



CITY PLANNING COMMISSION

March 14, 2005/Calendar No. 8

C 050111(A) ZMK

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

- 1. eliminating a Special Franklin Street Mixed Use District (FR) bounded by** Eagle Street, Franklin Street, Java Street, a line 175 feet westerly of Franklin Street, a line midway between India Street and Java Street, a line 220 feet westerly of Franklin Street, Huron Street, a line 295 feet westerly of Franklin Street, a line midway between Green Street and Huron Street, a line 245 feet westerly of Franklin Street, Green Street, a line 170 feet westerly of Franklin Street, Freeman Street, a line 130 feet westerly of Franklin Street, a line midway between Eagle Street and Freeman Street, and a line 82 feet westerly of Franklin Street;

- 2. eliminating a Special Northside Mixed Use District (N) bounded by:**
 - a.** Wythe Avenue, North 9th Street, Berry Street, North 10th Street, a line midway between Berry Street and Bedford Avenue, North 12th Street, Union Avenue, Bayard Street, Leonard Street, Manhattan Avenue; Driggs Avenue, McGuinness Boulevard South, Brooklyn Queens Expressway Service Road, Brooklyn Queens Expressway, Metropolitan Avenue, North 4th Street, Berry Street, and North 7th Street, and excluding the area bounded by a line 100 feet southeasterly of Bedford Avenue, North 11th Street, Roebling Street, North 10th Street, Union Avenue, Withers Street, North 9th Street, Roebling Street, North 8th Street, Driggs Avenue, and North 9th Street;

 - b.** a line 100 feet northerly of Nassau Avenue, Lorimer Street, Nassau Avenue, and Guernsey Street; and

 - c.** Nassau Avenue, a line midway between Manhattan Avenue and Lorimer Street, Driggs Avenue, and Lorimer Street;

- 3. eliminating a C1-3 District within an existing R6 District bounded by** Hope Street, Havemeyer Street, South 1st Street, and a line 150 feet northwesterly of Havemeyer Street;

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

- b. Havemeyer Street, the southeasterly centerline prolongation of North 5th Street, and Metropolitan Avenue;
- 5. changing from a C8-2 District to an R6 District property bounded by:**
- a. North 1st Street, Driggs Avenue, Fillimore Place, Roebing Street, a line midway between Grand Street and South 1st Street, and Bedford Avenue; and
 - b. a line midway between Hope Street and Grand Street, Marcy Avenue, Grand Street, and Havemeyer Street;
- 6. changing from an M1-1 District to an R6 District property bounded by:**
- a. the U.S. Pierhead Line, the easterly boundary line of a Park and its northerly and southerly prolongations, Commercial Street, Franklin Street, Eagle Street, a line 200 feet westerly of Franklin Street, the northerly street line of Dupoint Street and its westerly prolongation, West Street and its northerly centerline prolongation, and the southwesterly boundary line of a Park and its southerly and northerly prolongations;
 - b. a line midway between Huron Street and India Street, a line 100 feet easterly of Franklin Street, India Street, and Franklin Street; and
 - c. Grand Street, Berry Street, South 3rd Street, and Wythe Avenue;
- 7. changing from an M1-2(R6) District to an R6 District property bounded by** Roebing Street, North 5th Street, Havemeyer Street, Metropolitan Avenue, and North 4th Street;
- 8. changing from an M3-1 District to an R6 District property bounded by:**
- a. the U.S. Pierhead Line, a line passing through two points: one on the U.S. Pierhead and Bulkhead Line distance 373 feet westerly (as measured along the Pierhead and Bulkhead Line) from the intersection of the Pierhead and Bulkhead Line and the westerly street line of Manhattan Avenue, and the other on the northerly street line of Commercial Street distant 86 feet westerly (as measured along the Street line) from the intersection of the northerly street line of Commercial Street and the westerly street line of Manhattan Avenue, Commercial Street, and the easterly boundary line of a Park and its southeasterly and northwesterly prolongations, and excluding the area bounded by a line 70 feet southeasterly of the U.S. Bulkhead Line, a line 607 feet southwesterly of the 2nd

- 11. changing from an M1-1 District to an R6A District property bounded by:**
- a.** Eagle Street, a line 82 feet westerly of Franklin Street, a line midway between Eagle Street and Freeman Street, and a line 100 feet westerly of Franklin Street; and
 - b.** Wythe Avenue, a line 90 feet southwesterly of North 1st Street, Berry Street, and Grand Street;
- 12. changing from an R6(M1-1) District to an R6B District property bounded by:**
- a.** Freeman Street, Franklin Street, Java Street, a line 175 feet westerly of Franklin Street, a line midway between India Street and Java Street, a line 220 feet westerly of Franklin Street, Huron Street, a line 295 feet westerly of Franklin Street, a line midway between Huron Street and Green Street, a line 245 feet westerly of Franklin Street, Green Street, and a line 170 feet westerly of Franklin Street; and
 - b.** Driggs Avenue, McGuinness Boulevard South, Brooklyn Queens Expressway Service Road, Graham Avenue-Via Vespucci, Bayard Street, a line 100 feet southwesterly of Graham Avenue-Via Vespucci, Engert Avenue, and Eckford Street;
- 13. changing from an R6(M1-2) District to an R6B District property bounded by** Wythe Avenue, North 9th Street, Berry Street, a line midway between North 10th Street and North 9th Street, a line 100 feet southeasterly of Bedford Avenue, North 9th Street, a line 100 northwesterly of Driggs Avenue, North 8th Street, a line 100 feet northwesterly of Roebling Street, North 7th Street, a line 100 feet northwesterly of Havemeyer Street, North 5th Street, Roebling Street, North 4th Street, Driggs Avenue, North 5th Street, Bedford Avenue, North 4th Street, Berry Street, a line midway between 6th Street and North 5th Street, a line 100 feet northwesterly of Bedford Avenue, a line midway between North 7th Street and North 6th Street, Berry Street and North 7th Street;
- 14. changing from an M1-1 District to an R6B District property bounded by:**
- a.** Freeman Street, a line 170 feet westerly of Franklin Street, Green Street, a line 245 feet westerly of Franklin Street, a line midway between Green Street and Huron Street, a line 100 feet easterly of West Street, Green Street, and a line 125 feet easterly of West Street; and

- b. Huron Street, a line 220 feet westerly of Franklin Street, a line midway between India Street and Java Street, a line 175 feet westerly of Franklin Street, Java Street, and a line 100 feet easterly of West Street;
15. **changing from an M1-2 District to an R6B District property bounded by** a line 250 feet southeasterly of Wythe Avenue, a line midway between North 10th Street and North 9th Street, Berry Street, and North 9th Street;
16. **changing from an M1-1 District to an R8 District property bounded by** the northerly street line of Dupont Street and its westerly prolongation, a line 200 feet westerly of Franklin Street, Eagle Street, West Street, a line midway between Dupont Street and Eagle Street, a line 100 feet easterly of West Street, Dupont Street, and West Street;
17. **changing from an M3-1 District to an R8 District property bounded by:**
- a. a line 70 feet southeasterly of the U.S. Bulkhead Line, a line 607 feet southwestwardly of the 2nd named course of 7a above, a line 100 feet northwestwardly of Commercial Street, and a line 30 feet northeastwardly of a Park;
 - b. the westerly prolongation of the northerly street line of Dupont Street, West Street, Dupont Street, a line 100 feet easterly of West Street, a line midway between Dupont Street and Eagle Street, West Street, Eagle Street, a line 125 feet westerly of West Street, the westerly centerline prolongation of Green Street, and a line 70 feet easterly of the U.S. Bulkhead Line;
 - c. Huron Street and its westerly centerline prolongation, a line 275 feet westerly of West Street, Kent Street and its westerly centerline prolongation, and the U.S. Pierhead Line;
 - d. Greenpoint Avenue, a line 100 feet westerly of West Street, Oak Street, a line 500 feet westerly of West Street, Milton Street, and a line 250 feet westerly of West Street;
 - e. a line 100 feet southerly of Oak Street and its westerly prolongation, a line 100 feet westerly of West Street, a line 100 feet northerly of Quay Street and its westerly prolongation, and the U.S. Pierhead Line; and
 - f. a line 100 feet northeastwardly of North 6th Street and its northwestwardly prolongation, a line 200 feet northwestwardly of Kent Avenue, North 5th Street, a line 150 feet northwestwardly of Kent Avenue, the northwestwardly prolongation of the northeastwardly street line of North 4th Street, and the U.S. Pierhead Line;

