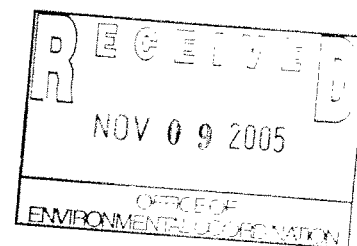


Department of City Planning
City of New York

MEMORANDUM



To: FEIS Notice of Completion Distribution List

From: Robert Dobruskin

Date: October 31, 2005

Re: **Greenpoint-Williamsburg Follow-Up Zoning Text and Map Amendments**
CEQR No. 04DCP003K
ULURP Nos. N060170ZRK, 060171ZMK

The Environmental Assessment and Review Division has reviewed the Technical Memorandum for the above referenced CEQR application. The application represents a minor modification of the Greenpoint-Williamsburg Rezoning (CEQR No. 04DCP003K).

The application is for a proposal by the New York City Department of City Planning (DCP) for follow-up zoning text and map amendments to the Greenpoint-Williamsburg Rezoning. The proposed text amendments are intended to clarify the text, correct inaccurate references in the text, and revise existing provisions. The proposed zoning map changes would rezone certain upland areas currently zoned M1-2/R6, a designation which does not include contextual height limits, to M1-2/R6A and M1-2/R6B, in order to apply contextual height limits. The contextual height limits of the proposed districts are intended to respond to community concerns about out-of-scale development.

The text and map changes are incorporated in ULURP Nos. N060170ZRK, 060171ZMK and are the subject of the attached Technical Memorandum. As described in the attached memorandum, the analysis concludes that the proposed zoning text and map changes would not result in significant adverse impacts not already identified in the FEIS. Therefore, the Notice of Completion of the Final Environmental Impact Statement issued on March 4, 2005 remains valid.

Attached is a copy of the Notice of Minor Modification and the Technical Memorandum.

attachment

cc:	Laurence Parnes	Glen A. Price III
	Regina Meyer	Brad Kieves
	Howard Slatkin	Pat Bussey
	David Karnovsky	Susan Wong

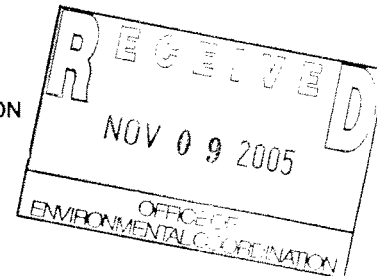


DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Amanda M. Burden, A.I.C.P., *Director*
Department of City Planning

October 31, 2005



NOTICE OF MINOR MODIFICATION
Greenpoint-Williamsburg Rezoning
Follow-Up Zoning Text and Map Amendments
CEQR No. 04DCP003K
ULURP Nos. N060170ZRK, 060171ZMK

This notice concerns an application by the New York City Department of City Planning (DCP) for proposed follow-up zoning text and map amendments to the Greenpoint-Williamsburg Rezoning (CEQR No. 04DCP003K). The areas affected by the proposed actions include both the waterfront and upland portions of the rezoning area, generally bounded by the East River, the Williamsburg Bridge, the Brooklyn-Queens Expressway, and McGuinness Boulevard in Brooklyn, Community District 1. The Final Environmental Impact Statement ("FEIS") for the Greenpoint-Williamsburg Rezoning was certified as complete on March 4, 2005 by the City Planning Commission ("CPC"), as lead agency. On May 11, 2005, the City Council ("Council") approved Application No. N050110(A) ZRK and related actions, which together refer to the rezoning of Greenpoint-Williamsburg and other related actions. The approved actions consist of the Revised Affordable Housing Bonus and Incentives Alternative ("Revised AHBI Alternative"), which was analyzed in Chapter 23, "Alternatives," of the FEIS, together with modifications to the Revised AHBI Alternative made by the City Planning Commission and City Council and assessed in Technical Memoranda dated March 14, 2005 and May 11, 2005, respectively.

The proposed text amendments are intended to clarify the text, correct inaccurate references in the text, and revise existing provisions. The areas affected by the proposed text changes include both the waterfront and upland portions of the rezoning area. The proposed zoning map changes would rezone certain upland areas currently zoned M1-2/R6, a designation which does not include contextual height limits, to M1-2/R6A and M1-2/R6B, in order to apply contextual height limits. The contextual height limits of the proposed districts are intended to respond to community concerns about out-of-scale development.

The proposed zoning text and map changes and their potential for creating significant adverse environmental impacts not already identified in the FEIS are described in the

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attached Technical Memorandum dated October 31, 2005 and filed in conjunction with the ULURP application (N060170ZRK and 060171ZMK).

The Environmental Assessment and Review Division of the Department of City Planning, on behalf of the CPC, has reviewed the Technical Memorandum. The application represents a minor modification and does not alter the conclusions of the FEIS. Therefore, the Notice of Completion of the Final Environmental Impact Statement issued on March 4, 2005 remains valid.



