



CITY PLANNING COMMISSION

September 5, 2007/ Calendar No. 19

C 070447 ZMK

IN THE MATTER OF an application submitted by the Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Sections 16c and 17a:

1. eliminating from within an existing R5 District a C1-3 District bounded by:

- a. Halsey Street, a line 150 feet easterly of Marcus Garvey Boulevard, the westerly prolongation of a line midway between Decatur Street and Bainbridge Street, Marcus Garvey Boulevard, MacDonough Street, and a line 150 feet westerly of Marcus Garvey Boulevard;
- b. a line midway between Jefferson Avenue and Hancock Street, a line 150 feet easterly of Lewis Avenue-Dr. Sandy F. Ray Boulevard, Halsey Street, Lewis Avenue-Dr. Sandy F. Ray Boulevard, Macon Street, and a line 150 feet westerly of Lewis Avenue-Dr. Sandy F. Ray Boulevard;
- c. Madison Street, a line 150 feet easterly of Malcolm X Boulevard, Halsey Street, and a line 150 feet westerly of Malcolm X Boulevard;
- d. Hancock Street, Ralph Avenue, Halsey Street, a line 150 feet easterly of Ralph Avenue, Macon Street, and a line 150 feet westerly of Ralph Avenue; and
- e. Bainbridge Street, Malcolm X Boulevard, Chauncey Street, and a line 150 feet westerly of Malcolm X Boulevard;

2. eliminating from within an existing R5 District a C2-3 District bounded by:

- a. Monroe Street, a line 150 feet easterly of Marcus Garvey Boulevard, Putnam Avenue, Marcus Garvey Boulevard, Jefferson Avenue, a line 150 feet easterly of Marcus Garvey Boulevard, Halsey Street, a line 150 feet westerly of Marcus Garvey Boulevard, Madison Street, and Marcus Garvey Boulevard;
- b. a line midway between Decatur Street and Bainbridge Street, Lewis Avenue-Dr. Sandy F. Ray Boulevard, Bainbridge Street, and a line 510 feet easterly of Marcus Garvey Boulevard;
- c. Halsey Street, a line 150 feet easterly of Malcolm X Boulevard, Bainbridge Street, and a line 150 feet westerly of Malcolm X Boulevard;
- d. Madison Street, Ralph Avenue, Hancock Street, and a line 150 feet westerly of Ralph Avenue; and

- e. Decatur Street, a line 150 feet easterly of Ralph Avenue, Bainbridge Street, and Ralph Avenue;

3. eliminating from within an existing R6 District a C1-3 District bounded by:

- a. Lafayette Avenue, a line 150 feet easterly of Franklin Avenue, Lexington Avenue, and a line 150 feet westerly of Franklin Avenue;
- b. a line 150 feet northeasterly of Fulton Street, a line midway between Bedford Avenue and Spencer Place, a line 100 feet northeasterly of Fulton Street, Bedford Avenue, Brevoort Place, a line 100 feet southwesterly of Fulton Street, Franklin Avenue, Fulton Street, and Claver Place;
- c. Quincy Street, a line 150 feet easterly of Nostrand Avenue, Jefferson Avenue, a line 150 feet westerly of Nostrand Avenue, Monroe Street, Nostrand Avenue, Gates Avenue, and a line 150 feet westerly of Nostrand Avenue;
- d. Quincy Street, a line 150 feet easterly of Tompkins Avenue, Madison Street, and a line 150 feet westerly of Tompkins Avenue;
- e. Putnam Avenue, a line 150 feet easterly of Tompkins Avenue, Halsey Street, and a line 150 feet westerly of Tompkins Avenue;
- f. Quincy Street, a line 150 feet easterly of Marcus Garvey Boulevard, Gates Avenue, and a line 150 feet westerly of Marcus Garvey Boulevard;
- g. a line 100 feet northerly of Fulton Street, Tompkins Avenue, Fulton Street, New York Avenue, Herkimer Street, and a line 150 feet easterly of Nostrand Avenue;
- h. Decatur Street, Marcus Garvey Boulevard, Fulton Street, Albany Avenue, Herkimer Street, a line 150 feet westerly of Albany Avenue, a line midway between Fulton Street and Herkimer Street, a line 100 feet westerly of Albany Avenue, a line 100 feet northerly of Fulton Street, and a line 150 feet westerly of Albany Avenue;
- i. Quincy Street, a line 150 feet easterly of Malcolm X Boulevard, Gates Avenue, and a line 150 feet westerly of Malcolm X Boulevard;
- j. Monroe Street, Howard Avenue, Broadway, Saratoga Avenue, Jefferson Avenue, a line 150 feet southwesterly of Broadway, Putnam Avenue, and a line 150 feet westerly of Howard Avenue;

- k. Hancock Street, a line 150 feet easterly of Ralph Avenue, Halsey Street, and Ralph Avenue;
- l. Decatur Street, Saratoga Avenue, Bainbridge Street, and a line 150 feet westerly of Saratoga Avenue;
- m. Bainbridge Street, a line 150 feet easterly of Howard Avenue, Sumpter Street, a line 150 feet westerly of Howard Avenue, Chauncey Street, and Howard Avenue;
- n. Sumpter Street, a line 100 feet easterly of Ralph Avenue, MacDougal Street and its westerly centerline prolongation, and Ralph Avenue; and
- o. Marion Street, a line 150 feet easterly of Malcolm X Boulevard, a line 100 feet northerly of Fulton Street, Patchen Avenue, Fulton Street, a line 300 feet easterly of Ralph Avenue, a line midway between Fulton Street and Herkimer Street, a line 150 feet easterly of Ralph Avenue, Herkimer Street, Ralph Avenue, a line midway between Fulton Street and Herkimer Street, Rochester Avenue; Fulton Street, and Malcolm X Boulevard;

4. eliminating from within an existing R6 District a C1-4 District bounded by:

- a. Bainbridge Street, a line perpendicular to the southerly street line of Bainbridge Street distant 200 feet westerly (as measured along the street line) from the point of intersection of the westerly street line of Lewis Avenue-Dr. Sandy F. Ray Boulevard and the southerly street line of Bainbridge Street, a line 100 feet southerly of Bainbridge Street, Lewis Avenue-Dr. Sandy F. Ray Boulevard, Fulton Street, and a line 480 feet easterly of Marcus Garvey Boulevard; and
- b. a line 200 feet northeasterly of Fulton Street, Malcolm X Boulevard, Fulton Street, Rochester Avenue, a line midway between Fulton Street and Herkimer Street and its westerly prolongation, Utica Avenue, Fulton Street, and a line perpendicular to the northerly street line of Fulton Street distant 300 feet westerly (as measured along the street line) from the point of intersection of the westerly street line of Malcolm X Boulevard and the northerly street line of Fulton Street;

5. eliminating from within an existing R6 District a C2-3 District bounded by:

- a. a line 150 feet northeasterly of Fulton Street, Claver Place, Fulton Street, Franklin Avenue, a line midway between Fulton Street and Lefferts Place, and Classon Avenue;
- b. Quincy Street, a line 150 feet easterly of Bedford Avenue, Halsey Street, Bedford Avenue, a line 100 feet northeasterly of Fulton Street, a line midway between

Bedford Avenue and Spencer Place, Hancock Street, Bedford Avenue, Jefferson Avenue, and a line 150 feet westerly of Bedford Avenue;

- c. Jefferson Avenue, Nostrand Avenue, Macon Street, and a line 150 feet westerly of Nostrand Avenue;
- d. Gates Avenue, a line 150 feet easterly of Marcus Garvey Boulevard, Monroe Street, and a line 150 feet westerly of Marcus Garvey Boulevard;
- e. Decatur Street, Throop Avenue, a line 100 feet northerly of Fulton Street, a line 100 feet westerly of Albany Avenue, a line midway between Fulton Street and Herkimer Street, Brooklyn Avenue, Fulton Street, and Tompkins Avenue and its southerly centerline prolongation;
- f. Bainbridge Street, Lewis Avenue-Dr. Sandy F. Ray Boulevard, a line 100 feet southerly of Bainbridge Street, and a line perpendicular to the southerly street line of Bainbridge Street distant 200 feet westerly (as measured along the street line) from the point of intersection of the westerly street line of Lewis Avenue-Dr. Sandy F. Ray Boulevard and the southerly street line of Bainbridge Street,
- g. Fulton Street, a line perpendicular to the southerly street line of Fulton Street distant 60 feet easterly (as measured along the street line) from the point of intersection of the southeasterly street line of Troy Avenue and the southerly street line of Fulton Street, Herkimer Street, a line perpendicular to the northerly street line of Herkimer Street distant 50 feet westerly (as measured along the street line) from the point of intersection of the northwesterly street line of Troy Avenue and the northerly street line of Herkimer Street, a line midway between Fulton Street and Herkimer Street, and Albany Avenue;
- h. Madison Street, a line 150 feet easterly of Ralph Avenue, Hancock Street, and Ralph Avenue;
- i. Macon Street, Saratoga Avenue, Decatur Street, and a line 150 feet westerly of Saratoga Avenue;
- j. Bainbridge Street, a line 150 feet easterly of Ralph Avenue, Chauncey Street, and Ralph Avenue; and
- k. MacDougal Street and its westerly centerline prolongation, Howard Avenue, a line 100 feet northerly of Fulton Street, a line 100 feet northerly of Hull Street, Saratoga Avenue, Herkimer Street, a line 150 feet westerly of Saratoga Avenue, a line midway between Fulton Street and Herkimer Street, a line 450 feet easterly of Ralph Avenue; Fulton Street, and Ralph Avenue;

6. **changing from an R5 District to an R5B District** property bounded by:
- a. Halsey Street, Howard Avenue, Bainbridge Street, and a line 100 feet easterly of Ralph Avenue; and
 - b. Herkimer Street, Saratoga Avenue, the southerly boundary line of the Long Island Rail Road Right-of-Way (Atlantic Division), and Howard Avenue;
7. **changing from an R6 District to an R5B District** property bounded by:
- a. Herkimer Street, a line 350 feet westerly of Schenectady Avenue, a line midway between Fulton Street and Herkimer Street, Schenectady Avenue, the northerly boundary line of the Long Island Rail Road Right-of-Way (Atlantic Division), and Troy Avenue; and
 - b. Bainbridge Street, Howard Avenue, a line midway between Bainbridge Street and Chauncey Street, and a line 100 feet easterly of Ralph Avenue;
8. **changing from an R5 District to an R6A District** property bounded by:
- a. Monroe Street, a line 100 feet easterly of Malcolm X Boulevard, Chauncey Street, and a line 100 feet westerly of Malcolm X Boulevard; and
 - b. Monroe Street, Ralph Avenue, Halsey Street, and a line 100 feet westerly of Ralph Avenue;
9. **changing from an R6 District to an R6A District** property bounded by:
- a. Lafayette Avenue, a line 100 feet easterly of Franklin Avenue, Jefferson Avenue, Franklin Avenue, a line 100 feet northeasterly of Fulton Street, a line 200 feet westerly of Franklin Avenue, a line 100 feet southerly of Jefferson Avenue, a line 100 feet westerly of Franklin Avenue, a line midway between Lafayette Avenue and Clifton Place, and Classon Avenue;
 - b. Quincy Street, a line 100 feet easterly of Bedford Avenue, Halsey Street, Bedford Avenue, a line 100 feet northeasterly of Fulton Street, and a line 100 feet westerly of Bedford Avenue;
 - c. Quincy Street, a line 100 feet easterly of Nostrand Avenue, a line midway between Quincy Street and Gates Avenue, a line 100 feet westerly of Tompkins Avenue, Quincy Street, a line 100 feet easterly of Tompkins Avenue, a line midway between Quincy Street and Gates Avenue, Lewis Avenue-Dr. Sandy F. Ray Boulevard, Quincy Street, a line 325 feet easterly of Stuyvesant Avenue, a

line midway between Quincy Street and Gates Avenue, a line 100 feet westerly of Malcolm X Boulevard, Quincy Street, a line 100 feet easterly of Malcolm X Boulevard, a line midway between Quincy Street and Gates Avenue, a line 170 feet westerly of Ralph Avenue, Gates Avenue, a line 100 feet easterly of Ralph Avenue, Halsey Street, Ralph Avenue, Monroe Street, a line 100 feet westerly of Ralph Avenue, a line midway between Gates Avenue and Monroe Street, a line 100 feet easterly of Malcolm X Boulevard, Monroe Street, a line 150 feet westerly of Stuyvesant Avenue, a line midway between Gates Avenue and Monroe Street, a line 100 feet easterly of Tompkins Avenue, Decatur Street, Marcus Garvey Boulevard, a line 100 feet northeasterly of Fulton Street, Throop Avenue, Fulton Street, Tompkins Avenue, a line 100 feet northeasterly of Fulton Street, a line 100 feet westerly of Tompkins Avenue, a line midway between Monroe Street and Gates Avenue, a line 100 feet easterly of Nostrand Avenue, Macon Street, a line 100 feet westerly of Nostrand Avenue, Putnam Avenue, Nostrand Avenue, Madison Street, a line 100 feet westerly of Nostrand Avenue, Monroe Street, Nostrand Avenue, Gates Avenue, and a line 100 feet westerly of Nostrand Avenue;

