



**CITY PLANNING COMMISSION**

July, 1 2009/Calendar No. 13

C 090334 ZMK

IN THE MATTER OF an application submitted by the Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 12c, 13a, 13b:

1. eliminating from within an existing R6 District a C1-3 District bounded by:
  - a. Clay Street, a line 150 feet easterly of Manhattan Avenue, Eagle Street, and a line 150 feet westerly of Manhattan Avenue;
  - b. India Street, a line 150 feet easterly of Manhattan Avenue, Kent Street, and a line 150 feet westerly of Manhattan Avenue;
  - c. Norman Avenue, Manhattan Avenue, a line 100 feet southeasterly of Norman Avenue, a line midway between Manhattan Avenue and Leonard Street, a line 150 feet northwesterly and northerly of Nassau Avenue, a line 150 feet northerly of Nassau Avenue, North Henry Street, Nassau Avenue, Russell Street, a line 150 feet southerly of Nassau Avenue, a line 150 feet southeasterly of Nassau Avenue, a line midway between Leonard Street and Manhattan Avenue, a line 100 feet southeasterly of Nassau Avenue, a line midway between Lorimer Street and Manhattan Avenue, Nassau Avenue, Manhattan Avenue, Bedford Avenue, Lorimer Street, a line 150 feet northwesterly of Bedford Avenue, and a line midway between Lorimer Street and Manhattan Avenue;
  - d. a line 150 feet northerly of Driggs Avenue, Russell Street, Driggs Avenue, Monitor Street, a line 150 feet southerly of Driggs Avenue, and Humboldt Street;
  - e. a line 150 feet northerly of Driggs Avenue, a line 150 feet northwesterly of Meeker Avenue, Hausman Street, Meeker Avenue (northwesterly portion), Driggs Avenue, and Sutton Street;
  - f. Richardson Street, Kingsland Avenue- Grandparents Avenue, Jackson Street, a line 100 feet westerly of Kingsland Avenue- Grandparents Avenue, Withers Street, Woodpoint Road, Frost Street, a line 100 feet northwesterly of Woodpoint Road, and a line 100 feet westerly of Kingsland Avenue- Grandparents Avenue;
  - g. Skillman Avenue, a line 150 feet easterly of Graham Avenue- Via Vespucci, a line midway between Conselyea Street and Metropolitan Avenue, a line 100 feet easterly of Graham Avenue- Via Vespucci (Graham Avenue/ Avenue of Puerto Rico), a line midway between Metropolitan Avenue and Devoe Street, a line 150 feet easterly of Graham Avenue- Via Vespucci (Graham Avenue/ Avenue of Puerto Rico), Devoe Street, and a line 150 feet westerly of Graham Avenue- Via Vespucci (Graham Avenue/ Avenue of Puerto Rico);

- h. a line midway between Powers Street and Grand Street, Lorimer Street, a line midway between Grand Street and Maujer Street, a line 150 feet easterly of Union Avenue, Ten Eyck Street, and Union Avenue;
  - i. Powers Street, Humboldt Street, a line midway between Powers Street and Grand Street, Bushwick Avenue, Grand Street, a line 100 feet easterly of Graham Avenue- Via Vespucci (Graham Avenue/ Avenue of Puerto Rico), a line midway between Grand Street and Maujer Street, a line 150 feet easterly of Graham Avenue- Via Vespucci (Graham Avenue/ Avenue of Puerto Rico), Maujer Street, and Graham Avenue- Via Vespucci (Graham Avenue/ Avenue of Puerto Rico); and
  - j. a line midway between Grand Street and Maujer Street, Bushwick Avenue, Maujer Street, and a line 150 feet westerly of Bushwick Avenue;
2. eliminating from within an existing R6 District a C2-2 District bounded by a line midway between Powers Street and Grand Street, Olive Street, Grand Street, and Bushwick Avenue;
3. eliminating from within an existing R6 District a C2-3 District bounded by:
- a. Eagle Street, a line 150 feet easterly of Manhattan Avenue, India Street, a line 150 feet westerly of Manhattan Avenue, a line midway between Green Street and Huron Street, a line 100 feet westerly of Manhattan Avenue, a line midway between Freeman Street and Green Street, and a line 150 feet westerly of Manhattan Avenue;
  - b. a line 150 feet northwesterly of Norman Avenue, Eckford Street, a line 150 feet southeasterly of Norman Avenue, a line midway between Leonard Street and Manhattan Avenue, a line 100 feet southeasterly of Norman Avenue, Manhattan Avenue, Norman Avenue, and Leonard Street;
  - c. a line 100 feet southeasterly of Nassau Avenue, a line midway between Leonard Street and Manhattan Avenue, Driggs Avenue, and a line midway between Manhattan Avenue and Lorimer Street;
  - d. Meeker Avenue (southeasterly portion), a line 125 feet northeasterly of Humboldt Street, Herbert Street, and Humboldt Street;
  - e. Meeker Avenue (southeasterly portion), Grand Avenue- Via Vespucci, Herbert Street, Humboldt Street, Richardson Street, a line 150 feet easterly of Graham Avenue- Via Vespucci (Graham Avenue/ Avenue of Puerto Rico), Skillman Avenue, a line 150 feet westerly of Graham Avenue- Via Vespucci (Graham Avenue/ Avenue of Puerto Rico), and Richardson Street;
  - f. Jackson Street, a line 100 feet easterly of Lorimer Street, Skillman Avenue, and a line 100 feet westerly of Lorimer Street;

- g. Skillman Avenue, a line 150 feet easterly of Union Avenue, a line midway between Conselyea Street and Metropolitan Avenue, Leonard Street, a line midway between Metropolitan Avenue and Devoe Street, Union Avenue, and a southeasterly service road of Brooklyn Queens Expressway;
  - h. Orient Avenue, Olive Street, a line midway between Sharon Street and Metropolitan Avenue, Catherine Street and its northerly centerline prolongation, a line midway between Metropolitan Avenue and Devoe Street, a line 150 feet easterly of Bushwick Avenue, Metropolitan Avenue, and the easterly boundary line of Cooper Gore Park and its northerly and southerly prolongations; and
  - i. Grand Street, Bushwick Avenue, a line midway between Grand Street and Maujer Street, and a line 100 feet easterly of Graham Avenue- Via Vespucci (Graham Avenue/ Avenue of Puerto Rico);
4. changing from an R6 District to an R6A District property bounded by:
- a. Clay Street, Pulaski Bridge, McGuinness Boulevard, Greenpoint Avenue, and a line 100 feet westerly of McGuinness Boulevard;
  - b. a line midway between Kent Street and Greenpoint Avenue, a line 150 feet westerly of Manhattan Avenue, a line perpendicular to the southerly street line of Greenpoint Avenue distant 150 feet westerly (as measured along the street line) from the point of intersection of the southerly street line of Greenpoint Avenue and the southwesterly street line of Manhattan Avenue, a line midway between Greenpoint Avenue and Milton Street, and Franklin Street;
  - c. Norman Avenue, a line midway between Leonard Street and Manhattan Avenue, a line 100 feet northwesterly of Nassau Avenue, a line midway between McGuinness Boulevard and Eckford Street, Nassau Avenue, a line 100 feet northeasterly of Eckford Street, a line 100 feet southeasterly of Nassau Avenue, a line midway between Leonard Street and Manhattan Avenue, Driggs Avenue, and a line midway between Manhattan Avenue and Lorimer Street;
  - d. Richardson Street, a line 100 feet easterly of Graham Avenue- Via Vespucci (Graham Avenue/ Avenue of Puerto Rico), a line 100 feet southerly of Conselyea Street, and a line 100 feet westerly of Graham Avenue – Via Vespucci (Graham Avenue/ Avenue of Puerto Rico);
  - e. a line midway between Metropolitan Avenue and Devoe Street, a line 100 feet easterly of Graham Avenue- Via Vespucci (Graham Avenue/ Avenue of Puerto Rico), a line 125 feet northerly of Grand Street, Graham Avenue- Via Vespucci (Graham Avenue/ Avenue of Puerto Rico), Powers Street, and a line 100 feet

westerly of Graham Avenue- Via Vespucci (Graham Avenue/ Avenue of Puerto Rico);

- f. Skillman Avenue, Kingsland Avenue- Grandparents Avenue, Maspeth Avenue, Olive Street, a line midway between Maspeth Avenue and Orient Avenue, a line 150 feet easterly of Bushwick Avenue and its northerly prolongation, Conselyea Street, and Woodpoint Road; and
  - g. a line midway between Grand Street and Maujer Street, a line 100 feet easterly of Graham Avenue- Via Vespucci (Graham Avenue/ Avenue of Puerto Rico), Maujer Street, and Graham Avenue- Via Vespucci (Graham Avenue/ Avenue of Puerto Rico);
5. changing from a C4-3 District to an R6A District property bounded by:
- a. a line midway between Kent Street and Greenpoint Avenue, a line 100 feet westerly of Manhattan Avenue, Greenpoint Avenue, a line perpendicular to the southerly street line of Greenpoint Avenue distant 150 feet westerly (as measured along the street line) from the point of intersection of the southerly street line of Greenpoint Avenue and the southwesterly street line of Manhattan Avenue, and a line 150 feet southwesterly and westerly of Manhattan Avenue;
  - b. Powers Street, Graham Avenue- Via Vespucci (Graham Avenue/ Avenue of Puerto Rico), a line 125 feet northerly of Grand Street, and a line 100 feet westerly of Graham Avenue- Via Vespucci (Graham Avenue/ Avenue of Puerto Rico); and
  - c. a line midway between Grand Street and Maujer Street, Graham Avenue- Via Vespucci (Graham Avenue/ Avenue of Puerto Rico), Maujer Street, and a line 100 feet westerly of Graham Avenue- Via Vespucci (Graham Avenue/ Avenue of Puerto Rico);
6. changing from an R6 District to an R6B District property bounded by:
- a. Clay Street, a line 100 feet westerly of Manhattan Avenue, a line midway between Freeman Street and Green Street, a line 320 feet easterly of Franklin Street, Freeman Street, Franklin Street, Dupont Street, and a line 430 feet easterly of Franklin Street;
  - b. Clay Street, a line 100 feet westerly of McGuinness Boulevard (westerly portion), a line 100 feet westerly of McGuinness Boulevard, Greenpoint Avenue, a line midway between Eckford Street and McGuinness Boulevard, a line 100 feet northwesterly of Nassau Avenue, a line midway between Leonard Street and Manhattan Avenue, Norman Avenue, Leonard Street, Greenpoint Avenue, a line 150 feet easterly of Manhattan Avenue, Kent Street, and a line 100 feet easterly of Manhattan Avenue;

