. changing from an R5 District to an R5B District property bounded by:
- a. 65th Street, 8th Avenue, 66th Street, Fort Hamilton Parkway, 67th Street, 9th Avenue, Bay Ridge Avenue, a line 100 feet northwesterly of Fort Hamilton Parkway, a line midway between Bay Ridge Avenue and 70th Street, a line 100 feet southeasterly of 8th Avenue, 70th Street, a line 100 feet northwesterly of 8th Avenue, Bay Ridge Avenue and its northwesterly centerline prolongation, Gowanus Expressway, 66th Street and its northwesterly centerline prolongation, and the northwesterly boundary line of a playground and its northeasterly and southwesterly prolongations;
 - b. a line midway between 61st Street and 62nd Street, a line 100 feet northwesterly of 11th

Avenue, 67th Street, a line 100 feet southeasterly of 10th Avenue, Ovington Avenue, 10th Avenue, 68th Street, a line 250 feet northwesterly of 10th Avenue, a line midway between 67th Street and 68th Street, a line 100 feet southeasterly of Fort Hamilton Parkway, 63rd Street, and 10th Avenue; and

- c. a line midway between 61st Street and 62nd Street, a line 300 feet northwesterly of 12th Avenue, a line midway between 62nd Street and 63rd Street, a line 270 feet northwesterly of 12th Avenue, 63rd Street, and a line 100 feet southeasterly of 11th Avenue;
 - d. a line midway between 61st Street and 62nd Street, a line 100 feet northwesterly of 14th Avenue, 63rd Street, 14th Avenue, 71st Street, a line 220 feet northwesterly of 14th Avenue, a line midway between 71st Street and 72nd Street, a line 400 feet northwesterly of 14th Avenue, a line midway between 72nd Street and 73rd Street, a line 350 feet northwesterly of 14th Avenue, 73rd Street, a line 100 feet southeasterly of 13th Avenue, 66th Street, a line 100 feet northwesterly of 13th Avenue, a line midway between 66th Street and 67th Street, 12th Avenue, Bay Ridge Avenue, a line 100 feet northwesterly of 13th Avenue, a line midway between 72nd Street and 73rd Street, 12th Avenue, 73rd Street, a line 100 feet southeasterly of 11th Avenue, a line midway between 73rd Street and 74th Street, 11th Avenue, 72nd Street, a line 100 feet southeasterly of 10th Avenue, a line midway between 73rd Street and 74th Street, a line 100 feet southeasterly of Fort Hamilton Parkway, 76th Street, Fort Hamilton Parkway, 73rd Street, 10th Avenue, a line midway between 71st Street and 72nd Street, a line 100 feet southeasterly of Fort Hamilton Parkway, Bay Ridge Avenue, 10th Avenue, a line midway between Bay Ridge Avenue and 70th Street, a line 100 feet northwesterly of 11th Avenue, Bay Ridge Avenue, a line 100 feet southeasterly of 11th Avenue, 64th Street, a line 100 feet northwesterly of 12th Avenue, 63rd Street, and 12th Avenue; and
 - e. 71st Street, a line 100 feet southeasterly of 8th Avenue and its southwesterly prolongation, 73rd Street, and Gowanus Expressway;
20. changing from an M1-1 District to an R5B District property bounded by:
- a. 62nd Street, a line 100 feet northwesterly of Fort Hamilton Parkway, 64th Street, a line 160 feet northwesterly of 9th Avenue, 63rd Street, and 9th Avenue; and
 - b. a line midway between 65th Street and 66th Street, the northwesterly boundary line of a playground and its northeasterly and southwesterly prolongations, 66th Street, and a line 560 feet northwesterly of 8th Avenue;
21. changing from an R4 District to an R6B District property bounded by a line midway between 73rd Street and 74th Street, a line 100 feet southeasterly of 13th Avenue, Bay Ridge Parkway, and a line 100 feet northwesterly of 13th Avenue;
22. changing from an R5 District to an R6B District property bounded by:
- a. a line midway between 61st Street and 62nd Street, 10th Avenue, 63rd Street, a line 100 feet southeasterly of Fort Hamilton Parkway, 72nd Street, a line perpendicular to the southwesterly street line of 72nd Street distant 175 feet southeasterly (as measured along the street line) of