- d. Herkimer Street, Brooklyn Avenue, a line midway between Fulton Street and Herkimer Street, a line perpendicular to the northerly street line of Herkimer Street distant 50 feet westerly (as measured along the street line) from the point of intersection of the northerly street line of Herkimer Street and the northwesterly street line of Troy Avenue, Herkimer Street, Albany Avenue, a line 185 feet southerly of Herkimer Street, Kingston Avenue, Herkimer Street, St. Andrews Place, the northerly boundary line of the Long Island Rail Road Right-of-Way (Atlantic Division), Brooklyn Avenue, a line 150 feet northerly of Atlantic Avenue, and New York Avenue;
 - e. Fulton Street, Schenectady Avenue, a line midway between Fulton Street and Herkimer Street, a line 350 feet northwesterly of Schenectady Avenue, Herkimer Street, and Troy Avenue; and
 - f. MacDougal Street and its westerly centerline prolongation, Howard Avenue, Fulton Street, and Ralph Avenue;
- 10. **changing from a C4-3 District to an R6A District** property bounded by Gates Avenue, a line 150 feet easterly of Ralph Avenue, Monroe Street, and a line 100 feet easterly of Ralph Avenue;
 - 11. **changing from an M1-1 District to an R6A District** property bounded by Gates Avenue, Nostrand Avenue, Monroe Street, and a line 225 feet westerly of Nostrand Avenue;
 - 12. **changing from an R5 District to an R6B District** property bounded by:

- a. Monroe Street, a line 100 feet westerly of Malcolm X Boulevard, Chauncey Street, Stuyvesant Avenue, Fulton Street, Lewis Avenue-Dr. Sandy F. Ray Boulevard, Bainbridge Street, a line 510 feet easterly of Marcus Garvey Boulevard, a line midway between Decatur Street and Bainbridge Street and its westerly prolongation, Marcus Garvey Boulevard, Decatur Street, Throop Avenue, Putnam Avenue, a line 175 feet easterly of Throop Avenue, Madison Street, and Throop Avenue; and
- b. Monroe Street, a line 100 feet westerly of Ralph Avenue, Halsey Street, a line 100 feet easterly of Ralph Avenue, Bainbridge Street, Patchen Avenue, Chauncey Street, and a line 100 feet easterly of Malcolm X Boulevard;

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

- a. a line midway between Lafayette Avenue and Clifton Place, a line 100 feet westerly of Franklin Avenue, a line 100 feet southerly of Jefferson Avenue, a line 200 feet westerly of Franklin Avenue, a line 100 feet northeasterly of Fulton Street, and Classon Avenue;
- b. Quincy Street, a line 100 feet westerly of Bedford Avenue, a line 100 feet northeasterly of Fulton Street, Franklin Avenue, Jefferson Avenue, and a line 100 feet easterly of Franklin Avenue;
- c. a line 100 feet southwesterly of Fulton Street, Franklin Avenue, a line perpendicular to the easterly street line of Franklin Avenue distant 200 feet southerly (as measured along the street line) from the point of intersection of the southwesterly street line of Fulton Street and the easterly street line of Franklin Avenue, a line 100 feet southwesterly of Fulton Street, Bedford Avenue, a line 100 feet southerly of Brevoort Place, Franklin Avenue, a line midway between Lefferts Place and Atlantic Avenue, and Classon Avenue;
- d. Quincy Street, a line 100 feet westerly of Nostrand Avenue, Gates Avenue, a line 225 feet westerly of Nostrand Avenue, Monroe Street, a line 100 feet westerly of Nostrand Avenue, Madison Street, Nostrand Avenue, Putnam Avenue, a line 100 feet westerly of Nostrand Avenue, Macon Street, Arlington Place, Halsey Street, and a line 100 feet easterly of Bedford Avenue;
- e. a line midway between Fulton Street and Herkimer Street, a line 150 feet westerly of Nostrand Avenue, a line 100 feet southerly of Herkimer Street, and a line 100 feet easterly of Bedford Avenue;

- f. Quincy Street, a line 100 feet westerly of Tompkins Avenue, a line midway between Quincy Street and Gates Avenue, and a line 100 feet easterly of Nostrand Avenue;
- g. a line midway between Gates Avenue and Monroe Street, a line 100 feet westerly of Tompkins Avenue, a line 100 feet northerly of Fulton Street, a line 150 feet easterly of Nostrand Avenue, Macon Street, and a line 100 feet easterly of Nostrand Avenue;
- h. a line midway between Fulton Street and Herkimer Street, New York Avenue, a line midway between Herkimer Street and Atlantic Avenue, a line 100 feet easterly of Nostrand Avenue, Herkimer Street, and a line 150 feet easterly of Nostrand Avenue;
- i. Quincy Street, Lewis Avenue-Dr. Sandy F. Ray Boulevard, a line midway between Quincy Street and Gates Avenue, and a line 100 feet easterly of Tompkins Avenue;
- j. a line midway between Gates Avenue and Monroe Street, a line 150 feet westerly of Stuyvesant Avenue, Monroe Street, Throop Avenue, Madison Street, a line 175 feet easterly of Throop Avenue, Putnam Avenue, Throop Avenue, Decatur Street, and a line 100 feet easterly of Tompkins Avenue;
- k. Herkimer Street, Kingston Avenue, a line 185 feet southerly of Herkimer Street, Albany Avenue, the northerly boundary line of the Long Island Rail Road Right-of-Way (Atlantic Division), and St. Andrews Place;
- l. Quincy Street, a line 100 feet westerly of Malcolm X Boulevard, a line midway between Quincy Street and Gates Avenue, and a line 325 feet easterly of Stuyvesant Avenue;
- m. Quincy Street, a line 150 feet westerly of Ralph Avenue, a line midway between Quincy Street and Gates Avenue, and a line 100 feet easterly of Malcolm X Boulevard;
- n. a line midway between Gates Avenue and Monroe Street, a line 100 feet westerly of Ralph Avenue, Monroe Street, and a line 100 feet easterly of Malcolm X Boulevard;
- o. Monroe Street, Howard Avenue, Putnam Avenue, a line 100 feet southwesterly of Broadway, Jefferson Avenue, Saratoga Avenue, Hull Street and its westerly centerline prolongation, Fulton Street, Howard Avenue, MacDougal Street and its westerly centerline prolongation, Ralph Avenue, Bainbridge Street, a line 100 feet easterly of Ralph Avenue, a line midway between Bainbridge Street and

Chauncey Street, Howard Avenue, Halsey Street, and a line 100 feet easterly of Ralph Avenue;

- p. Bainbridge Street, Lewis Avenue-Dr. Sandy F. Ray Boulevard, a line 100 feet southerly of Bainbridge Street, and a line 480 feet easterly of Marcus Garvey Boulevard;
- q. Lewis Avenue-Dr. Sandy F. Ray Boulevard, Fulton Street, and Troy Avenue;
- r. Chauncey Street, a line 200 feet easterly of Stuyvesant Avenue, a line 100 feet southerly of Chauncey Street, a line 100 feet easterly of Stuyvesant Avenue, Fulton Street, and Stuyvesant Avenue;
- s. Chauncey Street, Patchen Avenue, a line 100 feet northerly of Sumpter Street, a line 100 feet northerly of Fulton Street, a line 100 feet easterly of Malcolm X Boulevard, Marion Street, and Malcolm X Boulevard; and
- t. Fulton Street, Rochester Avenue, a line midway between Fulton Street and Herkimer Street, Ralph Avenue, Herkimer Street, a line 150 feet easterly of Ralph Avenue, a line midway between Fulton Street and Herkimer Street, Saratoga Avenue, Herkimer Street, Howard Avenue, a line midway between Herkimer Street and Atlantic Avenue, a line midway between Kane Place and Columbus Place, the northerly boundary line of the Long Island Rail Road Right-of-Way (Atlantic Division), Buffalo Avenue, a line 150 feet northerly of Atlantic Avenue, Suydam Place, the northerly boundary line of the Long Island Rail Road Right-of-Way (Atlantic Division), and Utica Avenue and its northerly centerline prolongation (straight line portion);

14. changing from a C4-3 District to an R6B District property bounded by:

- a. Halsey Street, Arlington Place, a line 180 feet southeasterly of Halsey Street, a line 100 feet westerly of Arlington Place, a line 100 feet southerly of Halsey Street, and a line 100 feet easterly of Bedford Avenue;
- b. Macon Street, a line 150 feet easterly of Nostrand Avenue, a line 100 feet northerly of Fulton Street, and a line 100 feet easterly of Nostrand Avenue;
- c. a line midway between Fulton Street and Herkimer Street, a line 150 feet easterly of Nostrand Avenue, Herkimer Street, and a line 100 feet easterly of Nostrand Avenue; and
- d. a line midway between Fulton Street and Herkimer Street, a line 100 feet westerly of Nostrand Avenue, a line 100 feet southerly of Herkimer Street, and a line 150 feet westerly of Nostrand Avenue;

15. changing from an R6 District to an R7D District property bounded by:

- a. a line 100 feet northeasterly of Fulton Street, Bedford Avenue, a line 100 feet southwesterly of Fulton Street, a line perpendicular to the easterly street line of Franklin Avenue distant 200 feet southerly (as measured along the street line) from the point of intersection of the southwesterly street line of Fulton Street and the easterly street line of Franklin Avenue, Franklin Avenue, a line 100 feet southwesterly of Fulton Street, and Classon Avenue;
- b. a line 100 feet northerly of Fulton Street, Tompkins Avenue, Fulton Street, Throop Avenue, a line 100 feet northerly of Fulton Street, Marcus Garvey Boulevard, Fulton Street, a line perpendicular to the northerly street line of Herkimer Street distant 50 feet westerly (as measured along the street line) from the point of intersection of the northwesterly street line of Troy Avenue and the northerly street line of Herkimer Street, a line midway between Fulton Street and Herkimer Street, Brooklyn Avenue, Fulton Street, and a line 150 feet easterly of Nostrand Avenue; and
- c. Marion Street, a line 100 feet easterly of Malcolm X Boulevard, a line 100 feet northerly of Fulton Street, a line 100 feet northerly of Sumpter Street, Patchen Avenue, Fulton Street, Hull Street and its westerly centerline prolongation, Saratoga Avenue, a line midway between Fulton Street and Herkimer Street, a line 150 feet easterly of Ralph Avenue, Herkimer Street, Ralph Avenue, a line midway between Fulton Street and Herkimer Street, Rochester Avenue, Fulton Street, and Malcolm X Boulevard;

16. changing from a C4-3 District to an R7D District property bounded by a line 100 feet northerly of Fulton Street, a line 150 feet easterly of Nostrand Avenue, Fulton Street, and a line 100 feet easterly of Nostrand Avenue;

17. changing from an R6 District to a C4-5D District property bounded by:

- a. Fulton Street, New York Avenue, a line midway between Fulton Street and Herkimer Street, and a line 150 feet easterly of Nostrand Avenue; and
- b. Herkimer Street, a line 100 feet easterly of Nostrand Avenue, a line midway between Herkimer Street and Atlantic Avenue, and Nostrand Avenue;

18. changing from a C4-3 District to a C4-5D District property bounded by Halsey Street, a line 100 feet easterly of Bedford Avenue, a line 100 feet southerly of Halsey Street, a line 100 feet westerly of Arlington Place, a line 180 feet southerly of Halsey Street, Arlington Place, Macon Street, a line 100 feet easterly of Nostrand Avenue, Fulton Street, a line 150 feet easterly of Nostrand Avenue, a line midway between Fulton Street

and Herkimer Street, a line 100 feet easterly of Nostrand Avenue, Herkimer Street, Nostrand Avenue, a line midway between Herkimer Street and Atlantic Avenue, a line 150 feet easterly of Nostrand Avenue, the northerly boundary line of the Long Island Rail Road Right-of-Way (Atlantic Division), a line 150 feet westerly of Nostrand Avenue, a line 100 feet southerly of Herkimer Street, a line 100 feet westerly of Nostrand Avenue, a line midway between Fulton Street and Herkimer Street, a line 100 feet easterly of Bedford Avenue, Herkimer Street, and Bedford Avenue;

19. **changing from an M1-1 District to a C4-5D District** property bounded by Fulton Street, Brooklyn Avenue, Herkimer Street, and New York Avenue;
20. **changing from an M1-1 District to an M1-1/R7D District** property bounded by a line midway between Herkimer Street and Atlantic Avenue, Howard Avenue, the northerly boundary line of the Long Island Rail Road Right-of-Way (Atlantic Division), and a line midway between Kane Place and Columbus Place;
21. **establishing within an existing R6 District a C2-4 District** bounded by:
 - a. a line 100 feet southerly of Bainbridge Street, Lewis Avenue-Dr. Sandy F. Ray Boulevard, Troy Avenue, Herkimer Street, a line perpendicular to the northerly street line of Herkimer Street distant 50 feet westerly (as measured along the street line) from the point of intersection of the northwesterly street line of Troy Avenue and the northerly street line of Herkimer Street, Fulton Street, and a line 480 feet easterly of Marcus Garvey Boulevard;
 - b. a line 200 feet northerly of Fulton Street, Malcolm X Boulevard, Fulton Street, and a line perpendicular to the northerly street line of Fulton Street distant 300 feet westerly (as measured along the street line) from the point of intersection of the northwesterly street line of Malcolm X Boulevard and the northerly street line of Fulton Street; and
 - c. Broadway, Saratoga Avenue, Jefferson Avenue, a line 100 feet southwestly of Broadway, Madison Street, Howard Avenue, and Monroe Street;
22. **establishing within a proposed R6A District a C2-4 District** bounded by:
 - a. Lafayette Avenue, a line 100 feet easterly of Franklin Avenue, Lexington Avenue, and a line 100 feet westerly of Franklin Avenue;
 - b. Quincy Street, a line 100 feet easterly of Bedford Avenue, Halsey Street, Bedford Avenue, a line 100 feet northeasterly of Fulton Street, a line 100 feet westerly of Bedford Avenue, Hancock Street, Bedford Avenue, Jefferson Avenue, a line 100 feet westerly of Bedford Avenue, a line midway between Gates Avenue and Monroe Street, Bedford Avenue, Gates Avenue, and a line 100 feet westerly of Bedford Avenue;