Robert Dobruskin, Director
Environmental Assessment and Review Division
Department of City Planning

**Department of City Planning
City of New York**

MEMORANDUM

TO: CEQR Project File

FROM: Robert Dobruskin RD

DATE: October 31, 2005

RE: **Technical Memorandum: Greenpoint-Williamsburg
Follow-Up Zoning Text and Map Amendments
CEQR No. 04DCP003K
ULURP Nos. N060170ZRK, 060171ZMK**

A. Introduction

The Final Environmental Impact Statement ("FEIS") for the Greenpoint-Williamsburg Rezoning (CEQR No. 04DCP003K) was certified as complete on March 4, 2005 by the City Planning Commission ("CPC"), as lead agency. On May 11, 2005, the City Council ("Council") approved ULURP Application No. N050110(A) ZRK and related actions, which together refer to the rezoning of Greenpoint-Williamsburg and other related actions. The approved actions consist of the Revised Affordable Housing Bonus and Incentives Alternative ("Revised AHBI Alternative"), which was analyzed in Chapter 23, "Alternatives," of the FEIS, together with modifications to the Revised AHBI Alternative made by the City Planning Commission and City Council and assessed in Technical Memoranda dated March 14, 2005 and May 11, 2005, respectively.

During the ULURP process, additional zoning text and map changes were identified which would require follow-up actions. Additional text changes have also been identified to clarify the text, correct inaccurate references in the text, and revise existing provisions. The areas affected by the proposed text changes include both the waterfront and upland portions of the rezoning area, generally bounded by the East River, the Williamsburg Bridge, the Brooklyn-Queens Expressway, and McGuinness Boulevard. The proposed map changes apply only to certain upland portions of the rezoning area. The proposed text and map changes are described in Section B, and their potential for creating significant adverse environmental impacts not already identified in the Revised AHBI Alternative of the FEIS, as supplemented by Appendix J and subsequent technical memoranda (hereafter referred to as the FEIS) is described below in Section C. The analysis concludes that the proposed follow-up actions would not result in significant adverse impacts not already identified in the FEIS.

B. Description of Follow-Up Actions

The following is a description of the proposed zoning text and map changes (ULURP Nos. N060170ZRK, 060171ZMK) analyzed in this technical memorandum.

Zoning Text Changes (see Attachment 1).

1. Anti-harassment provisions (Sections 12-10, 23-013, 24-012)

The proposed text change would apply the anti-harassment provisions applicable to the Hudson Yards area, including recently proposed modifications to these provisions, to the upland rezoned area of Greenpoint-Williamsburg. Currently, no such anti-harassment provisions are applicable in Greenpoint-Williamsburg.

2. Text correction to boundaries within which Inclusionary Housing program applies (Section 23-922)

The proposed text change would correct errors in the metes and bounds delineating the area in which the Inclusionary Housing program applies within Community District 1, and add a half-block which was erroneously excluded from these boundaries, along the north side of Grand Street between Havemeyer Street and Marcy Avenue.

3. Definition of "administering agent" (Section 23-93)

The proposed text change would modify the definition of "administering agent" as the entity responsible for carrying out the low income plan. The current provision is that the administering agent would be a non-profit institution unless the Commissioner of the Department of Housing Preservation and Development determines that such a qualified institution could not be secured to serve that role, and includes an exemption from this requirement for developments where lower income housing accounts for less than half the residential floor area. The proposed text change would make this provision consistent with the regulations proposed for the Hudson Yards area, and would allow the Commissioner to designate the same entity responsible for carrying out the requirements of city, state or federal housing assistance programs utilized by the lower income housing, to also serve as administering agent for Inclusionary Housing purposes.

4. Modification to floor area increase and clarification of references to height and setback regulations for upland Inclusionary Housing developments (Section 23-942)

The proposed text change would cap at 20 percent of the residential floor area, exclusive of ground-floor nonresidential floor area, the amount of lower income housing required within a development utilizing the Inclusionary Housing bonus in the upland area. The current provision allows a bonus of 1.25 square feet of floor area for each 1 square foot of lower income housing provided. The proposed text change would maintain this bonus ratio while making the mechanism consistent with the Inclusionary Housing program established in the Hudson Yards area, where a bonus is available for developments where 20 percent of the housing is affordable, and would prevent a disincentive to utilization of the Inclusionary Housing program in mixed-use buildings in Greenpoint-Williamsburg.

The proposed text change would also clarify that developments utilizing the Inclusionary Housing program in upland portions of Greenpoint-Williamsburg must follow contextual height and setback regulations. Under the clarified text, developments in M1-2/R6 districts, where the optional Quality Housing program is inapplicable, would be subject to the height and setback regulations of Section 23-633. Section 23-942 would also be renumbered to include a paragraph (a) and paragraph (b).

5. Lower Income Housing Requirements modifications (Section 23-95(f))

The proposed text change would establish a procedure for application of the Inclusionary Housing program to preservation projects not requiring a new certificate of occupancy. For such projects, the Commissioner of Housing Preservation and Development would need to certify compliance with the requirements of the lower income housing plan before the granting of a temporary or permanent certificate of occupancy for bonused development.

6. Waiver of unit size and distribution requirements in the event of conflicts with housing programs (Section 23-951)

The proposed text change would allow the Commissioner of the Department of Housing Preservation and Development to waive the size and distribution requirements of Section 23-941(b) for lower income units provided under the Inclusionary Housing program in Greenpoint-Williamsburg in the event that these requirements conflict with the requirements of city, state and federal programs. This provision would be consistent with the proposed regulations in the Hudson Yards area. The current provisions do not include specific limits for this waiver to instances where conflicts with programmatic requirements exist.

