



CITY PLANNING COMMISSION

March 2, 2005/Calendar No. 14

C 050134 (A) ZMK

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

- 1. eliminating a C1-2 District within an existing R6 District bounded by:**
 - a. Bay Ridge Parkway, a line 100 feet southeasterly of 3rd Avenue, 78th Street, 3rd Avenue, 82nd Street, and a line 100 feet northwesterly of 3rd Avenue;
 - b. Bay Ridge Parkway, a line 100 feet southeasterly of 5th Avenue, 85th Street, 5th Avenue, a line midway between 85th Street and 86th Street, and a line 100 feet northwesterly of 5th Avenue;
 - c. 86th Street, 3rd Avenue, 87th Street, a line 100 feet southeasterly of 3rd Avenue, 95th Street, 3rd Avenue, 97th Street, a line 100 feet southeasterly of 3rd Avenue, Marine Avenue, and a line 100 feet northwesterly of 3rd Avenue;
 - d. a line midway between 85th Street and 86th Street, the northwesterly boundary line of a Park and its southwesterly prolongation, 86th Street, Gatling Place, a line 100 feet southwesterly of 86th Street, and Hamilton Parkway;
 - e. 92nd Street, a line 100 feet southeasterly of 5th Avenue, 95th Street, 4th Avenue, 96th Street, a line 100 feet northwesterly of 4th Avenue, 95th Street, and 5th Avenue;
 - f. a line midway between 97th Street and Marine Avenue, a line 100 feet southeasterly of 4th Avenue, a line midway between Marine Avenue and 99th Street, 4th Avenue, 100th Street, and a line 100 feet northwesterly of 4th Avenue; and
 - g. 100th Street, a line 100 feet southeasterly of 4th Avenue, 101st Street, and 4th Avenue;
- 2. eliminating a C2-2 District within an existing R6 District bounded by:**
 - a. 82nd Street, a line 100 feet southeasterly of 3rd Avenue, 87th Street, 3rd Avenue, 86th Street, and a line 100 feet northwesterly of 3rd Avenue;

- b. 89th Street, 4th Avenue, 95th Street, and a line 100 feet northwesterly of 4th Avenue; and
 - c. a line 100 feet southwesterly of 86th Street, a line midway between 5th Avenue and Gelston Avenue, the southeasterly centerline prolongation of 91st Street, and 5th Avenue;
3. **eliminating a C2-3 District within an existing R6 District bounded by Bay Ridge Avenue, Narrows Avenue, a line midway between Bay Ridge Avenue and 70th Street, and the easterly boundary line of Shore Road Park;**
4. **changing from an R3-1 District to an R2 District property bounded by:**
- a. a line midway between Bay Ridge Parkway and 76th Street, a line 120 feet northwesterly of Ridge Boulevard, 76th Street, a line 100 feet northwesterly of Ridge Boulevard, 77th Street, and a line 100 feet southeasterly of Colonial Road; and
 - b. 85th Street, a line 100 feet northwesterly of Ridge Boulevard, 86th Street, and Colonial Road;
5. **changing from an R3-2 District to an R2 District property bounded by:**
- a. 76th Street, Ridge Boulevard, 77th Street, and a line 100 feet northwesterly of Ridge Boulevard;
 - b. 85th Street, Ridge Boulevard, 86th Street, and a line 100 feet northwesterly of Ridge Boulevard; and
 - c. 85th Street, a line 100 feet northwesterly of 3rd Avenue, a line midway between 85th Street and 86th Street, and a line 260 feet southeasterly of Ridge Boulevard;
6. **changing from an R3-2 District to an R3-1 District property bounded by a line midway between 74th Street and Bay Ridge Parkway, a line 100 feet northwesterly of Colonial Road, a line midway between Bay Ridge Parkway and 76th Street, and a line 100 feet southeasterly of Narrows Avenue;**
7. **changing from an R6 District to an R3-1 District property bounded by a line midway between 74th Street and Bay Ridge Parkway, Colonial Road, Bay Ridge Parkway, a line 180 feet southeasterly of Colonial Road, a line midway between Bay Ridge Parkway and 76th Street, and a line 100 feet northwesterly of Colonial Road;**

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

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

10. **changing from an R6 District to an R3X District property bounded by:**
 - a. a line 100 feet southwesterly of Bay Ridge Avenue, a line 100 feet northwesterly of 5th Avenue, a line 100 feet northeasterly of 72nd Street, a line perpendicular to the southwesterly street line of Ovington Avenue distant 200 feet southwesterly (as measured along the street line) from the point of intersection of the southwesterly street line of Ovington Avenue and the southeasterly street line of 4th Avenue, Ovington Avenue, and a line 100 feet southeasterly of 4th Avenue; and
 - b. 79th Street, a line 100 feet northwesterly of 5th Avenue, a line midway between 80th Street and 81st street, and a line 100 feet southeasterly of 4th Avenue;

11. **changing from an R3-2 District to an R4-1 District property bounded by the northeasterly boundary line of Shore Road Park, a line 100 feet northwesterly of Ridge Boulevard, the southerly service road of Shore Road Drive, and the northeasterly centerline prolongation of Colonial Road;**

12. **changing from an R6 District to an R4-1 District property bounded by:**
 - a. the northerly boundary line of a Shore Road Park and its southeasterly prolongation, 4th Avenue, 66th Street, 5th Avenue, 67th Street, 4th Avenue, 67th Street, a line perpendicular to the southwesterly street line of 67th Street distant 295 feet northwesterly (as measured along the street line) from the point of intersection of the southwesterly street line of 67th Street and the northwesterly street line of 4th Avenue, a line midway between 67th Street and Senator Street, a line 40 feet southeasterly of 3rd Avenue, 67th Street, a line 100 feet northwesterly of 3rd Avenue, the northeasterly prolongation at Senator Street of a line 100 feet northwesterly of 3rd Avenue, a line 100 feet southwesterly of 67th Street, Ridge Boulevard, 67th Street, and a line 100 feet northwesterly of Ridge Boulevard;

- b.** 66th Street and its southeasterly centerline prolongation, Gowanus Expressway, a line midway between 74th Street and Bay Ridge Parkway and its southeasterly prolongation, a line 100 feet southeasterly of 6th Avenue, 78th Street, 6th Avenue, a line midway between 80th Street and 81st Street and its southeasterly prolongation, Gowanus Expressway, a line 100 feet northeasterly of 86th Street, a line 130 feet southeasterly of 5th Avenue, 85th Street, a line 100 feet southeasterly of 5th Avenue, a line midway between 83rd Street and 84th Street, a line perpendicular to the southwesterly street line of 83rd Street distant 310 feet southeasterly (as measured along the street line) from the point of intersection of the southeasterly street line of 5th Avenue and the southwesterly street line of 83rd Street, 83rd Street, a line perpendicular to the northeasterly street line of 83rd Street distant 255 feet northwesterly (as measured along the street line) from the point of intersection of the northwesterly street line of 6th Avenue and the northeasterly street line of 83rd Street, a line midway between 82nd Street and 83rd Street, a line 100 feet northwesterly of 6th Avenue, a line midway between 81st Street and 82nd Street, a line 100 feet southeasterly of 5th Avenue, a line midway between 77th Street and 78th Street, a line 100 feet northwesterly of 6th Avenue, 76th Street, a line perpendicular to the northeasterly street line of 76th Street distant 245 feet southeasterly (as measured along the street line) from the point of intersection of the northeasterly street line of 76th Street and the southeasterly street line of 5th Avenue, a line midway between Bay Ridge Parkway and 76th Street, 6th Avenue, a line 100 feet northeasterly of Bay Ridge Parkway, a line 100 feet northwesterly of 6th Avenue, a line 100 feet southwesterly of Bay Ridge Avenue, a line 100 feet southeasterly of 5th Avenue, 67th Street, and 6th Avenue;
- c.** 73rd Street, Ridge Boulevard, 74th Street, a line 220 feet northwesterly of Ridge Boulevard, a line midway between 74th Street and Bay Ridge parkway, a line 180 feet southeasterly of Colonial Road, 74th Street, a line 170 feet southeasterly of Colonial Road, a line midway between 73rd Street and 74th Street, and a line 100 feet northwesterly of Ridge Boulevard;
- d.** 77th Street, a line 100 feet northwesterly of 5th Avenue, 79th Street, a line 100 feet southeasterly of 4th Avenue, a line midway between 77th Street and 78th Street, and a line perpendicular to the southwesterly street line of 77th Street, distant 265 feet northwesterly (as measured along the street line) from the point of intersection of the southwesterly street line of 77th Street and the northwesterly street line of 5th Avenue;
- e.** a line midway between 80th Street and 81st Street, a line 100 feet northwesterly of 5th Avenue, a line midway between 85th Street and 86th

Street, and a line 100 feet southeasterly of 4th Avenue;

- f.** 82nd Street, a line 100 feet northwesterly of 4th Avenue, 85th Street, a line 370 feet southeasterly of 3rd Avenue, a line 100 feet southwesterly of 85th Street, and a line 100 feet southeasterly of 3rd Avenue;
- g.** a line midway between 87th Street and 88th Street, a line 100 feet northwesterly of 4th Avenue, 91st Street, and a line 100 feet southeasterly of 3rd Avenue;
- h.** a line 100 feet southwesterly of 86th Street, Fort Hamilton Parkway, 88th Street, and a line 100 feet southeasterly of 5th Avenue;
- i.** 89th Street, a line 100 feet northwesterly of 3rd Avenue, Marine Avenue, a line perpendicular to the northeasterly street line of Marine Avenue, distant 220 feet southeasterly (as measured along the street line) from the point of intersection of the southwesterly street line of 96th Street and the northeasterly street line of Marine Avenue, a line perpendicular to the southwesterly street line of 96th Street, distant 240 feet northwesterly (as measured along the street line) from the point of intersection of the southwesterly street line of 96th Street and the northwesterly street line of 3rd Avenue, 96th Street, a line perpendicular to the northeasterly street line of 96th Street, distant 60 feet southeasterly (as measured along the street line) from the point of intersection of the northeasterly street line of 96th Street and the northeasterly street line of Marine Avenue, a line 100 feet northeasterly of Marine Avenue, a line perpendicular to the northeasterly street line of Marine Avenue distant 50 feet northwesterly (as measured along the street line) from the point of intersection of the northeasterly street line of 96th Street and the northeasterly street line of Marine Avenue, Marine Avenue, a line perpendicular to the northeasterly street line of Marine Avenue distant 170 feet northwesterly (as measured along the street line) from the point of intersection of the northeasterly street line of 96th Street and the northeasterly street line of Marine Avenue, 95th Street, and Ridge Boulevard;
- j.** 92nd Street, a line 100 feet northwesterly of 4th Avenue, a line midway between 93rd Street and 94th Street, and a line 100 feet southeasterly of 3rd Avenue;
- k.** a line midway between 93rd Street and 94th Street, Marine Avenue, a line midway between 94th Street and Ridge Boulevard, a line 100 feet southwesterly of Marine Avenue, a line midway between Ridge Boulevard and 95th Street, a line 300 feet southwesterly of Marine Avenue, 95th Street, a line 200 feet southwesterly of Marine Avenue, a line midway

between 95th street and 96th Street, a line 100 feet southwesterly of Marine Avenue, a line midway between 96th Street and 97th Street, a line 340 feet northeasterly of Shore Road Park, 96th Street, a line 300 feet northeasterly of Shore Road Park, a line midway between 95th street and 96th Street, a line 165 feet northeasterly of Shore Road Park, 95th Street, a line 150 feet northeasterly of Shore Road Park, Ridge Boulevard, a line 260 feet northeasterly of Shore Road Park, a line midway between 94th Street and Ridge Boulevard, and a line 210 feet northeasterly of Shore Road Park; and