- c. Quincy Street, a line 100 feet easterly of Nostrand Avenue, Monroe Street, Nostrand Avenue, Madison Street, a line 100 feet westerly of Nostrand Avenue;
- d. Madison Street, a line 100 feet easterly of Nostrand Avenue, Putnam Avenue, and Nostrand Avenue;
- e. Putnam Avenue, Nostrand Avenue, a line midway between Jefferson Avenue and Hancock Street, and a line 100 feet westerly of Nostrand Avenue;
- f. Halsey Street, Nostrand Avenue, Macon Street, and a line 100 feet westerly of Nostrand Avenue;
- g. a line midway between Quincy Street and Gates Avenue, Marcy Avenue-Rev. Dr. Gardner C. Taylor Boulevard, Gates Avenue, and a line 100 feet westerly of Marcy Avenue-Rev. Dr. Gardner C. Taylor Boulevard;
- h. Quincy Street, a line 100 feet easterly of Tompkins Avenue, Madison Street, Tompkins Avenue, a line midway between Putnam Avenue and Jefferson Avenue, and a line 100 feet westerly of Tompkins Avenue;
- i. Jefferson Avenue, a line 100 feet easterly of Tompkins Avenue, MacDonough Street, Tompkins Avenue, Halsey Street, and a line 100 feet westerly of Tompkins Avenue;
- j. a line midway between MacDonough Street and Decatur Street, Decatur Street, a line 100 feet northerly of Fulton Street, Throop Avenue, Fulton Street, and Tompkins Avenue;
- k. Decatur Street, Marcus Garvey Boulevard, a line 100 feet northerly of Fulton Street, and a line 100 feet westerly of Marcus Garvey Boulevard;
- l. a line midway between Quincy Street and Gates Avenue, a line 100 feet easterly of Throop Avenue, Gates Avenue, and Throop Avenue;
- m. a line midway between Quincy Street and Gates Avenue, a line 100 feet easterly of Marcus Garvey Boulevard, Gates Avenue, Marcus Garvey Boulevard, a line midway between Gates Avenue and Monroe Street, a line 150 feet westerly of Marcus Garvey Boulevard, Gates Avenue, and a line 100 feet westerly of Marcus Garvey Boulevard;
- n. Fulton Street, a line perpendicular to the southerly street line of Fulton Street distant 60 feet easterly (as measured along the street line) from the point of

intersection of the southeasterly street line of Troy Avenue and the southerly street line of Fulton Street, Herkimer Street, and Troy Avenue;

- o. Quincy Street, Stuyvesant Avenue, Gates Avenue, and a line 100 feet westerly of Stuyvesant Avenue;
- p. Quincy Street, a line 100 feet easterly of Malcolm X Boulevard, Gates Avenue, and a line 100 feet westerly of Malcolm X Boulevard;
- q. Monroe Street, a line 100 feet easterly of Malcolm X Boulevard, a line midway between Decatur Street and Bainbridge Street, Malcolm X Boulevard, Bainbridge Street, a line 100 feet easterly of Malcolm X Boulevard, Chauncey Street, a line 100 feet westerly of Malcolm X Boulevard, Decatur Street, Malcolm X Boulevard, a line midway between MacDonough Street and Decatur Street, a line 100 feet westerly of Malcolm X Boulevard, MacDonough Street, Malcolm X Boulevard, Macon Street, and a line 100 feet westerly of Malcolm X Boulevard;
- r. Gates Avenue, a line 150 feet easterly of Ralph Avenue, Monroe Street, and a line 100 feet westerly of Ralph Avenue;
- s. Madison Street, a line 100 feet easterly of Ralph Avenue, Hancock Street, Ralph Avenue, Halsey Street, and a line 100 feet westerly of Ralph Avenue; and
- t. MacDougal Street and its westerly centerline prolongation, Howard Avenue, Fulton Street, and Ralph Avenue;

23. establishing within a proposed R6B District a C2-4 District bounded by:

- a. Quincy Street, a line 100 feet easterly of Marcus Garvey Boulevard, a line midway between Quincy Street and Gates Avenue, and a line 100 feet westerly of Marcus Garvey Boulevard;
- b. a line midway between Gates Avenue and Monroe Street, Marcus Garvey Boulevard, Monroe Street, and a line 100 feet westerly of Marcus Garvey Boulevard;
- c. Putnam Avenue, Marcus Garvey Boulevard, Jefferson Avenue, and a line 100 feet westerly of Marcus Garvey Boulevard;
- d. Halsey Street, a line 100 feet easterly of Marcus Garvey Boulevard, Macon Street, and a line 100 feet westerly of Marcus Garvey Boulevard;
- e. Jefferson Avenue, a line 100 feet easterly of Lewis Avenue-Dr. Sandy F. Ray Boulevard, Hancock Street, and Lewis Avenue-Dr. Sandy F. Ray Boulevard;

- f. Halsey Street, a line 100 feet easterly of Lewis Avenue-Dr. Sandy F. Ray Boulevard, Macon Street, and a line 100 feet westerly of Lewis Avenue-Dr. Sandy F. Ray Boulevard;
- g. Monroe Street, Howard Avenue, Madison Street, and a line 100 feet westerly of Howard Avenue;
- h. a line midway between MacDonough Street and Decatur Street, a line 100 feet easterly of Ralph Avenue, Marion Street, and Ralph Avenue;
- i. Sumpter Street, a line 100 feet easterly of Ralph Avenue, MacDougal Street and its westerly centerline prolongation, and Ralph Avenue; and
- j. a line 100 feet northerly of Fulton Street, a line 100 feet northerly of Hull Street, Saratoga Avenue, Hull Street and its westerly centerline prolongation, Fulton Street, and Howard Avenue;

24. establishing within a proposed R7D District a C2-4 District bounded by:

- a. a line 100 feet northeasterly of Fulton Street, Bedford Avenue, a line 100 feet southwesterly of Fulton Street, a line perpendicular to the easterly street line of Franklin Avenue distant 200 feet southerly (as measured along the street line) from the point of intersection of the southwesterly street line of Fulton Street and the easterly street line of Franklin Avenue, Franklin Avenue, a line 100 feet southwesterly of Fulton Street, and Classon Avenue;
- b. a line 100 feet northerly of Fulton Street, Tompkins Avenue, Fulton Street, Throop Avenue, a line 100 feet northerly of Fulton Street, Marcus Garvey Boulevard, Fulton Street, a line perpendicular to the northerly street line of Herkimer Street distant 50 feet westerly (as measured along the street line) from the point of intersection of the northerly street line of Herkimer Street and the northwesterly street line of Troy Avenue, a line midway between Herkimer Street and Fulton Street, Brooklyn Avenue, Fulton Street, and a line 100 feet easterly of Nostrand Avenue;
- c. Marion Street, a line 100 feet easterly of Malcolm X Boulevard, a line 100 feet northerly of Fulton Street, a line 100 feet northerly of Sumpter Street, Patchen Avenue, Fulton Street, a line 300 feet easterly of Ralph Avenue, a line midway between Fulton Street and Herkimer Street, a line 150 feet easterly of Ralph Avenue, Herkimer Street, Ralph Avenue, a line midway between Fulton Street and Herkimer Street, Rochester Avenue, Fulton Street, and Malcolm X Boulevard; and

- d. Fulton Street, Hull Street and its westerly centerline prolongation, Saratoga Avenue, a line midway between Fulton Street and Herkimer Street, and a line 450 feet easterly of Ralph Avenue; and

25. establishing a Special Mixed Use District (MX-10) bounded by a line midway between Herkimer Street and Atlantic Avenue, Howard Avenue, the northerly boundary line of the Long Island Rail Road Right-of-Way (Atlantic Division), and a line midway between Kane Place and Columbus Place;

Borough of Brooklyn, Community District 3 as shown on a diagram (for illustrative purposes only) dated May 7, 2007, and subject to the conditions of CEQR Declaration E-185.

The application for an amendment of the Zoning Map was filed by the Department of City Planning on April 30, 2007, to rezone all or portions of approximately 206 blocks in the Brooklyn neighborhood of Bedford-Stuyvesant, from R5, R6, M1-1, C4-3 districts to R5B, R6B, R6A, R7D, C4-5D, and M1-1/R7D districts.

RELATED ACTION

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

N 070448 ZRY	Zoning Text Amendment concerning the establishment of an R7D and an C4-5D zoning district, the establishment of Special Mixed Use District-10 on Atlantic and Howard Avenues in Brooklyn, the application of the Inclusionary Housing Program to the proposed R7D districts in the Borough of Brooklyn, Community District 3
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BACKGROUND

At the request of Community Board 3, local civic groups, and elected officials, the Department of City Planning (DCP) proposes a zoning map amendment and a zoning text amendment for an approximately 206 -block area in the southern half of the Bedford-Stuyvesant neighborhood of Community District 3, Brooklyn. The rezoning area is generally bounded by Lafayette Avenue and Quincy Street to the north, Classon Avenue to the west, Saratoga Avenue and Broadway to the east, and Atlantic Avenue to the south.

The proposed rezoning aims to preserve neighborhood scale and character, maintain opportunities for mid-rise apartment building construction along appropriate corridors, and allow for residential growth with incentives for affordable housing along the Fulton Street transit and retail corridor.

EXISTING CONTEXT AND ZONING

Neighborhood Character

Bedford-Stuyvesant is a predominantly residential neighborhood, well-known for its historic three – and four-story brownstones with small front yards and stoops, churches, and institutions. With the completion of the Fulton Street elevated line and the Brooklyn Bridge in the late 1880s, Bedford-Stuyvesant developed as a middle class community for those commuting to jobs in Downtown Brooklyn and Manhattan. Brownstones and larger brick and terracotta apartment buildings were constructed for the neighborhood’s many prosperous residents.

After the completion of the A subway line below Fulton Street in the 1930s, many middle class African-Americans began to move to Bedford-Stuyvesant, creating one of New York's oldest middle class African American communities. Following World War II, Bedford-Stuyvesant suffered a period of decline resulting in many vacant lots, underutilized sites, and a sizable amount of city-owned property. In response, local community organizations emerged to help facilitate the rebuilding of Bedford-Stuyvesant into the vibrant community it once was. One of the best-known of these civic groups is the Bedford-Stuyvesant Restoration Corporation, the first community development corporation in the United States, located in the heart of Bedford-Stuyvesant on Fulton Street. It was formed in 1967 with the help of Senators Robert F. Kennedy and Jacob K. Javits and has served as an example for other communities throughout the country.

In the 1960s and 1970s public redevelopment initiatives resulted in the construction of numerous public and publicly-assisted housing developments mainly along Gates Avenue and along Fulton Street. Most recently, in 1992, the City approved the Saratoga Square Urban Renewal Plan at the community district's eastern boundary with Ocean Hill-Brownsville. This resulted in approximately 1,350 units through the rehabilitation of vacant city-owned buildings and the construction of new home-ownership housing.

In 1971, the Landmarks Preservation Commission designated the Stuyvesant Heights Historic District, located in the southern central section of Bedford-Stuyvesant. The historic district

encompasses 13 blocks of brownstones, apartment houses, and churches that are representative of the diverse architectural styles of late 19th and early 20th century New York City.

Today Bedford-Stuyvesant is experiencing renewed private reinvestment and is being developed with new stores and restaurants and private, market-rate housing. However, much of the new construction, with curb cuts and large parking pads in the front yards and buildings set back from the street line, is out of character with the existing historic brownstone building form.

Present-day Bedford-Stuyvesant is characterized by a variety of residential building types including brownstones, mid-rise and high-rise apartment buildings. The neighborhood's primary commercial corridors, Fulton Street to the south and Broadway to the east, are supplemented by smaller-scale commercial activity on the north and south avenues. Bedford-Stuyvesant is very well-served by public transportation, with the A and C trains running along Fulton Street, the J and Z trains along Broadway, and the G train along Lafayette Avenue, as well as several bus routes throughout the neighborhood. There is also a Long Island Rail Road station located at Nostrand and Atlantic Avenues.

Existing Zoning

Currently, the rezoning area is predominately zoned R5 and R6 with C1-3, C1-4, and C2-3 commercial overlays generally on Fulton Street and some of the north/south avenues. There are some commercial and manufacturing districts along Fulton Street and Atlantic Avenue. Most

zoning designations within the rezoning area have been in place without change since the New York City Zoning Resolution was adopted in 1961.