7. Elimination of exceptions to maximum FAR in mixed buildings (Sections 24-161, 35-31, 123-64)

The proposed text change would make uniform throughout the upland rezoned area of Greenpoint-Williamsburg the maximum FAR for mixed buildings. Mixed buildings developed pursuant to the Quality Housing program, or in Special Mixed Use Districts, would be subject to the maximum base FARs of Section 23-942, or for developments utilizing the Inclusionary Housing bonus, to the maximum FAR permitted with the Inclusionary Housing bonus. The current provisions allow a mixed building containing residential and community facility uses in an R6A district to be built to a maximum FAR of 3.0 in certain specified areas.

8. Clarifications of Waterfront Access Plan BK-1 text (Section 62-831)

The proposed text change would clarify that the special waterfront height and setback and Inclusionary Housing regulations for the waterfront area apply to the entire waterfront area rezoned for residential use under the Greenpoint-Williamsburg Rezoning, including the area between the former WNYC transmitter site and West Street. The clarified text includes parcel numbers for the tax lots in this area, which are not waterfront lots and are not subject to waterfront access requirements.

In addition, the proposed text change would clarify the requirements for trees and shading in supplemental public access areas provided on piers on Parcels 5c and 25. The proposed text change would clarify that only shade trees, not ornamental trees, are required in supplemental access areas on piers, and would specify a rate at which shade structures could be substituted for shade trees.

The proposed text change would also clarify the dimensional requirements for the supplemental public access area required along the prolongation of North 7th Street and the shore public walkway. This supplemental access area would be required to have a minimum depth of 90 feet as measured from the shore public walkway.

The proposed text changes would modify slightly the upland connection requirement at North 4th Street on Parcel 26. If provided as two sidewalks adjoining a roadway, one of these sidewalks could be located to the south of the prolongation of North 4th Street, in order to accommodate this type of upland connection on a site with unusual geometry, while maintaining continuity between the upland connection and the adjoining street grid.

9. Permit sidewalk cafes in Special Mixed Use District MX-8 (Section 14-44)

The proposed text change includes a provision to reinstate provisions allowing enclosed and unenclosed sidewalk cafes in the rezoned area, by permitting them within Special Mixed Use District MX-8. Sidewalk cafes had been permitted throughout this area under the previous zoning, which included manufacturing districts and the Special Northside and Franklin Street Mixed Use Districts.

10. Accommodate flexibility in building length for affordable buildings in waterfront developments (Section 62-354(e))

Under modifications to the zoning text made at adoption of the Greenpoint-Williamsburg Rezoning, the waterfront bulk regulations waive floor plate limitations below a height of 100 feet in R8 districts for buildings containing at least 20 percent affordable housing. In order to provide corresponding flexibility in a related provision, the proposed text change would exempt buildings meeting these affordability standards from the building length limit of 170 feet below a height of 100 feet.

Zoning Map Changes

The proposed zoning map changes would rezone all or portions of 19 blocks currently zoned M1-2/R6, a designation which does not include contextual height limits, to M1-2/R6A and M1-2/R6B, in order to apply contextual height limits (see Figures 1 and 2). The contextual height limits of the proposed districts (70 feet maximum total building height in R6A, 50 feet maximum in R6B) respond to community concerns about out-of-scale development and would prevent the construction of new buildings that are inconsistent with the existing low-rise character of these and nearby areas.

The proposed zoning map changes would apply to approximately 19 blocks within three non-contiguous areas:

- *Metropolitan Avenue / East of BQE*: approximately 15 blocks within the area generally bounded by Bedford Avenue, Metropolitan Avenue and North 4th Street, Union Avenue, Borinquen Place, Marcy Avenue, and Grand Street;
- *Grand Street between Wythe Avenue and Kent Avenue*: two block faces along Grand Street between Kent and Wythe Avenues; and
- *East of McCarren Park*: an area of just over one block bounded by a line 100 feet west of Manhattan Avenue to the west, Bayard Street to the north, Graham Avenue, and the Brooklyn-Queens Expressway (BQE).

1. From M1-2/R6 to M1-2/R6A

M1-2/R6A is proposed for areas along Metropolitan Avenue, east of the BQE, and east of McCarren Park. These areas contain a mix of building types as well as several wide streets. The proposed M1-2/R6A districts would ensure that new development in these areas remains in scale with the surrounding neighborhoods.

The existing M1-2/R6 zoning permits a maximum residential FAR of 2.7 (3.6 with the Inclusionary Housing bonus) on wide streets, and 2.2 (2.42 with bonus) on narrow streets. Buildings can rise to 60 feet before a setback, and up to 110 feet after a setback, with an additional 40 feet permitted subject to additional setbacks. Commercial and manufacturing uses are permitted at an FAR of 2.0, and community facilities at 4.8 FAR. In this area, where the Inclusionary Housing program is applicable, the maximum FAR for a mixed building containing residential use is limited to the maximum FAR for residential use.