- c. a line midway between Green Street and Huron Street, a line 100 feet westerly of Manhattan Avenue, Kent Street, a line 150 feet westerly of Manhattan Avenue, a line midway between Kent Street and Greenpoint Avenue, Franklin Street, a line 50 feet northerly of Huron Street, and a line 125 feet easterly of Franklin Street;
- d. a line midway between Greenpoint Avenue and Milton Street, a line 150 feet westerly of Manhattan Avenue, Noble Street, Lorimer Street, Norman Avenue, a line midway between Lorimer Street and Manhattan Avenue, Nassau Avenue, Lorimer Street, a line 100 feet northwesterly of Nassau Avenue, Guernsey Street, Norman Avenue, a line midway between Guernsey Street and Dobbin Street, a line 100 feet northwesterly of Meserole Avenue, a line 100 feet southwestly of Clifford Place, Calyer Street, Banker Street, and Franklin Street;
- e. a line 100 feet southeasterly of Nassau Avenue, a line 100 feet northeasterly of Eckford Street, Driggs Avenue, and a line midway between Manhattan Avenue and Leonard Street;
- f. a line 100 feet northwesterly of Meserole Avenue, Diamond Street, Meserole Avenue, Jewel Street, a line 200 feet southeasterly of Meserole Avenue, a line midway between Jewel Street and Moultrie Street, a line 100 feet northwesterly of Norman Avenue, Moultrie Street, Norman Avenue, Monitor Street, a line 80 feet southerly of Norman Avenue, a line midway between Monitor Street and Kingsland Avenue, a line 200 feet southerly of Norman Avenue, Kingsland Avenue, a line 170 feet northerly of Nassau Street, a line midway between Kingsland Avenue and Sutton Street, a line 100 feet northerly of Nassau Avenue, Morgan Avenue, Nassau Avenue, Apollo Street, a line 250 feet southerly of Nassau Avenue, a line midway between Apollo Street and Van Dam Street, a line 130 feet southerly of Nassau Avenue, Van Dam Street, a line perpendicular to the westerly street line of Van Dam Street distant 50 feet northerly (as measured along the street line) from the point of intersection of the westerly street line of Van Dam Street and the northwesterly street line of Meeker Avenue, a line 100 feet northwesterly of Meeker Avenue, Hausman Street, a line perpendicular to the westerly street line of Hausman Street distant 60 feet northerly (as measured along the street line) from the point of intersection of the westerly street line of Hausman Street and the northwesterly street line of Meeker Avenue, a line 85 feet easterly of Morgan Avenue, Meeker Avenue (northwesterly portion), Driggs Avenue, Sutton Street, a line 120 feet southerly of Driggs Avenue, Kingsland Avenue, a line perpendicular to the westerly street line of Kingsland Avenue distant 50 feet northerly (as measured along the street line) from the point of intersection of the westerly street line of Kingsland Avenue and the northwesterly street line of Meeker Avenue (northwesterly portion), Monitor Street, Engert Avenue, North Henry Street, a line 100 feet northwesterly of Meeker Avenue (northwesterly portion), Russell Street, a line 250 feet southerly of Engert Avenue,

Humboldt Street, McGuinness Boulevard South, Driggs Avenue, and McGuinness Boulevard;

- g. Brooklyn Queens Expressway, Kingsland Avenue- Grandparents Avenue, Skillman Avenue, Woodpoint Road, Conselyea Street, Humboldt Street, a line 100 feet southerly of Conselyea Street, a line 100 feet easterly of Graham Avenue- Via Vespucci (Graham Avenue/ Avenue of Puerto Rico), Richardson Street, Humboldt Street, Herbert Street, and North Henry Street;
- h. Richardson Street, a line 100 feet westerly of Graham Avenue- Via Vespucci (Graham Avenue/ Avenue of Puerto Rico), a line 100 feet southerly of Conselyea Street, Leonard Street, a line 100 feet northerly of Metropolitan Avenue, Lorimer Street, a line 75 feet southerly of Conselyea Street, a line 100 feet easterly of Union Avenue, Skillman Avenue, a line 100 feet westerly of Lorimer Street, Jackson Street, a line 150 feet easterly of Lorimer Street, a line midway between Withers Street and Jackson Street, Leonard Street, Withers Street, a line 100 feet easterly of Leonard Street, a line midway between Withers Street and Frost Street, Manhattan Avenue, Frost Street and a line 150 feet westerly of Graham Avenue- Via Vespucci (Graham Avenue/ Avenue of Puerto Rico);
- i. a line 100 feet northerly of Devoe Street, Lorimer Street, a line midway between Metropolitan Avenue and Devoe Street, a line 100 feet westerly of Graham Avenue- Via Vespucci (Graham Avenue/ Avenue of Puerto Rico), Powers Street, Lorimer Street, a line midway between Powers Street and Grand Street, and a line 100 feet easterly of Union Avenue;
- j. a line midway between Metropolitan Avenue and Devoe Street, Humboldt Street, Devoe Street, a line 100 feet southwestly of Bushwick Avenue, a line midway between Powers Street and Grand Street, a line 200 feet westerly of Humboldt Street, a line 125 feet northerly of Grand Street, and a line 100 feet easterly of Graham Avenue- Via Vespucci (Graham Avenue/ Avenue of Puerto Rico);
- k. a line midway between Maspeth Avenue and Orient Avenue, Olive Street, Maspeth Avenue, Debevoise Avenue, a line 70 feet northwestly of Maspeth Avenue, Morgan Avenue, a line midway between Sharon Street and Metropolitan Avenue, Catherine Street and its northerly centerline prolongation, Powers Street, Olive Street, a line midway between Powers Street and Grand Street, a line 100 feet northeasterly of Bushwick Avenue, a line midway between Metropolitan Avenue and Devoe Street, and a line 150 feet northeasterly of Bushwick Avenue;
- l. a line midway between Grand Street and Maujer Street, Lorimer Street, Maujer Street, Leonard Street, Scholes Street, and a line 100 feet easterly of Union Avenue; and

- m. a line midway between Grand Street and Maujer Street, Bushwick Avenue, Maujer Street, and a line 100 feet easterly of Graham Avenue- Via Vespucci (Graham Avenue/ Avenue of Puerto Rico);
7. changing from a C4-3 District to an R6B District property bounded by:
- a. Kent Street, a line 100 feet westerly of Manhattan Avenue, a line midway between Kent Street and Greenpoint Avenue, and a line 150 feet westerly of Manhattan Avenue;
  - b. Kent Street, a line 150 feet easterly of Manhattan Avenue, Greenpoint Avenue, and a line 100 feet easterly of Manhattan Avenue;
  - c. a line midway between Greenpoint Avenue and Milton Street, a line perpendicular to the northerly street line of Milton Street distant 125 feet westerly (as measured along the street line) from the point of intersection of the northerly street line of Milton Street and the southwesterly street line of Manhattan Avenue, Milton Street, a line perpendicular to the southerly street line of Milton Street distant 100 feet westerly (as measured along the street line) from the point of intersection of the southerly street line of Milton Street and the southwesterly street line of Manhattan Avenue, Noble Street, and a line 150 feet southwesterly of Manhattan Avenue;
  - d. Calyer Street, Leonard Street, Norman Avenue, and a line midway between Leonard Street and Manhattan Avenue;
  - e. Meserole Avenue, a line midway between Lorimer Street and Manhattan Avenue, Norman Avenue, and Lorimer Street;
  - f. Powers Street, a line 100 feet westerly of Graham Avenue- Via Vespucci (Graham Avenue/ Avenue of Puerto Rico), a line 125 feet northerly of Grand Street, a line 100 feet easterly of Manhattan Avenue, a line midway between Grand Street and Powers Street, and Lorimer Street; and
  - g. a line midway between Grand Street and Maujer Street, a line 100 feet westerly of Graham Avenue- Via Vespucci (Graham Avenue/ Avenue of Puerto Rico), Maujer Street, and Lorimer Street;
8. changing from a C8-2 District to an R6B District property bounded by a line midway between Conselyea Street and Metropolitan Avenue, Humboldt Street, a line 100 feet southerly of Conselyea Street, and a line 100 feet easterly of Graham Avenue- Via Vespucci (Graham Avenue/ Avenue of Puerto Rico);
9. changing from an R6 District to an R7A District property bounded by:

- a. Clay Street, a line 100 feet easterly of Manhattan Avenue, Kent Street, and a line 100 feet westerly of Manhattan Avenue;
  - b. Calyer Street, McGuinness Boulevard, Driggs Avenue, a line 100 feet northeasterly of Eckford Street, Nassau Avenue, and a line midway between Eckford Street and McGuinness Boulevard;
  - c. a line midway between Metropolitan Avenue and Devoe Street, a line midway between Judge Street and Bushwick Avenue, a line midway between Powers Street and Grand Street, Olive Street, Grand Street, Bushwick Avenue, a line midway between Grand Street and Powers Street, a line 100 feet southwestly of Bushwick Avenue, Devoe Street, and Bushwick Avenue; and
  - d. Skillman Avenue and its westerly centerline prolongation, a line 100 feet easterly of Union Avenue, a line 75 feet southerly of Conselyea Street, Lorimer Street, a line 100 feet northerly of Metropolitan Avenue, Leonard Street, a line 100 feet southerly of Conselyea Street, , a line 100 feet easterly of Graham Avenue- Via Vespucci (Graham Avenue/ Avenue of Puerto Rico), a line midway between Metropolitan Avenue and Devoe Street, Lorimer Street, a line 100 feet northerly of Devoe Street, a line 100 feet easterly of Union Avenue, a line midway between Powers Street and Grand Street, Lorimer Street, a line midway between Grand Street and Maujer Street, a line 100 feet easterly of Union Avenue, Scholes Street, Union Avenue, and Brooklyn Queens Expressway;
10. changing from a C8-2 District to an R7A District property bounded by a line 100 feet southerly of Conselyea Street, Humboldt Street, a line midway between Metropolitan Avenue and Devoe Street, and a line 100 feet easterly of Graham Avenue- Via Vespucci (Graham Avenue/ Avenue of Puerto Rico);
  11. changing from an R6 District to a C4-3A District property bounded by a line 150 feet southwestly of Manhattan Avenue, a line midway between Greenpoint Avenue and Milton Street, and a line perpendicular to the southerly street line of Greenpoint Avenue distant 150 feet westerly (as measured along the street line) from the point of intersection of the southerly street line of Greenpoint Avenue and the southwestly street line of Manhattan Avenue;
  12. changing from a C4-3 District to a C4-3A District property bounded by Kent Street, a line 100 feet easterly of Manhattan Avenue, Greenpoint Avenue, Leonard Street, Calyer Street, a line midway between Leonard Street and Manhattan Avenue, Norman Avenue, a line midway between Manhattan Avenue and Lorimer Street, Meserole Avenue, Lorimer Street, Noble Street, a line perpendicular to the southerly street line of Milton Street distant 100 feet westerly (as measured along the street line) from the point of intersection of the southerly street line of Milton Street and the southwestly street line of Manhattan Avenue, Milton Street, a line perpendicular to the northerly street line of Milton Street

distant 125 feet westerly (as measured along the street line) from the point of intersection of the northerly street line of Milton Street and the southwesterly street line of Manhattan Avenue, a line midway between Greenpoint Avenue and Milton Street, and a line perpendicular to the southerly street line of Greenpoint Avenue distant 150 feet westerly (as measured along the street line) from the point of intersection of the southerly street line of Greenpoint Avenue and the southwesterly street line of Manhattan Avenue;