R5

An R5 zoning district, which is currently mapped over approximately 30 percent (61 blocks) of the rezoning area, is located in the center of the rezoning area. It includes the Stuyvesant Heights Historic District, roughly bounded by Throop Avenue to the west, Monroe Street to the north, Ralph and Howard Avenues to the east, and Fulton, Chauncey, Bainbridge, and Decatur Streets to the south. R5 is a residential zoning district which permits all housing types with a 40-foot height limit and a maximum Floor Area Ratio (FAR) of 1.25. R5 regulations allow an FAR of 1.65 on blocks that are predominantly built up to encourage infill construction, but any building utilizing infill zoning cannot exceed a height of 33 feet and must have an 18 foot front yard. Community facilities, such as hospitals, schools, churches and medical offices are permitted with a maximum FAR of 2.0 with no height limit. Off-street parking is required for a minimum of 85 percent of the dwelling units in standard R5 districts and a minimum of 66 percent of the dwelling units in R5 Infill.

R6

Approximately 68 percent (140 blocks) of the rezoning area is zoned R6. R6 is a height factor district with no height limits and which permits tower construction on large lots. The maximum FAR in R6 is 2.43 for residential buildings and 4.8 for community facilities. The optional Quality Housing Program permits an FAR of 2.2 on narrow streets and 3.0 on wide streets but

limits building heights to 55 feet and 70 feet, respectively. Off-street parking is required for a minimum of 70 percent of the dwelling units and a minimum of 50 percent of the dwelling units when the Quality Housing Program is utilized.

C4-3

There are two areas zoned C4-3 in the southern half of Bedford-Stuyvesant. One is to the west along Fulton Street, generally bounded by Bedford Avenue to the east, Halsey and Macon Streets to the north, Nostrand Avenue to the west, and Herkimer Street and Atlantic Avenue to the south. The other was mapped in 2003 as proposed in an application (C 030300 ZMK) by the Department of Housing Preservation and Development to foster retail development on Atlantic Avenue between Suydam Place and Buffalo Avenue as part of the second amendment to the Fulton Park Urban Renewal Plan (C 030299 HUK). The C4-3 district regulations permit commercial buildings up to an FAR of 3.4, residential buildings with a maximum FAR of 2.43, and community facilities with a maximum FAR of 4.8. Typical commercial uses in C4-3 districts are department stores, theaters, and other commercial offices that serve a larger region than just the local neighborhood. The C4-3 district has no height limits.

M1-1

M1-1 zoning is mapped in five areas: a block on Fulton Street between New York Avenue and Brooklyn Avenue which contains the Bedford-Stuyvesant Restoration Plaza, a retail and office center; a block front along Nostrand Avenue between Gates Avenue and Monroe Street, which contains a residential building; an area along Atlantic Avenue between Brooklyn and Nostrand

Avenues, which contains a mixture of residential and industrial buildings and vacant land; an area along Atlantic Avenue between Kane Place and Howard Avenue, which contains a mixture of industrial buildings and vacant land; and an area along Atlantic Avenue between Nostrand and Classon Avenues, which contains auto-related uses, a post office and a few residential buildings. The M1-1 district permits light manufacturing and most commercial uses up to 1.0 FAR and certain community facility uses up to an FAR of 2.4 with no height limit.

Commercial Overlays

There are commercial overlays permitting local commercial retail uses along the north/south avenues and along Fulton Street. The C1 commercial overlays allow small-scale retail and service shops needed in residential neighborhoods and are generally along Franklin, Nostrand, Tompkins, Lewis, Howard, Ralph and Saratoga Avenues and Marcus Garvey and Malcolm X Boulevards. The C2 overlays allow a slightly broader range of service uses, such as funeral homes and repair services, and are along Fulton Street and on Bedford Avenue. C1 and C2 districts have a maximum commercial FAR of 1.0 when mapped in R5 districts, and a maximum commercial FAR of 2.0 when mapped in R6 districts. C1-3 and C2-3 are typically mapped at a depth of 150 feet from the street line.

Proposed Rezoning

Recent changes have triggered the community's desire for this zoning study, including: land use changes made as part of an amendment to the Fulton Park Urban Renewal Plan (C 030299 HUK), approved in 2003; and the large increase in new commercial and residential construction

in Bedford-Stuyvesant that has, in some cases, resulted in new developments that are out of character with the surrounding neighborhood context, such as front yard parking pads, curb cuts and deep front yards which are permitted under the current R5 and R6 zoning.

The proposed zoning map changes and zoning text amendments would preserve neighborhood scale and character through contextual zoning districts with height limits throughout the rezoning area; reinforce the north/south avenues as corridors for apartment buildings with ground floor commercial uses; allow for residential growth and facilitate affordable housing along the Fulton Street retail and transit corridor; require active ground floor uses on Fulton Street; facilitate development of vacant parcels; protect the residential character of lots adjacent to retail corridors; and recognize and preserve existing commercial retail uses.

PROPOSED ZONING

R5B

Twelve full and partial blocks in the rezoning area would be rezoned to R5B. These areas, where two- and three- story row houses predominate include four blocks generally bounded by Halsey Street to the north, Ralph Avenue to the west, Bainbridge Street to the south, and Howard Avenue to east; three blocks generally bounded by Herkimer Street to the north, Howard Avenue to the west, Atlantic Avenue to the south, and Saratoga to the east; and three blocks generally bounded by Herkimer Street to the north, Troy Avenue to the west, Atlantic Avenue to the south, and Schenectady Avenue to the east.

R5B districts typically produce three-story row houses and allow an FAR of 1.35 for residential uses and 2.0 for community facility uses, with a maximum street wall height of 30 feet and a maximum building height of 33 feet. Infill zoning is not applicable in R5B. Front yard parking and curb cuts are prohibited on all zoning lots less than 40 feet wide and parking is required for two-thirds of the dwelling units.

R6B

One-hundred ninety full and partial blocks in the rezoning area would be rezoned to R6B. This proposed designation would protect the three- and four- story brownstone and row house scale and character of Bedford-Stuyvesant's residential core.

R6B districts allow a maximum FAR of 2.0 for residential and community facility uses and limit street wall heights to 40 feet and overall building heights to 50 feet. New development in the proposed R6B district would be required to line up with adjacent structures to maintain the existing street wall characteristics. New multifamily residences in R6B districts must provide one off-street parking space for 50 percent of the dwelling units. The proposed R6B regulations would allow for limited expansion of existing buildings, as well as provide for opportunities for appropriately-scaled new development on vacant sites.

R6A

One- hundred twenty-two full and partial blocks in the rezoning area would be rezoned to R6A. R6A is proposed for lot frontages along the majority of north/south avenues leading to Fulton

Street, as well portions of Gates Avenue and Herkimer Street. These avenues already contain large apartment buildings as well as some vacant land and vacant buildings. These blocks are currently zoned R5 and R6 with either a commercial overlay of C1-3 or C2-3. In addition, this R6A district together with a proposed C2-4 overlay district would include the current M1-1 zoning district along Nostrand Avenue between Gates Avenue and Monroe Street thereby making the existing residential uses conforming under the proposed zoning.

R6A has a maximum FAR of 3.0 for residential and community facility uses. Above a base height of 40 to 60 feet, the building must setback to a depth of 10 feet on a wide street and 15 feet on a narrow street before rising to a maximum height of 70 feet. New structures in R6A districts are required to line up with adjacent structures to maintain the street wall. Off-street parking is required for 50 percent of the units, but is not allowed in the front of the building. In R6A districts, the Quality Housing Program is mandatory.

R7D

An R7D zoning district is proposed for all or parts of 20 blocks along Fulton Street and on Atlantic Avenue between Kane Place and Howard Avenue. Fulton Street is a major transit corridor near stations of the A, C, and G subway lines as well as the Long Island Rail Road. Fulton Street is developed with a mix of one-story commercial buildings, mixed residential and commercial buildings, as well as a number of large parcels of vacant city-owned land.

R7D is a new residential district that is being proposed as part of the related zoning text amendment application (N 070488 ZRY). It is a contextual district with a maximum base FAR of 4.2. The Inclusionary Housing Program would be applicable in the proposed R7D district in Bedford-Stuyvesant. By using this program, developers could receive a 33 percent floor area bonus, up to 5.6 FAR, if 20 percent of the floor area is made affordable to low-income households either on-site or off-site within the community district or ½ mile from the site. In the R7D district the maximum building base height is between 60 and 85 feet, above which the building must set back to a depth of 10 feet on a wide street and 15 feet on a narrow street before rising to its maximum height of 100 feet. New buildings in R7D districts would be required to line up with adjacent structures to maintain the street wall. In addition, where there are commercial overlays mapped within the R7D district, active ground floor uses, such as retail uses, commercial services, and community facilities would be required within 30 feet of the street line. Off-street parking would be required for at least 50 percent of the dwelling units.

C4-5D

A C4-5D district is proposed for all or parts of eight blocks along Fulton Street between Bedford and Brooklyn Avenues and Nostrand Avenue between Macon Street and Atlantic Avenue. This district would encompass the existing C4-3 district on Fulton Street, as well as one block of a M1-1 zoning district that currently contains the Bedford Stuyvesant Restoration Plaza.

C4-5D is a new commercial district that is being proposed as part of the related zoning text amendment application (N 070488 ZRY). It is a contextual district permitting residential,

commercial, and community facility buildings, which has a commercial and community facility FAR of 4.0 and a maximum base residential FAR of 4.2. A residential FAR of 5.6 could be achieved if the Inclusionary Housing Program (which would be applicable in C4-5D districts in Bedford-Stuyvesant) is utilized.

M1-1/R7D (MX-10)

Five partial blocks generally bounded by Kane Place and Howard Avenue would be rezoned from an M1-1 district to a new Special Mixed Use District (MX-10), with underlying zoning of M1-1/R7D. This district would reflect the current mixed-use character of the area while allowing manufacturing, commercial, community facility, and residential uses. In order to encourage affordable housing development, new residential buildings would be able to utilize the Inclusionary Housing Program as described above.

Commercial Overlays

The proposed rezoning would also change most existing C1-3, C1-4, and C2-3 commercial overlays to C2-4 and reduce overlay depths from 150 feet to 100 feet. This would allow a wider range of local retail uses and prevent commercial uses from encroaching on residential side streets. C2 districts permit a slightly wider range of uses, use groups 7-9, and 14, in addition to use groups 1-6 permitted in C1. Parking requirements in C2-4 districts decreases from one space per 300 square feet of floor area to one per 1,000 square feet.

New C2-4 overlays would be added where there are existing commercial uses and overlays would be removed entirely on blocks where little or no commercial uses currently exist. Any existing commercial uses, where commercial overlays would be removed, could continue operating.

Zoning Text Amendment (N 070448 ZRY)

New Contextual Zoning Districts-R7D/C4-5D

The rezoning proposal also includes an amendment to the Zoning Resolution to establish new R7D and C4-5D zoning districts to allow for medium-density residential development.

The two new zoning districts, which could subsequently be mapped in other parts of the city, would allow slightly more residential density and height than the current R7A district but less than the current R8A district. The R7A district has a FAR of 4.0 with a height limit of 80 feet. The R8A district has an FAR of 6.02, with a maximum height limit of 120 feet. The proposed R7D district has a base residential FAR of 4.2 and height limit of 100 feet.

The proposed C4-5D district and C2 overlays mapped within the proposed R7D district would require that all ground floor uses be non-residential, such as retail establishments, offices and community facilities. This new ground floor use requirement would be established in Section 32-434 of the Zoning Resolution. This would ensure that new development in these districts would have active ground floor uses.

Inclusionary Housing Program

The zoning text is also being amended to allow the Inclusionary Housing Program to be applicable in R7D and C4-5D districts in Bedford-Stuyvesant. Under the Inclusionary Housing Program, developments providing affordable housing are eligible for a floor area bonus within contextual height and bulk regulations of the R7D and C4-5D districts. Affordable units can be provided either on the same site as the development earning the bonus, or off-site either through new construction or preservation of existing affordable units. Off-site affordable units must be located within the same community district or within a half-mile of the bonused development. Available City, State, and Federal housing finance programs may be used to finance affordable units. The combination of a zoning bonus with housing programs establishes an incentive for the development and preservation of affordable housing in Bedford-Stuyvesant.

Special Mixed Use District (MX-10)

In addition, the proposed text amendment would establish a new Special Howard and Atlantic Avenues Mixed Use District, to preserve and allow for manufacturing uses and residential development.

ENVIRONMENTAL REVIEW

This application (C 070447 ZMK & N 070448 ZRY) 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 07DCP070K. The lead agency is the City Planning Commission.

After a study of the environmental impact of the subject application (070447 ZMK and 070448 ZRY), a negative declaration was issued on May 7, 2007, which included (E) designations for hazardous materials, air quality and noise.