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

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

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

- a.** a line midway between Bay Ridge Parkway and 76th Street and its northwesterly prolongation, a line 100 feet southeasterly of Narrows Avenue, 78th Street, a line 100 feet northwesterly of Ridge Boulevard, a line midway between 79th Street and 80th Street, Colonial Road, 79th Street, Narrows Avenue, a line 100 feet southwesterly of 79th Street, and the easterly boundary line of Shore Road Park; and
- b.** a line midway between Bay Ridge Parkway and 76th Street, a line 100 feet northwesterly of Ridge Boulevard, 76th Street, and a line 120 feet northwesterly of Ridge Boulevard;

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

- a.** the southerly service road of Shore Road Drive, Sedgwick Place, a line 60 feet southwesterly of the southerly service road of Shore Road Drive, Bergen Place, 67th Street, and a line midway between Colonial Road and Sedgwick Place;
- b.** 70th Street, a line 60 feet northwesterly of Louise Terrace and its southwesterly prolongation, a line midway between Mackay Place and 71st Street, and Narrows Avenue;

- c. 73rd Street, a line 100 feet northwesterly of Colonial Road, a line midway between 74th Street and Bay Ridge Parkway, a line 100 feet southeasterly of Narrows Avenue, a line midway between Bay Ridge Parkway and 76th Street and its northwesterly prolongation, the easterly boundary line of Shore Road Park, a line 60 feet northeasterly of Bay Ridge Parkway, Narrows Avenue, a line midway between 73rd Street and 74th Street, and a line 200 feet southeasterly of Narrows Avenue; and
- d. a line midway between Bay Ridge Parkway and 76th Street, a line 100 feet northwesterly of 3rd Avenue, 82nd Street, Ridge Boulevard, 81st Street, a line 100 feet northwesterly of Ridge Boulevard, 77th Street, Ridge Boulevard, 76th Street, and a line 100 feet northwesterly of Ridge Boulevard;

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

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

line 100 feet northeasterly of Shore Road Park, and a line midway between 96th Street and 97th Street;

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

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

18. changing from an R3-1 District to an R5B District property bounded by 91st Street, Ridge Boulevard, a line midway between 91st Street and 92nd Street, and a line 120 feet northwesterly of Ridge Boulevard;

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

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

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

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

- h.** Ovington Avenue, a line 100 feet northwesterly of 4th Avenue, a line 110 feet northeasterly of 76th Street, a line 350 feet southeasterly of 3rd Avenue, a line midway between 76th Street and 77th Street, and a line 100 feet southeasterly of 3rd Avenue;
- i.** a line 100 feet northeasterly of 72nd Street, a line 100 feet northwesterly of 5th Avenue, 77th Street, a line perpendicular to the southwesterly street line of 77th Street, distant 265 feet northwesterly (as measured along the street line) from the point of intersection of the southwesterly street line of 77th Street and the northwesterly street line of 5th Avenue, a line midway between 77th Street and 78th Street, and a line 100 feet southeasterly of 4th Avenue;
- j.** a line 100 feet southwesterly of Bay Ridge Avenue, a line 100 feet northwesterly of 6th Avenue, a line 100 feet northeasterly of Bay Ridge Parkway, 6th Avenue, a line midway between Bay Ridge Parkway and 76th Street, a line perpendicular to the northeasterly street line of 76th Street distant 245 feet southeasterly (as measured along the street line) from the point of intersection of the northeasterly street line of 76th Street and the southeasterly street line of 5th Avenue, 76th Street, a line 100 feet northwesterly of 6th Avenue, a line midway between 77th Street and 78th Street, and a line 100 feet southeasterly of 5th Avenue;
- k.** a line midway between 74th Street and Bay Ridge Parkway and its southeasterly prolongation, Gowanus Expressway, a line 100 feet southwesterly of 80th Street and its southeasterly prolongation, 6th Avenue, 78th Street, and a line 100 feet southeasterly of 6th Avenue;
- l.** a line midway between 81st Street and 82nd Street, a line 100 feet northwesterly of 6th Avenue, a line midway between 82nd Street and 83rd Street, a line perpendicular to the northeasterly street line of 83rd Street distant 255 feet northwesterly (as measured along the street line) from the point of intersection of the northwesterly street line of 6th Avenue and the northeasterly street line of 83rd Street, 83rd Street, a line perpendicular to the southwesterly street line of 83rd Street distant 310 feet southeasterly (as measured along the street line) from the point of intersection of the southeasterly street line of 5th Avenue and the southwesterly street line of 83rd Street, a line midway between 83rd Street and 84th Street, and a line 100 feet southeasterly of 5th Avenue;
- m.** 85th Street, a line 100 feet northwesterly of 4th Avenue, a line midway between 87th Street and 88th Street, a line 100 feet southeasterly of 3rd Avenue, a line 100 feet southwesterly of 85th Street, and a line 370 feet southeasterly of 3rd Avenue;

- n. a line midway between 91st Street and 92nd Street, Ridge Boulevard, 93rd Street, a line 420 feet northwesterly of Ridge Boulevard, a line midway between 92nd Street and 93rd Street, a line 340 feet northwesterly of Ridge Boulevard, 92nd Street, Marine Avenue, and Colonial Road;
 - o. 91st Street, a line 100 feet northwesterly of 4th Avenue, 92nd Street, and a line 100 feet southeasterly of 3rd Avenue;
 - p. a line midway between 93rd Street and 94th Street, a line 100 feet northwesterly of 4th Avenue, a line midway between 95th Street and 96th Street, and a line 100 feet southeasterly of 3rd Avenue; and
 - q. a line 100 feet southwesterly of 86th Street, Gowanus Expressway, the northeasterly boundary line of John J. Carty Park and its southeasterly and northwesterly prolongations, Hamilton Parkway, a line 140 feet southwesterly of 97th Street, a line 200 feet southeasterly of 4th Avenue, 97th Street, 4th Avenue, 95th Street, a line 100 feet southeasterly of 5th Avenue, 88th Street, and Hamilton Parkway;
- 20. changing from an M1-1 District to an R5B District property bounded by a line 90 feet northeasterly of 66th Street, a line 90 feet northwesterly of 6th Avenue, 66th Street, and a line 100 feet southeasterly of 5th Avenue;**
- 21. changing from an R6 District to an R6A District property bounded by:**
- a. 68th Street, a line 150 feet northwesterly of Owls Head Court, Bay Ridge Avenue, a line perpendicular to the southwesterly street line of Bay Ridge Avenue distant 105 feet southeasterly (as measured along the street line and its straight line prolongation) from the point of intersection of the straight line prolongation of southwesterly street line of Bay Ridge Avenue and the easterly boundary line of Shore Road Park, a line midway between Bay Ridge Avenue and 70th Street, a line perpendicular to the northeasterly street line of 70th Street distant 155 feet southeasterly (as measured along the street line) from the point of intersection of the northeasterly street line of 70th Street and the easterly boundary line of Shore Road Park, 70th Street, a line 315 feet northwesterly of Narrows Avenue, Mackay Place, a line 100 feet southeasterly of the easterly boundary line of Shore Road Park, 71st Street, a line 360 feet northwesterly of Narrows Avenue, a line midway between 71st Street and 72nd Street, a line 380 feet northwesterly of Narrows Avenue, and 72nd Street;
 - b. a line 120 feet southwesterly of 72nd Street, a line 100 feet northwesterly of Narrows Avenue, a line 60 feet northeasterly of Bay Ridge Parkway,

the easterly boundary line of Shore Road Park, and a line perpendicular to the easterly boundary line of Shore Road Park at its intersection with the southwesterly centerline prolongation of 72nd Court,

- c. 68th Street, Ridge Boulevard, a line 60 feet northeasterly of Bay Ridge Avenue, a line 95 feet southeasterly of Ridge Boulevard, Bay Ridge Avenue, Ridge Boulevard, Ovington Avenue, a line 100 feet southeasterly of Ridge Boulevard, 73rd Street, a line 300 feet southeasterly of Ridge Boulevard, a line midway between 73rd Street and 74th Street, a line 200 feet southeasterly of Ridge Boulevard, a line midway between 74th Street and Bay Ridge Parkway, a line 120 feet southeasterly of Ridge Boulevard, a line 100 feet southwesterly of Bay Ridge Parkway, a line 120 feet northwesterly of Ridge Boulevard, Bay Ridge Parkway, a line 220 feet northwesterly of Ridge Boulevard, 74th Street, Ridge Boulevard, 73rd Street, Colonial Road, 71st Street, a line 300 feet northwesterly of Ridge Boulevard, 72nd Street, and a line 100 feet northwesterly of Ridge Boulevard;
- d. 93rd Street, 3rd Avenue, 93rd Street, a line 100 feet southeasterly of 3rd Avenue, 101st Street, a line 100 feet northwesterly of 4th Avenue, Marine Avenue, a line 215 feet northwesterly of 4th Avenue, a line midway between 97th Street and Marine Avenue, a line 100 feet northwesterly of 4th Avenue, 89th Street, 4th Avenue, the southeasterly prolongation of the northeasterly street line of 95th Street, 5th Avenue, 94th Street, a line 100 feet southeasterly of 5th Avenue, 95th Street, 4th Avenue, 97th Street, a line 200 feet southeasterly of 4th Avenue, a line 140 feet southwesterly of 97th Street, a line 100 feet southeasterly of 4th Avenue, the northeasterly and northwesterly boundary line of John Paul Jones Park, the easterly boundary line of Shore Road Park, 3rd Avenue, Marine Avenue, and a line 100 feet northwesterly of 3rd Avenue; and
- e. a line midway between 94th Street and Ridge Boulevard, Marine Avenue, 95th Street, a line perpendicular to the northeasterly street line of Marine Avenue distant 170 feet northwesterly (as measured along the street line) from the point of intersection of the northeasterly street line of 96th Street and the northeasterly street line of Marine Avenue, Marine Avenue, a line perpendicular to the northeasterly street line of Marine Avenue distant 50 feet northwesterly (as measured along the street line) from the point of intersection of the northeasterly street line of 96th Street and the northeasterly street line of Marine Avenue, a line 100 feet northeasterly of Marine Avenue, a line perpendicular to the northeasterly street line of 96th Street, distant 60 feet southeasterly (as measured along the street line) from the point of intersection of the northeasterly street line of 96th Street and the northeasterly street line of Marine Avenue, 96th Street, a line 240