13. changing from an R6 District to a C4-4A District property bounded by a line 125 feet northerly of Grand Street, a line 200 feet westerly of Humboldt Street, a line midway between Powers Street and Grand Street, Bushwick Avenue, a line midway between Grand Street and Maujer Street, and Graham Avenue- Via Vespucci (Graham Avenue/ Avenue of Puerto Rico);
14. changing from a C4-3 District to a C4-4A District property bounded by a line midway between Powers Street and Grand Street, a line 100 feet easterly of Manhattan Avenue, a line 125 feet northerly of Grand Street, Graham Avenue- Via Vespucci (Graham Avenue/ Avenue of Puerto Rico), a line midway between Grand Street and Maujer Street, and Lorimer Street;
15. establishing within an existing R6 District a C2-4 District bounded by
  - a. a line perpendicular to the westerly street line of Hausman Street distant 60 feet northerly (as measured along the street line) from the point of intersection of the westerly street line of Hausman Street and the northwesterly street line of Meeker Avenue (northwesterly portion), Hausman Street, Meeker Avenue, and a line 85 feet easterly of Morgan Avenue;
  - b. Meeker Avenue (southeasterly portion), a line 125 feet northeasterly of Humboldt Street, Herbert Street, and Humboldt Street; and
  - c. Meeker Avenue (southeasterly portion), Grand Avenue- Via Vespucci, Herbert Street, Humboldt Street, Richardson Street, a line 150 feet easterly of Graham Avenue- Via Vespucci (Graham Avenue/ Avenue of Puerto Rico), Skillman Avenue, a line 150 feet westerly of Graham Avenue- Via Vespucci (Graham Avenue/ Avenue of Puerto Rico), and Richardson Street;
16. establishing within a proposed R6A District a C2-4 District bounded by:
  - a. a line midway between Kent Street and Greenpoint Avenue, a line 100 feet westerly of Manhattan Avenue, Greenpoint Avenue, a line perpendicular to the southerly street line of Greenpoint Avenue distant 150 feet westerly from the point of intersection of the southerly street line of Greenpoint Avenue and the northwesterly street line of Manhattan Avenue, a line midway between Greenpoint Avenue and Milton Street, and Franklin Street;

- b. a line midway between Kent Street and Greenpoint Avenue, McGuinness Boulevard, Greenpoint Avenue, and a line 100 feet westerly of McGuinness Boulevard;
  - c. Norman Street, a line midway between Manhattan Avenue and Leonard Street, a line 100 feet northwesterly of Nassau Avenue, a line midway between McGuinness Boulevard and Eckford Street, Nassau Avenue, a line 100 feet northeasterly of Eckford Street, a line 100 feet southeasterly of Nassau Avenue, a line midway between Manhattan Avenue and Leonard Street, Driggs Avenue, and a line midway between Lorimer Street and Manhattan Avenue;
  - d. Richardson Street, a line 100 feet easterly of Graham Avenue- Via Vespucci (Graham Avenue/ Avenue of Puerto Rico), a line 100 feet southerly of Conselyea Street, and a line 100 feet westerly of Graham Avenue- Via Vespucci (Graham Avenue/ Avenue of Puerto Rico);
  - e. a line midway between Metropolitan Avenue and Devoe Street, a line 100 feet easterly of Graham Avenue- Via Vespucci (Graham Avenue/ Avenue of Puerto Rico), a line 125 feet northerly of Grand Street, and a line 100 feet westerly of Graham Avenue- Via Vespucci (Graham Avenue/ Avenue of Puerto Rico); and
  - f. a line midway between Grand Street and Maujer Street, a line 100 feet easterly of Graham Avenue- Via Vespucci (Graham Avenue/ Avenue of Puerto Rico), Maujer Street, and a line 100 feet westerly of Graham Avenue- Via Vespucci (Graham Avenue/ Avenue of Puerto Rico);
17. establishing within a proposed R6B District a C2-4 District bounded by:
- a. Dupont Street, a line 75 feet easterly of Franklin Street, Freeman Street, and Franklin Street;
  - b. a line 50 feet northerly of Huron Street, a line 75 feet easterly of Franklin Street, a line midway between Kent Street and Greenpoint Avenue, and Franklin Street;
  - c. a line midway between Greenpoint Avenue and Milton Street, a line 75 feet easterly of Franklin Street and its southerly prolongation, Calyer Street, Banker Street, and Franklin Street;
  - d. a line midway between Greenpoint Avenue and Kent Street, a line 100 feet westerly of McGuinness Boulevard, Greenpoint Avenue, a line midway between Eckford Street and McGuinness Boulevard, a line 100 feet southerly of Greenpoint Avenue, Leonard Street, Greenpoint Avenue, and a line 100 feet easterly of Manhattan Avenue;

- e. a line 100 feet northerly of Norman Avenue, Eckford Street, a line 100 feet southerly of Norman Avenue, and a line midway between Leonard Street and Manhattan Avenue;
- f. a line perpendicular to the northeasterly street line of Lorimer Street distant 75 feet northerly (as measured along the street line) from the point of intersection of the northwesterly street line of Bedford Avenue and the northeasterly street line of Lorimer Street, a line midway between Manhattan Avenue and Lorimer Street, Bedford Avenue, and Lorimer Street;
- g. a line 100 feet northerly of Driggs Avenue, a line 100 feet northeasterly of Eckford Street, Driggs Avenue, and Leonard Street;
- h. a line 100 feet northwesterly of Nassau Avenue, Newel Street, a line 75 feet northwesterly of Nassau Avenue, Humboldt Street, a line 100 feet northerly of Nassau Avenue, Russell Street, a line 75 feet northerly of Nassau Avenue, Monitor Street, Nassau Avenue, Russell Street, a line 100 feet southerly and southeasterly of Nassau Avenue, Diamond Street, a line 75 feet southeasterly of Nassau Avenue, Newel Street, a line 100 feet southeasterly of Nassau Avenue, and McGuinness Boulevard;
- i. a line 100 feet northerly of Driggs Avenue, Russell Street, Driggs Avenue, Monitor Street, a line 100 feet southerly of Driggs Avenue, Humboldt Street, Driggs Avenue, and McGuinness Boulevard;
- j. a line 80 feet northerly of Driggs Avenue, Morgan Avenue, a line 100 feet northerly of Driggs Avenue, a line 85 feet easterly of Morgan Avenue, Meeker Avenue (northerly portion), Driggs Avenue, and Sutton Street;
- k. Richardson Street, Kingsland Avenue- Grandparents Avenue, Jackson Street, a line 100 feet westerly of Kingsland Avenue- Grandparents Avenue, Withers Street, Woodpoint Road, Frost Street, a line 100 feet northwesterly of Woodpoint Road, and a line 100 feet westerly of Kingsland Avenue- Grandparents Avenue;
- l. Jackson Avenue, a line 100 feet easterly of Lorimer Street, Skillman Avenue, and a line 100 feet westerly of Lorimer Street;
- m. a line midway between Orient Avenue and Metropolitan Avenue, Olive Street, a line midway between Sharon Street and Metropolitan Avenue, Catherine Street and its northerly centerline prolongation, a line midway between Metropolitan Avenue and Devoe Street, a line 150 feet easterly of Bushwick Avenue, Metropolitan Avenue, and the easterly boundary line of Cooper Gore Park;

- n. a line midway between Grand Street and Maujer Street, a line 100 feet easterly of Manhattan Avenue, Maujer Street, and a line 100 feet westerly of Manhattan Avenue; and
  - o. a line midway between Grand Street and Maujer Street, Bushwick Avenue, Maujer Street, and a line 100 feet westerly of Bushwick Avenue; and
18. establishing within a proposed R7A District a C2-4 District bounded by:
- a. Clay Street, a line 100 feet easterly of Manhattan Avenue, Kent Street, and a line 100 feet westerly of Manhattan Avenue;
  - b. a line 100 feet northwesterly of Nassau Avenue, McGuinness Boulevard, a line 100 feet southeasterly of Nassau Avenue, a line 100 feet northeasterly of Eckford Street, Nassau Avenue, and a line midway between McGuinness Boulevard and Eckford Street;
  - c. Skillman Avenue and its westerly centerline prolongation, a line 100 feet easterly of Union Avenue, a line 75 feet southerly of Conselyea Street, Lorimer Street, a line 100 feet northerly of Metropolitan Avenue, Leonard Street, a line 100 feet southerly of Conselyea Street, Humboldt Street, a line midway between Metropolitan Avenue and Devoe Street, Lorimer Street, a line 100 feet northerly of Devoe Street, a line 100 feet easterly of Union Avenue, a line midway between Powers Street and Grand Street, Lorimer Street, a line midway between Grand Street and Maujer Street, a line 100 feet easterly of Union Avenue, Ten Eyck Street, and Union Avenue; and
  - d. a line midway between Powers Street and Grand Street, Olive Street, Grand Street, and Bushwick Avenue;

as shown on a diagram (for illustrative purposes only) dated March 2, 2009, and subject to the conditions of CEQR Declaration E-232.

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The application for an amendment of the Zoning Map was filed by the Department of City Planning on February 24, 2009, to rezone all or portions of 175 blocks in an area generally bounded by Clay Street, Franklin Street, McCarren Park, the Brooklyn-Queens Expressway (BQE), Union Avenue, Scholes Street, Leonard Street, Maujer Street, Cooper Park, Kingsland Avenue, Van Dam Street, Nassau and Norman Avenues, and McGuinness Boulevard from R6, C4-3, and C8-2 to R6B, R6A, R7A, C4-3A, and C4-4A.

## **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 090333 ZRK	Zoning Text Amendment to Article 2, Chapter 3 of the Zoning Resolution, to apply the Inclusionary Housing program to the proposed R7A districts on Manhattan, Metropolitan, Union, and Bushwick Avenues, Grand Street, and McGuinness Boulevard.
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## **BACKGROUND**

At the request of local elected officials and Community Board 1, the Department of City Planning proposes zoning map and zoning text amendments for an approximately 175-block area in the Greenpoint and Williamsburg neighborhoods. Separate from the 2005 Greenpoint-Williamsburg Rezoning, this action addresses the historically residential blocks east of the 2005 rezoning area. The recent surge in residential development has produced apartment towers with heights up to approximately 200 feet tall built according to height factor regulations in R6-zoned areas of Community District 1. This type of development is inconsistent with, and disruptive of, the low-rise attached residential context found within the rezoning area. With the passage of the 2005 Greenpoint-Williamsburg Land Use and Waterfront Plan, the administration committed to studying R6-zoned blocks near the 2005 rezoning area for contextual rezoning. The proposed rezoning aims to preserve neighborhood scale and provide incentives and opportunities for affordable housing development.

### **Neighborhood Character**

The blocks within the rezoning area were originally developed in the 19<sup>th</sup> and early 20<sup>th</sup> centuries as residential neighborhoods to house workers attached to the vibrant industry located along the East River and Newtown Creek. These industries included ship building, metal and glass production, and oil and sugar refining.

The industry in this area declined steadily throughout the 20<sup>th</sup> century. However, the area has seen considerable growth during the last decade as a residential neighborhood. In response to these changes, the Department of City Planning undertook the Greenpoint-Williamsburg Land Use and Waterfront Plan (2005 Greenpoint-Williamsburg Rezoning) in 2005, which rezoned much of the waterfront and nearby blocks to permit residential development. The areas rezoned in 2005 lie to the west of the residential blocks that are the subject of this action.

Today, most blocks in the area subject to this rezoning consist of 2-4 story wood-frame attached houses and apartment buildings, while some buildings rise to five or six stories. Neat rows of brick and masonry row houses can also be seen in Greenpoint east of Monsignor McGolrick Park. The Greenpoint Historic District, designated in 1982, features distinctive 19th century brick row houses commissioned by business owners, foremen, and professionals who had worked on the nearby waterfront.

These buildings often include ground floor commercial uses when located along the commercial corridors of Manhattan, Driggs, Nassau, Graham and Metropolitan avenues, and Grand and Franklin streets. Community facilities such as schools and churches are common. Scattered industrial uses occur in Northern Greenpoint, and on Metropolitan Avenue west of Bushwick Avenue.

The area is served by the G subway line along Union and Manhattan Avenues and the L subway line along Metropolitan Avenue. The J-M-Z line also runs along Broadway to the southwest of the rezoning area. Several bus lines also connect the rezoning area to points in Brooklyn, Queens, and Manhattan. Major parks in the area include McCarren Park (36 acres) located just west of the rezoning area, Msgr. McGolrick Park (9 acres), in eastern Greenpoint, and Cooper Park (6 acres), in eastern Williamsburg.