Hazardous Materials

The (E) designations for hazardous materials would be placed on the following parcels:

Block 1548, Lots 1, 26, 27, 28, 29, 32, 33 & 128

Block 1549, Lots 1, 3, 4, 5, 6, 7, 12, 13, 18, 19, 20, 21, 22, 23, 24, 25, 26, 28, 29, 30, 31, 32, 33, 34 & 35

Block 1556, Lots 3 & 25

Block 1558, Lots 1 & 7

Block 1699, Lots 7, 8, 9, 10, 11, 12, 13, 14, 15, 26, 27, 28, 29 & 30

Block 1703, Lot 34

Block 1704, Lots 12, 14, 32, 33 & 34

Block 1713, Lot 7

Block 1714, Lots 1, 26, 27 & 30

Block 1849, Lots 39, 47, 51 & 53

Block 1850, Lots 36, 37, 38, 39, 40, 41, 45, 46, 47, 48, 49 & 50

Block 1854, Lots 1, 38, 40, 41 & 52

Block 1858, Lots 34, 37, 39, 41, 42, 44, 45 & 47

Block 1859, Lot 1,

Block 1860, Lots 6, 11, 21, 24, 32, 33, 34, 37, 47, 49, 51, 53, 56 & 40

Block 1861, Lots 1, 5, 9, 20 & 71

Block 1862, Lots 1, 26, 38 & 55

Block 1863, Lots 10 & 15

Block 1864, Lots 4, 10, 12, 14 & 21

Block 1865, Lots 55, 57, 60 & 62

Block 1866, Lots 23 & 26

Block 1867, Lots 7, 10, 11, 12, 13, 15, 16, 17 & 18

Block 1994, Lots 45, 47 & 48

Block 1997, Lots 47, 48, 49, 50, 51, 57, 58 & 59

Block 1999, Lots 37, 38, 39 & 42

Block 2016, Lots 28, 29, 30, 12, 23 & 32

Block 2017, Lots 8, 35 & 36

The (E) designation would require that the fee owner of such a site conduct a testing and sampling protocol, and remediation where appropriate, to the satisfaction of the Department of Environmental protection (DEP) before the issuance of a building permit by the Department of Buildings (DOB) (pursuant to Section 11-15 of the Zoning Resolution – Environmental Requirement). The (E) designation also includes a mandatory construction-related health and safety plan which must also be approved by DEP.

Air Quality

To preclude the potential for significant adverse industrial source air quality impacts an (E) designation for air quality will be incorporated into the rezoning proposal. The text of the (E) designation is as follows:

Block 1860, Lot 6 (Potential Development Site 11):

- If the tetrachloroethylene 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 along the lot line facing Block 1860, Lot 11 and may not include air intakes; or, must incorporate alternative design features and technologies approved by NYCDEP.

Noise

To avoid any potential noise impacts associated for those sites with residential and / or commercial use, the proposed action will place an (E) designation for noise on the following properties:

Block 1641, Lots 52, 53, 65 & 67
Block 1646, Lots 11 & 13
Block 1647, Lots 28 & 29
Block 1651, Lots 53 & 54
Block 1652, Lots 28 & 30
Block 1652, Lots 36 & 134
Block 1653, Lots 75, 80, 82, 83, 84, 85, 86 & 88
Block 1656, Lots 23, 24, 69 & 71
Block 1657, Lots 46 & 47
Block 1664, Lots 35 & 37
Block 1670, Lots 53 & 59
Block 1659, Lots 28, 29 & 30
Block 1662, Lot 59
Block 1676, Lot 15
Block 1667, Lot 35
Block 1682, Lots 48 & 49
Block 1695, Lots 40 & 41
Block 1699, Lots 7, 8, 9, 10, 11, 12, 13, 14, 15, 26, 27, 28, 29 & 30
Block 1859, Lot 1
Block 1864, Lot 4 & 14
Block 1858, Lots 34, 37, 39, 41, 42, 44, 45, 47
Block 1864, Lots 10, 12 & 21
Block 1675, Lots 22 & 25
Block 1677, Lots 61 & 63
Block 1682, Lots 57 & 58
Block 1687, Lot 68

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 any potential noise impacts associated for those sites with residential and / or commercial use, the proposed action will place an (E) designation for noise on the following properties:

Block 1548, Lots 1, 26, 27, 28, 29, 32, 33 & 128

Block 1549, Lots 1, 3, 12 & 13

Block 1556, Lots 3 & 25

Block 1558, Lots 1 & 7

Block 1549, Lots 4, 5, 6, 7, 18, 19, 20, 21, 22, 23, 24, 25, 26, 28, 29, 30, 31, 32, 33, 34 & 35

Block 1703, Lot 34

Block 1704, Lot 12, 14, 32, 33 & 34

Block 1713, Lot 7

Block 1714, Lots 1, 26, 27 & 30

Block 1842, Lots 45 & 47

Block 1860, Lot 40

Block 1849, Lot 39, 47, 51, 53

Block 1850, Lots 36, 37, 38, 39, 40, 41, 45, 46, 47, 48, 49, 50

Block 1854, Lots 1, 52, 38, 40, 41

Block 1861, Lot 20

Block 1862, Lots 1, 26, 38 & 55

Block 1863, Lots 10 & 15

Block 1842, Lots 50, 53, 56, 57, 58 & 62

Block 1860, Lots 6, 11, 21, 24, 32, 33, 34, 37, 47, 49, 51, 53 & 56

Block 1865, Lots 55, 57, 60 & 62

Block 1866, Lots 23 & 26

Block 1867, Lots 7, 10, 11, 12, 13, 15, 16, 17 & 18

Block 1861, Lots 1, 5, 9 & 71

Block 1994, Lots 45, 47 & 48

Block 1997, Lots 57, 58 & 59

Block 1997, Lots 47, 48, 49, 50, 51, 57, 58 & 59

Block 1999, Lot 42, 37, 38 & 39

Block 2016, Lot 12, 23, 28, 29, 30 & 32

Block 2017, Lot 8, 35, 36

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.

To avoid any potential noise impacts associated for those sites with residential and / or commercial use, the proposed action will place an (E) designation for noise on the following properties:

Block 1556, Lots 3 & 25(South Façade only)

Block 1558, Lots 1 & 7 (South Façade only)

Block 1713, Lot 7 (South Façade only)

Block 1714, Lots 1, 26, 27 & 30 (South Façade only)

Block 1866, Lots 23 & 26 (South Façade only)

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

In order to ensure an acceptable interior noise environment, future residential 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.

UNIFORM LAND USE REVIEW

This application (C 070447 ZMK) was certified as complete by the Department of City Planning on May 7, 2007, and was duly referred to Community Board 3 and the Borough President in accordance with Title 62 of the Rules of the City of New York, Section 2-02(b), along with the application for the related text amendment (N 070448 ZRY) which was referred for review and comment.

Community Board Public Hearing

Community Board 3 held a public hearing on the application (C 070447 ZMK) and related application (N 070448 ZRY) on June 25, 2007, and on that date, by a vote of 27 to 1, adopted a resolution recommending approval of the zoning map and text change applications, subject to the following conditions:

1. Community Board 3 makes the following recommendations for modifications to the proposed Bedford Stuyvesant South Rezoning Plan. We realize that the proposed modifications are out of scope, we are requesting that follow-up corrective action be taken to resolve the situations identified in items A, B, and C below.
 - A. That St. Andrews Place proposed zoned be changed from R6A to R6B, which would reduce the maximum building size allowed. We are requesting that the existing proposed designation of R6A remain until the corrective action is completed.
 - B. That Alice Court and Agate Court proposed zone be changed from R6B to R5B, which would reduce the maximum building size allowed. We are requesting that the existing proposed designation of R6B remain until the corrective action is completed.
 - C. That the block bounded by Fulton Street, Howard Avenue and Saratoga Avenue be increased from R6B to R7D, which would allow for increased building size under the Inclusionary Housing Program. We are requesting that

the existing proposed designation of R6B remain until the corrective action is completed.

2. Community Board 3 recommends that on the title page of the certification package, the Fulton Park Urban Renewal Area, and the Stuyvesant Heights Historic District be added to section (2) *Site Data*.
3. The following recommendations from Community Board 3 are the result of concerns voiced by community residents over the course of several public information sessions that were held on the rezoning.
 - A. The rezoning plan allows for residential growth with incentives for affordable housing along Fulton Street under the Inclusionary Housing Program. Community Board 3 recommends that any affordable housing (below market rate housing) developed under the Inclusionary Housing Program be situated on site.
 - B. There are several hundred E-designation sites within the rezoning area. Property owners who wish to construct housing will have to hire experts to determine if there is hazardous condition at the respective location. Community Board 3 recommends that governmental support be provided for this initial assessment in any case wherein the owner has plans for residential development.
 - C. Many large developments and out-of-context construction has been occurring over the past two to three years in the northern sector of Bedford-Stuyvesant. Therefore, Community Board 3 recommends that the development of the rezoning plan for that area begin immediately.

Borough President Recommendation

The application (C 070447 ZMK), along with the related application (N 070448 ZRY), was considered by the Borough President, who issued a recommendation approving the applications on July 31, 2007.

City Planning Commission Public Hearing

On July 25, 2007 (Calendar No. 2), the City Planning Commission scheduled August 8, 2007, for a public hearing on the application (C 070447 ZMK). The hearing was duly held on August 8, 2007 (Calendar No. 40), in conjunction with the hearing for the related zoning text change application (N 070448 ZRY), and was continued to August 22, 2007 (Calendar No. 20).

On August 8, 2007, there were seven speakers in favor and none opposed. On August 22, 2007, there were three speakers in favor and none opposed.

Speakers in favor of the proposal included the Council Members from the 36th and 41st Districts, a representative of the Brooklyn Borough President, the co-chair of Community Board 3's Land Use committee and Community Board 3's District Manager, the president and a staff member from Bedford-Stuyvesant Restoration Corporation, a local real estate developer, a representative of the Pratt Center for Community Development, a local property owner, and the pastor and a church member from the Pleasant Grove Church.

The Council Member from the 36th district commended the Department of City Planning for collaborating with the Community Board, elected officials and community members on the development of the rezoning plan. He further urged the Department to continue working to protect Bedford-Stuyvesant's historic character and prevent out of scale development by beginning its study of the northern section of Bedford-Stuyvesant. Echoing the Council Member's sentiment, the District Manager of Community Board 3, praised the Department of City Planning, elected officials, and community members for its collaborative effort in seeking to

preserve the low-rise, brownstone character of Bedford-Stuyvesant and protect the neighborhood from out-of-character development. The co-Land Use chair for the Community Board also praised the rezoning for aiming to preserve Bedford-Stuyvesant's historic character and requested that the Department of City Planning begin its study of the northern section of Bedford-Stuyvesant immediately in order to prevent further out-of-context development. The representative from the Borough President's office praised the rezoning for preserving neighborhood character as well as encouraging the development of much needed affordable housing in the district.

The president of Bedford-Stuyvesant Restoration Corporation applauded the rezoning for providing strong incentives for affordable housing construction and preservation in Bedford-Stuyvesant and permitting them to continue constructing affordable housing in the neighborhood. The staff member from Bedford-Stuyvesant Restoration Corporation added that the rezoning with its ground floor active use requirement and incentives for redevelopment on Fulton Street, would allow for greater commercial opportunities in Bedford-Stuyvesant. A local real estate developer, who was currently partnering with Bedford-Stuyvesant Restoration Corporation on a residential development with affordable housing on Fulton Street, praised the rezoning for providing strong incentives for new construction and preservation of affordable housing in Bedford-Stuyvesant.

In addition to commending the rezoning for its neighborhood preservation goals, the representative from the Pratt Center for Community Development applauded the Department of

City Planning for mapping 'E' designations in order to protect the health of Bedford-Stuyvesant residents.

Although all speakers were in favor of the rezoning, four speakers expressed specific concerns. The Council Member from the 41st district stated her opposition to the community board's recommendation to change the currently proposed zoning on Hull Street from R6B to R7D and expressed her concerns regarding the placement of the environmental 'E' designations on private parcels proposed for rezoning. A property owner at Bedford and Gates Avenues requested that his lots remain under the current zoning of R6 instead of the proposed zoning of R6A/C2-4 and R6B. Two speakers, a member and a pastor of a local church on Hull Street requested that the church site, currently zoned R6, and proposed to be rezoned R6B, be changed to R7D.

There were no other speakers and the hearing was closed.

CONSIDERATION

The Commission believes that this amendment of the Zoning Map (C 070447 ZMK), in conjunction with the related application for a zoning text amendment (N 070447 ZRY), as modified herein is appropriate.

The Commission notes that this rezoning and text amendment is the first major zoning change in Bedford Stuyvesant since the 1960's and believes it would preserve the historic character of Bedford-Stuyvesant and encourage affordable housing on Fulton Street.

This comprehensive zoning proposal was developed by the Department of City Planning at the request of local elected officials, Community Board 3 and local community organizations, in close collaboration with these groups.

Bedford-Stuyvesant is currently experiencing a resurgence with renewed private reinvestment, new stores and restaurants and private, market-rate housing. However, the new construction, with curb cuts and large parking pads in the front yards and buildings set back from the street line, is out of character with the existing historic brownstone building form. The Commission believes that the proposed contextual rezoning would protect the existing historic neighborhood scale and character while directing modest growth along appropriate corridors and encourage affordable housing along transit corridors such as Fulton Street and Atlantic Avenue.