- 18. changing from an M3-1 District to an M1-2 District property bounded by:**
- a.** the U.S. Pierhead and Bulkhead Line, Pulaski Bridge, Box Street, Commercial Street, and a line passing through two points: one on the U.S. Pierhead and Bulkhead Line distance 373 feet westerly (as measured along the Pierhead and Bulkhead Line) from the intersection of the Pierhead and Bulkhead Line and the westerly street line of Manhattan Avenue, and the other on the northerly street line of Commercial Street distant 86 feet westerly (as measured along the Street line) from the intersection of the northerly street line of Commercial Street and the westerly street line of Manhattan Avenue; and
 - b.** Meserole Avenue, Gem Street, North 15th Street, Wythe Avenue, Banker Street, a line midway between Wythe Avenue and Berry Street and its northeasterly prolongation, North 12th Street, Wythe Avenue, North 9th Street, Kent Avenue, and Franklin Street;
- 19. changing from an R6(M1-1) District to an M1-2/R6 District property bounded by:**
- a.** a line 100 feet northerly of Nassau Avenue, Lorimer Street, Nassau Avenue, and Guernsey Street;
 - b.** Nassau Avenue, a line midway between Manhattan Avenue and Lorimer Street, Driggs Avenue, and Lorimer Street;
 - c.** Driggs Avenue, Leonard Street, and Manhattan Avenue; and
 - d.** Engert Avenue, Eckford Street, Manhattan Avenue, Bayard Street, and Leonard Street;
- 20. changing from a C8-1 District to an M1-2/R6 District property bounded by** Brooklyn Queens Expressway, Richardson Street, a line 150 feet westerly of Graham Avenue-Via Vespucci, Frost Street, Manhattan Avenue, a line midway between Frost Street and Withers Street, a line 100 feet easterly of Leonard Street, Withers Street, Leonard Street, a line midway between Withers Street and Jackson Street, a line 150 feet easterly of Lorimer Street, Jackson Street, a line 100 feet westerly of Lorimer Street, and Skillman Avenue;
- 21. changing from an M1-1 District to an M1-2/R6 District property bounded by:**

- a. Commercial Street, Box Street, a line 300 feet westerly of Manhattan Avenue, and Clay Street;
 - b. Box Street and its easterly centerline prolongation, McGuinness Boulevard (east), Clay Street, and a line 100 feet westerly of McGuinness Boulevard (west);
 - c. a line 250 feet southerly of Engert Avenue, a line midway between Russell Street and Humboldt Street, Brooklyn Queens Expressway, Brooklyn Queens Expressway Service Road, McGuinness Boulevard South, and Humboldt Street;
 - d. Metropolitan Avenue, Union Avenue, Borinquen Place, Marcy Avenue, a line midway between Hope Street and Grand Street, Havemeyer Street, Hope Street, Roebing Street, Fillimore Place, Driggs Avenue, North 1st Street, and Bedford Avenue; and
 - e. South 4th Street, South 5th Place and its southerly centerline prolongation, South 5th Street, and Wythe Avenue;
22. **changing from an M1-1(R6) District to an M1-2/R6 District property bounded by** Bayard Street, Graham Avenue-Via Vespucci, Brooklyn Queens Expressway Service Road, Brooklyn Queens Expressway, Leonard Street, Richardson Street, and a line 100 feet westerly of Manhattan Avenue;
23. **changing from an M1-2 District to an M1-2/R6 District property bounded by:**
- a. Berry street, Nassau Avenue, Lorimer Street, Driggs Avenue, Manhattan Avenue, Leonard Street, Bayard Street, Union Avenue, and North 12th Street;
 - b. Driggs Avenue, North 4th Street, and Metropolitan Avenue; and
 - c. Kent Avenue, South 4th Street, a line 100 feet westerly of Wythe Avenue, South 3rd Street, Wythe Avenue, and South 5th Street;
24. **changing from an M1-2(R6) District to an M1-2/R6 District property bounded by** a line 100 feet southeasterly of Havemeyer Street, Union Avenue, the westerly centerline prolongation of Jackson Street, a line 100 feet easterly of Union Avenue, Withers Street, Lorimer Street, Frost Street, Leonard Street, Brooklyn Queens Expressway, and North 6th Street and its southeasterly centerline prolongation;
25. **changing from an M3-1 District to an M1-2/R6 District property bounded by** Kent Avenue, a line 140 feet southwestly of North 1st Street, Wythe Avenue, a line midway

between South 1st Street and South 2nd Street, a line 200 feet northwesterly of Wythe Avenue, a line midway between Grand Street and South 1st Street, a line 100 feet southeasterly of Kent Avenue, and Grand Street;

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

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

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

- a. North 12th Street, Union Avenue, Bayard Street, Leonard Street, Richardson Street, a line 100 feet westerly of Lorimer Street, a line midway between Bayard Street and Richardson Street, a line 100 feet easterly of Union Avenue, Richardson Street, North 11th Street, and Driggs Avenue;
- b. North 9th Street, Driggs Avenue, North 8th Street, and a line 100 feet northwesterly of Driggs Avenue;
- c. North 8th Street, Roebling Street, North 7th Street, and a line 100 feet northwesterly of Roebling Street; and
- d. Berry Street, a line midway between North 7th Street and North 6th Street, a line 100 feet northwesterly of Bedford Avenue, and a line midway between North 6th Street and North 5th Street;

28. changing from an M1-1 District to an M1-2/R6A District property bounded by:

- a. Box Street, a line 100 feet westerly of Pulaski Bridge, Clay Street and a line 300 feet westerly of Manhattan Avenue;
- b. Clay Street, a line 430 feet easterly of Franklin Street, Dupont Street, Franklin Street, and Commercial Street;
- c. Eagle Street, a line 100 feet westerly of Franklin Street, a line midway between Eagle Street and Freeman Street, a line 130 feet westerly of Franklin Street, Freeman Street, a line 125 feet easterly of West Street, Green Street, a line 100

feet easterly of West Street, Java Street, Franklin Street, Oak Street, a line 100 feet easterly of West Street, Calyer Street, Franklin Street, Quay Street, and West Street;

- d. Green Street, a line 320 feet easterly of Franklin Street, a line midway between Freeman Street and Green Street, a line 100 feet westerly of Manhattan Avenue, a line midway between Green Street and Huron Street, a line 125 feet easterly of Franklin Street, a line 50 feet northerly of Huron Street, and Franklin Street; and
 - e. North 3rd Street, Berry Street, a line 90 feet southwesterly of North 1st Street, and Wythe Avenue;
- 29. changing from an M1-1(R6) District to an M1-2/R6A District property bounded by** Bayard Street, a line 100 feet westerly of Manhattan Avenue, Richardson Street, and Leonard Street;
- 30. changing from an M1-2 District to an M1-2/R6A District property bounded by:**
- a. a line 250 feet southeasterly of Wythe Avenue, North 12th Street, a line midway between Berry Street and Bedford Street, North 10th Street, Berry Street, and a line midway between North 10th Street and North 9th Street;
 - b. North 11th Street, Roebing Street, North 10th Street, Union Avenue, Withers Street, North 9th Street, Roebing Street, North 8th Street, Driggs Avenue, North 9th Street, and a line 100 feet southeasterly of Bedford Avenue; and
 - c. Wythe Avenue, a line midway between North 7th Street and North 6th Street, Berry Street, and North 3rd Street;
- 31. changing from an M1-2(R6) District to an M1-2/R6A District property bounded by:**
- a. Roebing Street, North 11th Street, Richardson Street, a line 100 feet easterly of Union Avenue, the westerly centerline prolongation of Jackson Street, Union Avenue, a line 100 feet southeasterly of Havemeyer Street and its northeasterly prolongation, North 6th Street, Havemeyer Street, North 7th Street, Roebing Street, North 9th Street, Withers Street, Union Avenue, and North 10th Street; and
 - b. Richardson Street, Leonard Street, Frost Street, and Lorimer Street;
- 32. changing from an M3-1 District to an M1-2/R6A District property bounded by** North 9th Street, Wythe Avenue, North 8th Street, a line 100 feet southeasterly of Kent

Avenue, a line midway between North 7th Street and North 6th Street, Wythe Avenue, a line 140 feet southwesterly of North 1st Street, and Kent Avenue;

33. changing from an R6(M1-1) District to an M1-2/R6B District property bounded by Driggs Avenue, Eckford Street, a line 100 feet northerly of Engert Avenue, and a line midway between Leonard Street and Eckford Street;

34. changing from an R6(M1-2) District to an M1-2/R6B District property bounded by:

a. a line midway between Bayard Street and Richardson Street, a line 100 feet westerly of Lorimer Street, Richardson Street, and a line 100 feet easterly of Union Avenue; and

b. North 5th Street, Driggs Avenue, a line 150 feet southwesterly of North 5th Street, and a line 25 feet northwesterly of Driggs Avenue;

35. changing from an M1-1 District to an M1-2/R6B District property bounded by Oak Street, Franklin Street, Calyer Street and a line 100 feet westerly of West Street;

36. changing from an M1-2 District to an M1-2/R6B District property bounded by:

a. North 7th Street, Berry Street, a line midway between North 7th Street and North 6th Street, and Wythe Avenue; and

b. North 4th Street, Driggs Avenue, North 3rd Street, and Berry Street;

37. changing from an M1-2(R6) District to an M1-2/R6B District property bounded by:

a. Richardson Street, Lorimer Street, Withers Street, and a line 100 feet easterly of Union Avenue; and

b. Bedford Avenue, North 5th Street, a line 25 feet northwesterly of Driggs Avenue, a line 150 feet southwesterly of North 5th Street, Driggs Avenue, and North 4th Street;

38. changing from an M3-1 District to an M1-2/R6B District property bounded by North 8th Street, Wythe Avenue, a line midway between North 7th Street and North 6th Street, and a line 100 feet southeasterly of Kent Avenue;

39. changing from an M1-2(R6) District to an M1-2/R7A District property bounded by North 12th Street, Driggs Avenue, North 11th Street, and Bedford Avenue;