The proposed M1-2/R6A zoning permits the same maximum residential FAR of 2.7 (3.6 with the Inclusionary Housing bonus) as permitted under the existing M1-2/R6 on wide streets. M1-2/R6A limits residential buildings to a maximum base height of 60 ft and a maximum building height of 70 ft after a setback of 15 feet on a narrow street or 10 feet on a wide street. One parking space is required for 50% of residential units. Regulations governing commercial or manufacturing uses would be unchanged under the proposed action. The maximum FAR for community facility developments is 3.0. In this area, where the Inclusionary Housing program is applicable, the maximum FAR for a mixed building containing residential use is limited to the maximum FAR for residential use.

2. From M1-2/R6 to M1-2/R6B

M1-2/R6B is proposed for two block faces along Grand Street, where existing buildings are between one and four stories, with the exception of one five-story loft building built to 2.9 FAR. There are no wide streets in this area. M1-2/R6B is also proposed for one half-block on the northern side of Fillmore Place, a block containing a row of three story rowhouses as well as low-rise industrial and automotive buildings.

The existing M1-2/R6 zoning permits a maximum residential FAR of 2.7 (3.6 with the Inclusionary Housing bonus) on wide streets, and 2.2 (2.42 with bonus) on narrow streets. Buildings can rise to 60 feet before a setback, and up to 110 feet after a setback, with an additional 40 feet permitted subject to additional setbacks. Commercial and manufacturing uses are permitted at an FAR of 2.0, and community facilities at 4.8 FAR. In this area, where the Inclusionary Housing program is applicable, the maximum FAR for a mixed building containing residential use is limited to the maximum FAR for residential use.

The proposed M1-2/R6B allows residential development at 2.0 FAR, with a bonus to 2.2 FAR available under the Inclusionary Housing program. Residential buildings are subject to a 40-foot maximum base height, with a total height of 50 feet permitted after a setback of 15 feet on a narrow street. New residential developments must provide 1 parking space

for each of 50% of their dwelling units. The maximum FAR for community facility developments is 2.0. Regulations for commercial and manufacturing uses would be unchanged under the proposed zoning designation. The proposed height limits and FAR would promote development that is consistent with the small-scale character along Grand Street and Fillmore Place.

C. POTENTIAL FOR SIGNIFICANT ADVERSE ENVIRONMENTAL IMPACTS FROM FOLLOW-UP ACTIONS

The proposed follow-up actions would have a minimal effect on development within the affected area. As described above, the proposed zoning text changes are largely intended to clarify and correct the adopted zoning text, and ensure that it would function as intended and analyzed within the FEIS. The proposed text changes would also facilitate the administration of the Inclusionary Housing Program. A modification to the Waterfront Access Plan for Parcel 26 would slightly modify the permitted location for an upland connection, providing flexibility for the extension of the street grid toward the waterfront, but would not modify any visual corridors.

The proposed changes to the zoning map would result in only a small increase in the number of dwelling units projected as a result of the Revised AHBI Alternative, as supplemented by Appendix J and subsequent technical memoranda. The proposed zoning map changes would also result in certain changes in building heights within the affected area. Except as specifically noted below, the proposed zoning text and map changes would not alter the assumptions, analysis, or conclusions contained in the FEIS.

- Zoning map changes would result in an increase in the maximum allowable FAR from 2.42 to 3.6 on some sites located in areas proposed to be rezoned from M1-2/R6 to M1-2/R6A and located beyond 100 feet from a wide street. In these areas, the greater FAR would not result in more sites being identified as projected or potential development sites based on the methodology used in the FEIS for identifying likely development sites (see Chapter 1, p. 1-12 of the FEIS). However, the proposed increase in FAR would allow more floor area to be developed on two projected development sites, resulting in a net increase of 13 dwelling units over what was projected in the FEIS (4 units on Site 268 and 9 units on Site 308). The FEIS projected a total of 14 units on site 268 and 17 units on Site 308, and under the proposed map changes Site 268 and Site 308 would contain a total of 18 units and 26 units, respectively (see Figure 3 and Tables 1 and 2). The number of affordable dwelling units would increase correspondingly, by 1 unit on Site 268 and 2 units on Site 308. The number of dwelling units on some of the potential development sites in these areas would increase as well, as shown in Table 2.
- The proposed R6A and R6B contextual height limits would result in different building heights on some development sites compared to what was described in the FEIS (see Tables 3 and 4). In areas rezoned to M1-2/R6B, building heights of

new developments would be decreased on some sites by between 5 and 20 feet, to a maximum of 50 feet. In areas rezoned to M1-2/R6A, some building heights of new developments could increase by up to 15 feet (due in part to the increase in permitted floor area) and others could decrease by as much as 20 feet, to a maximum height of 70 feet.

Overall, the proposed zoning map and text changes would result in development that is consistent with the purpose of the Greenpoint-Williamsburg rezoning. They would facilitate the administration of the Inclusionary Housing program, which would increase the opportunity for affordable housing, and they respond to community concerns about out-of-scale development.