### **Existing Zoning**

The area is predominantly zoned R6, with two small C4-3 districts and a C8-2 district. C1 and C2 overlays occur on blocks along retail corridors. The area north of the BQE was rezoned from R4 to R6 in 1974. Zoning in the rest of the rezoning area is largely unchanged since 1961.

## R6

R6 is mapped over approximately 93 percent (161 full or partial blocks) of the rezoning area. R6 districts permit residential use and community facility uses such as hospitals, schools, churches, and medical offices. R6 is a height factor district with no height limits and which permits tower construction on large lots. Building envelopes heights are regulated by the sky exposure plane. The maximum floor area ratio (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 and limits building heights to 55 feet and 70 feet, respectively. Off-street parking is required for 70 percent of the dwelling units, or for 50 percent of the dwelling units when the Quality Housing program is utilized.

## C4-3

C4-3 districts cover 16 full or partial blocks along Manhattan Avenue in the northern portion of the rezoning area and along Grand Street in the south, as shown on the Existing Zoning map. C4-3 district regulations permit general commercial uses to an FAR of 3.4 and community facility uses to an FAR of 4.8. Unlike C1 and C2 commercial overlays, C4-3 districts permit commercial uses on multiple floors when residences are located above, and permit larger and more varied retail establishments such as department stores. Residential uses are also permitted and are largely governed by R6 district regulations as described above. As in R6 districts, C4-3 districts do not have height limits and building envelopes are regulated by the sky exposure plane. Under optional Quality Housing program, residential uses are permitted to 2.2 FAR on narrow streets and 3.0 FAR on wide streets and building heights are limited to 55 feet and 70 feet on narrow and wide streets, respectively.

## C8-2

C8-2 is mapped on six full and partial blocks around the intersection of Bushwick and Metropolitan Avenues and Humboldt Street. C8-2 districts permit commercial and community facility uses, including heavy commercial uses such as automobile repair. Residential uses are not permitted. Commercial uses are permitted to 2.0 FAR and community facility uses are permitted to 4.8 FAR. There is no height limit in a C8-2 district

### C1 and C2 overlays

C1-3, C1-4, C2-2, C2-3, and C2-4 commercial overlays are mapped within the R6 district on the commercial corridors of Manhattan, Driggs, Nassau, Graham and Metropolitan avenues, and Grand Street. These overlays permit local retail and service uses. C1 overlays permit small-scale retail shops and offices. C2 overlays permit a slightly broader range of service uses, such as local repair services. C1 and C2 overlays have a maximum FAR of 2.0 when mapped in R6 districts, though commercial uses are limited to the first floor when residences are located above. These overlays require parking for general retail space at rates of between one space per 300 square feet and one space per 1000 square feet.

### **Proposed Zoning Map Changes**

The proposed zoning map and text amendments would preserve neighborhood character while allowing for medium density residential growth with affordable housing that conforms to the existing scale and built form of the neighborhood.

The proposed zoning map and text amendments would:

- Preserve neighborhood scale and character through contextual zoning districts with height limits.
- Provide opportunities and incentives for affordable housing development through the establishment of an Inclusionary Housing bonus on certain wide streets.
- Recognize and preserve existing commercial uses while protecting the residential character of lots adjacent to retail corridors by adjusting commercial zoning districts

### R6B

R6B is proposed for approximately 80 percent of the rezoning area (163 full or partial blocks). R6B would be mapped on residential side streets that are narrower and are not major commercial or transportation corridors. These areas are currently zoned R6 or C4-3.

R6B is a typical row house district that includes height limits and street wall lineup provisions to ensure new buildings are consistent with the scale of the existing context. R6B permits residential and community facility uses to an FAR of 2.0. Base heights are required to be between 30 and 40 feet, and the maximum building height is 50 feet after a setback from the street. This typically produces four- to five-story buildings. New development in the proposed R6B district would be required to line up with adjacent structures to maintain the existing street wall. New multifamily residences in R6B districts must provide one off-street parking space for 50 percent of dwelling units.

### R6A

R6A is proposed for approximately six percent of the rezoning area (42 partial blocks and one full block). R6A would be mapped along some narrow commercial streets and wide streets that are not major commercial or transportation corridors, including the northern portion of McGuinness Boulevard and Manhattan, Graham and Maspeth Avenues. These areas are currently zoned R6 or C4-3.

R6A is a typical apartment district with height limits and street wall lineup provisions to ensure that new development would be in context with the scale of existing buildings. R6A permits residential and community facility uses to an FAR of 3.0. Base heights are required to be between 40 and 60 feet, and the maximum building height is 70 feet after a setback from the street. This typically produces six- to seven-story buildings. New buildings in R6A districts must be located no closer to the street than a neighboring building. Off-street parking is required for 50 percent of new residential units.

### R7A

R7A is proposed for approximately nine percent of the rezoning area (44 partial blocks). R7A would be mapped along wide streets that are major commercial or transportation corridors that are appropriate locations for a moderate increase in permitted density. These locations include the northern portion of Manhattan Avenue, the southern portion of McGuinness Boulevard, Grand Street, and Metropolitan, Union, and Bushwick Avenues. These areas are currently zoned

R6, or C8-2. The proposed zoning text amendment (N 090333 ZRK) will apply the Inclusionary Housing program to all proposed R7A districts.

R7A is also an apartment house district with height limits and street wall lineup provisions. With the related zoning text amendment described below, Any building containing residences is limited to a base FAR of 3.45. The FAR may be increased to 4.6 if affordable housing is provided. Base heights are required to be between 40 and 65 feet, and the maximum building height is 80 feet after a setback from the street. This typically produces six- to eight-story buildings. New buildings in R7A districts must be located no closer to the street than a neighboring building. Buildings containing only community facility uses have a maximum FAR of 4.0. One parking space is required for 50 percent of new residential units.

#### C4-3A

C4-3A is proposed for three percent of the rezoning area (10 full or partial blocks). C4-3A would be mapped over the commercial center at the southern core of Manhattan Avenue. This area is currently zoned C4-3.

C4-3A districts are mapped in commercial centers that are located outside of central business districts. These districts permit, specialty and department stores, theaters, and offices, which are not permitted in C1 or C2 overlays intended for smaller neighborhood shopping centers. C4-3A is an R6A-equivalent district that permits residential, commercial, and community facility uses to an FAR of 3.0. Base heights are required to be between 40 and 60 feet, and the maximum building height is 70 feet after a setback from the street. This typically produces a six- to seven-story building. One parking space is required for 50 percent of residential units and requirements vary by use for commercial space.

#### C4-4A

C4-4A is proposed for three percent of the rezoning area (10 partial blocks). C4-4A would be mapped along Grand Street, which is currently a commercial center and is zoned C4-3 and R6. The proposed zoning text amendment will apply the Inclusionary Housing program to all proposed C4-4A districts.

C4-4A districts, like C4-3A districts are mapped in commercial centers that are located outside of central business districts. C4-4A is an R7A-equivalent district that permits commercial and community facility uses to an FAR of 4.0. The Inclusionary Housing program would be applicable within C4-4A districts in this area. Any building containing residences is limited to a base FAR of 3.45, which can be increased to 4.6 FAR if affordable housing is provided. Base heights are required to be between 40 and 65 feet, and the maximum building height is 80 feet after a setback from the street. This typically produces a six- to eight-story building. One parking space is required for 50 percent of residential units and requirements vary by use for commercial space.

#### C2-4 Overlays

The proposed rezoning would also change all existing C1-3, C1-4, C2-2, and C2-3 commercial overlays to C2-4 and would reduce overlay depths from a typical existing depth of 150 feet to 100 feet. This would allow a slightly wider range of local uses and prevent commercial uses from encroaching on the residential side streets.

New C2-4 overlays would be mapped at specific locations where stores already exist including area with no current overlays and existing C4 or C8 zoning districts are being removed. These locations include Franklin Street, Greenpoint Avenue, Driggs Avenue, Metropolitan Avenue, and Graham Avenue. This will help maintain continuity on the neighborhoods commercial corridors.

#### **Proposed Zoning Text Amendment (N 090333 ZRK)**

The related action (N 090333 ZRK) would amend the Zoning Resolution to apply the Inclusionary Housing program to R7A and C4-4A districts mapped as part of this action. The Inclusionary Housing program was developed in the 1980s and was first applied outside Manhattan with the 2005 Greenpoint-Williamsburg Rezoning. This will establish an Inclusionary Housing FAR bonus in these districts, providing opportunity and incentive for the development of affordable housing.

For residential development without an affordable housing component, the maximum FAR within the areas proposed to be rezoned to R7A or C4-4A would be limited to a base FAR of 3.45. Under the Inclusionary Housing program, a development providing affordable housing is eligible for a floor area bonus within the underlying contextual height and bulk regulations. Developments could qualify for a maximum FAR of 4.6 by providing 20 percent of the residential floor area in the development as permanently affordable housing for low- and moderate-income households. Affordable units can be provided either on-site or off-site. Off-site units can be provided through new construction or through preservation of existing affordable units in perpetuity and must be located within Community District 1 or within a half-mile of the bonused development if in a different community district. Other city, state and federal housing finance programs may be used to provide further assistance in creating affordable units.

**ENVIRONMENTAL REVIEW**

This application (C 090334 ZMK) was reviewed pursuant to the New York State Environmental Quality Review Act (SEQRA), and the SEQRA regulations set forth in Volume 6 of the New York Code of Rules and Regulations, Section 617.00 et seq. and the City Environmental Quality Review (CEQR) Rules of Procedure of 1991 and Executive Order No. 91 of 1977. The designated CEQR number is 09DCP056K. The lead agency is the City Planning Commission.

After a study of the environmental impact of the subject application (C 090334 ZMK), a negative declaration was issued on March 2, 2009, which included (E) designations for hazardous materials, air quality, and noise.

To avoid potential impacts associated with hazardous materials an (E) designation for hazardous materials would be placed on the following properties:

<b>Block</b>	<b>Lot</b>
2487	42, 43
2488	3, 4 6, 7,
2495	48

2496	1, 3, 6
2504	43, 44, 45
2505	2, 3, 4, 5, 6, 7, 8
2513	2, 3, 4, 5, 6, 8
2523	1, 2, 4, 7
2532	42, 43, 45, 46
2533	3
2540	41
2541	4
2550	45, 46, 47
2551	3, 4, 5, 6, 7, 8
2559	37, 45, 46
2563	1
2566	4
2569	2
2575	5
2599	18, 19, 23, 28
2622	5, 7, 8, 9, 10, 11, 20, 21, 22, 23, 24
2649	11, 12, 13, 14, 15, 16, 18, 19, 20, 21, 22, 23, 24, 29, 30, 31, 32
2682	5, 10, 13, 14, 29, 31, 112
2683	28
2751	4, 5
2756	25, 33
2757	24, 25
2758	4, 39, 41
2760	4, 6, 28, 35, 36, 37
2761	3, 5, 6, 15, 16, 17, 18, 21, 22, 25, 26, 34, 35, 64
2762	3, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 17, 18
2763	11, 13, 16, 17, 18
2764	3, 13, 14, 15, 16, 17, 18, 19, 25
2767	1, 3, 4
2771	5, 7
2772	11, 13, 15, 18, 20, 29
2773	5, 6, 7, 8
2776	24
2777	5
2779	1, 2, 3, 4, 27, 31, 33, 34, 35, 36, 37, 38, 44, 45, 46, 48, 49
2780	1, 28, 30, 31, 32, 33, 34, 35, 36, 37, 38
2781	30, 31, 32, 33, 34, 35, 36, 38, 41
2783	36, 39, 43
2784	1, 30, 31

2785	11, 12, 13, 14, 16, 18, 19, 21, 22, 26, 27
2786	19, 20
2787	9, 10, 21
2788	15, 19, 20
2789	10, 21, 22
2790	5, 12, 13, 15, 16, 17, 111
2791	6
2893	25, 30
2919	4
2922	34, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47
3022	3, 4

The (E) designation would require that the fee owner of the sites conduct a testing and sampling protocol and remediation where appropriate, to the satisfaction of the NYCDEP before the issuance of a building permit by the Department of Buildings pursuant to the provisions of Section 11-15 of the Zoning Resolution (Environmental Requirements). The (E) designation will also include a mandatory construction-related health and safety plan which must be approved by NYCDEP.