- 40. establishing within a proposed R6 District a C1-4 District bounded by** Roebling Street, a line midway between Hope Street and Grand Street, a line 150 feet northwesterly of Havemeyer Street, Hope Street, Havemeyer Street, South 1st Street, a line 150 feet northwesterly of Havemeyer Street, and a line midway between Grand Street and South 1st Street;
- 41. establishing within a proposed R6 District a C2-4 District bounded by:**
- a.** a line 150 feet northwesterly of Commercial Street, a line passing through two points: one on the U.S. Pierhead and Bulkhead Line distance 373 feet westerly (as measured along the Pierhead and Bulkhead Line) from the intersection of the Pierhead and Bulkhead Line and the westerly street line of Manhattan Avenue, and the other on the northerly street line of Commercial Street distant 86 feet westerly (as measured along the Street line) from the intersection of the northerly street line of Commercial Street and the westerly street line of Manhattan Avenue, Commercial Street, the northeasterly boundary line of a Park and its southeasterly prolongation, a line 100 feet northwesterly of Commercial Street, and a line 607 feet southwesterly of the 2nd named course;
 - b.** Eagle Street, West Street, Quay Street, Franklin Street, the northerly boundary line of a Park and its southeasterly prolongation, a line 225 feet easterly of the easterly boundary line of a Park, Quay Street, a line 100 feet westerly of West Street, Greenpoint Avenue, a line 250 feet westerly of West Street, a line midway between Kent Street and Greenpoint Avenue, a line 150 feet westerly of West Street, a line 100 feet northerly of Huron Street, a line 605 feet westerly of West Street, the westerly centerline prolongation of Green Street, and a line 125 feet westerly of West Street;
 - c.** Greenpoint Avenue, a line 250 feet westerly of West Street, a line 100 feet southerly of Greenpoint Avenue, and a line 460 feet westerly of West Street;
 - d.** a line midway between Kent Street and Greenpoint Avenue, a line 150 feet westerly of Manhattan Avenue, a line midway between Greenpoint Avenue and Milton Street, and Franklin Street;
 - e.** North 7th Street, Kent Avenue, North 3rd Street, a line 150 feet northwesterly of Kent Avenue, North 5th Street, and a line 200 feet northwesterly of Kent Avenue; and

- f. North 1st Street, Driggs Avenue, a line 60 feet southwesterly of Fillimore Place, Roebing street, a line midway between Grand Street and South 1st Street, and Bedford Avenue;
42. **establishing within a proposed R6A District a C1-4 District bounded by** North 10th Street, Bedford Avenue, a line midway between North 10th Street and North 9th Street, and a line 100feet northwesterly of Bedford Avenue;
 43. **establishing within a proposed R6A District a C2-4 District bounded by** Wythe Street, a line 90 feet southwesterly of North 1st Street, Berry Street, and Grand Street;
 44. **establishing within a proposed R6B District a C1-4 District bounded by** a line 100 feet northwesterly of Bedford Avenue, a line midway between North 10th Street and North 9th Street, Bedford Avenue, North 8th Street, a line 100 feet southeasterly of Bedford Avenue, North 5th Street, Bedford Avenue, and North 4th Street;
 45. **establishing within a proposed R6B District a C2-4 District bounded by** a line midway between Freeman Street and Green Street, Franklin Street, a line midway between Green Street and Huron Street, a line 100 feet easterly of West Street, Green Street, and a line 125 feet easterly of West Street;
 46. **establishing within a proposed R8 District a C2-4 District bounded by:**
 - a. the westerly prolongation of the southerly street line of upont Street, West Street, Dupont Street, a line 100 feet easterly of West Street, Eagle Street and a line 125 feet westerly of West Street;
 - b. a line 100 feet southerly of Freeman Street, a line 125 feet westerly of West Street, the westerly centerline prolongation of Green Street, and a line 605 feet westerly of West Street;
 - c. Greenpoint Avenue, a line 100 feet westerly of West Street, a line 100 feet southerly of Greenpoint Avenue, and a line 250 feet westerly of West Street; and
 - d. a line 100 feet northeasterly of North 6th Street, a line 200 feet northwesterly of Kent Avenue, a line 100 feet southwesterly of North 6th Street, and a line 555 feet northwesterly of Kent Avenue; and
 47. **establishing a Special Mixed Use District (MX-8) bounded by:**

- a. Box Street and its easterly centerline prolongation, McGuinness Boulevard (east), Clay Street, a line 430 feet easterly of Franklin Street, Dupont Street, Franklin Street, and Commercial Street;
- b. Eagle Street, a line 100 feet westerly of Franklin Street, Freeman Street, a line 125 feet easterly of West Street, Green Street, a line 100 feet easterly of West Street, Java Street, Franklin Street, Quay Street, and West Street;
- c. Green Street, a line 320 feet easterly of Franklin Street, a line midway between Freeman Street and Green Street, a line 100 feet westerly of Manhattan Avenue, a line midway between Green Street and Huron Street, a line 125 feet easterly of Franklin Street, a line 50 feet northerly of Huron Street, and Franklin Street;
- d. a line 250 feet southeasterly of Wythe Avenue, North 12th Street, Berry Street, Nassau Avenue, Guernsey Street, a line 100 feet northerly of Nassau Avenue, Lorimer Street, Nassau Avenue, a line midway between Manhattan Avenue and Lorimer Street, Driggs Avenue, Eckford Street, Engert Avenue, a line 100 feet southwesterly of Graham Avenue-Via Vespucci, Bayard Street, Graham Avenue-Via Vespucci, Brooklyn Queens Expressway Service Road, McGuinness Boulevard South, Humboldt Street, a line 250 feet southerly of Engert Avenue, a line midway between Russell Street and Humboldt Street, Brooklyn Queens Expressway, Richardson Street, a line 150 feet westerly of Graham Avenue-Via Vespucci, Frost Street, Manhattan Avenue, a line midway between Frost Street and Withers Street, a line 100 feet easterly of Leonard Street, Withers Street, Leonard Street, a line midway between Withers Street and Jackson Street, a line 150 feet easterly of Lorimer Street, Jackson Street, a line 100 feet westerly of Lorimer Street, Skillman Avenue, Brooklyn Queens Expressway, North 6th Street, Havemeyer Street, North 7th Street, a line 100 feet northwesterly of Roebling Street, North 8th Street, a line 100 feet northwesterly of Driggs Avenue, North 9th Street, a line 100 feet southeasterly of Bedford Avenue, and a line midway between North 10th Street and North 9th Street;
- e. Kent Avenue, North 9th Street, Wythe Avenue, North 7th Street, Berry Street, a line midway between North 7th Street and North 6th Street, a line 100 feet northwesterly of Bedford Avenue, a line midway between North 6th Street and North 5th Street, Berry Street, North 4th Street, Bedford Avenue, North 5th Street, Driggs Avenue, North 4th Street, Metropolitan Avenue, Union Avenue, Borinquen Place, Marcy Avenue, a line midway between Hope Street and Grand Street, Havemeyer Street, Hope Street, Roebling Street, Fillimore Place, Driggs Avenue, North 1st Street, Bedford Avenue, Metropolitan Avenue, North 3rd Street, Berry Street, a line 90 feet southerly of North 1st Street, Wythe Avenue, a

line midway between South 1st Street and South 2nd Street, a line 200 feet westerly of Wythe Avenue, a line midway between Grand Street and South 1st Street, a line 100 feet easterly of Kent Avenue, and Grand Street; and

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

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

The application for an amendment of the Zoning Map was filed by the Department of City Planning on September 30, 2004. On December 22, 2004, pursuant to Section 2-06(c)(1) of the ULURP rules, the Department of City Planning filed a modification of the certified zoning map amendment application (C 050111(A) ZMK) for public hearing and consideration by the City Planning Commission. The modified application, C 050111(A) ZMK, is the subject of this report.

RELATED ACTIONS

In addition to the an 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 applications which are being considered concurrently with this application:

1. **C 040415 MMK** The elimination, discontinuance, and closing of a portion of North 12th Street between Kent Avenue and the U.S. Pierhead Line, the establishment of Inlet Park, and the delineation of sewer corridors

2. **C 040416 MMK** The elimination of a portion of Quay Street between West Street and the U.S. Bulkhead Line, and the establishment of Inlet Park, the establishment of Inlet Park, and the delineation of a sewer corridor

3. **C 040417 MMK** The elimination, discontinuance, and closing of a portion of North 11th Street between Kent Avenue and the U.S. Pierhead Line, and the

establishment of Inlet Park, the establishment of Inlet Park, and the delineation of a sewer corridor

4. **C 040418 MMK** The elimination, discontinuance, and closing of portions of North 9th Street and North 10th Street between Kent Avenue and the U.S. Pierhead Line, and the establishment of Inlet Park
5. **N 050110(A) ZRK** Amendment of the Zoning Resolution Article II, Chapter 3 (Bulk Regulations for Residential Buildings in Residence Districts) and Article VI, Chapter 2 (Special Regulations Applying in the Waterfront Area); Article XII, Chapter 3 (Special Mixed Use District) specifying a Special Mixed Use District (MX-8) in Greenpoint-Williamsburg, Community District 1, Brooklyn; and the elimination of Article IX, Chapter 7 (Special Northside Mixed Use District) and Article X, Chapter 8 (Special Franklin Street Mixed Use District).

BACKGROUND

A full background discussion and description of this application appears in the report on the related zoning text change application (N 050110(A) ZRK).

ENVIRONMENTAL REVIEW

This application (C 050111(A) ZMK), in conjunction with the related applications, was reviewed pursuant to the New York State Environmental Quality Review Act (SEQRA), and the SEQRA regulations set forth in Volume 6 of the New York Code of Rules and Regulations, Section 617.00 et seq. And the City Environmental Quality Review (CEQR) Rules of Procedure of 1991 and Executive Order No. 91 of 1977. The designated CEQR number is 04DCP003K. The lead agency is the City Planning Commission.