These changes would not result, either cumulatively or individually, in any significant adverse environmental impacts not already identified in the FEIS. As noted above, the proposed zoning map changes would result in an increase of 13 residential units, consisting of an additional 4 units on Site 268 and 9 units on Site 308. This small increase in the number of residential units does not have the potential to alter the findings for any of the analyses in the FEIS that are dependent on the amount of projected development. Therefore, no further assessment is warranted for socioeconomic conditions, community facilities and services, open space, infrastructure, solid waste and sanitation services, energy, traffic and parking, transit and pedestrians, and mobile sources of air quality and noise. The same impacts that were identified in the FEIS for socioeconomic conditions, community facilities and services, open space, and traffic and transit conditions would occur with the proposed follow-up actions, and the same mitigation measures identified in the FEIS to avoid and reduce these impacts would be required.

The proposed zoning map changes would not result in development on any additional or different sites than those analyzed in the FEIS. Consequently, these changes would not alter the findings for any of the analyses in the FEIS that are related to the specific location or in-ground conditions of a development site, and no further assessment is required of archaeological resources, natural resources, hazardous materials, the waterfront revitalization program, industrial source air quality, stationary source noise, and construction impacts. The same (E) designations that were included for hazardous materials, industrial source air quality emissions, and noise in the FEIS would be required under the proposed follow-up actions.

The primary effect of the proposed zoning map changes would be to apply contextual height limits within the affected areas, which are intended to ensure that new development within these areas is consistent with the scale of existing buildings. Also, as a result of the reduction in building heights that would occur on certain development sites due to the contextual height limits, additional (E) designations for air quality related to HVAC emissions would be required on four potential development sites (see Air Quality analysis below). The potential for the proposed zoning map changes and associated changes in building heights to result in any significant adverse environmental impacts not already identified in the FEIS is assessed below for the areas of land use, zoning and

public policy, shadows, architectural resources, urban design, neighborhood character, and air quality for HVAC emissions.

Land Use

The FEIS found that the proposed action would have beneficial effects on land use by providing opportunities for new residential development, including affordable housing, while allowing the continuation of industrial uses, and the proposed follow-up actions would be consistent with those findings. As discussed above, the proposed zoning map changes would result in only a very small increase in the amount of projected residential development. The primary effect of the proposed M1-2/R6A and M1-2/R6B zoning designations would be to apply contextual height limits to further ensure that new development in the affected areas remains in scale with the surrounding neighborhoods. As with the proposed action as analyzed in the FEIS, the proposed follow-up actions would not result in significant adverse impacts to land use, zoning, and public policy.

Shadows

The proposed zoning map changes would not alter the finding of the shadow analysis provided in the FEIS. In areas proposed to be changed from M1-2/R6 to M1-2/R6A, building heights for some of the projected and potential development sites could increase by up to 15 feet to a maximum height of 70 feet, but no open space resources or other types of shadow sensitive resources are located within the reach of shadows which would be cast by the development of these sites. Therefore, as with the proposed action as analyzed in the FEIS, the proposed zoning map changes would not result in significant adverse shadow impacts.

Architectural Resources

The proposed zoning map changes would not alter the finding of the architectural resources analysis provided in the FEIS. Potential Site 275 is the only development site within the areas affected by the proposed map changes which was identified in the FEIS as eligible for LPC landmark designation. However, this building is identified as a potential residential conversion under both the M1-2/R6 and M1-2/R6A zoning designations and, as with the analysis provided in the FEIS, no impacts would be expected to occur as a result of the proposed zoning map changes. In general, the proposed zoning map changes are intended to further ensure that new development in the affected areas is consistent with the scale and character of the existing built form in these areas and, as with the proposed action as analyzed in the FEIS, the proposed zoning map changes would not result in significant adverse impacts to architectural resources.

Urban Design

The proposed zoning map changes would not alter the finding of the urban design analysis provided in the FEIS. The proposed map changes would apply contextual districts within portions of the upland areas to ensure that new development in these areas is consistent with the scale and character of existing buildings. While the M1-2/R6A designation could result in an increase in height on some sites, the areas in which this district is being proposed are characterized by buildings containing a varied range of building heights, and development in these areas under the proposed M1-2/R6A

designation would provide a similar building scale. Overall, the proposed M1-2/R6A and M1-2/R6B zoning designations would provide a more contextual building envelope than development under the M1-2/R6 zoning district. Consequently, the proposed zoning map changes would not result in significant adverse impacts to urban design.

Neighborhood Character

Neighborhood character is considered to be an amalgam of the various elements that give a neighborhood its distinct personality. These elements include land use, urban design, historic resources, socioeconomic conditions, traffic, and noise. The proposed zoning map change would not alter the findings of the FEIS for any of these analysis categories. Therefore, as with the proposed action as analyzed in the FEIS, the proposed zoning map changes would not result in significant adverse neighborhood character impacts.

Air Quality

To determine the potential for the proposed zoning map changes to result in significant adverse air quality impacts related to stationary sources, screening analyses were performed pursuant to the methodologies identified in the *CEQR Technical Manual*. A boiler screening analysis was performed for the projected and potential development sites which would be expected to decrease in height as a result of the proposed map changes. The analysis conducted was a point source analysis assuming #2 heating oil as the type of fuel to be used for space heating and hot water. Three pollutants were included in the analysis (SO₂, PM₁₀, and NO₂) and the results were compared with their corresponding standard (NAAQS).