The proposed zoning changes would permit new development with height limits to ensure that new buildings respect the character and scale of the neighborhoods. Existing R5 and R6 districts in the midblocks would be replaced predominately by R6B districts which would protect the rowhouse character of the neighborhood core by imposing height restrictions on the street wall and maximum building heights, and also by requiring that new buildings line up with their neighbors. Existing R6 districts on a number of the north/south avenues would be replaced by R6A districts which would reflect the existing mid-rise apartment building character of these avenues while allowing for modest growth.

All commercial overlays throughout the rezoning area would be changed to C2-4 districts to allow for a broader range of commercial retail and service uses and the depth of commercial overlays throughout the rezoning area would be reduced to 100 feet to reflect the existing patterns of commercial activity and prevent commercial uses from encroaching into residential side streets.

Two new districts, R7D and C4-5D, would be created to allow for modest growth with affordable housing incentives on the Fulton Street transit and retail corridor. The new R7D and C4-5D districts would have street wall height limits of 60-85 feet, with a maximum building height of 100 feet and a requirement that buildings line-up with their neighbors. In all R7D districts with commercial overlays and in all C4-5D districts, non-residential uses, such as stores, restaurants, and doctors' offices would be required to ensure that ground floors be active on these important retail corridors.

The proposed text changes would also permit the Inclusionary Housing Program provision of Section 23-90 to apply to new developments in the R7D and C4-5D districts along the Fulton Street corridor as well as the Special Mixed-Use district on Atlantic Avenue between Kane Place and Howard Avenue. Consistent with the similar text changes recently adopted for Greenpoint-Williamsburg, South Park Slope, and Fort Greene/Clinton Hill, this program maintains the height limits of the contextual district while allowing a bonus of up to 33 percent for developments providing 20 percent affordable housing. The Commission believes this program is an effective tool for promoting affordable housing in conjunction with new developments and investment in

the rehabilitation and permanent preservation of existing affordable units in the Bedford-Stuyvesant neighborhood. The Commission notes that the Inclusionary Housing Program in Bedford-Stuyvesant was developed in close partnership with the Department of Housing Preservation and Development (HPD). HPD owns several sites on Fulton Street that under the proposed zoning would be rezoned from R6, with a maximum FAR of 2.43, to R7D with a maximum FAR of 5.6 with the Inclusionary Housing Program. Through the proposed rezoning, these sites could be developed to twice the current density, therefore allowing for a significant increase in housing units in Bedford-Stuyvesant. HPD will issue their Request for Proposals (RFPs) for the sites after the rezoning is implemented.

In addition, as part of the text amendment, a Special Mixed Use District would also be created on Atlantic Avenue between Kane Place and Howard Avenue, rezoning the area from M1-1 to M1-1/R7D to reflect its mixed-use character and to allow for new industrial, commercial, residential and community facility uses.

The Commission is modifying the zoning text change application by deleting sections of the proposed text relating to the Inclusionary Housing Program, that were approved by the City Council on July 25, 2007 as part of the Fort Greene/Clinton Hill rezoning (N 070431 ZRY). Since these sections have been adopted, it is not necessary for them to be approved here.

The Commission notes that the Community Board's recommendations concerning zoning changes at Alice and Agate Courts, St Andrew's Place, and Hull Street, are out of scope.

Regarding the Community Board's recommendation concerning the Inclusionary Housing Program, the Commission notes that the availability of both an on-site and off-site option is essential to the viability of the Inclusionary Housing Program. This flexibility ensures the broadest possible utilization of the program under various market conditions while the off-site option allows for the preservation of existing affordable units and the opportunity for affordable units to be developed not only along corridors designated for growth, but elsewhere within the Bedford-Stuyvesant neighborhood.

The Community Board and the Council Member from 41st District's made recommendations relating to environmental 'E' designations. The Commission notes that the placement of 'E' designations on sites proposed for rezoning is part of an application's environmental review, by which the potential environmental effects of hazardous material contamination and other issues can be addressed prior to any new construction. The Commission notes that the designation does not impose any additional costs on an owner who simply wants to continue an existing use.

In response to the testimony of the property owner at Bedford and Gates Avenues, the Commission notes the proposed R6A and R6B contextual districts reflect the mid-rise character of these avenues and is therefore appropriate. Allowing the zoning to remain R6, as recommended by the property owner, would allow for the construction of potentially tall buildings set back from the street and would be counter to the intent of this rezoning.

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, 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. 16c and 17a:

1. eliminating from within an existing R5 District a C1-3 District bounded by:

- a. Halsey Street, a line 150 feet easterly of Marcus Garvey Boulevard, the westerly prolongation of a line midway between Decatur Street and Bainbridge Street, Marcus Garvey Boulevard, MacDonough Street, and a line 150 feet westerly of Marcus Garvey Boulevard;
- b. a line midway between Jefferson Avenue and Hancock Street, a line 150 feet easterly of Lewis Avenue-Dr. Sandy F. Ray Boulevard, Halsey Street, Lewis Avenue-Dr. Sandy F. Ray Boulevard, Macon Street, and a line 150 feet westerly of Lewis Avenue-Dr. Sandy F. Ray Boulevard;
- c. Madison Street, a line 150 feet easterly of Malcolm X Boulevard, Halsey Street, and a line 150 feet westerly of Malcolm X Boulevard;
- d. Hancock Street, Ralph Avenue, Halsey Street, a line 150 feet easterly of Ralph Avenue, Macon Street, and a line 150 feet westerly of Ralph Avenue; and
- e. Bainbridge Street, Malcolm X Boulevard, Chauncey Street, and a line 150 feet westerly of Malcolm X Boulevard;

2. eliminating from within an existing R5 District a C2-3 District bounded by:

- a. Monroe Street, a line 150 feet easterly of Marcus Garvey Boulevard, Putnam Avenue, Marcus Garvey Boulevard, Jefferson Avenue, a line 150 feet easterly of

- Marcus Garvey Boulevard, Halsey Street, a line 150 feet westerly of Marcus Garvey Boulevard, Madison Street, and Marcus Garvey Boulevard;
- b. a line midway between Decatur Street and Bainbridge Street, Lewis Avenue-Dr. Sandy F. Ray Boulevard, Bainbridge Street, and a line 510 feet easterly of Marcus Garvey Boulevard;
- c. Halsey Street, a line 150 feet easterly of Malcolm X Boulevard, Bainbridge Street, and a line 150 feet westerly of Malcolm X Boulevard;
- d. Madison Street, Ralph Avenue, Hancock Street, and a line 150 feet westerly of Ralph Avenue; and
- e. Decatur Street, a line 150 feet easterly of Ralph Avenue, Bainbridge Street, and Ralph Avenue;

3. eliminating from within an existing R6 District a C1-3 District bounded by:

- a. Lafayette Avenue, a line 150 feet easterly of Franklin Avenue, Lexington Avenue, and a line 150 feet westerly of Franklin Avenue;
- b. a line 150 feet northeasterly of Fulton Street, a line midway between Bedford Avenue and Spencer Place, a line 100 feet northeasterly of Fulton Street, Bedford Avenue, Brevoort Place, a line 100 feet southwesterly of Fulton Street, Franklin Avenue, Fulton Street, and Claver Place;
- c. Quincy Street, a line 150 feet easterly of Nostrand Avenue, Jefferson Avenue, a line 150 feet westerly of Nostrand Avenue, Monroe Street, Nostrand Avenue, Gates Avenue, and a line 150 feet westerly of Nostrand Avenue;
- d. Quincy Street, a line 150 feet easterly of Tompkins Avenue, Madison Street, and a line 150 feet westerly of Tompkins Avenue;
- e. Putnam Avenue, a line 150 feet easterly of Tompkins Avenue, Halsey Street, and a line 150 feet westerly of Tompkins Avenue;
- f. Quincy Street, a line 150 feet easterly of Marcus Garvey Boulevard, Gates Avenue, and a line 150 feet westerly of Marcus Garvey Boulevard;
- g. a line 100 feet northerly of Fulton Street, Tompkins Avenue, Fulton Street, New York Avenue, Herkimer Street, and a line 150 feet easterly of Nostrand Avenue;

- h. Decatur Street, Marcus Garvey Boulevard, Fulton Street, Albany Avenue, Herkimer Street, a line 150 feet westerly of Albany Avenue, a line midway between Fulton Street and Herkimer Street, a line 100 feet westerly of Albany Avenue, a line 100 feet northerly of Fulton Street, and a line 150 feet westerly of Albany Avenue;
- i. Quincy Street, a line 150 feet easterly of Malcolm X Boulevard, Gates Avenue, and a line 150 feet westerly of Malcolm X Boulevard;
- j. Monroe Street, Howard Avenue, Broadway, Saratoga Avenue, Jefferson Avenue, a line 150 feet southwesterly of Broadway, Putnam Avenue, and a line 150 feet westerly of Howard Avenue;
- k. Hancock Street, a line 150 feet easterly of Ralph Avenue, Halsey Street, and Ralph Avenue;
- l. Decatur Street, Saratoga Avenue, Bainbridge Street, and a line 150 feet westerly of Saratoga Avenue;
- m. Bainbridge Street, a line 150 feet easterly of Howard Avenue, Sumpter Street, a line 150 feet westerly of Howard Avenue, Chauncey Street, and Howard Avenue;
- n. Sumpter Street, a line 100 feet easterly of Ralph Avenue, MacDougal Street and its westerly centerline prolongation, and Ralph Avenue; and
- o. Marion Street, a line 150 feet easterly of Malcolm X Boulevard, a line 100 feet northerly of Fulton Street, Patchen Avenue, Fulton Street, a line 300 feet easterly of Ralph Avenue, a line midway between Fulton Street and Herkimer Street, a line 150 feet easterly of Ralph Avenue, Herkimer Street, Ralph Avenue, a line midway between Fulton Street and Herkimer Street, Rochester Avenue; Fulton Street, and Malcolm X Boulevard;

4. eliminating from within an existing R6 District a C1-4 District bounded by:

- a. Bainbridge Street, a line perpendicular to the southerly street line of Bainbridge Street distant 200 feet westerly (as measured along the street line) from the point of intersection of the westerly street line of Lewis Avenue-Dr. Sandy F. Ray Boulevard and the southerly street line of Bainbridge Street, a line 100 feet southerly of Bainbridge Street, Lewis Avenue-Dr. Sandy F. Ray Boulevard, Fulton Street, and a line 480 feet easterly of Marcus Garvey Boulevard; and
- b. a line 200 feet northeasterly of Fulton Street, Malcolm X Boulevard, Fulton Street, Rochester Avenue, a line midway between Fulton Street and Herkimer Street and its westerly prolongation, Utica Avenue, Fulton Street, and a line perpendicular to the northerly street line of Fulton Street distant 300 feet westerly (as measured along the street line) from the point of intersection of the westerly street line of Malcolm X Boulevard and the northerly street line of Fulton Street;

5. eliminating from within an existing R6 District a C2-3 District bounded by:

- a. a line 150 feet northeasterly of Fulton Street, Claver Place, Fulton Street, Franklin Avenue, a line midway between Fulton Street and Lefferts Place, and Classon Avenue;
- b. Quincy Street, a line 150 feet easterly of Bedford Avenue, Halsey Street, Bedford Avenue, a line 100 feet northeasterly of Fulton Street, a line midway between Bedford Avenue and Spencer Place, Hancock Street, Bedford Avenue, Jefferson Avenue, and a line 150 feet westerly of Bedford Avenue;
- c. Jefferson Avenue, Nostrand Avenue, Macon Street, and a line 150 feet westerly of Nostrand Avenue;
- d. Gates Avenue, a line 150 feet easterly of Marcus Garvey Boulevard, Monroe Street, and a line 150 feet westerly of Marcus Garvey Boulevard;
- e. Decatur Street, Throop Avenue, a line 100 feet northerly of Fulton Street, a line 100 feet westerly of Albany Avenue, a line midway between Fulton Street and Herkimer Street, Brooklyn Avenue, Fulton Street, and Tompkins Avenue and its southerly centerline prolongation;
- f. Bainbridge Street, Lewis Avenue-Dr. Sandy F. Ray Boulevard, a line 100 feet southerly of Bainbridge Street, and a line perpendicular to the southerly street line of Bainbridge Street distant 200 feet westerly (as measured along the street line) from the point of intersection of the westerly street line of Lewis Avenue-Dr. Sandy F. Ray Boulevard and the southerly street line of Bainbridge Street,
- g. Fulton Street, a line perpendicular to the southerly street line of Fulton Street distant 60 feet easterly (as measured along the street line) from the point of intersection of the southeasterly street line of Troy Avenue and the southerly street line of Fulton Street, Herkimer Street, a line perpendicular to the northerly street line of Herkimer Street distant 50 feet westerly (as measured along the street line) from the point of intersection of the northwesterly street line of Troy Avenue and the northerly street line of Herkimer Street, a line midway between Fulton Street and Herkimer Street, and Albany Avenue;
- h. Madison Street, a line 150 feet easterly of Ralph Avenue, Hancock Street, and Ralph Avenue;
- i. Macon Street, Saratoga Avenue, Decatur Street, and a line 150 feet westerly of Saratoga Avenue;
- j. Bainbridge Street, a line 150 feet easterly of Ralph Avenue, Chauncey Street, and Ralph Avenue; and