A summary of the environmental review and the Final Environmental Impact Statement appears in the report on the related zoning text change application (N 050110(A) ZRK).

UNIFORM LAND USE REVIEW

The original application (C 050111 ZMK) was certified as complete by the Department of City Planning on October 4, 2004, and was duly referred to Community Board 1 and the Borough President in accordance with Article 3 of the Uniform Land Use Review Procedure (ULURP) rules. On December 29, 2004, the modified application (C 050111(A) ZMK) was referred pursuant to Section 2-06(c)(1) of the Uniform Land Use Review Procedure to Community Board 1 and the Borough President.

Community Board Public Hearing

Community Board 1 held a public hearing on November 16, 2004 on the original application (C 050111 ZMK). A full discussion of the Community Board 1 resolution appears in the report on the related zoning text change application (N 050110(A) ZRK).

Borough President Recommendation

The original application (C 050111 ZMK) was considered by the Borough President. A full discussion of the Borough President's resolution appears in the report on the related zoning text change application (N 050110(A) ZRK).

City Planning Commission Public Hearing

On January 5, 2005 (Calendar Nos. 7 and 8, respectively), the City Planning Commission scheduled January 19, 2005, for a public hearing on the original application (C 050111 ZMK) and the modified application (C 050111(A) ZMK). The hearing was duly held on January 19, 2005 (Calendar Nos. 17 and 18, respectively), in conjunction with the applications for the related applications.

There were 28 speakers in favor of the application and related applications and 46 speakers in opposition. A full discussion of the City Planning Commission Public Hearing appears in the report on the related zoning text change application (N 050110(A) ZRK).

Waterfront Revitalization Program Consistency Review

This application, in conjunction with those 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 04-080.

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 050111(A) ZMK), as modified, is appropriate.

A full consideration of the issues, and the reasons for approving this application, as modified, appear in the report on the related zoning text change application (N 050110(A) ZRK).

RESOLUTION

RESOLVED, that having considered the Final Environmental Impact Statement (FEIS), for which a Notice of Completion ratified herein was issued on March 4, 2005, with respect to this application (CEQR No. 04DCP003K), together with the Technical Memorandum, dated March 2005, prepared with respect to the further modifications adopted by the City Planning Commission herein, the City Planning Commission finds that the requirements of the New York State Environmental Quality Review Act and Regulations have been met and that, consistent with social, economic and other essential considerations:

1. Consistent with social, economic and other essential considerations, including the provision of affordable housing, from among the reasonable alternatives thereto, the Revised AHBI Alternative set forth in the FEIS and the Technical Memorandum, dated March 2005, is

one that avoids or minimizes adverse environmental impacts to the maximum extent practicable; and

2. Adverse environmental impacts disclosed in the FEIS with respect to the Revised AHBI Alternative will be minimized or avoided to the maximum extent practicable by incorporating as conditions to the approval those mitigative measures that were identified as practicable.

The report of the City Planning Commission, together with the FEIS, and the Technical Memorandum, dated March 2005, constitute the written statement of facts, and of social, economic and other factors and standards, that form the basis of the decision, pursuant to Section 617.11(d) of the SEQRA regulations; and be it further

RESOLVED, that the City 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 Section 197-c and 200 of the New York City Charter, that based on the environmental determination and 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. 8d, 9b, 12c, 12d, 13a and 13b:

1. **eliminating a Special Franklin Street Mixed Use District (FR) bounded by** Eagle Street, Franklin Street, Java Street, a line 175 feet westerly of Franklin Street, a line midway between India Street and Java Street, a line 220 feet westerly of Franklin Street, Huron Street, a line 295 feet westerly of Franklin Street, a line midway between Green Street and Huron Street, a line 245 feet westerly of Franklin Street, Green Street, a line 170 feet westerly of Franklin Street, Freeman Street, a line 130 feet westerly of Franklin Street, a line midway between Eagle Street and Freeman Street, and a line 82 feet westerly of Franklin Street;
2. **eliminating a Special Northside Mixed Use District (N) bounded by:**
 - a. Wythe Avenue, North 9th Street, Berry Street, North 10th Street, a line midway between Berry Street and Bedford Avenue, North 12th Street, Union Avenue, Bayard Street, Leonard Street, Manhattan Avenue, Driggs Avenue, McGuinness Boulevard South, Brooklyn Queens Expressway

- c. Grand Street, Berry Street, South 3rd Street, and Wythe Avenue;
7. **changing from an M1-2(R6) District to an R6 District property bounded by** Roebing Street, North 5th Street, Havemeyer Street, Metropolitan Avenue, and North 4th Street;
 8. **changing from an M3-1 District to an R6 District property bounded by:**
 - a. the U.S. Pierhead Line, a line passing through two points: one on the U.S. Pierhead and Bulkhead Line distance 373 feet westerly (as measured along the Pierhead and Bulkhead Line) from the intersection of the Pierhead and Bulkhead Line and the westerly street line of Manhattan Avenue, and the other on the northerly street line of Commercial Street distant 86 feet westerly (as measured along the Street line) from the intersection of the northerly street line of Commercial Street and the westerly street line of Manhattan Avenue, Commercial Street, and the easterly boundary line of a Park and its southeasterly and northwesterly prolongations, and excluding the area bounded by a line 70 feet southeasterly of the U.S. Bulkhead Line, a line 607 feet southwest of the 2nd named course, a line 100 feet northwesterly of Commercial Street, and a line 30 feet northeasterly of a Park;
 - b. the U.S. Pierhead Line, the westerly boundary line of a Park and its southerly and northerly prolongations, West Street and its northerly centerline prolongation, the westerly prolongation of the northerly street line of Dupont Street, a line 70 feet easterly of the U.S. Bulkhead Line, the westerly centerline prolongation of Green Street, a line 125 feet westerly of West Street, Eagle Street, West Street, Quay Street, Franklin Street, the northerly boundary line of a Park and its southeasterly prolongation, the U.S. Pierhead Line, a line 100 feet northerly of Quay Street and its westerly prolongation, a line 100 feet westerly of West Street, a line 100 feet southerly of Oak Street and its westerly prolongation, the U.S. Pierhead Line, Kent Street and its westerly centerline prolongation, a line 275 feet westerly of West Street, and Huron Street and its westerly centerline prolongation, and excluding the area bounded by Greenpoint Avenue, a line 100 feet westerly of West Street, Oak Street, a line 500 feet westerly of West Street, Milton Street, and a line 250 feet westerly of West Street; and
 - c. the U.S. Pierhead Line, North 7th Street and its northwesterly centerline prolongation, Kent Avenue, North 3rd Street and its northwesterly centerline prolongation, the U.S. Pierhead Line, the northwesterly prolongation of the northeasterly street line of North 4th Street, a line 150 feet northwesterly of Kent Avenue, the northwesterly prolongation of North 5th Street, a line 200 feet northwesterly of Kent Avenue, and a line

100 feet northeasterly of North 6th Street and its northwesterly prolongation;

9. **changing from an R6(M1-1) District to an R6A District property bounded by** a line midway between Eagle Street and Freeman Street, a line 100 feet westerly of Franklin Street, Freeman Street, and a line 130 feet westerly of Franklin Street;
10. **changing from an R6(M1-2) District to an R6A District property bounded by:**
 - a. Berry Street, North 10th Street, a line midway between Berry Street and Bedford Avenue, North 12th Street, Bedford Avenue, North 11th Street, a line 100 feet southeasterly of Bedford Avenue, and a line midway between North 10th Street and North 9th Street; and
 - b. a line 100 feet northwesterly of Havemeyer Street, North 7th Street, Havemeyer Street, North 6th Street, a line 100 feet southeasterly of Havemeyer Street, and North 5th Street and its southeasterly centerline prolongation;
11. **changing from an M1-1 District to an R6A District property bounded by:**
 - a. Eagle Street, a line 82 feet westerly of Franklin Street, a line midway between Eagle Street and Freeman Street, and a line 100 feet westerly of Franklin Street; and
 - b. Wythe Avenue, a line 90 feet southwesterly of North 1st Street, Berry Street, and Grand Street;
12. **changing from an R6(M1-1) District to an R6B District property bounded by:**
 - a. Freeman Street, Franklin Street, Java Street, a line 175 feet westerly of Franklin Street, a line midway between India Street and Java Street, a line 220 feet westerly of Franklin Street, Huron Street, a line 295 feet westerly of Franklin Street, a line midway between Huron Street and Green Street, a line 245 feet westerly of Franklin Street, Green Street, and a line 170 feet westerly of Franklin Street; and
 - b. Driggs Avenue, McGuinness Boulevard South, Brooklyn Queens Expressway Service Road, Graham Avenue-Via Vespucci, Bayard Street, a line 100 feet southwesterly of Graham Avenue-Via Vespucci, Engert Avenue, and Eckford Street;
13. **changing from an R6(M1-2) District to an R6B District property bounded by** Wythe Avenue, North 9th Street, Berry Street, a line midway between North 10th