To preclude the potential for significant adverse air quality impacts related to HVAC emissions, an (E) designation would be placed the following properties:

<b>Block</b>	<b>Lot</b>
2505	3, 4, 5, 6, 7, 8
2760	28
2761	15, 16, 17, 18
2779	34, 35, 36, 37
2780	1, 31, 32, 33, 34, 35, 36, 37, 38
2781	36, 37, 38
2790	5, 111

The text for the (E) designations is as follows:

Block 2505, Lots 3, 4, 5, 6, 7, 8 (Projected Development Site 1): Any new residential and/or commercial development on the above-referenced properties must ensure that the heating, ventilating and air conditioning stack(s) are located at least 14 feet for Oil No. 2 from the lot line facing Freeman Street or use Natural Gas as the type of fuel for space heating and hot water (HVAC) systems, to avoid any potential significant adverse air quality impacts.

Block 2760, Lot 28 (Projected Development Site 20): Any new residential and/or commercial development on the above-referenced properties must ensure that the heating, ventilating and air conditioning stack(s) are located at least 14 feet for Oil No. 2 from the lot line facing Graham Avenue or use Natural Gas as the type of fuel for space heating and hot water (HVAC) systems, to avoid any potential significant adverse air quality impacts.

Block 2780, Lots 1 & 31, 32, 33, 34, 35, 36, 37, 38 (Projected Development Site 44): Any new residential and/or commercial development on the above-referenced properties must ensure that the heating, ventilating and air conditioning stack(s) are located at least 22 feet for Oil No. 2 from the lot line facing Leonard Street or use Natural Gas as the type of fuel for space heating and hot water (HVAC) systems, to avoid any potential significant adverse air quality impacts.

Block 2781, Lots 36, 37, 38 (Projected Development Site 45): Any new residential and/or commercial development on the above-referenced properties must ensure that the heating, ventilating and air conditioning stack(s) are located at least 13 feet for Oil No. 2 from the lot line facing Manhattan Avenue or use Natural Gas as the type of fuel for space heating and hot water (HVAC) systems, to avoid any potential significant adverse air quality impacts.

Block 2790, Lots 5 & 111 (Projected Development Site 49): Any new residential and/or commercial development on the above-referenced properties must ensure that the heating, ventilating and air conditioning stack(s) are located at least 14 feet for Oil No. 2 from the lot line facing Bushwick Avenue or use Natural Gas as the type of fuel for space heating and hot water (HVAC) systems, to avoid any potential significant adverse air quality impacts.

Block 2761, Lots 15, 16, 17, 18 (Potential Development Site 113): Any new residential and/or commercial development on the above-referenced properties must ensure that the heating, ventilating and air conditioning stack(s) are located at least 14 feet for Oil No. 2 from the lot line facing Union Avenue and Devoe Street or use Natural Gas as the type of fuel for space heating and hot water (HVAC) systems, to avoid any potential significant adverse air quality impacts.

Block 2779, Lots 34, 35, 36, 37 (Potential Development Site 123): Any new residential and/or commercial development on the above-referenced properties must ensure that the heating, ventilating and air conditioning stack(s) are located at least 11 feet for Oil No. 2 from the lot line facing Union Avenue and Lorimer Street or use Natural Gas as the type of fuel for space heating and hot water (HVAC) systems, to avoid any potential significant adverse air quality impacts.

To avoid the potential for significant adverse impacts associated with noise, the proposed action would map (E) designations for noise.

An (E) designation requiring a minimum of **30 dBA** of window/wall attenuation for all new dwelling units would be placed on the following properties:

<b>Block</b>	<b>Lot</b>
2487	42, 43
2488	3, 4, 6, 7
2495	48
2496	1, 3, 6
2502	2
2504	43, 44, 45
2505	3, 4, 5, 6, 7, 8
2513	2, 3, 4, 5, 6, 8
2523	1, 2, 4, 7
2532	42, 43, 45, 46
2533	3
2540	41
2541	4
2550	45, 46, 47
2551	3, 4, 5, 6, 7, 8
2599	28
2622	5
2649	32
2682	5
2683	28
2756	25
2760	4, 6
2761	34, 35, 64
2771	5, 7
2772	11, 13, 15, 18, 20
2776	24
2777	5
2784	1
2893	25, 30
2919	4

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 dBA window/wall attenuation on all façades in order to maintain an interior noise level of 45 dBA. 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, air conditioning sleeves or HUD approved fans.

An (E) designation for noise requiring a minimum of **35 dBA** of window/wall attenuation for all new dwelling units would be placed on the following properties:

<b>Block</b>	<b>Lot</b>
2566	4
2569	2
2575	5
2622	7, 8, 9, 10, 11, 20, 21, 22, 23, 24
2649	11, 12, 13, 14, 15, 16, 18, 19, 20, 21, 22, 23, 24, 29, 30, 31
2682	10, 13, 14, 29, 31, 112
2756	33
2757	24, 25
2758	4, 39, 41
2559	18, 19, 23, 37, 45, 46
2760	28, 34, 36, 37
2761	3, 5, 6, 15, 16, 17, 18, 21, 22, 25, 26
2762	3, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 17, 18
2763	1, 11, 13, 16, 17, 18
2764	13, 25
2765	3, 14, 15, 16, 17, 18, 19
2767	1, 3, 4
2773	5, 6, 7, 8
2779	1, 2, 3, 4, 27, 31, 33, 34, 35, 36, 37, 38, 44, 45, 46, 48, 49
2780	1, 28, 30, 31, 32, 33, 34, 35, 36, 37, 38
2781	30, 31, 33, 34, 35, 36, 38
2782	30, 32, 34, 35, 40, 41
2783	36, 39, 43
2784	30, 31, 32
2785	11, 12, 13, 14, 16, 18, 19, 21, 22, 26, 27
2786	19, 20
2787	9, 10, 21
2788	15, 19, 20
2789	10, 21, 22
2790	5, 12, 13, 15, 16, 17, 111
2791	6
2922	34, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47
3022	3, 4

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

In order to ensure an acceptable interior noise environment, future residential/commercial uses must provide a closed window condition with a minimum of 35 dBA window/wall attenuation on all façades in order to maintain an interior noise level of 45 dBA. 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.

An (E) designation for noise requiring a minimum of **40 dBA** of window/wall attenuation for all new dwelling units would be placed on the following properties:

<b>Block</b>	<b>Lot</b>
2751	4, 5

The text of the (E) designation for noise for the above property 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 40 dBA window/wall attenuation on all façades in order to maintain an interior noise level of 45 dBA. To achieve 40 dBA of building attenuation, special design features that go beyond the normal double-glazed windows are necessary and may include using specially designed windows (i.e., windows with small sizes, windows with air gaps, windows with thicker glazing, etc.), and additional building attenuation. 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. The required degree of window/wall attenuation would require added project costs and could limit the range of design options. The City has not made any determination that cost-effective attenuation measures are available for this site. Commercial uses must provide a closed window condition with a minimum of 35 dBA window/wall attenuation in order to maintain an interior noise level of 50 dBA.

## **UNIFORM LAND USE REVIEW**

This application (C 090334 ZMK) was certified as complete by the Department of City Planning on March 2, 2009, and was duly referred to Community Board 1 and the Borough President, in accordance with Title 62 of the Rules of the City of New York, Section 2-02(b).

### **Community Board Public Hearing**

Community Board 1 held a public hearing on this application on March 17, 2009 and on April 13, 2009, by a vote of 27 to 3 with 0 abstentions, adopted a resolution recommending approval of the application with the following conditions:

1. that DCP study a follow-up action to change Grand Street between Union Avenue and Bushwick Avenue from an R7A equivalent to an R6A equivalent; and
2. that DCP study a follow-up action to change Grand Street between Graham Avenue and Bushwick Avenue from a C4 commercial zoning to a C2 commercial zoning (or the equivalent commercial overlay); and
3. that DCP study a follow-up action to change the east side of Union Avenue between Metropolitan Avenue and Grand Street from R7A to R6A; and
4. that DCP study a follow-up action to change Metropolitan Avenue between Union Avenue and Bushwick Avenue from a C2 commercial overlay to a C4 commercial overlay (or the equivalent commercial zoning); and
5. that DCP study a follow-up action to implement commercial zoning (or overlay) on McGuinness Boulevard between Bayard Street and Calyer Street.

### **Borough President Recommendation**

This application was considered by the Borough President, who issued a recommendation on May 20, 2009 approving the application.

### **City Planning Commission Public Hearing**

On May 20, 2009 (Calendar No. 7), the City Planning Commission scheduled June 3, 2009, for a public hearing on this application (C 090334 ZMK). The hearing was duly held on June 3, 2009 (Calendar No. 18) in conjunction with the related application (N 090333 ZRK).

There were 9 speakers in favor of the application and 1 speaker in opposition.

Speakers in favor included representatives of Council members from the 33<sup>rd</sup> and 34<sup>th</sup> districts, the Chair of the ULURP Committee of Community Board 1, representatives of local

organizations, and several local residents. Their testimony noted the long and transparent public process through which the proposal was crafted and urged the Commission to approve the proposal quickly. The representatives of both Council members noted that they had sent mailings during Fall 2008 to every property within the rezoning area notifying residents of the proposed actions. It was stated that the proposal would preserve the character and scale of the neighborhoods, help local organizations produce affordable housing, and support local businesses.

One local resident and Community Board member, while recommending approval of the proposed actions, requested that attention be paid to the points raised in the Community Board's recommendation. In addition, a representative of the Saint Nicholas Neighborhood Development Corporation, while also recommending approval of the proposed actions, requested that a portion of the block bounded by Jackson and Leonard Streets and Manhattan and Skillman Avenues, be removed from the rezoning with R6 zoning to remain, in order to accommodate plans of the School Settlement Association to redevelop an existing community facility at 120 Jackson Street.

A resident of Kent Street in Greenpoint spoke in opposition to the proposed actions. He stated that properties rezoned from R6 to R6B would decrease in value.

There were no other speakers, and the hearing was closed.

## **CONSIDERATION**

The Commission believes that this amendment of the Zoning Map (C 090334 ZMK), in conjunction with the related application for a zoning text amendment (N 090333 ZRK), is appropriate.

The proposed actions would preserve the existing scale of the Greenpoint and Williamsburg neighborhoods by limiting the height of new development, while also creating incentives for

affordable housing through the Inclusionary Housing program along certain major corridors. In addition, the proposed actions would support local retail corridors while protecting the residential character of nearby side streets.

During passage of the 2005 Greenpoint-Williamsburg Land Use and Waterfront Plan, the Brooklyn Borough President and local Council members requested that R6-zoned areas near the 2005 rezoning area be studied for the application of height limits and an Inclusionary Housing bonus. Since that time, the Department of City Planning has worked with the encouragement and active participation of Community Board 1 to develop the current zoning proposal. The Commission notes that the Department has been responsive to the Community Board's concerns and has kept them informed of the proposal through meetings and other communications.