For the sites where the proposed map changes would result in shorter buildings than were analyzed in the FEIS, the analysis determined the closest possible distances from the boiler stacks to same height or taller buildings required in order not to have an air quality impact. For the following sites the minimum allowable distances were determined to be: Site 265- 55 feet, Site 285- 65 feet, Site 296- 55 feet and Site 297- 45 feet (this is a conservative assumption since the stacks would not likely be at the boundaries of the sites). Since there are existing buildings and projected development sites of the same height or taller within these distances from each of the boiler stacks for these sites, there is the potential for boiler system emissions from these potential development sites to result in significant adverse air quality impacts to surrounding buildings. Therefore, in order to preclude the potential for air quality impacts, the proposed zoning map amendment includes (E) designations for air quality on Potential Development Sites 265, 285, 296 and 297. The (E) designations would require new developments on these sites to use natural gas as the type of fuel in order not to have a significant stationary source air quality impact to surrounding buildings. Accordingly, (E) designations will be mapped on the following parcels:

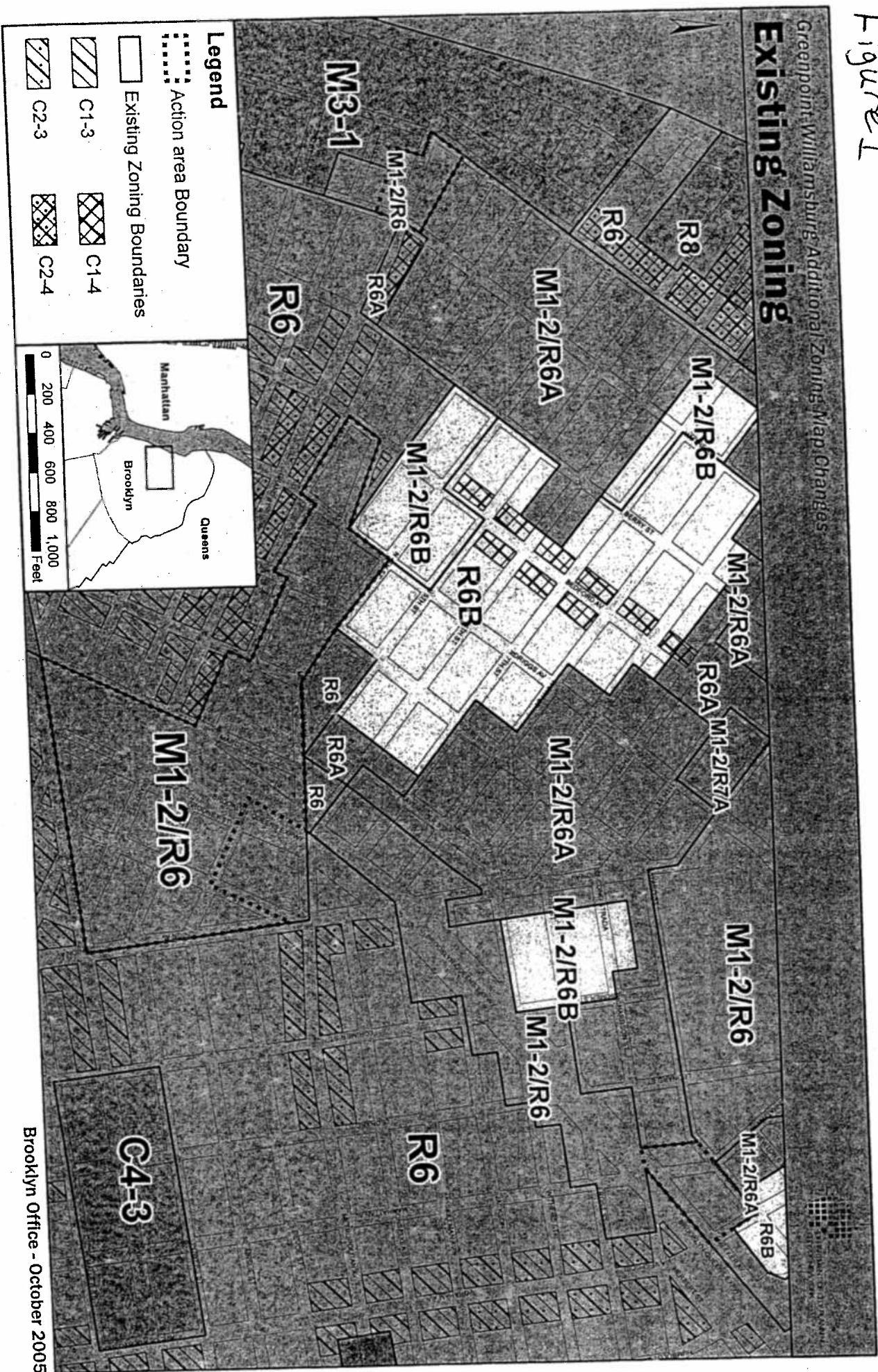
Potential Development Site 265:	Block 2367, Lots 27 and 28
Potential Development Site 285:	Block 2374, Lots 27, 28 and 31
Potential Development Site 296:	Block 2378, Lots 29 and 32
Potential Development Site 297:	Block 2378, Lots 35 and 36

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

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

The boiler analysis for all other development sites affected by the proposed map changes showed no potential for impacts since there are no existing buildings or potential and projected development sites of the same height or taller within the minimum allowable distance from each of their boiler stacks. With the placement of the (E) designation on the above block and lots, no impacts related to stationary source air quality would be expected.