Street and North 9th Street, a line 100 feet southeasterly of Bedford Avenue, North 9th Street, a line 100 feet northwesterly of Driggs Avenue, North 8th Street, a line 100 feet northwesterly of Roebing Street, North 7th Street, a line 100 feet northwesterly of Havemeyer Street, North 5th Street, Roebing Street, North 4th Street, Driggs Avenue, North 5th Street, Bedford Avenue, North 4th Street, Berry Street, a line midway between 6th Street and North 5th Street, a line 100 feet northwesterly of Bedford Avenue, a line midway between North 7th Street and North 6th Street, Berry Street and North 7th Street;

14. changing from an M1-1 District to an R6B District property bounded by:

- a. Freeman Street, a line 170 feet westerly of Franklin Street, Green Street, a line 245 feet westerly of Franklin Street, a line midway between Green Street and Huron Street, a line 100 feet easterly of West Street, Green Street, and a line 125 feet easterly of West Street; and
- b. Huron Street, a line 220 feet westerly of Franklin Street, a line midway between India Street and Java Street, a line 175 feet westerly of Franklin Street, Java Street, and a line 100 feet easterly of West Street;

15. changing from an M1-2 District to an R6B District property bounded by a line 250 feet southeasterly of Wythe Avenue, a line midway between North 10th Street and North 9th Street, Berry Street, and North 9th Street;

16. changing from an M1-1 District to an R8 District property bounded by the northerly street line of Dupont Street and its westerly prolongation, a line 200 feet westerly of Franklin Street, Eagle Street, West Street, a line midway between Dupont Street and Eagle Street, a line 100 feet easterly of West Street, Dupont Street, and West Street;

17. changing from an M3-1 District to an R8 District property bounded by:

- a. a line 70 feet southeasterly of the U.S. Bulkhead Line, a line 607 feet southwestly of the 2nd named course of 7a above, a line 100 feet northwesterly of Commercial Street, and a line 30 feet northeasterly of a Park;
- b. the westerly prolongation of the northerly street line of Dupont Street, West Street, Dupont Street, a line 100 feet easterly of West Street, a line midway between Dupont Street and Eagle Street, West Street, Eagle Street, a line 125 feet westerly of West Street, the westerly centerline prolongation of Green Street, and a line 70 feet easterly of the U.S. Bulkhead Line;

- c. Huron Street and its westerly centerline prolongation, a line 275 feet westerly of West Street, Kent Street and its westerly centerline prolongation, and the U.S. Pierhead Line;
- d. Greenpoint Avenue, a line 100 feet westerly of West Street, Oak Street, a line 500 feet westerly of West Street, Milton Street, and a line 250 feet westerly of West Street;
- e. a line 100 feet southerly of Oak Street and its westerly prolongation, a line 100 feet westerly of West Street, a line 100 feet northerly of Quay Street and its westerly prolongation, and the U.S. Pierhead Line; and
- f. a line 100 feet northeasterly of North 6th Street and its northwesterly prolongation, a line 200 feet northwesterly of Kent Avenue, North 5th Street, a line 150 feet northwesterly of Kent Avenue, the northwesterly prolongation of the northeasterly street line of North 4th Street, and the U.S. Pierhead Line;

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

- a. the U.S. Pierhead and Bulkhead Line, Pulaski Bridge, Box Street, Commercial Street, and a line passing through two points: one on the U.S. Pierhead and Bulkhead Line distance 373 feet westerly (as measured along the Pierhead and Bulkhead Line) from the intersection of the Pierhead and Bulkhead Line and the westerly street line of Manhattan Avenue, and the other on the northerly street line of Commercial Street distant 86 feet westerly (as measured along the Street line) from the intersection of the northerly street line of Commercial Street and the westerly street line of Manhattan Avenue;
- b. Meserole Avenue, Gem Street, North 15th Street, Wythe Avenue, Banker Street, a line midway between Wythe Avenue and Berry Street and its northeasterly prolongation, North 12th Street, Wythe Avenue, North 9th Street, Kent Avenue, and Franklin Street; and
- c. North 3rd Street, Wythe Street, a line 140 feet southwestly of North 1st Street, and Kent Avenue;

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

- a. a line 100 feet northerly of Nassau Avenue, Lorimer Street, Nassau Avenue, and Guernsey Street;
- b. Nassau Avenue, a line midway between Manhattan Avenue and Lorimer Street, Driggs Avenue, and Lorimer Street;

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

- a. Berry street, Nassau Avenue, Lorimer Street, Driggs Avenue, Manhattan Avenue, Leonard Street, Bayard Street, Union Avenue, and North 12th Street;
 - b. Driggs Avenue, North 4th Street, and Metropolitan Avenue; and
 - c. Kent Avenue, South 4th Street, a line 100 feet westerly of Wythe Avenue, South 3rd Street, Wythe Avenue, and South 5th Street;
24. **changing from an M1-2(R6) District to an M1-2/R6 District property bounded by** a line 100 feet southeasterly of Havemeyer Street, Union Avenue, the westerly centerline prolongation of Jackson Street, a line 100 feet easterly of Union Avenue, Withers Street, Lorimer Street, Frost Street, Leonard Street, Brooklyn Queens Expressway, and North 6th Street and its southeasterly centerline prolongation;
25. **changing from an M3-1 District to an M1-2/R6 District property bounded by** Kent Avenue, a line 140 feet southwesterly of North 1st Street, Wythe Avenue, a line midway between South 1st Street and South 2nd Street, a line 200 feet northwesterly of Wythe Avenue, a line midway between Grand Street and South 1st Street, a line 100 feet southeasterly of Kent Avenue, and Grand Street;
26. **changing from an R6(M1-1) District to an M1-2/R6A District property bounded by:**
- a. Driggs Avenue, a line midway between Eckford Street and Leonard Street, a line 100 feet northerly of Engert Avenue, Eckford Street, Engert Avenue, and Leonard Street; and
 - b. Engert Avenue, a line 100 feet southwesterly of Graham Avenue-Via Vespucci, Bayard Street, Manhattan Avenue, and Eckford Street;
27. **changing from an R6(M1-2) District to an M1-2/R6A District property bounded by:**
- a. North 12th Street, Union Avenue, Bayard Street, Leonard Street, Richardson Street, a line 100 feet westerly of Lorimer Street, a line midway between Bayard Street and Richardson Street, a line 100 feet easterly of Union Avenue, Richardson Street, North 11th Street, and Driggs Avenue;
 - b. North 9th Street, Driggs Avenue, North 8th Street, and a line 100 feet northwesterly of Driggs Avenue;
 - c. North 8th Street, Roebling Street, North 7th Street, and a line 100 feet northwesterly of Roebling Street; and

- d. Berry Street, a line midway between North 7th Street and North 6th Street, a line 100 feet northwesterly of Bedford Avenue, and a line midway between North 6th Street and North 5th Street;
- 28. changing from an M1-1 District to an M1-2/R6A District property bounded by:**
- a. Box Street, a line 100 feet westerly of Pulaski Bridge, Clay Street and a line 300 feet westerly of Manhattan Avenue;
 - b. Clay Street, a line 430 feet easterly of Franklin Street, Dupont Street, Franklin Street, and Commercial Street;
 - c. Eagle Street, a line 100 feet westerly of Franklin Street, a line midway between Eagle Street and Freeman Street, a line 130 feet westerly of Franklin Street, Freeman Street, a line 125 feet easterly of West Street, Green Street, a line 100 feet easterly of West Street, Java Street, a line 100 feet westerly of Franklin Street, Oak Street, a line 100 feet easterly of West Street, Calyer Street, a line 100 feet westerly of Franklin Street, Quay Street, and West Street;
 - d. Green Street, a line 320 feet easterly of Franklin Street, a line midway between Freeman Street and Green Street, a line 100 feet westerly of Manhattan Avenue, a line midway between Green Street and Huron Street, a line 125 feet easterly of Franklin Street, a line 50 feet northerly of Huron Street, and Franklin Street; and
 - e. Metropolitan Avenue, Berry Street, North 1st Street, and Wythe Avenue;
- 29. changing from an M1-1(R6) District to an M1-2/R6A District property bounded by** Bayard Street, a line 100 feet westerly of Manhattan Avenue, Richardson Street, and Leonard Street;
- 30. changing from an M1-2 District to an M1-2/R6A District property bounded by:**
- a. a line 250 feet southeasterly of Wythe Avenue, North 12th Street, a line midway between Berry Street and Bedford Street, North 10th Street, Berry Street, and a line midway between North 10th Street and North 9th Street;
 - b. North 11th Street, Roebling Street, North 10th Street, Union Avenue, Withers Street, North 9th Street, Roebling Street, North 8th Street, Driggs Avenue, North 9th Street, and a line 100 feet southeasterly of Bedford Avenue;