The extremely high development pressures in the Greenpoint and Williamsburg neighborhoods over the past several years have resulted in the construction of several buildings over 100 feet tall that are inconsistent with, and disruptive of, the scale of the surrounding blocks. This type of development underscores the need for the proposed actions to preserve the existing scale of these communities.

The proposed actions would replace existing R6, C4-3, and C8-2 districts, which do not have height limits and permit residential tower development, with R6B, R6A, C4-3A, R7A, and C4-4A contextual districts and commercial equivalents with height limits that are much more consistent with the existing scale of these neighborhoods. The proposed commercial zoning changes would also be more reflective of the existing commercial development in the area and the reduction of the depth of commercial overlays would prevent the intrusion of commercial uses into residential side streets.

The related zoning text amendment (N 090333 ZRK) would make all proposed R7A and C4-4A districts Inclusionary Housing designated areas, within which FAR bonuses would be available to incentivize the development of affordable housing. The Inclusionary Housing program would maintain height limits for the contextual districts while allowing a floor area bonus of up to 33 percent for developments providing 20 percent affordable housing. The Commission believes

this program, which has already resulted in hundreds of affordable units completed or in construction in Greenpoint and Williamsburg, is an effective tool for promoting affordable housing in conjunction with new developments and investment in rehabilitation and permanent preservation of existing affordable units.

The Commission recognizes the Community Board's recommendations and notes that rezoning Grand Street and Union Avenue to R6A and equivalent C4 districts, rezoning Metropolitan Avenue to a C4 zoning district, and establishing a commercial zoning district on McGuinness Boulevard is outside the scope of this application and would require a new application.

Furthermore, the Commission believes that the mix in the proposal of R6A without the Inclusionary Housing program and R7A with the Inclusionary Housing program represents an appropriate balance between the interests of neighborhood preservation and the production of affordable housing. Union Avenue and Grand Street are major commercial and transportation corridors, along which development permitted by R7A districts would be appropriate. The Commission also believes that the proposed C4-4A along Grand Street recognizes the commercial development along this street which includes larger stores and a broad range of commercial uses. Similarly, the Commission notes that the existing uses on Metropolitan Avenue are primarily local retail and service uses and there are frequent gaps in commercial continuity, which is not consistent with a C4 district and therefore the proposed C2-4 district is more appropriate for this area. Finally, the Commission notes that there is only one commercial use fronting on the portion of McGuinness Boulevard between Calyer and Driggs streets and that the character of these blocks, with the exception of the Polish and Slavic Credit Union, are distinctly residential. Other commercial uses present in the area front on streets crossing McGuinness Boulevard. For these reasons, the Commission does not believe that commercial zoning would be appropriate for this area.

The Commission notes that the School Settlement Association requested that its property at 120 Jackson Street and the immediate vicinity be removed from the rezoning. The Commission recognizes the need for community facilities within residential neighborhoods, but notes that the

existing R6 zoning has no height limits and has a community facility FAR of 4.8 that would allow development that is out-of-character with the predominant 2-4 story attached houses and apartment buildings in the area.

## **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 No. 12c, 13a, and 13b:

1. eliminating from within an existing R6 District a C1-3 District bounded by:
  - a. Clay Street, a line 150 feet easterly of Manhattan Avenue, Eagle Street, and a line 150 feet westerly of Manhattan Avenue;
  - b. India Street, a line 150 feet easterly of Manhattan Avenue, Kent Street, and a line 150 feet westerly of Manhattan Avenue;
  - c. Norman Avenue, Manhattan Avenue, a line 100 feet southeasterly of Norman Avenue, a line midway between Manhattan Avenue and Leonard Street, a line 150 feet northwesterly and northerly of Nassau Avenue, a line 150 feet northerly of Nassau Avenue, North Henry Street, Nassau Avenue, Russell Street, a line 150 feet southerly of Nassau Avenue, a line 150 feet southeasterly of Nassau Avenue, a line midway between Leonard Street and Manhattan Avenue, a line 100 feet southeasterly of Nassau Avenue, a line midway between Lorimer Street and Manhattan Avenue, Nassau Avenue, Manhattan Avenue, Bedford Avenue, Lorimer Street, a line 150 feet northwesterly of Bedford Avenue, and a line midway between Lorimer Street and Manhattan Avenue;
  - d. a line 150 feet northerly of Driggs Avenue, Russell Street, Driggs Avenue, Monitor Street, a line 150 feet southerly of Driggs Avenue, and Humboldt Street;
  - e. a line 150 feet northerly of Driggs Avenue, a line 150 feet northwesterly of Meeker Avenue, Hausman Street, Meeker Avenue (northwesterly portion), Driggs Avenue,

and Sutton Street;

- f. Richardson Street, Kingsland Avenue- Grandparents Avenue, Jackson Street, a line 100 feet westerly of Kingsland Avenue- Grandparents Avenue, Withers Street, Woodpoint Road, Frost Street, a line 100 feet northwesterly of Woodpoint Road, and a line 100 feet westerly of Kingsland Avenue- Grandparents Avenue;
  - g. Skillman Avenue, a line 150 feet easterly of Graham Avenue- Via Vespucci, a line midway between Conselyea Street and Metropolitan Avenue, a line 100 feet easterly of Graham Avenue- Via Vespucci (Graham Avenue/ Avenue of Puerto Rico), a line midway between Metropolitan Avenue and Devoe Street, a line 150 feet easterly of Graham Avenue- Via Vespucci (Graham Avenue/ Avenue of Puerto Rico), Devoe Street, and a line 150 feet westerly of Graham Avenue- Via Vespucci (Graham Avenue/ Avenue of Puerto Rico);
  - h. a line midway between Powers Street and Grand Street, Lorimer Street, a line midway between Grand Street and Maujer Street, a line 150 feet easterly of Union Avenue, Ten Eyck Street, and Union Avenue;
  - i. Powers Street, Humboldt Street, a line midway between Powers Street and Grand Street, Bushwick Avenue, Grand Street, a line 100 feet easterly of Graham Avenue- Via Vespucci (Graham Avenue/ Avenue of Puerto Rico), a line midway between Grand Street and Maujer Street, a line 150 feet easterly of Graham Avenue- Via Vespucci (Graham Avenue/ Avenue of Puerto Rico), Maujer Street, and Graham Avenue- Via Vespucci (Graham Avenue/ Avenue of Puerto Rico); and
  - j. a line midway between Grand Street and Maujer Street, Bushwick Avenue, Maujer Street, and a line 150 feet westerly of Bushwick Avenue;
2. eliminating from within an existing R6 District a C2-2 District bounded by a line midway between Powers Street and Grand Street, Olive Street, Grand Street, and Bushwick Avenue;
3. eliminating from within an existing R6 District a C2-3 District bounded by:
- a. Eagle Street, a line 150 feet easterly of Manhattan Avenue, India Street, a line 150 feet westerly of Manhattan Avenue, a line midway between Green Street and Huron Street, a line 100 feet westerly of Manhattan Avenue, a line midway between Freeman Street and Green Street, and a line 150 feet westerly of Manhattan Avenue;
  - b. a line 150 feet northwesterly of Norman Avenue, Eckford Street, a line 150 feet southeasterly of Norman Avenue, a line midway between Leonard Street and Manhattan Avenue, a line 100 feet southeasterly of Norman Avenue, Manhattan Avenue, Norman Avenue, and Leonard Street;

- c. a line 100 feet southeasterly of Nassau Avenue, a line midway between Leonard Street and Manhattan Avenue, Driggs Avenue, and a line midway between Manhattan Avenue and Lorimer Street;
  - d. Meeker Avenue (southeasterly portion), a line 125 feet northeasterly of Humboldt Street, Herbert Street, and Humboldt Street;
  - e. Meeker Avenue (southeasterly portion), Grand Avenue- Via Vespucci, Herbert Street, Humboldt Street, Richardson Street, a line 150 feet easterly of Graham Avenue- Via Vespucci (Graham Avenue/ Avenue of Puerto Rico), Skillman Avenue, a line 150 feet westerly of Graham Avenue- Via Vespucci (Graham Avenue/ Avenue of Puerto Rico), and Richardson Street;
  - f. Jackson Street, a line 100 feet easterly of Lorimer Street, Skillman Avenue, and a line 100 feet westerly of Lorimer Street;
  - g. Skillman Avenue, a line 150 feet easterly of Union Avenue, a line midway between Conselyea Street and Metropolitan Avenue, Leonard Street, a line midway between Metropolitan Avenue and Devoe Street, Union Avenue, and a southeasterly service road of Brooklyn Queens Expressway;
  - h. Orient Avenue, Olive Street, a line midway between Sharon Street and Metropolitan Avenue, Catherine Street and its northerly centerline prolongation, a line midway between Metropolitan Avenue and Devoe Street, a line 150 feet easterly of Bushwick Avenue, Metropolitan Avenue, and the easterly boundary line of Cooper Gore Park and its northerly and southerly prolongations; and
  - i. Grand Street, Bushwick Avenue, a line midway between Grand Street and Maujer Street, and a line 100 feet easterly of Graham Avenue- Via Vespucci (Graham Avenue/ Avenue of Puerto Rico);
4. changing from an R6 District to an R6A District property bounded by:
- a. Clay Street, Pulaski Bridge, McGuinness Boulevard, Greenpoint Avenue, and a line 100 feet westerly of McGuinness Boulevard;
  - b. a line midway between Kent Street and Greenpoint Avenue, a line 150 feet westerly of Manhattan Avenue, a line perpendicular to the southerly street line of Greenpoint Avenue distant 150 feet westerly (as measured along the street line) from the point of intersection of the southerly street line of Greenpoint Avenue and the southwesterly street line of Manhattan Avenue, a line midway between Greenpoint Avenue and Milton Street, and Franklin Street;
  - c. Norman Avenue, a line midway between Leonard Street and Manhattan Avenue, a

line 100 feet northwesterly of Nassau Avenue, a line midway between McGuinness Boulevard and Eckford Street, Nassau Avenue, a line 100 feet northeasterly of Eckford Street, a line 100 feet southeasterly of Nassau Avenue, a line midway between Leonard Street and Manhattan Avenue, Driggs Avenue, and a line midway between Manhattan Avenue and Lorimer Street;