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

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

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

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

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

- a. 87th Street and its northwesterly centerline prolongation, Narrows Avenue, 89th Street, a line 120 feet southeasterly of Narrows Avenue, a line 120 feet southwesterly of 89th Street, the south easterly street line of Narrows Avenue, and the easterly boundary line of Shore Road Park; and
- b. Colonial Road, a line 200 feet northeasterly of 91st Street, a line 200 feet northwesterly of Colonial Road, 91st Street, a line 460 feet northwesterly

of Colonial Road, a line midway between 91st Street and 92nd Street and its northwesterly prolongation, a line 100 feet northwesterly of Colonial Road, 91st Street, Colonial Road, Marine Avenue, Oliver Street, a line 255 feet northeasterly of Shore Road Park, 93rd Street, a line 210 feet northeasterly of Shore Road Park, a line midway between 94th Street and Ridge Boulevard, a line 260 feet northeasterly of Shore Road Park, Ridge Boulevard, a line 150 feet northeasterly of Shore Road Park, 95th Street, a line 165 feet northeasterly of Shore Road Park, a line midway between 95th Street and 96th Street, a line 300 feet northeasterly of Shore Road Park, 96th Street, a line 340 feet northeasterly of Shore Road Park, a line midway between 96th Street and 97th Street, a line 100 feet northeasterly of Shore Road Park, 97th Street, a line passing through two points: one on the southeasterly street line of 97th Street distant 120 feet northeasterly (as measured along the street line and its straight line prolongation) from the point of intersection of the straight line prolongation of southeasterly street line of 97th Street and the easterly boundary line of Shore Road Park, and the other on the northwesterly street line of 99th Street distant 165 feet southwestly (as measured along the street line and its straight line prolongation) from the point of intersection of the straight line prolongation of northwesterly street line of 99th Street and the easterly boundary line of Shore Road Park, 99th Street, 3rd Avenue, the easterly boundary line of Shore Road Park, and a line passing through two points: one on the northwesterly street line of Colonial Road distant 100 feet southwestly (as measured along the street line) from the point of intersection of the northwesterly street line of Colonial Road and the southwestly street line of 89th Street, and the other on the easterly boundary line of Shore Road Park distant 375 feet southerly (as measured along the street line and the park boundary line) from the point of intersection of the southeasterly street line of Narrows Avenue and the southwestly street line of 89th Street;

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

100 feet northeasterly of 86th Street, Gowanus Expressway, a line 100 feet southwesterly of 86th Street, and Fort Hamilton Parkway;

28. **changing from a C4-2 District to a C4-2A District property bounded by** a line 100 feet northeasterly of 86th Street, a line midway between 85th Street and 86th Street, 5th Avenue, 85th Street, a line 100 feet southeasterly of 5th Avenue, a line 100 feet northeasterly of 86th Street, Fort Hamilton Parkway, a line 100 feet southwesterly of 86th Street, 5th Avenue, 87th Street, a line 200 feet southeasterly of 4th Avenue, 89th Street, 4th Avenue, 89th Street, and a line 100 feet northwesterly of 4th Avenue;
29. **changing from a C8-1 District to a C8-2 District property bounded by** 87th Street, 5th Avenue, the southeasterly prolongation of the northeasterly street line of 95th Street, 4th Avenue, 89th Street, and a line 200 feet southeasterly of 4th Avenue;
30. **establishing within a proposed R6A District a C1-3 District bounded by:**
 - a. 89th Street, a line 100 feet southeasterly of 3rd Avenue, 95th Street, 3rd Avenue, 97th Street, a line 100 feet southeasterly of 3rd Avenue, Marine Avenue, and a line 100 feet northwesterly of 3rd Avenue; and
 - b. a line midway between 97th Street and Marine Avenue, 4th Avenue, a line 140 feet southwesterly of 97th Street, a line 100 feet southeasterly of 4th Avenue, a line midway between Marine Avenue and 99th Street, 4th Avenue, 100th Street, a line 100 feet southeasterly of 4th Avenue, 101st Street, 4th Avenue, 101st Street, and a line 100 feet northwesterly of 4th Avenue;
31. **establishing within a proposed R6B District a C1-3 District bounded by:**
 - a. Bay Ridge Parkway, a line 100 feet southeasterly of 3rd Avenue, 81st Street, 3rd Avenue, 82nd Street, and a line 100 feet northwesterly of 3rd Avenue;
 - b. 86th Street, a line 100 feet southeasterly of 3rd Avenue, 89th Street, and a line 100 feet northwesterly of 3rd Avenue; and
 - c. Bay Ridge Parkway, a line 100 feet southeasterly of 5th Avenue, 85th Street, 5th Avenue, a line midway between 85th Street and 86th Street, and a line 100 feet northwesterly of 5th Avenue;
32. **establishing within a proposed R5B District a C1-4 District bounded by** a line 100 feet northeasterly of Bay Ridge Avenue, a line 100 feet northwesterly of 3rd

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

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

The application for an amendment to the Zoning Map (C 050134 ZMK) was filed by the Department of City Planning on October 13, 2004 to address issues of inappropriate development in the Bay Ridge neighborhood of Brooklyn Community District 10. The rezoning area encompasses the 249 blocks within the Special Bay Ridge District, bounded by 65th Street to the north, Shore Road to the south and west and Seventh Avenue to the east.

On January 6, 2005, pursuant to Section 2-06(c)(1) of the Uniform Land Use Review Procedure, the Department of City Planning filed a modification of the certified zoning map amendment application (C 050134 (A) ZMK) for consideration by the City Planning Commission. The application was modified at the request of members of Community Board 10 to better reflect

existing conditions and protect the character of four areas: 1) Third Avenue from 89th to 93rd Streets; 2) 76th and 77th Streets, Ridge Boulevard to Colonial Road; 3) Ridge Boulevard, Bay Ridge Parkway to 77th Street; and 4) Ridge Boulevard, 91st to 92nd Streets. The modified application (C050134 (A) ZMK) is the subject of this report.

RELATED ACTION

In addition to the amendment of the Zoning Map which is the subject of this report, implementation of the proposed development also requires action by the City Planning Commission on the following application which is being considered concurrently with this application:

N 050133 ZRK - Amendments to the Zoning Resolution of the City of New York, relating to Article XI, Chapter 4, Special Bay Ridge District, Borough of Brooklyn, Community District 10.

BACKGROUND

The Special Bay Ridge District (SBRD) is among the Zoning Resolution's largest, and when adopted on November 2, 1978, was one of the first specifically designed to preserve the scale and character of a distinctive, built-up residential neighborhood. Prompted by development in the 1970's of two large residential complexes, the 30-story Bay Ridge Towers and the 13-story Shore Hill Apartments, the SBRD regulations modified the underlying zoning district regulations with five preservation subareas, introducing customized bulk regulations as well as additional controls pertaining to yards, lot coverage, open space, curb cuts, parking and landscaping. In

most neighborhood midblocks, building height was restricted to 32 feet or three stories.

Even with the SBRD controls, however, multi-family and attached housing can be developed in place of single-family, detached homes in parts of the district. With increasing frequency, single-family homes on large lots have been demolished and multi-family residences built in their place. As a result, there is growing community concern about development that erodes the character of Bay Ridge despite the protections of the Special District. Community Board 10, elected officials and several community organizations jointly requested that the Department study the zoning of the Special Bay Ridge District and propose zoning changes that would better protect the unique character of Bay Ridge.

Existing Context and Zoning

Like most New York City neighborhoods of its size, Bay Ridge does not have a single context, but a variety of land uses and housing types typical of the times in which they were built.

Whatever the housing type, however, the scale is generally low, six stories or less with few exceptions.

The Special Bay Ridge District identifies five preservation subareas, A through E, with distinctive bulk, yard, open space and parking regulations.

Area A

Approximately 125 of the neighborhood's low-rise midblocks are within midblock preservation

Area A, which modifies the underlying R6 zoning designation. These regulations limit the FAR to 1.65 and building heights to 32 feet to eliminate the potential for midblock tower construction on these low-rise streets. There is a broad mix of housing types within these blocks: single-family detached homes, semi-detached and attached residences, rowhouses and small multi-family dwellings.

Area B

The Area B regulations modify underlying R6 district regulations to limit building heights to 48 feet and permit up to 2.43 FAR of residential floor area, or a maximum FAR of 2.705 if the ground floor is in retail or community facility use. Third Avenue and northern Fifth Avenue are within Area B. The predominant character of these blockfronts is multi-family three- to six-story residential buildings with ground floor retail.

Area C

The Area C regulations modify underlying R6 and C4-2 district regulations to limit building heights to 60 feet and FARs to 2.43 or a maximum of 2.705 if the ground floor is in retail or community facility use. Eighty-sixth Street between Fourth Avenue and Fort Hamilton Parkway, is within Area C, as is lower Fourth Avenue and parts of northern Shore Road and Ridge Boulevard. Eighty-sixth Street is the commercial core of Bay Ridge, with large retail stores of typically two to three stories, and six-story apartment buildings. The three other areas within Area C are predominantly characterized by six-story apartment houses.

Area D

The Area D regulations modify underlying R7-1 district regulations to limit building heights to 80 feet and FARs to 2.75. Northern Fourth Avenue, characterized by six- to eight-story elevator apartment buildings, as well as the 30-story Bay Ridge Towers are within Area D.