- c. Wythe Avenue, a line midway between North 7th Street and North 6th Street, Berry Street, and a line midway between North 6th Street and North 5th Street; and
 - d. North 5th Street, Berry Street, North 3rd Street, Wythe Avenue, North 4th Street, and a line 260 feet southeasterly of Wythe Avenue;
- 31. changing from an M1-2(R6) District to an M1-2/R6A District property bounded by:**
- a. Roebling Street, North 11th Street, Richardson Street, a line 100 feet easterly of Union Avenue, the westerly centerline prolongation of Jackson Street, Union Avenue, a line 100 feet southeasterly of Havemeyer Street and its northeasterly prolongation, North 6th Street, Havemeyer Street, North 7th Street, Roebling Street, North 9th Street, Withers Street, Union Avenue, and North 10th Street; and
 - b. Richardson Street, Leonard Street, Frost Street, and Lorimer Street;
- 32. changing from an M3-1 District to an M1-2/R6A District property bounded by** North 9th Street, Wythe Avenue, North 8th Street, a line 100 feet southeasterly of Kent Avenue, a line midway between North 7th Street and North 6th Street, Wythe Avenue, North 3rd Street, and Kent Avenue;
- 33. changing from an R6(M1-1) District to an M1-2/R6B District property bounded by** Driggs Avenue, Eckford Street, a line 100 feet northerly of Engert Avenue, and a line midway between Leonard Street and Eckford Street;
- 34. changing from an R6(M1-2) District to an M1-2/R6B District property bounded by:**
- a. a line midway between Bayard Street and Richardson Street, a line 100 feet westerly of Lorimer Street, Richardson Street, and a line 100 feet easterly of Union Avenue; and
 - b. North 5th Street, Driggs Avenue, a line 150 feet southwesterly of North 5th Street, and a line 25 feet northwesterly of Driggs Avenue;
- 35. changing from an M1-1 District to an M1-2/R6B District property bounded by** Java Street, Franklin Street, Quay Street, a line 100 feet westerly of Franklin Street, Calyer Street, a line 100 feet easterly of West Street, Oak Street, and a line 100 feet westerly of Franklin Street;
- 36. changing from an M1-2 District to an M1-2/R6B District property bounded by:**

- a. North 7th Street, Berry Street, a line midway between North 7th Street and North 6th Street, and Wythe Avenue; and
 - b. North 4th Street, Driggs Avenue, North 3rd Street, and Berry Street;
- 37. changing from an M1-2(R6) District to an M1-2/R6B District property bounded by:**
- a. Richardson Street, Lorimer Street, Withers Street, and a line 100 feet easterly of Union Avenue; and
 - b. Bedford Avenue, North 5th Street, a line 25 feet northwesterly of Driggs Avenue, a line 150 feet southwesterly of North 5th Street, Driggs Avenue, and North 4th Street;
- 38. changing from an M3-1 District to an M1-2/R6B District property bounded by** North 8th Street, Wythe Avenue, a line midway between North 7th Street and North 6th Street, and a line 100 feet southeasterly of Kent Avenue;
- 39. changing from an M1-2(R6) District to an M1-2/R7A District property bounded by** North 12th Street, Driggs Avenue, North 11th Street, and Bedford Avenue;
- 40. establishing within a proposed R6 District a C1-4 District bounded by** Roebing Street, a line midway between Hope Street and Grand Street, a line 150 feet northwesterly of Havemeyer Street, Hope Street, Havemeyer Street, South 1st Street, a line 150 feet northwesterly of Havemeyer Street, and a line midway between Grand Street and South 1st Street;
- 41. establishing within a proposed R6 District a C2-4 District bounded by:**
- a. a line 150 feet northwesterly of Commercial Street, a line passing through two points: one on the U.S. Pierhead and Bulkhead Line distance 373 feet westerly (as measured along the Pierhead and Bulkhead Line) from the intersection of the Pierhead and Bulkhead Line and the westerly street line of Manhattan Avenue, and the other on the northerly street line of Commercial Street distant 86 feet westerly (as measured along the Street line) from the intersection of the northerly street line of Commercial Street and the westerly street line of Manhattan Avenue, Commercial Street, the northeasterly boundary line of a Park and its southeasterly prolongation, a line 100 feet northwesterly of Commercial Street, and a line 607 feet southwesterly of the 2nd named course;
 - b. Eagle Street, West Street, Quay Street, Franklin Street, the northerly boundary line of a Park and its southeasterly prolongation, a line 225 feet easterly of the easterly boundary line of a Park, Quay Street, a line 100

feet westerly of West Street, Greenpoint Avenue, a line 250 feet westerly of West Street, a line midway between Kent Street and Greenpoint Avenue, a line 150 feet westerly of West Street, a line 100 feet northerly of Huron Street, a line 605 feet westerly of West Street, the westerly centerline prolongation of Green Street, and a line 125 feet westerly of West Street;

- c. Greenpoint Avenue, a line 250 feet westerly of West Street, a line 100 feet southerly of Greenpoint Avenue, and a line 460 feet westerly of West Street;
 - d. a line midway between Kent Street and Greenpoint Avenue, a line 150 feet westerly of Manhattan Avenue, a line midway between Greenpoint Avenue and Milton Street, and Franklin Street;
 - e. North 7th Street, Kent Avenue, North 3rd Street, a line 150 feet northwesterly of Kent Avenue, North 5th Street, and a line 200 feet northwesterly of Kent Avenue; and
 - f. North 1st Street, Driggs Avenue, a line 60 feet southwesterly of Fillmore Place, Roebing Street, a line midway between Grand Street and South 1st Street, and Bedford Avenue;
42. **establishing within a proposed R6A District a C1-4 District bounded by** North 10th Street, Bedford Avenue, a line midway between North 10th Street and North 9th Street, and a line 100feet northwesterly of Bedford Avenue;
43. **establishing within a proposed R6A District a C2-4 District bounded by** Wythe Street, a line 90 feet southwesterly of North 1st Street, Berry Street, and Grand Street;
44. **establishing within a proposed R6B District a C1-4 District bounded by** a line 100 feet northwesterly of Bedford Avenue, a line midway between North 10th Street and North 9th Street, Bedford Avenue, North 8th Street, a line 100 feet southeasterly of Bedford Avenue, North 5th Street, Bedford Avenue, and North 4th Street;
45. **establishing within a proposed R6B District a C2-4 District bounded by** a line midway between Freeman Street and Green Street, Franklin Street, a line midway between Green Street and Huron Street, a line 100 feet easterly of West Street, Green Street, and a line 125 feet easterly of West Street;
46. **establishing within a proposed R8 District a C2-4 District bounded by**

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

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

- a. Box Street and its easterly centerline prolongation, McGuinness Boulevard (east), Clay Street, a line 430 feet easterly of Franklin Street, Dupont Street, Franklin Street, and Commercial Street;
- b. Eagle Street, a line 100 feet westerly of Franklin Street, Freeman Street, a line 125 feet easterly of West Street, Green Street, a line 100 feet easterly of West Street, Java Street, Franklin Street, Quay Street, and West Street;
- c. Green Street, a line 320 feet easterly of Franklin Street, a line midway between Freeman Street and Green Street, a line 100 feet westerly of Manhattan Avenue, a line midway between Green Street and Huron Street, a line 125 feet easterly of Franklin Street, a line 50 feet northerly of Huron Street, and Franklin Street;
- d. a line 250 feet southeasterly of Wythe Avenue, North 12th Street, Berry Street, Nassau Avenue, Guernsey Street, a line 100 feet northerly of Nassau Avenue, Lorimer Street, Nassau Avenue, a line midway between Manhattan Avenue and Lorimer Street, Driggs Avenue, Eckford Street, Engert Avenue, a line 100 feet southwestly of Graham Avenue-Via Vespucci, Bayard Street, Graham Avenue-Via Vespucci, Brooklyn Queens Expressway Service Road, Mc Guinness Boulevard South, Humboldt Street, a line 250 feet southerly of Engert Avenue, a line midway between Russell Street and Humboldt Street, Brooklyn Queens Expressway, Richardson Street, a line 150 feet westerly of Graham Avenue-Via Vespucci, Frost Street, Manhattan Avenue, a line midway between Frost Street and Withers Street, a line 100 feet easterly of Leonard Street, Withers Street, Leonard Street, a line midway between Withers

Street and Jackson Street, a line 150 feet easterly of Lorimer Street, Jackson Street, a line 100 feet westerly of Lorimer Street, Skillman Avenue, Brooklyn Queens Expressway, North 6th Street, Havemeyer Street, North 7th Street, a line 100 feet northwesterly of Roebing Street, North 8th Street, a line 100 feet northwesterly of Driggs Avenue, North 9th Street, a line 100 feet southeasterly of Bedford Avenue, and a line midway between North 10th Street and North 9th Street;

- e. Kent Avenue, North 9th Street, Wythe Avenue, North 7th Street, Berry Street, a line midway between North 7th Street and North 6th Street, a line 100 feet northwesterly of Bedford Avenue, a line midway between North 6th Street and North 5th Street, Wythe Avenue, North 4th Street, a line 260 feet southeasterly of Wythe Avenue, North 5th Street, Berry Street, North 4th Street, Bedford Avenue, North 5th Street, Driggs Avenue, North 4th Street, Metropolitan Avenue, Rodney Street, a line midway between Hope Street and Grand Street and its southeasterly prolongation, Union Avenue, Borinquen Place, Marcy Avenue, a line midway between Hope Street and Grand Street, Havemeyer Street, Hope Street, Roebing Street, Fillmore Place, Driggs Avenue, North 1st Street, Bedford Avenue, Metropolitan Avenue, and North 3rd Street;
- f. Wythe Avenue, Metropolitan Avenue, Berry Street, and North 1st Street;
- g. Kent Avenue, a line 140 feet southwesterly of North 1st Street, Wythe Avenue, a line midway between South 1st Street and South 2nd Street, a line 200 feet westerly of Wythe Avenue, a line midway between Grand Street and South 1st Street, a line 100 feet easterly of Kent Avenue, and Grand Street; and
- h. South 3rd Street, Wythe Avenue, South 4th Street, South 5th Place and its southerly centerline prolongation, South 5th Street, Kent Avenue, South 4th Street, and a line 100 feet westerly of Wythe Avenue;

Borough of Brooklyn, Community District 1, as shown on a diagram (for illustrative purposes only) dated December 22, 2004, modified on March 14, 2005, which includes CEQR designation E-138.