Figure 1



Greenpoint-Williamsburg Additional Zoning Map Changes

Potential and Projected Development Sites

Greenpoint, Williamsburg, Additional Zoning Map Changes

Legend

- Action Area Boundary
- Potential Development Site
- Projected Development Site

0 200 400 600 800 1,000 Feet

Manhattan Brooklyn Queens

Brooklyn Office - October 2005

Brooklyn Office - October 2005

TABLE 1: PROJECTED DEVELOPMENT SITES

Site #	Block	Lot	Lot Area	Exis. FAR	Development Type	WITH ACTION						WITH FUCA						FUCA INCREMENT		
						Proposed Zoning	Proposed FAR	With Bonus	Projected Residential Floor Area	Commercial Floor Area	Projected Housing Units	Development Type	Proposed Zoning	Proposed FAR	With Bonus	Projected Residential Floor Area	Commercial Floor Area	Projected Housing Units	Resident, DUs	Resident, SF
266	2368	1	31,765	3.41	Conversion	M1-2/R6	3	3	72,212	0	53	Conversion	M1-2/R6A	2.7	3.6	7,056	0	7	0	2,313
266	2368	28	1,960	0	New Construction	M1-2/R6	2.2	2.42	4,743	0	5	New Construction	M1-2/R6A	2.7	3.6	7,200	0	7	2	1,789
266	2368	27	2,000	0	New Construction	M1-2/R6	3,002.20	3.6	5,411	0	4	New Construction	M1-2/R6A	2.7	3.6	4,007	0	4	0	0
266	2368	26	1,113	0	New Construction	M1-2/R6	3	3.6	4,007	0	14	New Construction	M1-2/R6A	2.7	3.6	18,263	0	18	0	0
268	2378	21	5,073	1.02	Conversion (Comm.)	M1-2/R6A/6	3,002.43	3,002.43	14,161	11,705	0	Conversion (Comm.)	M1-2/R6A	2.7	3.6	0	11,705	0	0	0
295	2378	26	4,105	1	Conversion (Comm.)	M1-2/R6	2.2	2.2	0	4,105	0	Conversion (Comm.)	M1-2/R6B	2	2.2	0	4,105	0	9	8,408
308	2387	2	15,810	1.66	New Construction	M1-2/R6	2.2	2.42	17,243	15,810	17	New Construction	M1-2/R6A	2.7	3.6	25,650	15,810	28	13	12,508
			59,773						103,615	15,810	64					116,125	15,810	97	13	12,508