Area E

All other sections of the Special Bay Ridge District are within Area E, which modifies only the heights of some of the underlying districts. Much of Area E is a very low-density residential section of the neighborhood between Shore Road and Third Avenue. In this area, the underlying zoning districts are R2, R3-1 and R3-2, permitting detached, semi-detached, and all housing types, respectively, with FARs of 0.5 in R2 and 0.6 in R3-1 and R3-2. Area E modifies only the R3-2 district regulations, imposing a building height limit of 32 feet rather than the standard 35-foot limit.

The R7-1 district along southern Shore Road overlooking the harbor and a small section of Ovington Avenue west of Third Avenue within an underlying R6 district are also part of Area E, which limits building heights to 60 feet in the R6 district and 80 feet in R7-1. The built character of these areas is predominantly six- to eight-story elevator apartment buildings.

Also within Area E are six blocks between Fourth and Fifth Avenues south of 86th Street zoned C8-1 permitting commercial uses such as grocery stores and auto repair, and a small M1-1 light manufacturing district bounded by 65th Street, the Gowanus Expressway, Fourth Avenue and

Seventh Avenue. These zoning districts are not modified by the Area E regulations. Most of the uses within the C8-1 and M1-1 districts are auto-oriented including gas stations, auto repair shops, and dealership showrooms. There is a row of non-conforming rowhouses within the M1-1 district on 66th Street between Fifth and Sixth Avenues.

Proposed Zoning

The proposed zoning changes, as certified, would preserve neighborhood scale and character by replacing many of the underlying zoning districts with lower density and contextual zoning districts. It would provide protections against out-of scale development on Bay Ridge's unique limestone blocks and would more than triple the number of blocks from 32 to 101 where only one- and two-family detached or semi-detached homes would be permitted. Although the proposed contextual zoning districts would eliminate the need for SBRD's preservation subareas, a limited number of SBRD regulations would be retained to provide protections greater than those afforded by the proposed underlying districts.

These fine-tuned zoning changes would protect the character of neighborhood midblocks, reinforce the character of several avenues as corridors for mid-rise mixed retail/residential buildings and apartment houses, support commercial districts for retail and auto related uses where appropriate, and limit FAR and height for community facility uses in the auto district and the lower density districts.

The rezoning proposal includes a range of lower density and contextual zoning districts

including: R2, R3A, R3X, R3-1, R3-2, R4-1, R4A, R4B, R5B, R6A, R6B, R7A and R7B to match the existing built contexts of Bay Ridge. The bulk regulations of these lower density and contextual districts govern building type, FAR, lot width, lot area, height, density, side yards, curb cuts and parking, providing substantially more protection than the existing SBRD regulations.

The proposed zoning map changes for each subarea within the district, as well as proposed changes to the SBRD zoning text, are as follows:

Midblocks east of Third Avenue and blocks southwest and northwest of Third Avenue (Former Area A) - Proposed R3A, R3X, R4A, R3-1, R4-1, R4B, R5B and R6A

The underlying zoning in this portion of the SBRD is currently R6, which would be replaced by a series of contextual districts matching the prevailing housing types. The R3A, R3X and R4A districts permit one- and two-family detached residences, the R3-1 and R4-1 permits one- and two-family detached and semi-detached houses, and the R4B and R5B districts are designed for rowhouses and permit all building types. The R4B permits attached one- and two-family homes and R5B permits multi-family housing. The blockfronts on Marine Avenue with six-story apartment houses would be zoned R6A.

The permitted FAR would be reduced from the 1.65 maximum to a range between 0.6 and 1.35. The current height limit of 32 feet would be replaced by a maximum perimeter wall height of 21 feet in the R3A, R3X, R3-1, and R4A districts and 25 feet in R4-1 with an overall maximum height of 35 feet. The R4B district permits a maximum building height of 24 feet. The R5B

regulations permit a 30-foot perimeter wall with a maximum building height of 33 feet.

The parking requirement for R3 and R4 districts is 100%, or one space for each unit, and 66% for R5B districts. Parking would be permitted in side lot ribbons, within buildings or in rear yards. Front yard parking would be prohibited in most cases. In R3A, R3X, R3-1, R4A and R4-1, there must be 16 feet of uninterrupted curb space between curb cuts, and there must be 34 feet between curb cuts in R4B and R5B districts.

Westside Blocks (Former Area E) - Proposed R2, R3-1, R3-2, R4A and R5B

The 1978 SBRD retained the pre-existing R2, R3-1 and R3-2 zoning within the central western part of Bay Ridge. Only single-family detached homes are permitted in R2 zoning districts, one- and two-family detached and semi-detached houses are permitted by the R3-1 district regulations, and multi-family housing of all building types is permitted in R3-2 zoning districts. These areas are located within SBRD Area E, in which the underlying district regulations apply. The Area E regulations also imposes a 32 foot height limit on buildings within R3-2 districts.

No changes are proposed for the 15 blocks that are currently zoned R2. The R2 district, which permits only detached housing with a maximum FAR of 0.5, is consistent with the extremely low density, detached character of these blocks. The R2 district would be extended south to adjacent blocks with the same character: one block currently zoned R3-1 and a half-block currently zoned R3-2. In addition, a one and one-half block area including both the north and south side of 76th Street and the north side of 77th Street between Ridge Boulevard and Colonial Road is proposed

for R2 in recognition of the large detached homes on large lots.

The built character of the areas currently zoned R3-1 and R3-2 is predominantly attached and semi-attached, and the average FARs are higher than the permitted 0.6. Rezoning these blocks to slightly higher density districts, consistent with the existing predominant character, for example R4-1, R4B or R5B, could allow out-of-scale development on certain lots. The proposal retains the R3-1 and R3-2 zoning designations in areas where the character is predominantly attached or semi-detached. Within the areas currently zoned R3-1 and R3-2, there are approximately thirteen blocks of detached one- and two-family residences with an average FAR of approximately 0.9. This concentration of detached homes (clustered around Ridge Boulevard between 76th and 82nd Streets and Narrows Avenue between 73rd and 79th) would be rezoned to R4A to better preserve the existing detached character. R4A districts allow a perimeter wall height of 21 feet, a 35 foot maximum height and a maximum permitted FAR of 0.9.

The parking requirement for R2, R3 and R4 districts is 100%, or one space for each unit. Parking would be permitted in side lot ribbons, within buildings or rear yards and front yard parking would be prohibited. New curb cuts must have 16 feet of uninterrupted curb space between them in these districts.

Northern Third (67th to 93rd streets) and Fifth Avenues (Former Area B) - Proposed R6B

Three- and four-story buildings with ground floor commercial uses predominate on both Third and Fifth Avenues. R6B with commercial overlays would be mapped along these corridors, as it

most closely approximates the built character. The existing FAR maximum of 2.705 with a height maximum of 48 feet would be replaced by a maximum FAR of 2.0 and streetwall base height of 40 feet with a maximum building height of 50 feet.

Development in R6B districts is required to line up with adjacent structures to maintain a uniform streetwall. New multi-family residences must provide one off-street parking space for 50 percent of the dwelling units. A minimum of 34 feet between curb cuts for existing buildings is required and curb cuts for new residential developments on lots less than 40 feet wide are prohibited, minimizing the potential for front yard parking.

Southern Third Avenue (93rd to Shore Road), Fourth Avenue, northern Shore Road and Ridge Blvd. (Former Areas B and C) and Marine Avenue (former Area A) - Proposed R6A

These existing R6 areas are predominantly residential with six-story apartment buildings and some three- and four-story mixed residential and commercial buildings on the blocks with commercial overlays. R6A allows a maximum FAR of 3.0 for residential, mixed residential/commercial, and community facility buildings, with a maximum base height of 60 feet and a maximum building height of 70 feet. New multi-family residences in R6A districts must provide one off-street parking space for 50 percent of the dwelling units.

Commercial Core: Fourth Avenue & 86th Street to Fort Hamilton Parkway (Former Area C) - Proposed C4-2A

The C4-2 area surrounding 86th Street is the commercial core of Bay Ridge with large retail stores located within the 86th Street corridor. It would be replaced by a C4-2A contextual district

with a maximum FAR of 3.0 for commercial, residential and community facility uses, with a maximum base height of 60 feet and a maximum building height of 70 feet. The new C4-2A district would extend one block further east than the existing commercial district, to include the blocks between Fort Hamilton Parkway and the Gowanus Expressway where there are retail stores and a six-story apartment building. There would be no change in the range of permitted uses and second story retail use would continue to be permitted in mixed residential/commercial buildings. Parking requirements would be reduced from the current requirement of one off-street parking space per 300 square feet of commercial space for most commercial uses to one per 400 square feet with a waiver for uses requiring less than 25 off-street parking spaces.

Auto District: Fourth and Fifth Avenues, 89th through 95th Streets (former Area E) -

Proposed C8-2 with SBRD modifications

The existing C8-1 area has mostly auto-related uses (e.g., car dealerships with service facilities, automobile repair shops, car washes) with some recent office and medical office construction.

The proposed C8-2 would increase the permitted commercial FAR from 1.0 to 2.0 and community facility FAR from 2.4 to 4.8. An amendment to the SBRD would impose a height limit of 70 feet for all uses and limit community facility FAR to 3.0. This would allow for medical office development and for expansion of auto-related and other permitted commercial uses. As in the adjacent proposed C4-2A district, parking requirements in this area would be reduced from one space per 300 square feet to one per 400 square feet.

Northern Fourth Avenue; 67th to 85th Street (Former Area D) - Proposed R7B

The existing R7-1 district is predominantly residential with six-story apartment buildings and some three- and four-story mixed residential and commercial buildings on the blocks with commercial overlays between Ovington Avenue and 67th Street. The proposed R7B district would allow a maximum FAR of 3.0 for all permitted uses with a maximum base height of up to 60 feet and a building height limit of 75 feet. Like other contextual districts, new development in R7B districts must line up with adjacent buildings to maintain the existing streetwall and must provide one off-street parking space for 50 percent of the dwelling units.

Southern Shore Road; 87th Street to Third Avenue (Former Area E) - Proposed R7A

The existing R7-1 district is predominantly comprised of six- to eight-story buildings on the blocks between 87th Street and Third Avenue. The proposed R7A district would allow a maximum FAR of 4.0 for all permitted uses with a maximum base height of up to 65 feet and a building height limit of 80 feet. New developments in R7A districts must provide one off-street parking space for 50 percent of the dwelling units.