The above resolution (C 050110(A) ZMK), duly adopted by the City Planning Commission on March 14, 2005 (Calendar No. 8), 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 CANTOR, P.E., ANGELA R. CAVALUZZI, R.A.,
ALFRED C. CERULLO, III, RICHARD W. EADDY, LISA A. GOMEZ, CHRISTOPHER
KUI, JOHN MEROLO, Commissioners

KAREN A. PHILLIPS, DOLLY WILLIAMS, Commissioners Voting No

(E) Designations

Under the Revised AHBI Alternative, as set forth in the FEIS inclusive of Appendix J and including the Technical Memorandum dated March 11, 2005, (E) designations for Hazardous Materials, Air Quality and Noise would be mapped as part of the proposed rezoning, as detailed below.

Hazardous Materials

With the exception of projected development site 211, the proposed Inlet Park (which is proposed to be mapped as park and acquired by the City), all of the remaining projected and potential developments would be mapped with Environmental (E) designations, as indicated in the table below.

A Phase I Environmental Site Assessment was prepared for Site 211, which indicated that the site had a history that included use as an oil refinery and later bulk petroleum storage, a manufactured gas plant and a rail yard. Testing on this site has confirmed the presence of contaminants consistent with the cited historic use of the site. Therefore, as part of the property acquisition process associated with the proposed park mapping, the City will ensure that all appropriate testing at the proposed park site is completed, and that all necessary remediation measures are undertaken, as necessary, following acquisition and prior to construction. All of the remediation of Site 211 would be performed under the purview of the NYSDEC and/or the New York City Department of Environmental Protection (NYCDEP) under a Health and Safety Plan (HASP) minimizing the potential for impacts to site workers or the adjacent neighborhoods. The remediation requirements would be performed to be protective of the end use as a park.

Any site that has received an (E) designation for hazardous materials will require that the fee owner of the site conduct a testing and sampling protocol, and develop a remediation plan, where appropriate, to the satisfaction of the New York City Department of Environmental Protection (NYCDEP) before the issuance of a building permit by the Department of Buildings (pursuant to Section 11-15 Zoning Resolution - Environmental Requirements). The (E) designation also includes mandatory construction-related health and safety plans which must be approved by the NYCDEP. The scope of a Phase II Site Investigation is dependent on the nature of the recognized environmental conditions. With the requirements of the (E) designation on development sites, there would be no impact from the potential presence of contaminated materials.

Projected and Potential Development Sites receiving (E) Designations for Hazardous Materials

Site #	Tax Blocks/Lots	Site #	Tax Blocks/Lots	Site #	Tax Blocks/Lots
1	2472/410	37	2531/12	75	2698/5
2	2472/425	38	2531/35, 36	76	2698/7
3	2494/1; 2502/1; 2472/2; 2520/57; 2510/1	39	2531/20	77	2698/11, 15
3.1	2472/32, 2494/6	40	2532/1	78	2698/25, 26

3.2	2472/100	41	2538/1	79	2699/9
4	2482/1, 4, 6	42	2539/1, 8	80	2699/15, 17
5	2482/7, 8	43	2539/27, 29	81	2701/1, 2, 50
6	2482/53	44	2543/1	82	2713/9, 13
7	2482/21	45	2549/1	83	2713/1
8	2482/26, 39	46	2549/10	84	2714/33
9	2483/61,62	47	2549/14	85	2714/13
10	2483/11, 12	48	2549/25	86	2714/30, 32
11	2483/14, 15	49	2549/28	87	2719/1, 4, 8, 11
12	2483/17, 19, 20	50	2549/36	88	2719/13, 14, 16
13	2483/59, 60	51	2556/45, 46	89	2719/31, 32
14	2483/48	52	2556/55, 57, 58	90	2720/9, 10, 12
15	2483/25	53	2557/1, 3	91	2720/19, 41
16	2483/45	54	2557/7	92	2720/43, 44, 45, 46
17	2487/10, 12, 17, 18, 20, 21, 72,	55	2557/24	93	2724/1, 30, 31, 33, 34, 37
18	2503/1	56	2567/1; 2570/36; 2556/1; 2564/1	94	2724/7, 10, 12
19	2511/1	57	2562/1, 10	95	2724/18
20	2511/11, 12, 14	58	2562/37, 39	96	2727/1, 47
21	2511/31	59	2562/29	97	2289/14
22	2512/60	60	2565/1	98	2290/5
23	2512/52, 54	61	2568/1	99	2290/10
24	2520/1	62	2570/1	100	2291/1
25	2521/1	63	2571/1, 9	101	2291/17
26	2521/5, 6, 7	64	2571/18	102	2292/29, 33
27	2521/11, 12, 13	65	2589/5	103	2292/11, 12
28	2521/32	66	2589/13	104	2721/8
29	2521/19	67	2590/1	105	2721/11
30	2522/10	68	2590/210, 215, 222	106	2722/34, 36
31	2522/16, 18	69	2644/43	107	2722/8
32	2522/24	70	2679/46	108	2722/10
33	2522/31	71	2697/16	109	2722/13, 15, 16
34	2530/1, 55, 56	72	2697/7	110	2722/19
35	2531/1, 2, 3	73	2697/1	111	2722/21
36	2531/9, 10, 110	74	2698/1	112	2722/25
113	2723/1	149	2307/31, 33, 36, 38	184	2746/39
114	2723/5, 7	150	2307/1	185	2317/1, 3, 5, 6, 7, 8, 36,
115	2723/29, 30	151	2307/14, 16, 19	186	2317/12, 13
116	2723/33, 36	152	2307/25, 27	187	2317/16, 17
117	2723/37, 38	153	2736/1, 9, 48	188	2317/18
118	2296/14	154	2736/20, 23	189	2319/31
119	2297/5	155	2737/10, 11	190	2320/15
120	2297/1	156	2738/3, 5	191	2321/36, 37, 38
121	2298/31	157	2738/10	192	2319/31; 2321/13, 14
122	2298/29	158	2738/13, 15	193	2321/18
122	2298/13	159	2738/21, 24	194	2321/25
124	2298/21	160	2309/5, 13	195	2322/1

125	2299/1	160.1	2309/1	196	2322/6
126	2299/9	161	2309/17	197	2322/10, 11, 28, 30
127	2299/21	162	2310/9, 10, 11	198	2323/9, 10
128	2300/1, 5	163	2312/22	199	2324/1; 2332/1
129	2300/20, 26	164	2313/1	200	2325/4, 5, 103
130	2731/1	165	2313/5, 7	201	2325/11, 12
131	2731/44, 45, 47	166	2313/11, 13, 22	202	2325/24, 25, 26
132	2731/38, 41	167	2313/15	203	2325/27, 28, 29
133	2731/35, 36	168	2313/23, 24, 26	204	2325/31, 32
134	2732/33	169	2313/27, 28, 29	205	2326/32, 33, 34, 35
135	2732/5	170	2314/1	206	2326/17, 18, 19
136	2732/27, 30	171	2314/5	207	2327/2
137	2733/6, 7, 10	172	2315/14	208	2327/4, 5
138	2734/3, 4, 5, 7, 11	173	2315/21	209	2327/16, 17, 18
139	2734/13	174	2741/3, 7, 8	210	2327/19, 31, 34
140	2734/35, 38	175	2741/47	212	2331/7, 8
141	2304/36, 37	176	2741/13	213	2331/42
142	2304/10, 12, 13, 14	177	2741/15	214	2333/1
143	2304/15	178	2741/19	216	2334/22, 23
144	2305/15, 16, 17	179	2742/2, 4, 5, 9	217	2335/6, 10, 12
145	2305/18	180	2742/15	218	2335/13, 14, 15
146	2306/1, 11, 15, 27, 28, 30	181	2742/17, 20	219	2337/20
147	2306/9	182	2742/35	219	2337/20
148	2306/18	183	2746/40, 41, 42	302.1	2381/1
220	2338/1	261	2366/32	303	2381/14, 15, 16
221	2339/7	262	2366/16, 21	304	2382/28
222	2340/1	263	2367/7	305	2384/8
223	2341/9	264	2367/15	306	2384/22, 23, 24, 25
225	2342/16	265	2367/27, 28	310	2399/1, 8
226	2342/23, 26	266	2368/1	311	2411/1, 12
227	2343/5	267	2368/18, 19, 21, 22	312	2390/15
228	2343/18, 19	268	2368/26, 27, 28	313	2390/16, 17
229	2344/5	269	2368/, 31, 32, 33, 34	314	2393/14
230	2344/26	270	2369/4, 6, 7	315	2393/23, 24
231	2344/25	271	2369/14	316	2404/1, 5
232	2344/16	272	2369/19	317	2416/7, 8
233	2346/30	273	2369/27	318	2416/27
234	2346/26	274	2369/37, 38	319	2428/28, 29, 30
235	2349/1, 15, 18, 21	275	2369/40	320	2441/4, 104, 107
236	2350/1	279	2371/48	321	2441/41, 47
237	2350/2	280	2372/1	321.1	2441/38
238	2350/4	281	2372/5	322	2441/12
239	2350/24	282	2372/9	323	2441/24
240	2350/26	283	2374/1	324	2442/11
241	2351/40, 2351/1	284	2374/7	325	2442/21
242	2351/28	285	2374/27, 28, 31	326	2442/25
243	2352/20	286	2375/1	327	2443/6, 37, 41

244	2353/6, 8	287	2375/5	328	2443/13
245	2353/13, 26, 28	288	2375/10	329	2443/23
259	2364/15, 16, 17	289	2375/12	330	2443/29, 30
260	2366/1	291	2378/40	331	2444/2, 3, 4, 5
		296	2378/29, 32	332	2444/11
		297	2378/35, 36	333	2444/28
		298	2379/42, 43, 44	334	2446/68
				335	2446/78

Air Quality

HVAC systems

Air quality analyses for HVAC systems were performed assuming both natural gas and No. 2 fuel oil as the HVAC systems' fuel types. Four development sites did not meet the minimum distance specified in the *CEQR Technical Manual* using No. 2 fuel oil (a less clean burning fuel). A more refined analysis using natural gas was then performed and three of those sites failed the CEQR screening criteria. Therefore, to preclude the potential for significant adverse air quality impacts on other development sites from the HVAC emissions, an (E) designation would be included under the Revised AHBI Alternative for the following four development sites. The text of the (E) designations is as follows:

Block 2565, Lot 1 (Projected Development, Site 60)

Any new residential and/or commercial development on the above-referenced property must use natural gas as the type of fuel for HVAC systems.