- the point of intersection of the southeasterly street line of Fort Hamilton Parkway and the southwesterly street line of 72nd Street, a line midway between 72nd Street and 73rd Street, a line perpendicular to the northeasterly street line of 73rd Street distant 230 feet southeasterly (as measured along the street line) from the point of intersection of the southeasterly street line of Fort Hamilton Parkway and the northeasterly street line of 73rd Street, 73rd Street, a line 100 feet northwesterly of Fort Hamilton Parkway, Bay Ridge Avenue, 9th Avenue, 67th Street, and Fort Hamilton Parkway;
- b. a line midway between 61st Street and 62nd Street, a line 100 feet southeasterly of 11th Avenue, Bay Ridge Avenue, and a line 100 feet northwesterly of 11th Avenue; and
 - c. 66th Street, a line 100 feet southeasterly of 13th Avenue, a line midway between 73rd Street and 74th Street, and a line 100 feet northwesterly of 13th Avenue;
23. changing from an M1-1 District to an R6B District property bounded by 62nd Street, Fort Hamilton Parkway, 63rd Street, and a line 100 feet northwesterly of Fort Hamilton Parkway;
 24. changing from an R4 District to a C4-2A District property bounded by a line midway between 85th Street and 86th Street, 7th Avenue, a line 100 feet southwesterly of 86th Street, Battery Avenue, a line 150 feet southwesterly of 86th Street, and Gowanus Expressway;
 25. changing from an M3-2 District to an M1-1 District property bounded by 63rd Street, a line 160 feet northwesterly of 9th Avenue, 64th Street, and a line 250 feet southeasterly of 8th Avenue;
 26. establishing within a proposed R5B District a C1-3 District bounded by:
 - a. Bay Ridge Avenue, 11th Avenue, a line midway between Bay Ridge Avenue and 70th Street, and a line 100 feet northwesterly of 11th Avenue;
 - b. 79th Street, a line 100 feet southeasterly of 7th Avenue, 82nd Street, and 7th Avenue;
 - c. Bay Ridge Parkway, a line 100 feet southeasterly of 13th Avenue, 77th Street, and a line 100 feet northwesterly of 13th Avenue;
 - d. 78th Street, 13th Avenue, 79th Street, a line 100 feet southeasterly of 13th Avenue, 81st Street, and a line 100 feet northwesterly of 13th Avenue; and
 - e. 82nd Street, 13th Avenue, 85th Street, and a line 100 feet northwesterly of 13th Avenue;
 27. establishing within a proposed R6B District a C1-3 District bounded by:
 - a. 62nd Street, a line 100 feet southeasterly of 11th Avenue, Bay Ridge Avenue, and a line 100 feet northwesterly of 11th Avenue; and
 - b. Bay Ridge Avenue, a line 100 feet southeasterly of 13th Avenue, Bay Ridge Parkway, and a line 100 feet northwesterly of 13th Avenue;

28. establishing within a proposed R5B District a C2-3 District bounded by:
- a. 71st Street, a line 100 feet southeasterly of 8th Avenue and its southwesterly prolongation, 73rd Street, 7th Avenue, and 8th Avenue and its southwesterly prolongation;
 - b. 84th Street, a line 100 feet southeasterly of 7th Avenue, 86th street, and 7th Avenue;
 - c. 64th Street, 13th Avenue, 65th Street, a line 150 feet southeasterly of 13th Avenue, a line midway between 65th Street and 66th Street, a line 150 feet northwesterly of 13th Avenue, 65th Street, and a line 100 feet northwesterly of 13th Avenue;
 - d. 63rd Street, 14th Avenue, Ovington Avenue, and a line 100 feet northwesterly of 14th Avenue, and
 - e. 77th Street, a line 100 feet southeasterly of 13th Avenue, 79th Street, 13th Avenue, 78th street, and a line 100 feet northwesterly of 13th Avenue;
29. establishing within a proposed R6B District a C2-3 District bounded by:
- a. 62nd Street, Fort Hamilton Parkway, 63rd Street, and a line 100 feet northwesterly of Fort Hamilton Parkway;
 - b. 66th Street, a line 100 feet southeasterly of Fort Hamilton Parkway, 67th Street, and Fort Hamilton Parkway;
 - c. 67th Street, Fort Hamilton Parkway, 68th Street, and 9th Avenue; and
 - d. 67th Street, a line 100 feet southeasterly of 13th Avenue, Ovington Avenue, and 13th Avenue;

as shown on a diagram (for illustrative purposes only) dated March 26, 2007 and which includes CEQR Designation E-180, Community District 10, Borough of Brooklyn.

The above resolution (C 070387 ZMK), duly adopted by the City Planning Commission on June 20, 2007 (Calendar No.17), 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.

AMANDA M. BURDEN, AICP, Chair
KENNETH J. KNUCKLES, Esq. Vice Chair
ANGELA BATTAGLIA, IRWIN G. CANTOR, P.E., ANGELA R. CAVALUZZI, R.A.,
ALFRED C. CERULLO, III, RICHARD W. EADDY, LISA A. GOMEZ, NATHAN
LEVENTHAL, KAREN A. PHILLIPS, DOLLY WILLIAMS, Commissioners