Light Manufacturing District, 65th Street to the Gowanus Expressway, Fourth Avenue to Seventh Avenue (Former Area E) - Proposed M1-1 and R5B

While most of the land uses within this small M1-1 area are auto-related or light manufacturing, there is a group of non-conforming rowhouses on 66th Street between Fifth and Sixth Avenues. The proposal would map an R5B district in this area to bring these two- to three-story, attached residential structures into conformance with the zoning regulations.

Proposed Changes to Commercial Overlays

Throughout the SBRD, all existing C1-2 overlays would be changed to C1-3, and all C2-2 overlays to C2-3 to reduce the off-street parking requirement from one space per 300 square feet of floor area to one per 400 square feet. The 100-foot depth of the overlays is not large enough to accommodate the current higher parking regulations without several floors of costly underground parking. In addition, the proposal would introduce overlays where there is an existing gap along a continuous retail corridor to reflect existing commercial uses where appropriate.

Modification to the Certified Application

On January 6, 2005, the Department of City Planning recommended and the City Planning Commission proposed, pursuant to Section 2-06 (c)(1) of the Uniform Land Use Review Procedure, modifications (C 050134 (A) ZMK) to the certified application. In response to concerns raised about the certified proposal, the proposed map amendment included:

Third Avenue 89th Street to 93rd Street - R6A to R6B

The certified zoning map amendment application (C 050134 ZMK) proposed an R6B district for northern Third Avenue between 67th and 89th Streets and an R6A district for the southern part of the avenue between 89th and 101st Streets. The modified application relocates the line between the two proposed zoning districts at 93rd Street, mapping R6B between 89th and 93rd Streets. The R6B zoning district is more protective of the existing three- to four-story rowhouse character on this part of Third Avenue.

Ridge Boulevard, 91st to 92nd Streets - R3-1 to R5B

The modified application includes an R5B district on the west side of Ridge Boulevard between 91st and 92nd Streets to preserve the rowhouse character of a blockfront. The certified application (C 050134 ZMK) proposed to split the blockfront between R5B on the south and R3-1 on the north, consistent with the 1961 zoning district boundaries. The proposed R5B would be contiguous with an R5B district proposed for one and one-half blocks to the south.

76th and 77th Street, Ridge Boulevard to Colonial Road - R4A to R2

The modified application includes an R2 district for a one and one-half block area on both the north and south sides of 76th Street and the north side of 77th Street between Ridge Boulevard and Colonial Road to better preserve the single-family detached character. Under the originally-proposed R4A district (C 050134 ZMK), several lots 60 feet wide or more could have been subdivided.

Ridge Boulevard, Bay Ridge Parkway to 77th Street - R4A to R3-1

The modified application includes an R3-1 district on the east side of Ridge Boulevard between Bay Ridge Parkway and 76th Street to better reflect the existing semi-detached buildings. The certified rezoning application (C 050134 ZMK) proposed an R4A district for this area together with a proposed R4A for the remainder of the block to the east. The proposed R3-1 district would be contiguous with an R3-1 district proposed for the five blocks directly south and west.

Related Action (N 050133 ZRK) – Changes to the Special Bay Ridge District Text

The proposed lower density contextual zoning districts diminish the need for the SBRD, which was created to modify higher density underlying zoning districts. The rezoning proposal would eliminate the SBRD's five preservation subareas but retain a limited number of SBRD regulations to provide additional protections.

The proposed amendments to the SBRD would also modify the regulations of the proposed C8-2 district. By changing the existing C8-1 district to a C8-2 district, which would double the permitted FAR for both commercial and community facility uses (from 1.0 to 2.0 and from 2.4 to 4.8, respectively), the proposal would allow for medical office development and for expansion of auto-related commercial uses at suitable locations, instead of their current spillover into adjacent commercial and residential areas. By using the SBRD to modify the C8-2 regulations in this area, the proposal would limit community facility FARs to 3.0 and all buildings to a maximum height of 70 feet to ensure that new construction is appropriately scaled and consistent with the existing character of surrounding and commercial areas.

In addition, the proposed text maintains the existing 32-foot height limit for community facility development in R3A, R3X, R3-2, R4A, R4-1, R4B and R5B zoning districts, and continues to limit permitted FARs for community facility uses to 1.65 in R4A, R4-1, R4B and R5B districts. Under the standard zoning regulations for these districts, the height and bulk regulations for community facility developments, including churches, schools, hospitals and medical offices, are less restrictive than those for residential construction, with no height limits and approximately double permitted FARs. As part of the proposed amended SBRD, the normally permitted 2.0

FAR in R4 and R5 districts would continue to be restricted to a maximum FAR of 1.65. The 1.0 maximum permitted FAR for community facility uses in R2 and R3 would remain unmodified by the SBRD.

The street tree planting provision of the SBRD would also be retained, though amended to require street tree planting for all developments and enlargements in all districts that permit residential development, including commercial overlay districts and the C4-2A district on 86th Street. The current SBRD regulations mandate street tree planting for all developments within the Special District, including those within the M1-1 and C8-1 districts.

The proposed SBRD would modify the regulations of Section 33-42, Permitted Obstructions, to allow elevators, stair bulkheads, roof water tanks, cooling towers and other mechanical equipment to exceed the maximum height limit in R7A, R7B, R6A, R6B, C4-2A and C8-2 districts by up to 40 feet. This change recognizes the tighter envelopes of the contextual districts, designed to limit the massing of the floor area, and the necessity to have more flexibility for the bulkheads. As a practical matter, these changes are necessary to allow the construction of buildings in the aforementioned contextual districts.

ENVIRONMENTAL REVIEW

This application (C 050134 (A) ZMK), in conjunction with the applications for the related action (N 050133 ZRK), 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 Procedures of 1991 and Executive Order No. 91 of 1977. This application was determined to be a Type I action. The designated CEQR number is 05DCP023K. The City Planning Commission is the lead agency.

After a study of the potential environmental impact of the proposed action, a negative declaration was issued on October 18, 2004. The negative declaration included an (E) designation. The placement of the (E) designation (E-139) on the zoning map would eliminate the potential for significant adverse impacts.

To avoid any potential impacts associated with hazardous materials, the proposed action will place an (E) designation for hazardous materials on the following properties:

<u>Block</u>	<u>Lots</u>
6107	1
6082	6, 13, 14, 33
6066	19, 31, 32, 35
6065	28,29

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 preform an 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.

With the implementation of the above (E) designation, no significant adverse impacts related to hazardous materials would occur.

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

<u>Block</u>	<u>Lots</u>
6053	14, 17
6065	28, 39
6082	6, 13
6116	35, 39

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

Any new residential and/or commercial development on the above-referenced properties must use natural gas as the type of fuel for space heating and hot water (HVAC) systems.

With the implementation of the above (E) designation, no significant adverse impacts related to

air quality would occur.

To avoid the potential for impacts related to noise, the proposed rezoning includes (E) designations for noise on two of the potential development sites. Accordingly, (E) designations will be mapped on the following parcels:

<u>Block</u>	<u>Lots</u>
6126	7 and 12
6106	34

The text of the (E) designation for noise 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.

To avoid the potential for impacts related to noise, the proposed rezoning includes (E) designations for noise on one of the projected development sites. Accordingly, (E) designations will be mapped on the following parcels:

<u>Block</u>	<u>Lots</u>
6116	35 and 39

The text of the (E) designation for noise 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.

Pursuant to the SEQRA regulations set forth in Volume 6 of the New York Code of Rules and Regulations, Section 617.00 et seq., the negative declaration was published in the New York State Environmental Notice Bulletin on March 9, 2005.

On January 6, 2005 the application was modified to better reflect existing conditions and protect the character of four areas: 1) Third Avenue from 89th to 93rd Streets(R6A to R6B); 2) 76th and 77th Streets, Ridge Boulevard to Colonial Road (R4A to R2); 3) Ridge Boulevard, Bay Ridge Parkway to 77th Street (R4A to R3-1); and 4) Ridge Boulevard, 91st to 92nd Streets (R3-1 to R5B). The potential impact of the modified application (C 050134 (A) ZMK) was considered in a Technical Memorandum dated February 28, 2005. The Technical Memorandum concluded that the modified application would not result in significant, adverse environmental impacts. As Block 6086, Lot 1 (cited for air quality) is no longer a development site under the modified application, the (E) designation is no longer required and has been deleted. A revised Negative Declaration was issued on March 2, 2005.

UNIFORM LAND USE REVIEW

The application (C 050134 ZMK) was certified as complete by the Department of City Planning on October 18, 2004, and was duly referred to Community Board 10 and the Borough President, in accordance with Article 3 of the ULURP, along with the related non-ULURP text change application (N 050133 ZRK), which was sent to the Community Board and the Borough President for information and review. The modified application (C 050134 (A) ZMK) was referred to Community Board 10 and the Borough President on January 6, 2005, pursuant to Section 2-06(c)(1) of the ULURP rules.

Community Board Public Hearing

Community Board 10 held a public hearing on the certified application on December 9, 2004, and on December 20, 2004, by a vote of 41 to 0 with no abstentions, adopted a resolution recommending approval of the application with the following conditions:

1. The proposed R7A zoning designation for the Shore Hill parking lot located on Colonial Road and 90th Street should be made to conform with the R3-1 designation of the surrounding area.
2. The dual R3-1 and R5B designations of the block on Ridge Blvd [sic] between 91st and 92nd Streets should be made one designation only, preferably an R5B.
3. The Special Bay Ridge District should prohibit front yard parking anywhere in the Special Bay Ridge District.
4. The splitting of lots to permit development of smaller units while avoiding the parking requirements of a larger unit should be prohibited. As a city-wide problem, this matter should be addressed by the Department of City Planning in a proposed city wide zoning amendment.
5. The definition of “community facility” should be reviewed on a city-wide basis to determine if the inclusion of medical related facilities should be excluded from the definition, as Community Board 10 believes it should be.
6. The height of community facilities in R4B zones should be limited to the residential height of the zone.