Block 2570, Lot 36 (Projected Development, Site 56c)

Any new residential and/or commercial development on the above-referenced property must ensure that the heating, ventilating and air conditioning stack(s) is located at least 78 feet from the lot line facing West Street and parallel with Oak Street, to avoid any potential significant air quality impacts.

Block 2721, Lot 11 (Projected Development, Site 105)

Any new residential and/or commercial development on the above-referenced property must ensure that the heating, ventilating and air conditioning stack(s) is located at least 100 feet from the lot line facing Richardson Street and parallel with Union Avenue, to avoid any potential significant air quality impacts.

Block 2332, Lot 1 (Projected Development, Site 199b)

Any new residential and/or commercial development on the above-referenced property must ensure that the heating, ventilating and air conditioning stack(s) is located at least 100 feet from the lot line facing Kent Avenue and parallel with North 6th Street, to avoid any potential significant air quality impacts.

Industrial Sources

Pollutants emitted from the exhaust vents of existing permitted industrial facilities were examined to identify potential adverse impacts on future residents on projected and potential development sites. At most of the sites, the maximum concentration levels were below the guideline levels and health risk criteria established by regulatory agencies. However, at certain projected and potential development sites in the vicinity of existing industrial sources, concentrations of individual air toxic pollutants were found to result in potential significant impacts. Consequently, the analysis concluded that the proposed action would have the potential to result in significant adverse industrial source impacts at the projected and potential development sites listed below. To preclude the potential for significant adverse industrial source air quality impacts at those locations, an (E) designation for air quality will be incorporated into the rezoning proposal. The text of the (E) designations is as follows:

Block 2344, Lot 26 (Projected Development, Site 230):

- **If the dioctyl phthalate and formaldehyde emissions affecting this property continue, any new residential and/or commercial development, enlargement, or change of use on the above referenced property must either: have inoperable windows and may not include air intakes; or, must incorporate alternative design features and technologies approved by NYCDEP.**

Block 2556, Lots 55, 57 and 58 (Potential Development, Site 52):

- **If the dioctyl phthalate emissions affecting this property continue, any new residential and/or commercial development, enlargement, or change of use on the above-referenced property must either: have inoperable windows and may not include air intakes; or, must incorporate alternative design features and technologies approved by NYCDEP.**

Block 2557, Lot 7 (Potential Development, Site 54):

- **If the particulate matter and dioctyl phthalate emissions affecting this property continue, any new residential and/or commercial development, enlargement, or change of use on the above referenced property must either: have inoperable windows and may not include air intakes; or, must incorporate alternative design features and technologies approved by NYCDEP.**

Block 2571, Lot 18 (Potential Development, Site 64):

- **If the dioctyl phthalate emissions affecting this property continue, any new residential and/or commercial development, enlargement, or change of use on the above-referenced property must either: have inoperable windows and may not include air intakes; or, must incorporate alternative design features and technologies approved by NYCDEP.**

Block 2644, Lot 43 (Potential Development, Site 69):

- **If the dioctyl phthalate emissions affecting this property continue, any new residential and/or commercial development, enlargement, or change of use on the above-referenced property must either: have inoperable windows and may not include air intakes; or, must incorporate alternative design features and technologies approved by NYCDEP.**

Block 2714, Lot 33 (Potential Development, Site 84):

- **If the dioctyl phthalate and formaldehyde emissions affecting this property continue, any new residential and/or commercial development, enlargement, or change of use on the above referenced property must either: have inoperable windows and may not include air intakes; or, must incorporate alternative design features and technologies approved by NYCDEP.**

Block 2714, Lot 13 (Potential Development, Site 85):

- **If the formaldehyde emissions affecting this property continue, any new residential and/or commercial development, enlargement, or change of use on the above-referenced property must either: have inoperable windows and may not include air intakes; or, must incorporate alternative design features and technologies approved by NYCDEP.**

Block 2723, Lots 29 and 30 (Potential Development, Site 115); Block 2723, Lots 33 and 36 (Potential Development, Site 116):

- **If the particulate matter emissions affecting these properties continue, any new residential and/or commercial development, enlargement, or change of use on the above-referenced properties must either: have inoperable windows and may not include air intakes; or, must incorporate alternative design features and technologies approved by NYCDEP.**

Block 2736, Lots 20 and 23 (Potential Development, Site 154):

- **If the dioctyl phthalate emissions affecting this property continue, any new residential and/or commercial development, enlargement, or change of use on the above-referenced property must either: have inoperable windows and may not include air intakes; or, must incorporate alternative design features and technologies approved by NYCDEP.**

The procedures to be followed for satisfaction of the (E) designation shall require that the fee owner(s) of the lot which is restricted by this (E) designation demonstrate that the requirements of the (E) designation have been satisfied or that the restrictions of the (E) designation are no longer necessary due to a change in conditions. To demonstrate that the requirements of the (E) designation are no longer necessary due to a change in conditions, the fee owner(s) of the lot restricted by the (E) designation will be required to prepare a written report to be submitted to NYCDEP indicating that the impact identified for the lot would no longer occur. Examples of the types of changes in conditions which would no longer necessitate the (E) designation would be that the emissions at the source, or exposure pathways to the affected lot, have been eliminated or reduced to below impact levels. Upon request, NYCDEP will provide guidelines and criteria for performing the

technical analyses to be used to demonstrate that the requirements of the (E) designation are no longer necessary. If it is determined by the NYCDEP that the requirements of the (E) designation have been satisfied or are no longer necessary, the NYCDEP shall issue a Notice of Satisfaction for the lot. The procedures set forth in Section 11-15 of the Zoning Resolution with respect to the satisfaction of requirements and removal of (E) designation shall apply.

Noise

As described in the *CEQR Technical Manual*, the City has established interior noise values for residential buildings that are 45 dBA or lower. When the ambient noise exceeds these levels, noise attenuation is recommended so that buildings are designed to achieve interior noise levels of 45 dBA or lower. As shown in the table below, a total of 44 projected and potential development sites would be mapped with an (E) designation for noise attenuation. There are two levels of required noise attenuation depending upon the ambient noise levels. One level of attenuation is 30 dBA and the higher level of attenuation is 35 dBA. As shown in the table, there are 37 sites where the 30 dBA level of noise attenuation would be required and 7 sites where 35 dBA of noise attenuation would be required. With these attenuation measures, the Revised AHBI Alternative would not result in any significant adverse noise impacts.

Development Sites Receiving (E) Designation for Noise

30 dBA Attenuation				30 dBA Attenuation (continued)			
Site #	Block	Tax Lot	Minimum Required Building Attenuation (dBA)	Site #	Block	Tax Lot	Minimum Required Building Attenuation (dBA)
3	2494	1	30	41	2538	1	30
	2502	1		42	2539	1	30
	2472	2				8	
	2520	57		44	2543	1	30
	2510	1					
10	2483	11	30	51	2556	45	30
	2483	12			2556	46	
15	2483	25	30	52	2556	55	30
19	2511	1	30	2556	57	30	
				2556	58		
				62	2570		
22	2512	60	30	67	2590	1	30
26	2521	5	30				
	2521	6					
	2521	7					
43	2539	29	30	68	2590	210	30
	2539	27					
						215	
						222	

56	2567 2570 2556 2564	1 36 1 1	30
302.1	2381	1	30
314	2393	14	30
1	2472	410	30
2	2472	425	30
3.1	2472 2494	32 6	30
3.2	2472	100	30
20	2511 2511	11 14	30
21	2511	31	30
24	2520	1	30
27	2521 2521 2521	11 12 13	30
34	2530 2530 2530	1 55 56	30
36	2531 2531 2531	9 10 110	30
37	2531	12	30
38	2531 2531	35 36	30
40	2532	1	30

142	2304 2304 2304 2304	10 12 13 14	30
298	2379 2379 2379	42 43 44	30
303	2381 2381 2381	14 15 16	30
306	2384 2384 2384 2384	22 23 24 25	30
315	2393 2393	23 24	30
316	2404 2404	1 5	30
35 dBA Attenuation			
199	2324 2324	29 33	35
222	2340	1	35
233	2346	30	35
234	2346	26	35
304	2382	28	35
317	2416	27	35
318	2416	27	35