- d. Richardson Street, a line 100 feet easterly of Graham Avenue- Via Vespucci (Graham Avenue/ Avenue of Puerto Rico), a line 100 feet southerly of Conselyea Street, and a line 100 feet westerly of Graham Avenue – Via Vespucci (Graham Avenue/ Avenue of Puerto Rico);
  - e. a line midway between Metropolitan Avenue and Devoe Street, a line 100 feet easterly of Graham Avenue- Via Vespucci (Graham Avenue/ Avenue of Puerto Rico), a line 125 feet northerly of Grand Street, Graham Avenue- Via Vespucci (Graham Avenue/ Avenue of Puerto Rico), Powers Street, and a line 100 feet westerly of Graham Avenue- Via Vespucci (Graham Avenue/ Avenue of Puerto Rico);
  - f. Skillman Avenue, Kingsland Avenue- Grandparents Avenue, Maspeth Avenue, Olive Street, a line midway between Maspeth Avenue and Orient Avenue, a line 150 feet easterly of Bushwick Avenue and its northerly prolongation, Conselyea Street, and Woodpoint Road; and
  - g. a line midway between Grand Street and Maujer Street, a line 100 feet easterly of Graham Avenue- Via Vespucci (Graham Avenue/ Avenue of Puerto Rico), Maujer Street, and Graham Avenue- Via Vespucci (Graham Avenue/ Avenue of Puerto Rico);
5. changing from a C4-3 District to an R6A District property bounded by:
- a. a line midway between Kent Street and Greenpoint Avenue, a line 100 feet westerly of Manhattan Avenue, Greenpoint Avenue, a line perpendicular to the southerly street line of Greenpoint Avenue distant 150 feet westerly (as measured along the street line) from the point of intersection of the southerly street line of Greenpoint Avenue and the southwesterly street line of Manhattan Avenue, and a line 150 feet southwesterly and westerly of Manhattan Avenue;
  - b. Powers Street, Graham Avenue- Via Vespucci (Graham Avenue/ Avenue of Puerto Rico), a line 125 feet northerly of Grand Street, and a line 100 feet westerly of Graham Avenue- Via Vespucci (Graham Avenue/ Avenue of Puerto Rico); and
  - c. a line midway between Grand Street and Maujer Street, Graham Avenue- Via Vespucci (Graham Avenue/ Avenue of Puerto Rico), Maujer Street, and a line 100

feet westerly of Graham Avenue- Via Vespucci (Graham Avenue/ Avenue of Puerto Rico);

6. changing from an R6 District to an R6B District property bounded by:
  - a. Clay Street, a line 100 feet westerly of Manhattan Avenue, a line midway between Freeman Street and Green Street, a line 320 feet easterly of Franklin Street, Freeman Street, Franklin Street, Dupont Street, and a line 430 feet easterly of Franklin Street;
  - b. Clay Street, a line 100 feet westerly of McGuinness Boulevard (westerly portion), a line 100 feet westerly of McGuinness Boulevard, Greenpoint Avenue, a line midway between Eckford Street and McGuinness Boulevard, a line 100 feet northwesterly of Nassau Avenue, a line midway between Leonard Street and Manhattan Avenue, Norman Avenue, Leonard Street, Greenpoint Avenue, a line 150 feet easterly of Manhattan Avenue, Kent Street, and a line 100 feet easterly of Manhattan Avenue;
  - c. a line midway between Green Street and Huron Street, a line 100 feet westerly of Manhattan Avenue, Kent Street, a line 150 feet westerly of Manhattan Avenue, a line midway between Kent Street and Greenpoint Avenue, Franklin Street, a line 50 feet northerly of Huron Street, and a line 125 feet easterly of Franklin Street;
  - d. a line midway between Greenpoint Avenue and Milton Street, a line 150 feet westerly of Manhattan Avenue, Noble Street, Lorimer Street, Norman Avenue, a line midway between Lorimer Street and Manhattan Avenue, Nassau Avenue, Lorimer Street, a line 100 feet northwesterly of Nassau Avenue, Guernsey Street, Norman Avenue, a line midway between Guernsey Street and Dobbin Street, a line 100 feet northwesterly of Meserole Avenue, a line 100 feet southwesterly of Clifford Place, Calyer Street, Banker Street, and Franklin Street;
  - e. a line 100 feet southeasterly of Nassau Avenue, a line 100 feet northeasterly of Eckford Street, Driggs Avenue, and a line midway between Manhattan Avenue and Leonard Street;
  - f. a line 100 feet northwesterly of Meserole Avenue, Diamond Street, Meserole Avenue, Jewel Street, a line 200 feet southeasterly of Meserole Avenue, a line midway between Jewel Street and Moultrie Street, a line 100 feet northwesterly of Norman Avenue, Moultrie Street, Norman Avenue, Monitor Street, a line 80 feet southerly of Norman Avenue, a line midway between Monitor Street and Kingsland Avenue, a line 200 feet southerly of Norman Avenue, Kingsland Avenue, a line 170 feet northerly of Nassau Street, a line midway between Kingsland Avenue and Sutton Street, a line 100 feet northerly of Nassau Avenue, Morgan Avenue, Nassau Avenue, Apollo Street, a line 250 feet southerly of Nassau Avenue, a line midway between Apollo Street and Van Dam Street, a line 130 feet southerly of Nassau Avenue, Van Dam Street, a line perpendicular to the westerly street line of Van Dam Street distant

50 feet northerly (as measured along the street line) from the point of intersection of the westerly street line of Van Dam Street and the northwesterly street line of Meeker Avenue, a line 100 feet northwesterly of Meeker Avenue, Hausman Street, a line perpendicular to the westerly street line of Hausman Street distant 60 feet northerly (as measured along the street line) from the point of intersection of the westerly street line of Hausman Street and the northwesterly street line of Meeker Avenue, a line 85 feet easterly of Morgan Avenue, Meeker Avenue (northwesterly portion), Driggs Avenue, Sutton Street, a line 120 feet southerly of Driggs Avenue, Kingsland Avenue, a line perpendicular to the westerly street line of Kingsland Avenue distant 50 feet northerly (as measured along the street line) from the point of intersection of the westerly street line of Kingsland Avenue and the northwesterly street line of Meeker Avenue (northwesterly portion), Monitor Street, Engert Avenue, North Henry Street, a line 100 feet northwesterly of Meeker Avenue (northwesterly portion), Russell Street, a line 250 feet southerly of Engert Avenue, Humboldt Street, McGuinness Boulevard South, Driggs Avenue, and McGuinness Boulevard;

- g. Brooklyn Queens Expressway, Kingsland Avenue- Grandparents Avenue, Skillman Avenue, Woodpoint Road, Conselyea Street, Humboldt Street, a line 100 feet southerly of Conselyea Street, a line 100 feet easterly of Graham Avenue- Via Vespucci (Graham Avenue/ Avenue of Puerto Rico), Richardson Street, Humboldt Street, Herbert Street, and North Henry Street;
- h. Richardson Street, a line 100 feet westerly of Graham Avenue- Via Vespucci (Graham Avenue/ Avenue of Puerto Rico), a line 100 feet southerly of Conselyea Street, Leonard Street, a line 100 feet northerly of Metropolitan Avenue, Lorimer Street, a line 75 feet southerly of Conselyea Street, a line 100 feet easterly of Union Avenue, Skillman Avenue, a line 100 feet westerly of Lorimer Street, Jackson Street, a line 150 feet easterly of Lorimer Street, a line midway between Withers Street and Jackson Street, Leonard Street, Withers Street, a line 100 feet easterly of Leonard Street, a line midway between Withers Street and Frost Street, Manhattan Avenue, Frost Street and a line 150 feet westerly of Graham Avenue- Via Vespucci (Graham Avenue/ Avenue of Puerto Rico);
- i. a line 100 feet northerly of Devoe Street, Lorimer Street, a line midway between Metropolitan Avenue and Devoe Street, a line 100 feet westerly of Graham Avenue- Via Vespucci (Graham Avenue/ Avenue of Puerto Rico), Powers Street, Lorimer Street, a line midway between Powers Street and Grand Street, and a line 100 feet easterly of Union Avenue;
- j. a line midway between Metropolitan Avenue and Devoe Street, Humboldt Street, Devoe Street, a line 100 feet southwestly of Bushwick Avenue, a line midway between Powers Street and Grand Street, a line 200 feet westerly of Humboldt Street,

a line 125 feet northerly of Grand Street, and a line 100 feet easterly of Graham Avenue- Via Vespucci (Graham Avenue/ Avenue of Puerto Rico);

- k. a line midway between Maspeth Avenue and Orient Avenue, Olive Street, Maspeth Avenue, Debevoise Avenue, a line 70 feet northwesterly of Maspeth Avenue, Morgan Avenue, a line midway between Sharon Street and Metropolitan Avenue, Catherine Street and its northerly centerline prolongation, Powers Street, Olive Street, a line midway between Powers Street and Grand Street, a line 100 feet northeasterly of Bushwick Avenue, a line midway between Metropolitan Avenue and Devoe Street, and a line 150 feet northeasterly of Bushwick Avenue;
- l. a line midway between Grand Street and Maujer Street, Lorimer Street, Maujer Street, Leonard Street, Scholes Street, and a line 100 feet easterly of Union Avenue; and
- m. a line midway between Grand Street and Maujer Street, Bushwick Avenue, Maujer Street, and a line 100 feet easterly of Graham Avenue- Via Vespucci (Graham Avenue/ Avenue of Puerto Rico);

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

- a. Kent Street, a line 100 feet westerly of Manhattan Avenue, a line midway between Kent Street and Greenpoint Avenue, and a line 150 feet westerly of Manhattan Avenue;
- b. Kent Street, a line 150 feet easterly of Manhattan Avenue, Greenpoint Avenue, and a line 100 feet easterly of Manhattan Avenue;
- c. a line midway between Greenpoint Avenue and Milton Street, a line perpendicular to the northerly street line of Milton Street distant 125 feet westerly (as measured along the street line) from the point of intersection of the northerly street line of Milton Street and the southwesterly street line of Manhattan Avenue, Milton Street, a line perpendicular to the southerly street line of Milton Street distant 100 feet westerly (as measured along the street line) from the point of intersection of the southerly street line of Milton Street and the southwesterly street line of Manhattan Avenue, Noble Street, and a line 150 feet southwesterly of Manhattan Avenue;
- d. Calyer Street, Leonard Street, Norman Avenue, and a line midway between Leonard Street and Manhattan Avenue;
- e. Meserole Avenue, a line midway between Lorimer Street and Manhattan Avenue, Norman Avenue, and Lorimer Street;
- f. Powers Street, a line 100 feet westerly of Graham Avenue- Via Vespucci (Graham

Avenue/ Avenue of Puerto Rico), a line 125 feet northerly of Grand Street, a line 100 feet easterly of Manhattan Avenue, a line midway between Grand Street and Powers Street, and Lorimer Street; and

- g. a line midway between Grand Street and Maujer Street, a line 100 feet westerly of Graham Avenue- Via Vespucci (Graham Avenue/ Avenue of Puerto Rico), Maujer Street, and Lorimer Street;
8. changing from a C8-2 District to an R6B District property bounded by a line midway between Conselyea Street and Metropolitan Avenue, Humboldt Street, a line 100 feet southerly of Conselyea Street, and a line 100 feet easterly of Graham Avenue- Via Vespucci (Graham Avenue/ Avenue of Puerto Rico);
9. changing from an R6 District to an R7A District property bounded by:
- a. Clay Street, a line 100 feet easterly of Manhattan Avenue, Kent Street, and a line 100 feet westerly of Manhattan Avenue;
  - b. Calyer Street, McGuinness Boulevard, Driggs Avenue, a line 100 feet northeasterly of Eckford Street, Nassau Avenue, and a line midway between Eckford Street and McGuinness Boulevard;
  - c. a line midway between Metropolitan Avenue and Devoe Street, a line midway between Judge Street and Bushwick Avenue, a line midway between Powers Street and Grand Street, Olive Street, Grand Street, Bushwick Avenue, a line midway between Grand Street and Powers Street, a line 100 feet southwesterly of Bushwick Avenue, Devoe Street, and Bushwick Avenue; and
  - d. Skillman Avenue and its westerly centerline prolongation, a line 100 feet easterly of Union Avenue, a line 75 feet southerly of Conselyea Street, Lorimer Street, a line 100 feet northerly of Metropolitan Avenue, Leonard Street, a line 100 feet southerly of Conselyea Street, , a line 100 feet easterly of Graham Avenue- Via Vespucci (Graham Avenue/Avenue of Puerto Rico) a line midway between Metropolitan Avenue and Devoe Street, Lorimer Street, a line 100 feet northerly of Devoe Street, a line 100 feet easterly of Union Avenue, a line midway between Powers Street and Grand Street, Lorimer Street, a line midway between Grand Street and Maujer Street, a line 100 feet easterly of Union Avenue, Scholes Street, Union Avenue, and Brooklyn Queens Expressway;
10. changing from a C8-2 District to an R7A District property bounded by a line 100 feet southerly of Conselyea Street, Humboldt Street, a line midway between Metropolitan Avenue and Devoe Street, and a line 100 feet easterly of Graham Avenue- Via Vespucci (Graham Avenue/ Avenue of Puerto Rico);