7. The zoning designation of all of Third Avenue should be R6B and the proposed R6A designation on the southern part of the Avenue should be changed to reflect this.
8. The Department of City Planning is requested to reconsider the proposed designation of Fourth Avenue with an eye toward preserving the height limits of the low-rise one and two family buildings on that Avenue, thus preserving the current population density on that Avenue.
9. The proposed R5B designation for the area located in the southeast corner of the Special Bay Ridge District in the vicinity of Gelston Avenue should be changed to a lower zone to conform with the lower scale homes in that area.
10. Independent of this application to the Department of City Planning should review the definitions contained in the zoning resolution for archaic or ambiguous meanings or undefined terms that should be added, particularly the terms “shed”, “garage”, “arcade”, “theater” and “internet café”.
11. Independent of this application, the Department of City Planning should review ZR73-621 and ZR73-622, concerning Special Permits for rear yard extensions in CB 10 and consider their repeal.
12. Though Community Board 10 understands that the issue of adding the rest of Community District 10 to the Special Bay Ridge District cannot be addressed in this application, the issue of merging the rest of the district, including the Dyker Heights and Fort Hamilton areas in the Special District should be considered and addressed as soon as possible.

Borough President Recommendation

The certified application (C 050134 ZMK) was considered by the Borough President, who issued a recommendation to approve the application on January 21, 2005.

City Planning Commission Public Hearing

On January 19, 2005 (Calendar Nos. 1 and 2, respectively), the City Planning Commission scheduled February 2, 2005, for a public hearing on the certified application (C 050134 ZMK) and the modified application (C 050134 (A) ZMK). The hearings were duly held on February 2, 2005 (Calendar Nos. 10 and 11, respectively), in conjunction with the public hearing on the application for the related action (N 050133 ZRK). There were nine speakers in favor of the

modified application and six speakers in opposition.

The speakers in support of the application included the City Councilmember representing the 43rd District; three members of Community Board 10, including the Chair of the Board, the Chair of the Zoning and Land Use Committee and a member of that committee; the co-chair of the Bay Ridge Conservancy, a preservation task force appointed by the Councilmember; and four homeowners residing in Community District 10, including one who identified himself as an owner/developer.

The six speakers in opposition were three area residents/homeowners, an attorney representing one of these homeowners, an architect and a developer.

The Councilmember from the 43rd District expressed his strong support for the modified application, indicating that it was a comprehensive plan which preserves community character and the value of existing properties. He emphasized that there were multiple meetings occurring as part of an open process that reflected the community's input.

The Community Board 10 members spoke of the Board's unanimous recommendation to approve the DCP proposal, the history of the special district, and the urgent need for the proposed map changes and amendments to the special district to further preserve the scale and character of Bay Ridge. The Chair of the Board and the Chair of the Board's Zoning and Land Use Committee described the Board's study, "The Case for Preservation Zoning" and

congratulated the DCP for working with them in developing this rezoning proposal. Both stressed that the issues identified in the Board's favorable recommendation represent minor revisions and notes for further review and study that are not meant to indicate a conditional approval. The Community Board members also endorsed the modified application, as it addressed some of their more immediate concerns.

The co-chair of the Bay Ridge Conservancy said that the application accomplished the conservancy's objective to preserve existing building types and reduce the development potential within the neighborhood. The Conservancy representative stated that population density is a remaining concern for the southeastern portion of the rezoning area in the Gelston Avenue area, but acknowledged the DCP's response to their recommendations and endorsed the modified application.

Three homeowners spoke of their support for zoning regulations which would preserve and protect one- and two-family homes. They spoke of the proliferation of multi-family housing and medical offices on single-family blocks and were supportive of protections for small homeowners from the over-development of adjacent properties.

The speakers in opposition argued that, while they support the general preservation aim of the proposal, the rezoning would reduce land values for individual property owners by removing the possibility of constructing multi-family attached dwellings or eliminating the ability to slightly expand houses. There were four specific areas of concern noted by speakers in opposition:

- 1) 130 74th Street, large house on 15,500 sq ft lot (R4-1 proposed)
- 2) Three and a half blocks between 89th and 93rd Streets and Third and Fourth Avenues (R4-1 proposed)
- 3) Ovington Avenue between Third and Fourth Avenues (R3X proposed)
- 4) Marine Avenue, 92nd Street to Ridge Boulevard (R3A proposed)

There were no other speakers and the hearing was closed.

Waterfront Revitalization Program Consistency Review

This application, in conjunction with the applications for the related actions, 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 WRP04-105.

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 (C 050134 (A) ZMK) and the related text amendments to the Special Bay Ridge District (N 050133 ZRK) both as modified herein, are appropriate, recognizing that the proposed lower density and contextual zoning districts together with amendments to the Special Bay Ridge District text would preserve the treasured neighborhood character and scale of Bay Ridge.

The proposed zoning changes more than triple the number of Bay Ridge blocks from 32 to 101 where only one- and two-family detached or semi-detached homes would be permitted. The current mismatch between the built character in much of the neighborhood and what is permitted by the existing zoning creates an incentive to replace sound detached and semi-detached homes with attached housing. Changing the existing zoning from R2, R3-1, R3-2, R6, and R7-1 within the Special Bay Ridge District to the proposed contextual and lower density zoning districts, along with the proposed amendment to the SBRD text, would ensure that future development in Bay Ridge is in keeping with the existing character of the neighborhood.

The proposed changes to the neighborhood's commercial hub would support and enhance the existing commercial activity. The proposed C4-2A district would establish height limits in the 86th Street commercial area which are equivalent to the height limits in adjacent mixed residential/commercial districts, as well as allow possible mixed residential/commercial development in the future. In addition, extending the proposed C4-2A district one block east of the current C4-2 district, to include the blockfaces between Fort Hamilton Parkway and the Gowanus Expressway, would further support the mixed commercial/residential character of this area.

Further, increasing the permitted floor area for commercial and community facility uses in the six blocks south of 86th Street between Fourth and Fifth Avenues with a new C8-2 district modified by the SBRD to limit building heights to 70 feet and community facility FARs to 3.0, would direct the development of needed commercial and community facility uses into an

appropriate area, while ensuring that this development is scaled consistently with surrounding commercial and residential areas.

The Commission supports the modifications made to the certified zoning map amendment proposal (C 050134 (A) ZMK), as these changes better reflect the existing built fabric and ensure that any future development will be consistent with the built character in these areas. In addition, the Commission notes that the modifications were made in response to community concerns about development permitted by the originally proposed zoning districts.

The Commission notes that the proposed SBRD text amendments eliminate most of the text of the Special District while retaining key elements where additional control is necessary. The Special District was adopted before most of the zoning districts proposed for Bay Ridge were created, and its regulations are specific to the former underlying zoning districts that would be replaced by contextual and lower-density districts. These proposed districts have their own extensive controls on floor area, yards, lot coverage and parking. Retaining the SBRD's 32 foot height limit for community facility development in R3A, R3X, R4A, R4-1, R4B and R5B zoning districts and a maximum permitted FAR of 1.65 for community facility uses in R4A, R4-1, R4B and R5B districts would maintain current restrictions on community facility bulk in the neighborhood midblocks. Moreover, by adding a height limit of 70 feet for all buildings to the underlying C8-2 district regulations and limiting the permitted FAR for community facility uses to 3.0 rather than 4.8, the proposed changes to the zoning map and the SBRD would together permit additional commercial and community facility development in the area while preventing

out-of-scale buildings. Finally, the continued use of a SBRD tree planting provision for all developments and enlargements in districts that permit residential development supports a green streetscape.

The Commission is modifying the SBRD text amendments to decrease the permitted height that bulkheads such as elevator shaftways can extend above the maximum permitted building height from 40 to 20 feet. This lower bulkhead height limit will ensure that buildings and bulkheads are appropriately scaled for their built context.

In response to the Community Board request that southern Third Avenue be zoned R6B rather than the proposed R6A and the Board's concern about permitted densities on northern Fourth Avenue, the Commission notes that this revised proposal changed the zoning designation between 89th and 93rd Streets from R6A to R6B, consistent with the predominantly three-story character in this area. However, the Commission believes that the area of Third Avenue south of 93rd Street as well as northern Fourth Avenue are well-suited to infill apartment house construction at a scale consistent with the existing six- and seven-story built character.

With regard to the Community Board's recommendation that the Special Bay Ridge District prohibit all front yard parking, the Commission notes that the permissive current regulations of the Special Bay Ridge District, that encourage front yard parking and do not adequately limit curb cuts in many parts of Bay Ridge, would be eliminated in the proposed text. In addition, each of the proposed lower-density and contextual zoning districts has its own set of parking

regulations, which limit front yard parking and curb cut locations in a manner consistent with the building type and density of the zoning district.

Regarding the Community Board's and Bay Ridge Conservancy's request that the R5B designation proposed for the area surrounding Gelston Avenue be changed to a lower-density zoning designation, the Commission notes that the existing character of the area is dominated by attached housing or apartment buildings (75 percent of the lots) with FARs consistent with the R5B district regulations. While there is a two block area of Gelston Avenue between 88th Street and 100 feet south of 86th Street that does have a predominantly semi-detached character (87 percent of the lots), the proposal for this area is an R4-1 district consistent with this built form.

In response to the Community Board's recommendation that the height of community facility buildings within R4B districts be limited to the same 24-foot height limit as for residential buildings, the Commission notes that the underlying regulations for R4B districts do not have a height limit for community facility buildings and permit FARs of up to 2.0. The proposed amended SBRD text would limit community facility buildings in R4B districts to 1.65 FAR and 32 feet in height, consistent with the existing controls on community facility development in Subarea A midblocks where R4B designations are proposed. The Commission is not aware of any out-of-scale community facility buildings that have been developed following the Subarea A midblock regulations, and notes that the difference in permitted height between residential and community facility buildings is only eight feet.

The Community Board requested that the Shore Hill parking lot on Colonial Road be zoned to R3-1. The Commission notes that this parking area is part of a zoning lot that does not have remaining available floor area. Therefore, development on this site is unlikely.

The Commission acknowledges the oral and written testimony of area residents opposed to aspects of the proposed zoning map amendment. After careful consideration, the Commission concludes that with one exception, the zoning districts proposed for the identified areas are both appropriate and consistent with the goals of the proposal. With regard to the area bounded by Marine Avenue, 92nd Street and Ridge Boulevard, the Commission finds that an R4A designation is more consistent with the FARs and lot widths of the existing built character of the area than the proposed R3A. Therefore, the Commission modifies this application by rezoning this area to R4A.

The Commission believes that the proposed lower density and contextual zoning districts together with the Special Bay Ridge District amendments provide the best possible protection to preserve the scale and character that are so highly valued by Bay Ridge residents.