- k. MacDougal Street and its westerly centerline prolongation, Howard Avenue, a line 100 feet northerly of Fulton Street, a line 100 feet northerly of Hull Street, Saratoga Avenue, Herkimer Street, a line 150 feet westerly of Saratoga Avenue, a line midway between Fulton Street and Herkimer Street, a line 450 feet easterly of Ralph Avenue; Fulton Street, and Ralph Avenue;
- 6. changing from an R5 District to an R5B District** property bounded by:
- a. Halsey Street, Howard Avenue, Bainbridge Street, and a line 100 feet easterly of Ralph Avenue; and
 - b. Herkimer Street, Saratoga Avenue, the southerly boundary line of the Long Island Rail Road Right-of-Way (Atlantic Division), and Howard Avenue;
- 7. changing from an R6 District to an R5B District** property bounded by:
- a. Herkimer Street, a line 350 feet westerly of Schenectady Avenue, a line midway between Fulton Street and Herkimer Street, Schenectady Avenue, the northerly boundary line of the Long Island Rail Road Right-of-Way (Atlantic Division), and Troy Avenue; and
 - b. Bainbridge Street, Howard Avenue, a line midway between Bainbridge Street and Chauncey Street, and a line 100 feet easterly of Ralph Avenue;
- 8. changing from an R5 District to an R6A District** property bounded by:
- a. Monroe Street, a line 100 feet easterly of Malcolm X Boulevard, Chauncey Street, and a line 100 feet westerly of Malcolm X Boulevard; and
 - b. Monroe Street, Ralph Avenue, Halsey Street, and a line 100 feet westerly of Ralph Avenue;
- 9. changing from an R6 District to an R6A District** property bounded by:
- a. Lafayette Avenue, a line 100 feet easterly of Franklin Avenue, Jefferson Avenue, Franklin Avenue, a line 100 feet northeasterly of Fulton Street, a line 200 feet westerly of Franklin Avenue, a line 100 feet southerly of Jefferson Avenue, a line 100 feet westerly of Franklin Avenue, a line midway between Lafayette Avenue and Clifton Place, and Classon Avenue;
 - b. Quincy Street, a line 100 feet easterly of Bedford Avenue, Halsey Street, Bedford Avenue, a line 100 feet northeasterly of Fulton Street, and a line 100 feet westerly of Bedford Avenue;
 - c. Quincy Street, a line 100 feet easterly of Nostrand Avenue, a line midway between Quincy Street and Gates Avenue, a line 100 feet westerly of Tompkins

Avenue, Quincy Street, a line 100 feet easterly of Tompkins Avenue, a line midway between Quincy Street and Gates Avenue, Lewis Avenue-Dr. Sandy F. Ray Boulevard, Quincy Street, a line 325 feet easterly of Stuyvesant Avenue, a line midway between Quincy Street and Gates Avenue, a line 100 feet westerly of Malcolm X Boulevard, Quincy Street, a line 100 feet easterly of Malcolm X Boulevard, a line midway between Quincy Street and Gates Avenue, a line 170 feet westerly of Ralph Avenue, Gates Avenue, a line 100 feet easterly of Ralph Avenue, Halsey Street, Ralph Avenue, Monroe Street, a line 100 feet westerly of Ralph Avenue, a line midway between Gates Avenue and Monroe Street, a line 100 feet easterly of Malcolm X Boulevard, Monroe Street, a line 150 feet westerly of Stuyvesant Avenue, a line midway between Gates Avenue and Monroe Street, a line 100 feet easterly of Tompkins Avenue, Decatur Street, Marcus Garvey Boulevard, a line 100 feet northeasterly of Fulton Street, Throop Avenue, Fulton Street, Tompkins Avenue, a line 100 feet northeasterly of Fulton Street, a line 100 feet westerly of Tompkins Avenue, a line midway between Monroe Street and Gates Avenue, a line 100 feet easterly of Nostrand Avenue, Macon Street, a line 100 feet westerly of Nostrand Avenue, Putnam Avenue, Nostrand Avenue, Madison Street, a line 100 feet westerly of Nostrand Avenue, Monroe Street, Nostrand Avenue, Gates Avenue, and a line 100 feet westerly of Nostrand Avenue;

- d. Herkimer Street, Brooklyn Avenue, a line midway between Fulton Street and Herkimer Street, a line perpendicular to the northerly street line of Herkimer Street distant 50 feet westerly (as measured along the street line) from the point of intersection of the northerly street line of Herkimer Street and the northwesterly street line of Troy Avenue, Herkimer Street, Albany Avenue, a line 185 feet southerly of Herkimer Street, Kingston Avenue, Herkimer Street, St. Andrews Place, the northerly boundary line of the Long Island Rail Road Right-of-Way (Atlantic Division), Brooklyn Avenue, a line 150 feet northerly of Atlantic Avenue, and New York Avenue;
 - e. Fulton Street, Schenectady Avenue, a line midway between Fulton Street and Herkimer Street, a line 350 feet northwesterly of Schenectady Avenue, Herkimer Street, and Troy Avenue; and
 - f. MacDougal Street and its westerly centerline prolongation, Howard Avenue, Fulton Street, and Ralph Avenue;
- 10. **changing from a C4-3 District to an R6A District** property bounded by Gates Avenue, a line 150 feet easterly of Ralph Avenue, Monroe Street, and a line 100 feet easterly of Ralph Avenue;
 - 11. **changing from an M1-1 District to an R6A District** property bounded by Gates Avenue, Nostrand Avenue, Monroe Street, and a line 225 feet westerly of Nostrand Avenue;
 - 12. **changing from an R5 District to an R6B District** property bounded by:

- a. Monroe Street, a line 100 feet westerly of Malcolm X Boulevard, Chauncey Street, Stuyvesant Avenue, Fulton Street, Lewis Avenue-Dr. Sandy F. Ray Boulevard, Bainbridge Street, a line 510 feet easterly of Marcus Garvey Boulevard, a line midway between Decatur Street and Bainbridge Street and its westerly prolongation, Marcus Garvey Boulevard, Decatur Street, Throop Avenue, Putnam Avenue, a line 175 feet easterly of Throop Avenue, Madison Street, and Throop Avenue; and
- b. Monroe Street, a line 100 feet westerly of Ralph Avenue, Halsey Street, a line 100 feet easterly of Ralph Avenue, Bainbridge Street, Patchen Avenue, Chauncey Street, and a line 100 feet easterly of Malcolm X Boulevard;

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

- a. a line midway between Lafayette Avenue and Clifton Place, a line 100 feet westerly of Franklin Avenue, a line 100 feet southerly of Jefferson Avenue, a line 200 feet westerly of Franklin Avenue, a line 100 feet northeasterly of Fulton Street, and Classon Avenue;
- b. Quincy Street, a line 100 feet westerly of Bedford Avenue, a line 100 feet northeasterly of Fulton Street, Franklin Avenue, Jefferson Avenue, and a line 100 feet easterly of Franklin Avenue;
- c. a line 100 feet southwesterly of Fulton Street, Franklin Avenue, a line perpendicular to the easterly street line of Franklin Avenue distant 200 feet southerly (as measured along the street line) from the point of intersection of the southwesterly street line of Fulton Street and the easterly street line of Franklin Avenue, a line 100 feet southwesterly of Fulton Street, Bedford Avenue, a line 100 feet southerly of Brevoort Place, Franklin Avenue, a line midway between Lefferts Place and Atlantic Avenue, and Classon Avenue;
- d. Quincy Street, a line 100 feet westerly of Nostrand Avenue, Gates Avenue, a line 225 feet westerly of Nostrand Avenue, Monroe Street, a line 100 feet westerly of Nostrand Avenue, Madison Street, Nostrand Avenue, Putnam Avenue, a line 100 feet westerly of Nostrand Avenue, Macon Street, Arlington Place, Halsey Street, and a line 100 feet easterly of Bedford Avenue;
- e. a line midway between Fulton Street and Herkimer Street, a line 150 feet westerly of Nostrand Avenue, a line 100 feet southerly of Herkimer Street, and a line 100 feet easterly of Bedford Avenue;
- f. Quincy Street, a line 100 feet westerly of Tompkins Avenue, a line midway between Quincy Street and Gates Avenue, and a line 100 feet easterly of Nostrand Avenue;

- g. a line midway between Gates Avenue and Monroe Street, a line 100 feet westerly of Tompkins Avenue, a line 100 feet northerly of Fulton Street, a line 150 feet easterly of Nostrand Avenue, Macon Street, and a line 100 feet easterly of Nostrand Avenue;
- h. a line midway between Fulton Street and Herkimer Street, New York Avenue, a line midway between Herkimer Street and Atlantic Avenue, a line 100 feet easterly of Nostrand Avenue, Herkimer Street, and a line 150 feet easterly of Nostrand Avenue;
- i. Quincy Street, Lewis Avenue-Dr. Sandy F. Ray Boulevard, a line midway between Quincy Street and Gates Avenue, and a line 100 feet easterly of Tompkins Avenue;
- j. a line midway between Gates Avenue and Monroe Street, a line 150 feet westerly of Stuyvesant Avenue, Monroe Street, Throop Avenue, Madison Street, a line 175 feet easterly of Throop Avenue, Putnam Avenue, Throop Avenue, Decatur Street, and a line 100 feet easterly of Tompkins Avenue;
- k. Herkimer Street, Kingston Avenue, a line 185 feet southerly of Herkimer Street, Albany Avenue, the northerly boundary line of the Long Island Rail Road Right-of-Way (Atlantic Division), and St. Andrews Place;
- l. Quincy Street, a line 100 feet westerly of Malcolm X Boulevard, a line midway between Quincy Street and Gates Avenue, and a line 325 feet easterly of Stuyvesant Avenue;
- m. Quincy Street, a line 150 feet westerly of Ralph Avenue, a line midway between Quincy Street and Gates Avenue, and a line 100 feet easterly of Malcolm X Boulevard;
- n. a line midway between Gates Avenue and Monroe Street, a line 100 feet westerly of Ralph Avenue, Monroe Street, and a line 100 feet easterly of Malcolm X Boulevard;
- o. Monroe Street, Howard Avenue, Putnam Avenue, a line 100 feet southwesterly of Broadway, Jefferson Avenue, Saratoga Avenue, Hull Street and its westerly centerline prolongation, Fulton Street, Howard Avenue, MacDougal Street and its westerly centerline prolongation, Ralph Avenue, Bainbridge Street, a line 100 feet easterly of Ralph Avenue, a line midway between Bainbridge Street and Chauncey Street, Howard Avenue, Halsey Street, and a line 100 feet easterly of Ralph Avenue;
- p. Bainbridge Street, Lewis Avenue-Dr. Sandy F. Ray Boulevard, a line 100 feet southerly of Bainbridge Street, and a line 480 feet easterly of Marcus Garvey Boulevard;

- q. Lewis Avenue-Dr. Sandy F. Ray Boulevard, Fulton Street, and Troy Avenue;
- r. Chauncey Street, a line 200 feet easterly of Stuyvesant Avenue, a line 100 feet southerly of Chauncey Street, a line 100 feet easterly of Stuyvesant Avenue, Fulton Street, and Stuyvesant Avenue;
- s. Chauncey Street, Patchen Avenue, a line 100 feet northerly of Sumpter Street, a line 100 feet northerly of Fulton Street, a line 100 feet easterly of Malcolm X Boulevard, Marion Street, and Malcolm X Boulevard; and
- t. Fulton Street, Rochester Avenue, a line midway between Fulton Street and Herkimer Street, Ralph Avenue, Herkimer Street, a line 150 feet easterly of Ralph Avenue, a line midway between Fulton Street and Herkimer Street, Saratoga Avenue, Herkimer Street, Howard Avenue, a line midway between Herkimer Street and Atlantic Avenue, a line midway between Kane Place and Columbus Place, the northerly boundary line of the Long Island Rail Road Right-of-Way (Atlantic Division), Buffalo Avenue, a line 150 feet northerly of Atlantic Avenue, Suydam Place, the northerly boundary line of the Long Island Rail Road Right-of-Way (Atlantic Division), and Utica Avenue and its northerly centerline prolongation (straight line portion);

14. changing from a C4-3 District to an R6B District property bounded by:

- a. Halsey Street, Arlington Place, a line 180 feet southeasterly of Halsey Street, a line 100 feet westerly of Arlington Place, a line 100 feet southerly of Halsey Street, and a line 100 feet easterly of Bedford Avenue;
- b. Macon Street, a line 150 feet easterly of Nostrand Avenue, a line 100 feet northerly of Fulton Street, and a line 100 feet easterly of Nostrand Avenue;
- c. a line midway between Fulton Street and Herkimer Street, a line 150 feet easterly of Nostrand Avenue, Herkimer Street, and a line 100 feet easterly of Nostrand Avenue; and
- d. a line midway between Fulton Street and Herkimer Street, a line 100 feet westerly of Nostrand Avenue, a line 100 feet southerly of Herkimer Street, and a line 150 feet westerly of Nostrand Avenue;

15. changing from an R6 District to an R7D District property bounded by:

- a. a line 100 feet northeasterly of Fulton Street, Bedford Avenue, a line 100 feet southwesterly of Fulton Street, a line perpendicular to the easterly street line of Franklin Avenue distant 200 feet southerly (as measured along the street line) from the point of intersection of the southwesterly street line of Fulton Street and the easterly street line of Franklin Avenue, Franklin Avenue, a line 100 feet southwesterly of Fulton Street, and Classon Avenue;