11. changing from an R6 District to a C4-3A District property bounded by a line 150 feet southwesterly of Manhattan Avenue, a line midway between Greenpoint Avenue and Milton Street, and a line perpendicular to the southerly street line of Greenpoint Avenue distant 150 feet westerly (as measured along the street line) from the point of intersection of the southerly street line of Greenpoint Avenue and the southwesterly street line of Manhattan Avenue;
12. changing from a C4-3 District to a C4-3A District property bounded by Kent Street, a line 100 feet easterly of Manhattan Avenue, Greenpoint Avenue, Leonard Street, Calyer Street, a line midway between Leonard Street and Manhattan Avenue, Norman Avenue, a line midway between Manhattan Avenue and Lorimer Street, Meserole Avenue, Lorimer Street, Noble Street, a line perpendicular to the southerly street line of Milton Street distant 100 feet westerly (as measured along the street line) from the point of intersection of the southerly street line of Milton Street and the southwesterly street line of Manhattan Avenue, Milton Street, a line perpendicular to the northerly street line of Milton Street distant 125 feet westerly (as measured along the street line) from the point of intersection of the northerly street line of Milton Street and the southwesterly street line of Manhattan Avenue, a line midway between Greenpoint Avenue and Milton Street, and a line perpendicular to the southerly street line of Greenpoint Avenue distant 150 feet westerly (as measured along the street line) from the point of intersection of the southerly street line of Greenpoint Avenue and the southwesterly street line of Manhattan Avenue;
13. changing from an R6 District to a C4-4A District property bounded by a line 125 feet northerly of Grand Street, a line 200 feet westerly of Humboldt Street, a line midway between Powers Street and Grand Street, Bushwick Avenue, a line midway between Grand Street and Maujer Street, and Graham Avenue- Via Vespucci (Graham Avenue/ Avenue of Puerto Rico);
14. changing from a C4-3 District to a C4-4A District property bounded by a line midway between Powers Street and Grand Street, a line 100 feet easterly of Manhattan Avenue, a line 125 feet northerly of Grand Street, Graham Avenue- Via Vespucci (Graham Avenue/ Avenue of Puerto Rico), a line midway between Grand Street and Maujer Street, and Lorimer Street;
15. establishing within an existing R6 District a C2-4 District bounded by
  - a. a line perpendicular to the westerly street line of Hausman Street distant 60 feet northerly (as measured along the street line) from the point of intersection of the westerly street line of Hausman Street and the northwesterly street line of Meeker Avenue (northwesterly portion), Hausman Street, Meeker Avenue, and a line 85 feet easterly of Morgan Avenue;
  - b. Meeker Avenue (southeasterly portion), a line 125 feet northeasterly of Humboldt Street, Herbert Street, and Humboldt Street; and

- c. Meeker Avenue (southeasterly portion), Grand Avenue- Via Vespucci, Herbert Street, Humboldt Street, Richardson Street, a line 150 feet easterly of Graham Avenue- Via Vespucci (Graham Avenue/ Avenue of Puerto Rico), Skillman Avenue, a line 150 feet westerly of Graham Avenue- Via Vespucci (Graham Avenue/ Avenue of Puerto Rico), and Richardson Street;
16. establishing within a proposed R6A District a C2-4 District bounded by:
- a. a line midway between Kent Street and Greenpoint Avenue, a line 100 feet westerly of Manhattan Avenue, Greenpoint Avenue, a line perpendicular to the southerly street line of Greenpoint Avenue distant 150 feet westerly from the point of intersection of the southerly street line of Greenpoint Avenue and the northwesterly street line of Manhattan Avenue, a line midway between Greenpoint Avenue and Milton Street, and Franklin Street;
  - b. a line midway between Kent Street and Greenpoint Avenue, McGuinness Boulevard, Greenpoint Avenue, and a line 100 feet westerly of McGuinness Boulevard;
  - c. Norman Street, a line midway between Manhattan Avenue and Leonard Street, a line 100 feet northwesterly of Nassau Avenue, a line midway between McGuinness Boulevard and Eckford Street, Nassau Avenue, a line 100 feet northeasterly of Eckford Street, a line 100 feet southeasterly of Nassau Avenue, a line midway between Manhattan Avenue and Leonard Street, Driggs Avenue, and a line midway between Lorimer Street and Manhattan Avenue;
  - d. Richardson Street, a line 100 feet easterly of Graham Avenue- Via Vespucci (Graham Avenue/ Avenue of Puerto Rico), a line 100 feet southerly of Conselyea Street, and a line 100 feet westerly of Graham Avenue- Via Vespucci (Graham Avenue/ Avenue of Puerto Rico);
  - e. a line midway between Metropolitan Avenue and Devoe Street, a line 100 feet easterly of Graham Avenue- Via Vespucci (Graham Avenue/ Avenue of Puerto Rico), a line 125 feet northerly of Grand Street, and a line 100 feet westerly of Graham Avenue- Via Vespucci (Graham Avenue/ Avenue of Puerto Rico); and
  - f. a line midway between Grand Street and Maujer Street, a line 100 feet easterly of Graham Avenue- Via Vespucci (Graham Avenue/ Avenue of Puerto Rico), Maujer Street, and a line 100 feet westerly of Graham Avenue- Via Vespucci (Graham Avenue/ Avenue of Puerto Rico);
17. establishing within a proposed R6B District a C2-4 District bounded by:

- a. Dupont Street, a line 75 feet easterly of Franklin Street, Freeman Street, and Franklin Street;
- b. a line 50 feet northerly of Huron Street, a line 75 feet easterly of Franklin Street, a line midway between Kent Street and Greenpoint Avenue, and Franklin Street;
- c. a line midway between Greenpoint Avenue and Milton Street, a line 75 feet easterly of Franklin Street and its southerly prolongation, Calyer Street, Banker Street, and Franklin Street;
- d. a line midway between Greenpoint Avenue and Kent Street, a line 100 feet westerly of McGuinness Boulevard, Greenpoint Avenue, a line midway between Eckford Street and McGuinness Boulevard, a line 100 feet southerly of Greenpoint Avenue, Leonard Street, Greenpoint Avenue, and a line 100 feet easterly of Manhattan Avenue;
- e. a line 100 feet northerly of Norman Avenue, Eckford Street, a line 100 feet southerly of Norman Avenue, and a line midway between Leonard Street and Manhattan Avenue;
- f. a line perpendicular to the northeasterly street line of Lorimer Street distant 75 feet northerly (as measured along the street line) from the point of intersection of the northwesterly street line of Bedford Avenue and the northeasterly street line of Lorimer Street, a line midway between Manhattan Avenue and Lorimer Street, Bedford Avenue, and Lorimer Street;
- g. a line 100 feet northerly of Driggs Avenue, a line 100 feet northeasterly of Eckford Street, Driggs Avenue, and Leonard Street;
- h. a line 100 feet northwesterly of Nassau Avenue, Newel Street, a line 75 feet northwesterly of Nassau Avenue, Humboldt Street, a line 100 feet northerly of Nassau Avenue, Russell Street, a line 75 feet northerly of Nassau Avenue, Monitor Street, Nassau Avenue, Russell Street, a line 100 feet southerly and southeasterly of Nassau Avenue, Diamond Street, a line 75 feet southeasterly of Nassau Avenue, Newel Street, a line 100 feet southeasterly of Nassau Avenue, and McGuinness Boulevard;
- i. a line 100 feet northerly of Driggs Avenue, Russell Street, Driggs Avenue, Monitor Street, a line 100 feet southerly of Driggs Avenue, Humboldt Street, Driggs Avenue, and McGuinness Boulevard;
- j. a line 80 feet northerly of Driggs Avenue, Morgan Avenue, a line 100 feet northerly of Driggs Avenue, a line 85 feet easterly of Morgan Avenue, Meeker

Avenue (northerly portion), Driggs Avenue, and Sutton Street;

- k. Richardson Street, Kingsland Avenue- Grandparents Avenue, Jackson Street, a line 100 feet westerly of Kingsland Avenue- Grandparents Avenue, Withers Street, Woodpoint Road, Frost Street, a line 100 feet northwesterly of Woodpoint Road, and a line 100 feet westerly of Kingsland Avenue- Grandparents Avenue;
  - l. Jackson Avenue, a line 100 feet easterly of Lorimer Street, Skillman Avenue, and a line 100 feet westerly of Lorimer Street;
  - m. a line midway between Orient Avenue and Metropolitan Avenue, Olive Street, a line midway between Sharon Street and Metropolitan Avenue, Catherine Street and its northerly centerline prolongation, a line midway between Metropolitan Avenue and Devoe Street, a line 150 feet easterly of Bushwick Avenue, Metropolitan Avenue, and the easterly boundary line of Cooper Gore Park;
  - n. a line midway between Grand Street and Maujer Street, a line 100 feet easterly of Manhattan Avenue, Maujer Street, and a line 100 feet westerly of Manhattan Avenue; and
  - o. a line midway between Grand Street and Maujer Street, Bushwick Avenue, Maujer Street, and a line 100 feet westerly of Bushwick Avenue; and
18. establishing within a proposed R7A District a C2-4 District bounded by:
- a. Clay Street, a line 100 feet easterly of Manhattan Avenue, Kent Street, and a line 100 feet westerly of Manhattan Avenue;
  - b. a line 100 feet northwesterly of Nassau Avenue, McGuinness Boulevard, a line 100 feet southeasterly of Nassau Avenue, a line 100 feet northeasterly of Eckford Street, Nassau Avenue, and a line midway between McGuinness Boulevard and Eckford Street;
  - c. Skillman Avenue and its westerly centerline prolongation, a line 100 feet easterly of Union Avenue, a line 75 feet southerly of Conselyea Street, Lorimer Street, a line 100 feet northerly of Metropolitan Avenue, Leonard Street, a line 100 feet southerly of Conselyea Street, Humboldt Street, a line midway between Metropolitan Avenue and Devoe Street, Lorimer Street, a line 100 feet northerly of Devoe Street, a line 100 feet easterly of Union Avenue, a line midway between Powers Street and Grand Street, Lorimer Street, a line midway between Grand Street and Maujer Street, a line 100 feet easterly of Union Avenue, Ten Eyck Street, and Union Avenue; and

- d. a line midway between Powers Street and Grand Street, Olive Street, Grand Street, and Bushwick Avenue;

Borough of Brooklyn, Community District 1, as shown on a diagram (for illustrative purposes only) dated March 2, 2009, and which includes CEQR Designation E-232.

The above resolution (C 090334 ZMK), duly adopted by the City Planning Commission on July 1, 2009 (Calendar No. 13), 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, FAICP, Chair**  
**KENNETH J. KNUCKLES, ESQ., Vice Chairman,**  
**ANGELA M. BATTAGLIA, RAYANN BESSER,**  
**IRWIN G. CANTOR, P.E., ALFRED C. CERULLO, III,**  
**BETTY Y. CHEN, MARIA M. DEL TORO, RICHARD W. EADDY,**  
**NATHAN LEVENTHAL, SHIRLEY A. MCRAE, Commissioners**