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 Coastal Commission, has reviewed the waterfront aspects of this application and finds that the proposed

action 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 Nos. 22 a and b:

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

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

4th Avenue;

2. **eliminating a C2-2 District within an existing R6 District bounded by:**
 - a. 82nd Street, a line 100 feet southeasterly of 3rd Avenue, 87th Street, 3rd Avenue, 86th Street, and a line 100 feet northwesterly of 3rd Avenue;
 - b. 89th Street, 4th Avenue, 95th Street, and a line 100 feet northwesterly of 4th Avenue; and
 - c. a line 100 feet southwesterly of 86th Street, a line midway between 5th Avenue and Gelston Avenue, the southeasterly centerline prolongation of 91st Street, and 5th Avenue;
3. **eliminating a C2-3 District within an existing R6 District bounded by** Bay Ridge Avenue, Narrows Avenue, a line midway between Bay Ridge Avenue and 70th Street, and the easterly boundary line of Shore Road Park;
4. **changing from an R3-1 District to an R2 District property bounded by:**
 - a. a line midway between Bay Ridge Parkway and 76th Street, a line 120 feet northwesterly of Ridge Boulevard, 76th Street, a line 100 feet northwesterly of Ridge Boulevard, 77th Street, and a line 100 feet southeasterly of Colonial Road; and
 - b. 85th Street, a line 100 feet northwesterly of Ridge Boulevard, 86th Street, and Colonial Road;
5. **changing from an R3-2 District to an R2 District property bounded by:**
 - a. 76th Street, Ridge Boulevard, 77th Street, and a line 100 feet northwesterly of Ridge Boulevard;
 - b. 85th Street, Ridge Boulevard, 86th Street, and a line 100 feet northwesterly of Ridge Boulevard; and
 - c. 85th Street, a line 100 feet northwesterly of 3rd Avenue, a line midway between 85th Street and 86th Street, and a line 260 feet southeasterly of Ridge Boulevard;
6. **changing from an R3-2 District to an R3-1 District property bounded by** a line midway between 74th Street and Bay Ridge Parkway, a line 100 feet northwesterly of Colonial Road, a line midway between Bay Ridge Parkway and 76th Street, and a line 100 feet southeasterly of Narrows Avenue;

7. **changing from an R6 District to an R3-1 District property bounded by** a line midway between 74th Street and Bay Ridge Parkway, Colonial Road, Bay Ridge Parkway, a line 180 feet southeasterly of Colonial Road, a line midway between Bay Ridge Parkway and 76th Street, and a line 100 feet northwesterly of Colonial Road;
8. **changing from an R6 District to an R3-2 District property bounded by** 71st Street, Colonial Road, 73rd Street and a line 100 feet northwesterly of Colonial Road;
9. **changing from an R6 District to an R3X District property bounded by:**
 - a. a line 100 feet southwesterly of Bay Ridge Avenue, a line 100 feet northwesterly of 5th Avenue, a line 100 feet northeasterly of 72nd Street, a line perpendicular to the southwesterly street line of Ovington Avenue distant 200 feet southwesterly (as measured along the street line) from the point of intersection of the southwesterly street line of Ovington Avenue and the southeasterly street line of 4th Avenue, Ovington Avenue, and a line 100 feet southeasterly of 4th Avenue; and
 - b. 79th Street, a line 100 feet northwesterly of 5th Avenue, a line midway between 80th Street and 81st street, and a line 100 feet southeasterly of 4th Avenue;
10. **changing from an R3-2 District to an R4-1 District property bounded by** the northeasterly boundary line of Shore Road Park, a line 100 feet northwesterly of Ridge Boulevard, the southerly service road of Shore Road Drive, and the northeasterly centerline prolongation of Colonial Road;
11. **changing from an R6 District to an R4-1 District property bounded by:**
 - a. the northerly boundary line of a Shore Road Park and its southeasterly prolongation, 4th Avenue, 66th Street, 5th Avenue, 67th Street, 4th Avenue, 67th Street, a line perpendicular to the southwesterly street line of 67th Street distant 295 feet northwesterly (as measured along the street line) from the point of intersection of the southwesterly street line of 67th Street and the northwesterly street line of 4th Avenue, a line midway between 67th Street and Senator Street, a line 40 feet southeasterly of 3rd Avenue, 67th Street, a line 100 feet northwesterly of 3rd Avenue, the northeasterly prolongation at Senator Street of a line 100 feet northwesterly of 3rd Avenue, a line 100 feet southwesterly of 67th Street, Ridge Boulevard, 67th Street, and a line 100 feet northwesterly of Ridge Boulevard;
 - b. 66th Street and its southeasterly centerline prolongation, Gowanus

Expressway, a line midway between 74th Street and Bay Ridge Parkway and its southeasterly prolongation, a line 100 feet southeasterly of 6th Avenue, 78th Street, 6th Avenue, a line midway between 80th Street and 81st Street and its southeasterly prolongation, Gowanus Expressway, a line 100 feet northeasterly of 86th Street, a line 130 feet southeasterly of 5th Avenue, 85th Street, a line 100 feet southeasterly of 5th Avenue, a line midway between 83rd Street and 84th Street, a line perpendicular to the southwesterly street line of 83rd Street distant 310 feet southeasterly (as measured along the street line) from the point of intersection of the southeasterly street line of 5th Avenue and the southwesterly street line of 83rd Street, 83rd Street, a line perpendicular to the northeasterly street line of 83rd Street distant 255 feet northwesterly (as measured along the street line) from the point of intersection of the northwesterly street line of 6th Avenue and the northeasterly street line of 83rd Street, a line midway between 82nd Street and 83rd Street, a line 100 feet northwesterly of 6th Avenue, a line midway between 81st Street and 82nd Street, a line 100 feet southeasterly of 5th Avenue, a line midway between 77th Street and 78th Street, a line 100 feet northwesterly of 6th Avenue, 76th Street, a line perpendicular to the northeasterly street line of 76th Street distant 245 feet southeasterly (as measured along the street line) from the point of intersection of the northeasterly street line of 76th Street and the southeasterly street line of 5th Avenue, a line midway between Bay Ridge Parkway and 76th Street, 6th Avenue, a line 100 feet northeasterly of Bay Ridge Parkway, a line 100 feet northwesterly of 6th Avenue, a line 100 feet southwesterly of Bay Ridge Avenue, a line 100 feet southeasterly of 5th Avenue, 67th Street, and 6th Avenue;

- c. 73rd Street, Ridge Boulevard, 74th Street, a line 220 feet northwesterly of Ridge Boulevard, a line midway between 74th Street and Bay Ridge parkway, a line 180 feet southeasterly of Colonial Road, 74th Street, a line 170 feet southeasterly of Colonial Road, a line midway between 73rd Street and 74th Street, and a line 100 feet northwesterly of Ridge Boulevard;
- d. 77th Street, a line 100 feet northwesterly of 5th Avenue, 79th Street, a line 100 feet southeasterly of 4th Avenue, a line midway between 77th Street and 78th Street, and a line perpendicular to the southwesterly street line of 77th Street, distant 265 feet northwesterly (as measured along the street line) from the point of intersection of the southwesterly street line of 77th Street and the northwesterly street line of 5th Avenue;
- e. a line midway between 80th Street and 81st Street, a line 100 feet northwesterly of 5th Avenue, a line midway between 85th Street and 86th Street, and a line 100 feet southeasterly of 4th Avenue;

- f. 82nd Street, a line 100 feet northwesterly of 4th Avenue, 85th Street, a line 370 feet southeasterly of 3rd Avenue, a line 100 feet southwesterly of 85th Street, and a line 100 feet southeasterly of 3rd Avenue;
- g. a line midway between 87th Street and 88th Street, a line 100 feet northwesterly of 4th Avenue, 91st Street, and a line 100 feet southeasterly of 3rd Avenue;
- h. a line 100 feet southwesterly of 86th Street, Fort Hamilton Parkway, 88th Street, and a line 100 feet southeasterly of 5th Avenue;
- i. 89th Street, a line 100 feet northwesterly of 3rd Avenue, Marine Avenue, a line perpendicular to the northeasterly street line of Marine Avenue, distant 220 feet southeasterly (as measured along the street line) from the point of intersection of the southwesterly street line of 96th Street and the northeasterly street line of Marine Avenue, a line perpendicular to the southwesterly street line of 96th Street, distant 240 feet northwesterly (as measured along the street line) from the point of intersection of the southwesterly street line of 96th Street and the northwesterly street line of 3rd Avenue, 96th Street, a line perpendicular to the northeasterly street line of 96th Street, distant 60 feet southeasterly (as measured along the street line) from the point of intersection of the northeasterly street line of 96th Street and the northeasterly street line of Marine Avenue, a line 100 feet northeasterly of Marine Avenue, a line perpendicular to the northeasterly street line of Marine Avenue distant 50 feet northwesterly (as measured along the street line) from the point of intersection of the northeasterly street line of 96th Street and the northeasterly street line of Marine Avenue, Marine Avenue, a line perpendicular to the northeasterly street line of Marine Avenue distant 170 feet northwesterly (as measured along the street line) from the point of intersection of the northeasterly street line of 96th Street and the northeasterly street line of Marine Avenue, 95th Street, and Ridge Boulevard;
- j. 92nd Street, a line 100 feet northwesterly of 4th Avenue, a line midway between 93rd Street and 94th Street, and a line 100 feet southeasterly of 3rd Avenue;
- k. a line midway between 93rd Street and 94th Street, Marine Avenue, a line midway between 94th Street and Ridge Boulevard, a line 100 feet southwesterly of Marine Avenue, a line midway between Ridge Boulevard and 95th Street, a line 300 feet southwesterly of Marine Avenue, 95th Street, a line 200 feet southwesterly of Marine Avenue, a line midway between 95th street and 96th Street, a line 100 feet southwesterly of Marine Avenue, a line midway between 96th Street and 97th Street, a line 340 feet

of Narrows Avenue, a line midway between Bay Ridge Parkway and 76th Street and its northwesterly prolongation, the easterly boundary line of Shore Road Park, a line 60 feet northeasterly of Bay Ridge Parkway, Narrows Avenue, a line midway between 73rd Street and 74th Street, and a line 200 feet southeasterly of Narrows Avenue; and

- d. a line midway between Bay Ridge Parkway and 76th Street, a line 100 feet northwesterly of 3rd Avenue, 82nd Street, Ridge Boulevard, 81st Street, a line 100 feet northwesterly of Ridge Boulevard, 77th Street, Ridge Boulevard, 76th Street, and a line 100 feet northwesterly of Ridge Boulevard;

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

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

between 96th Street and 97th Street;