- b. a line 100 feet northerly of Fulton Street, Tompkins Avenue, Fulton Street, Throop Avenue, a line 100 feet northerly of Fulton Street, Marcus Garvey Boulevard, Fulton Street, a line perpendicular to the northerly street line of Herkimer Street distant 50 feet westerly (as measured along the street line) from the point of intersection of the northwesterly street line of Troy Avenue and the northerly street line of Herkimer Street, a line midway between Fulton Street and Herkimer Street, Brooklyn Avenue, Fulton Street, and a line 150 feet easterly of Nostrand Avenue; and
 - c. Marion Street, a line 100 feet easterly of Malcolm X Boulevard, a line 100 feet northerly of Fulton Street, a line 100 feet northerly of Sumpter Street, Patchen Avenue, Fulton Street, Hull Street and its westerly centerline prolongation, Saratoga Avenue, a line midway between Fulton Street and Herkimer Street, a line 150 feet easterly of Ralph Avenue, Herkimer Street, Ralph Avenue, a line midway between Fulton Street and Herkimer Street, Rochester Avenue, Fulton Street, and Malcolm X Boulevard;
- 16. **changing from a C4-3 District to an R7D District** property bounded by a line 100 feet northerly of Fulton Street, a line 150 feet easterly of Nostrand Avenue, Fulton Street, and a line 100 feet easterly of Nostrand Avenue;
- 17. **changing from an R6 District to a C4-5D District** property bounded by:
 - a. Fulton Street, New York Avenue, a line midway between Fulton Street and Herkimer Street, and a line 150 feet easterly of Nostrand Avenue; and
 - b. Herkimer Street, a line 100 feet easterly of Nostrand Avenue, a line midway between Herkimer Street and Atlantic Avenue, and Nostrand Avenue;
- 18. **changing from a C4-3 District to a C4-5D District** property bounded by Halsey Street, a line 100 feet easterly of Bedford Avenue, a line 100 feet southerly of Halsey Street, a line 100 feet westerly of Arlington Place, a line 180 feet southerly of Halsey Street, Arlington Place, Macon Street, a line 100 feet easterly of Nostrand Avenue, Fulton Street, a line 150 feet easterly of Nostrand Avenue, a line midway between Fulton Street and Herkimer Street, a line 100 feet easterly of Nostrand Avenue, Herkimer Street, Nostrand Avenue, a line midway between Herkimer Street and Atlantic Avenue, a line 150 feet easterly of Nostrand Avenue, the northerly boundary line of the Long Island Rail Road Right-of-Way (Atlantic Division), a line 150 feet westerly of Nostrand Avenue, a line 100 feet southerly of Herkimer Street, a line 100 feet westerly of Nostrand Avenue, a line midway between Fulton Street and Herkimer Street, a line 100 feet easterly of Bedford Avenue, Herkimer Street, and Bedford Avenue;
- 19. **changing from an M1-1 District to a C4-5D District** property bounded by Fulton Street, Brooklyn Avenue, Herkimer Street, and New York Avenue;
- 20. **changing from an M1-1 District to an M1-1/R7D District** property bounded by a line midway between Herkimer Street and Atlantic Avenue, Howard Avenue, the northerly

boundary line of the Long Island Rail Road Right-of-Way (Atlantic Division), and a line midway between Kane Place and Columbus Place;

21. establishing within an existing R6 District a C2-4 District bounded by:

- a. a line 100 feet southerly of Bainbridge Street, Lewis Avenue-Dr. Sandy F. Ray Boulevard, Troy Avenue, Herkimer Street, a line perpendicular to the northerly street line of Herkimer Street distant 50 feet westerly (as measured along the street line) from the point of intersection of the northwesterly street line of Troy Avenue and the northerly street line of Herkimer Street, Fulton Street, and a line 480 feet easterly of Marcus Garvey Boulevard;
- b. a line 200 feet northerly of Fulton Street, Malcolm X Boulevard, Fulton Street, and a line perpendicular to the northerly street line of Fulton Street distant 300 feet westerly (as measured along the street line) from the point of intersection of the northwesterly street line of Malcolm X Boulevard and the northerly street line of Fulton Street; and
- c. Broadway, Saratoga Avenue, Jefferson Avenue, a line 100 feet southwestly of Broadway, Madison Street, Howard Avenue, and Monroe Street;

22. establishing within a proposed R6A District a C2-4 District bounded by:

- a. Lafayette Avenue, a line 100 feet easterly of Franklin Avenue, Lexington Avenue, and a line 100 feet westerly of Franklin Avenue;
- b. Quincy Street, a line 100 feet easterly of Bedford Avenue, Halsey Street, Bedford Avenue, a line 100 feet northeasterly of Fulton Street, a line 100 feet westerly of Bedford Avenue, Hancock Street, Bedford Avenue, Jefferson Avenue, a line 100 feet westerly of Bedford Avenue, a line midway between Gates Avenue and Monroe Street, Bedford Avenue, Gates Avenue, and a line 100 feet westerly of Bedford Avenue;
- ci. Quincy Street, a line 100 feet easterly of Nostrand Avenue, Monroe Street, Nostrand Avenue, Madison Street, a line 100 feet westerly of Nostrand Avenue;
- d. Madison Street, a line 100 feet easterly of Nostrand Avenue, Putnam Avenue, and Nostrand Avenue;
- e. Putnam Avenue, Nostrand Avenue, a line midway between Jefferson Avenue and Hancock Street, and a line 100 feet westerly of Nostrand Avenue;
- f. Halsey Street, Nostrand Avenue, Macon Street, and a line 100 feet westerly of Nostrand Avenue;
- g. a line midway between Quincy Street and Gates Avenue, Marcy Avenue-Rev. Dr. Gardner C. Taylor Boulevard, Gates Avenue, and a line 100 feet westerly of Marcy Avenue-Rev. Dr. Gardner C. Taylor Boulevard;

- h. Quincy Street, a line 100 feet easterly of Tompkins Avenue, Madison Street, Tompkins Avenue, a line midway between Putnam Avenue and Jefferson Avenue, and a line 100 feet westerly of Tompkins Avenue;
- i. Jefferson Avenue, a line 100 feet easterly of Tompkins Avenue, MacDonough Street, Tompkins Avenue, Halsey Street, and a line 100 feet westerly of Tompkins Avenue;
- j. a line midway between MacDonough Street and Decatur Street, Decatur Street, a line 100 feet northerly of Fulton Street, Throop Avenue, Fulton Street, and Tompkins Avenue;
- k. Decatur Street, Marcus Garvey Boulevard, a line 100 feet northerly of Fulton Street, and a line 100 feet westerly of Marcus Garvey Boulevard;
- l. a line midway between Quincy Street and Gates Avenue, a line 100 feet easterly of Throop Avenue, Gates Avenue, and Throop Avenue;
- m. a line midway between Quincy Street and Gates Avenue, a line 100 feet easterly of Marcus Garvey Boulevard, Gates Avenue, Marcus Garvey Boulevard, a line midway between Gates Avenue and Monroe Street, a line 150 feet westerly of Marcus Garvey Boulevard, Gates Avenue, and a line 100 feet westerly of Marcus Garvey Boulevard;
- n. Fulton Street, a line perpendicular to the southerly street line of Fulton Street distant 60 feet easterly (as measured along the street line) from the point of intersection of the southeasterly street line of Troy Avenue and the southerly street line of Fulton Street, Herkimer Street, and Troy Avenue;
- o. Quincy Street, Stuyvesant Avenue, Gates Avenue, and a line 100 feet westerly of Stuyvesant Avenue;
- p. Quincy Street, a line 100 feet easterly of Malcolm X Boulevard, Gates Avenue, and a line 100 feet westerly of Malcolm X Boulevard;
- q. Monroe Street, a line 100 feet easterly of Malcolm X Boulevard, a line midway between Decatur Street and Bainbridge Street, Malcolm X Boulevard, Bainbridge Street, a line 100 feet easterly of Malcolm X Boulevard, Chauncey Street, a line 100 feet westerly of Malcolm X Boulevard, Decatur Street, Malcolm X Boulevard, a line midway between MacDonough Street and Decatur Street, a line 100 feet westerly of Malcolm X Boulevard, MacDonough Street, Malcolm X Boulevard, Macon Street, and a line 100 feet westerly of Malcolm X Boulevard;
- r. Gates Avenue, a line 150 feet easterly of Ralph Avenue, Monroe Street, and a line 100 feet westerly of Ralph Avenue;

- s. Madison Street, a line 100 feet easterly of Ralph Avenue, Hancock Street, Ralph Avenue, Halsey Street, and a line 100 feet westerly of Ralph Avenue; and
- t. MacDougal Street and its westerly centerline prolongation, Howard Avenue, Fulton Street, and Ralph Avenue;

23. establishing within a proposed R6B District a C2-4 District bounded by:

- a. Quincy Street, a line 100 feet easterly of Marcus Garvey Boulevard, a line midway between Quincy Street and Gates Avenue, and a line 100 feet westerly of Marcus Garvey Boulevard;
- b. a line midway between Gates Avenue and Monroe Street, Marcus Garvey Boulevard, Monroe Street, and a line 100 feet westerly of Marcus Garvey Boulevard;
- c. Putnam Avenue, Marcus Garvey Boulevard, Jefferson Avenue, and a line 100 feet westerly of Marcus Garvey Boulevard;
- d. Halsey Street, a line 100 feet easterly of Marcus Garvey Boulevard, Macon Street, and a line 100 feet westerly of Marcus Garvey Boulevard;
- e. Jefferson Avenue, a line 100 feet easterly of Lewis Avenue-Dr. Sandy F. Ray Boulevard, Hancock Street, and Lewis Avenue-Dr. Sandy F. Ray Boulevard;
- f. Halsey Street, a line 100 feet easterly of Lewis Avenue-Dr. Sandy F. Ray Boulevard, Macon Street, and a line 100 feet westerly of Lewis Avenue-Dr. Sandy F. Ray Boulevard;
- g. Monroe Street, Howard Avenue, Madison Street, and a line 100 feet westerly of Howard Avenue;
- h. a line midway between MacDonough Street and Decatur Street, a line 100 feet easterly of Ralph Avenue, Marion Street, and Ralph Avenue;
- i. Sumpter Street, a line 100 feet easterly of Ralph Avenue, MacDougal Street and its westerly centerline prolongation, and Ralph Avenue; and
- j. a line 100 feet northerly of Fulton Street, a line 100 feet northerly of Hull Street, Saratoga Avenue, Hull Street and its westerly centerline prolongation, Fulton Street, and Howard Avenue;

24. establishing within a proposed R7D District a C2-4 District bounded by:

- a. a line 100 feet northeasterly of Fulton Street, Bedford Avenue, a line 100 feet southwesterly of Fulton Street, a line perpendicular to the easterly street line of Franklin Avenue distant 200 feet southerly (as measured along the street line)

from the point of intersection of the southwesterly street line of Fulton Street and the easterly street line of Franklin Avenue, Franklin Avenue, a line 100 feet southwesterly of Fulton Street, and Classon Avenue;

- b. a line 100 feet northerly of Fulton Street, Tompkins Avenue, Fulton Street, Throop Avenue, a line 100 feet northerly of Fulton Street, Marcus Garvey Boulevard, Fulton Street, a line perpendicular to the northerly street line of Herkimer Street distant 50 feet westerly (as measured along the street line) from the point of intersection of the northerly street line of Herkimer Street and the northwesterly street line of Troy Avenue, a line midway between Herkimer Street and Fulton Street, Brooklyn Avenue, Fulton Street, and a line 100 feet easterly of Nostrand Avenue;
 - c. Marion Street, a line 100 feet easterly of Malcolm X Boulevard, a line 100 feet northerly of Fulton Street, a line 100 feet northerly of Sumpter Street, Patchen Avenue, Fulton Street, a line 300 feet easterly of Ralph Avenue, a line midway between Fulton Street and Herkimer Street, a line 150 feet easterly of Ralph Avenue, Herkimer Street, Ralph Avenue, a line midway between Fulton Street and Herkimer Street, Rochester Avenue, Fulton Street, and Malcolm X Boulevard;
 - d. and Fulton Street, Hull Street and its westerly centerline prolongation, Saratoga Avenue, a line midway between Fulton Street and Herkimer Street, and a line 450 feet easterly of Ralph Avenue; and
- 25. establishing a Special Mixed Use District (MX-10)** bounded by a line midway between Herkimer Street and Atlantic Avenue, Howard Avenue, the northerly boundary line of the Long Island Rail Road Right-of-Way (Atlantic Division), and a line midway between Kane Place and Columbus Place;

Borough of Brooklyn, Community District 3 as shown on a diagram (for illustrative purposes only) dated May 7, 2007, and which includes CEQR Designation E-185.

The above resolution (C 0704447 ZMK), duly adopted by the City Planning Commission on September 5, 2007 (Calendar No. 19), 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
IRWIN CANTOR, P.E., ANGELA R. CAVALUZZI, R.A., ALFRED C. CERULLO, III,
BETTY Y. CHEN, RICHARD W. EADDY, NATHAN LEVENTHAL,
JOHN MEROLO, KAREN A. PHILLIPS
DOLLY WILLIAMS, Commissioners