- f. 92nd Street, a line 340 feet northwesterly of Ridge Boulevard, a line midway between 92nd Street and 93rd Street, a line 420 feet northwesterly of Ridge Boulevard, 93rd Street, Ridge Boulevard, Marine Avenue, a line midway between 93rd Street and 94th Street, a line 210 feet northeasterly of the easterly boundary line of Shore Road Park, 93rd Street, a line 255 feet northeasterly of the easterly boundary line of Shore Road Park, Oliver Street, and Marine Avenue;

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

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

17. changing from an R3-1 District to an R5B District property bounded by 91st Street, Ridge Boulevard, a line midway between 91st Street and 92nd Street, and a line 120 feet northwesterly of Ridge Boulevard;

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

- a. 64th Street, Gowanus Expressway, 4th Avenue, 65th Street, and the northeasterly centerline prolongation of 3rd Avenue;
- b. 66th Street, 6th Avenue, 67th Street, and 5th Avenue;

- c. 68th Street, Narrows Avenue, 72nd Street, a line 280 feet northwesterly of Narrows Avenue, a line perpendicular to the easterly boundary line of Shore Road Park at its intersection with the southwesterly centerline prolongation of 72nd Court, the easterly boundary line of Shore Road Park, 72nd Street, a line 380 feet northwesterly of Narrows Avenue, a line midway between 71st Street and 72nd Street, a line 360 feet northwesterly of Narrows Avenue, 71st Street, a line 100 feet southeasterly of the easterly boundary line of Shore Road Park, Mackay Place, a line 315 feet northwesterly of Narrows Avenue, 70th Street, a line perpendicular to the northeasterly street line of 70th Street distant 155 feet southeasterly (as measured along the street) from the point of intersection of the northeasterly street line of 70th Street and the easterly boundary line of Shore Road Park, a line midway between Bay Ridge Avenue and 70th Street, a line perpendicular to the southwesterly street line of Bay Ridge Avenue distant 105 feet southeasterly (as measured along the street line and its straight line prolongation) from the point of intersection of the straight line prolongation of southwesterly street line of Bay Ridge Avenue and the easterly boundary line of Shore Road Park, Bay Ridge Avenue, and a line 150 feet northwesterly of Owls Head Court;

- d. 67th Street, Ridge Boulevard, a line 100 feet southwesterly of 67th Street, a line 100 feet northwesterly of 3rd Avenue and its northeasterly prolongation at Senator Street, a line 125 feet southwesterly of Bay Ridge Avenue, a line 75 feet southeasterly of Bay Ridge Place, Ovington Avenue, a line 100 feet northwesterly of 3rd Avenue, a line midway between Bay Ridge Parkway and 76th Street, a line 120 feet southeasterly of Ridge Boulevard, a line midway between 74th Street and Bay Ridge Parkway, a line 200 feet southeasterly of Ridge Boulevard, a line midway between 73rd Street and 74th Street, a line 300 feet southeasterly of Ridge Boulevard, 73rd Street, a line 100 feet southeasterly of Ridge Boulevard, Ovington Avenue, Ridge Boulevard, Bay Ridge Avenue, a line perpendicular to the southwesterly street line of 68th Street distant 355 feet southeasterly (as measured along the street line) from the point of intersection of the southwesterly street line of 68th Street and the southeasterly street line of Ridge Boulevard, 68th Street, and a line 100 feet northwesterly of Ridge Boulevard;

- e. a line midway between 74th Street and Bay Ridge Parkway, a line 220 feet northwesterly of Ridge Boulevard, Bay Ridge Parkway, a line 120 feet northwesterly of Ridge Boulevard, a line 100 feet southwesterly of Bay Ridge Parkway, and a line 180 feet south easterly of Colonial Road;

- f. 67th Street, a line 100 feet northwesterly of 4th Avenue, a line 100 feet southwesterly of Bay Ridge Avenue, a line 100 feet southeasterly of 3rd

Avenue, a line midway between 67th Street and Senator Street, and a line perpendicular to the southwesterly street line of 67th Street distant 295 feet northwesterly (as measured along the street line) from the point of intersection of the southwesterly street line of 67th Street and the northwesterly street line of 4th Avenue;

- g.** a line 100 feet northeasterly of 68th Street, a line 100 feet northwesterly of 5th Avenue, a line 100 feet southwesterly of Bay Ridge Avenue, and a line 100 feet southeasterly of 4th Avenue;
- h.** Ovington Avenue, a line 100 feet northwesterly of 4th Avenue, a line 110 feet northeasterly of 76th Street, a line 350 feet southeasterly of 3rd Avenue, a line midway between 76th Street and 77th Street, and a line 100 feet southeasterly of 3rd Avenue;
- i.** a line 100 feet northeasterly of 72nd Street, a line 100 feet northwesterly of 5th Avenue, 77th Street, a line perpendicular to the southwesterly street line of 77th Street, distant 265 feet northwesterly (as measured along the street line) from the point of intersection of the southwesterly street line of 77th Street and the northwesterly street line of 5th Avenue, a line midway between 77th Street and 78th Street, and a line 100 feet southeasterly of 4th Avenue;
- j.** a line 100 feet southwesterly of Bay Ridge Avenue, a line 100 feet northwesterly of 6th Avenue, a line 100 feet northeasterly of Bay Ridge Parkway, 6th Avenue, a line midway between Bay Ridge Parkway and 76th Street, a line perpendicular to the northeasterly street line of 76th Street distant 245 feet southeasterly (as measured along the street line) from the point of intersection of the northeasterly street line of 76th Street and the southeasterly street line of 5th Avenue, 76th Street, a line 100 feet northwesterly of 6th Avenue, a line midway between 77th Street and 78th Street, and a line 100 feet southeasterly of 5th Avenue;
- k.** a line midway between 74th Street and Bay Ridge Parkway and its southeasterly prolongation, Gowanus Expressway, a line 100 feet southwesterly of 80th Street and its southeasterly prolongation, 6th Avenue, 78th Street, and a line 100 feet southeasterly of 6th Avenue;
- l.** a line midway between 81st Street and 82nd Street, a line 100 feet northwesterly of 6th Avenue, a line midway between 82nd Street and 83rd Street, a line perpendicular to the northeasterly street line of 83rd Street distant 255 feet northwesterly (as measured along the street line) from the point of intersection of the northwesterly street line of 6th Avenue and the northeasterly street line of 83rd Street, 83rd Street, a line perpendicular to

the southwesterly street line of 83rd Street distant 310 feet southeasterly (as measured along the street line) from the point of intersection of the southeasterly street line of 5th Avenue and the southwesterly street line of 83rd Street, a line midway between 83rd Street and 84th Street, and a line 100 feet southeasterly of 5th Avenue;

- m. 85th Street, a line 100 feet northwesterly of 4th Avenue, a line midway between 87th Street and 88th Street, a line 100 feet southeasterly of 3rd Avenue, a line 100 feet southwesterly of 85th Street, and a line 370 feet southeasterly of 3rd Avenue;
 - n. a line midway between 91st Street and 92nd Street, Ridge Boulevard, 93rd Street, a line 420 feet northwesterly of Ridge Boulevard, a line midway between 92nd Street and 93rd Street, a line 340 feet northwesterly of Ridge Boulevard, 92nd Street, Marine Avenue, and Colonial Road;
 - o. 91st Street, a line 100 feet northwesterly of 4th Avenue, 92nd Street, and a line 100 feet southeasterly of 3rd Avenue;
 - p. a line midway between 93rd Street and 94th Street, a line 100 feet northwesterly of 4th Avenue, a line midway between 95th Street and 96th Street, and a line 100 feet southeasterly of 3rd Avenue; and
 - q. a line 100 feet southwesterly of 86th Street, Gowanus Expressway, the northeasterly boundary line of John J. Carty Park and its southeasterly and northwesterly prolongations, Hamilton Parkway, a line 140 feet southwesterly of 97th Street, a line 200 feet southeasterly of 4th Avenue, 97th Street, 4th Avenue, 95th Street, a line 100 feet southeasterly of 5th Avenue, 88th Street, and Hamilton Parkway;
- 19. changing from an M1-1 District to an R5B District property bounded by a line 90 feet northeasterly of 66th Street, a line 90 feet northwesterly of 6th Avenue, 66th Street, and a line 100 feet southeasterly of 5th Avenue;**
- 20. changing from an R6 District to an R6A District property bounded by:**
- a. 68th Street, a line 150 feet northwesterly of Owls Head Court, Bay Ridge Avenue, a line perpendicular to the southwesterly street line of Bay Ridge Avenue distant 105 feet southeasterly (as measured along the street line and its straight line prolongation) from the point of intersection of the straight line prolongation of southwesterly street line of Bay Ridge Avenue and the easterly boundary line of Shore Road Park, a line midway between Bay Ridge Avenue and 70th Street, a line perpendicular to the northeasterly street line of 70th Street distant 155 feet southeasterly (as

measured along the street line) from the point of intersection of the northeasterly street line of 70th Street and the easterly boundary line of Shore Road Park, 70th Street, a line 315 feet northwesterly of Narrows Avenue, Mackay Place, a line 100 feet southeasterly of the easterly boundary line of Shore Road Park, 71st Street, a line 360 feet northwesterly of Narrows Avenue, a line midway between 71st Street and 72nd Street, a line 380 feet northwesterly of Narrows Avenue, and 72nd Street;

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

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

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

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

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

southwesterly of 89th Street, and a line 120 southeasterly of Narrows Avenue;

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

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

24. changing from an R6 District to an R7B District property bounded by Ovington Avenue, a line perpendicular to the southwesterly street line of

Ovington Avenue distant 200 feet southwesterly (as measured along the street line) from the point of intersection of the southwesterly street line of Ovington Avenue and the southeasterly street line of 4th Avenue, a line 100 feet northeasterly of 72nd Street, and a line 100 feet southeasterly of 4th Avenue;

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

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

Borough of Brooklyn, Community District 10, as shown on a diagram (for illustrative purposes only) dated January 6, 2005, modified on March 2, 2005, and subject to the conditions of CEQR Declaration E-139.

The above resolution (C 050134 (A) ZMK), duly adopted by the City Planning Commission on March 2, 2005 (Calendar No. 14), 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 Chairman
ANGELA M. BATTAGLIA, IRWIN G. CANTOR, P.E.,
ANGELA M. CAVALUZZI, R.A., ALFRED C. CERULLO, III,
RICHARD EADDY, JANE D. GOL, LISA A. GOMEZ, CHRISTOPHER KUI,
JOHN MEROLO, KAREN A. PHILLIPS, DOLLY WILLIAMS, Commissioners