TABLE 2. POTENTIAL DEVELOPMENT SITES

TABLE 2: POTENTIAL DEVELOPMENT SITES																		
WITH ACTION											WITH FCUA							
Site Number	Block	Tract/Lot Area	Existing FAR	Development Type	Proposed Zoning	Prop. FAR	Max. FAR w/ Bonus	Potential Residential Floor Area w/ Bonus	Potential Commercial Floor Area	Potential Housing Units with Bonus	Development Type	Proposed Zoning	Prop. FAR	Max. FAR w/ Bonus	Potential Residential Floor Area w/ Bonus	Potential Commercial Floor Area	Potential Housing Units with Bonus	Potential Commercial Floor Area
2724	1	3,715	1.13	New Construction	M1-2/R6	3,002.20	3,612.42	12,934	0	13	New Construction	M1-2/R6A	2.7	3.6	13,374	0	13	0
2724	33	580	0	New Construction	M1-2/R6	2,273.20	2,423.6	2,124	0	2	New Construction	M1-2/R6A	2.7	3.6	2,124	0	2	0
2724	34	4,985	0.77	New Construction	M1-2/R6	3,002.20	3,612.42	17,982	0	17	New Construction	M1-2/R6A	2.7	3.6	17,982	0	18	0
2724	37	3,120	0	New Construction	M1-2/R6	3,002.20	3,612.42	10,863	0	11	New Construction	M1-2/R6A	2.7	3.6	11,232	0	11	0
2724	30	2,500	0.64	New Construction	M1-2/R6	2,273.20	2,423.6	6,050	0	6	New Construction	M1-2/R6A	2.7	3.6	9,000	0	9	0
2724	31	5,000	0.19	New Construction	M1-2/R6	3,002.20	3,612.42	17,410	0	17	New Construction	M1-2/R6A	2.7	3.6	18,000	0	18	0
83	10	19,920	0.86	New Construction	M1-2/R6	2,273.20	2,423.6	66,774	0	67	New Construction	M1-2/R6A	2.7	3.6	71,712	0	72	0
2724	12	1,950	1	New Construction	M1-2/R6B	2	2.2	4,290	0	4	New Construction	M1-2/R6A	2.7	3.6	19,800	0	7	0
2724	7	2,350	0.8	New Construction	M1-2/R6	2,273.20	2,423.6	5,687	0	6	New Construction	M1-2/R6A	2.7	3.6	8,460	0	8	0
94	18	8,900	1	New Construction	M1-2/R6	2.43	2.43	21,394	0	23	New Construction	M1-2/R6A	2.7	3.6	35,280	0	35	0
95	30	2,500	0.42	New Construction	M1-2/R6	2,273.20	2,423.6	6,050	0	6	New Construction	M1-2/R6A	2.7	3.6	9,000	0	9	0
2723	29	2,500	1	New Construction	M1-2/R6	2,273.20	2,423.6	12,100	0	12	New Construction	M1-2/R6A	2.7	3.6	18,000	0	18	0
115	33	5,000	0.63	New Construction	M1-2/R6A	2.23	3.6	10,649	0	11	New Construction	M1-2/R6A	2.7	3.6	10,649	0	11	0
2723	36	2,500	0.63	New Construction	M1-2/R6A	3	3.6	9,000	0	9	New Construction	M1-2/R6A	2.7	3.6	19,649	0	20	0
116	6	5,435	0	New Construction	M1-2/R6	2.2	2.42	8,470	0	4	New Construction	M1-2/R6A	2.7	3.6	12,600	0	13	0
2353	8	1,500	0	New Construction	M1-2/R6	2.2	2.42	3,630	0	4	New Construction	M1-2/R6A	2.7	3.6	5,400	0	5	0
244	26	5,000	1.42	New Construction	M1-2/R6	3	3.6	14,285	0	14	New Construction	M1-2/R6A	2.7	3.6	18,000	0	18	0
2353	13	3,968	0.5	New Construction	M1-2/R6	3	3.6	24,570	0	25	New Construction	M1-2/R6A	2.7	3.6	14,285	0	25	0
2353	28	1,014	0.49	New Construction	M1-2/R6	3	3.6	3,650	0	4	New Construction	M1-2/R6A	2.7	3.6	24,570	0	4	0
245	11	1,807	0	New Construction	M1-2/R6A	2.2	2.42	42,505	0	43	New Construction	M1-2/R6A	2.7	3.6	42,505	0	43	0
250	13	7,950	0	New Construction	M1-2/R6A	2.2	2.42	19,629	0	18	New Construction	M1-2/R6A	2.7	3.6	28,620	0	29	0
2366	32	13,867	1	New Construction	M1-2/R6	2.2	2.42	33,558	0	34	New Construction	M1-2/R6A	2.7	3.6	49,921	0	50	0
2366	16	2,811	1.05	New Construction	M1-2/R6	3	3.6	10,120	0	10	New Construction	M1-2/R6A	2.7	3.6	10,120	0	10	0
2366	21	5,822	1	New Construction	M1-2/R6	3	3.6	20,959	0	21	New Construction	M1-2/R6A	2.7	3.6	20,959	0	21	0
262	7	8,633	2.11	Conversion	M1-2/R6	3	N/A	31,079	0	31	Conversion	M1-2/R6A	2.7	3.6	31,079	0	31	0
263	15	7,200	0.43	New Construction	M1-2/R6	3	3.6	23,040	0	23	Conversion	M1-2/R6A	2.7	3.6	3,800	0	23	0
264	27	1,474	0	New Construction	M1-2/R6	3	3.6	5,306	0	5	New Construction	M1-2/R6B	2	2.2	23,040	0	3	0
2367	28	7,000	1.42	New Construction	M1-2/R6	3	3.6	25,200	0	25	New Construction	M1-2/R6B	2	2.2	15,400	0	15	0
265	19	6,474	0.89	New Construction	M1-2/R6	3	3.6	30,506	0	31	New Construction	M1-2/R6A	2.7	3.6	18,643	0	19	0
2368	18	2,255	0.93	New Construction	M1-2/R6	2.2	2.42	12,287	0	12	New Construction	M1-2/R6A	2.7	3.6	12,287	0	12	0
2368	21	988	0	New Construction	M1-2/R6	3	3.6	5,457	0	5	New Construction	M1-2/R6A	2.7	3.6	8,118	0	8	0
2368	22	2,130	0.61	New Construction	M1-2/R6	3	3.6	7,668	0	8	New Construction	M1-2/R6A	2.7	3.6	3,560	0	7	0
267	31	8,787	0	New Construction	M1-2/R6	2.2	2.42	28,972	0	29	New Construction	M1-2/R6A	2.7	3.6	7,668	0	32	0
2368	31	1,465	0	New Construction	M1-2/R6	2.2	2.42	3,545	0	4	New Construction	M1-2/R6A	2.7	3.6	5,274	0	5	0
2368	32	1,685	0	New Construction	M1-2/R6	2.2	2.42	4,078	0	4	New Construction	M1-2/R6A	2.7	3.6	6,066	0	8	0
2368	34	2,288	1.08	New Construction	M1-2/R6	2.2	2.42	5,537	0	6	New Construction	M1-2/R6A	2.7	3.6	8,237	0	8	0
2368	33	2,325	0	New Construction	M1-2/R6	2.2	2.42	5,637	0	6	New Construction	M1-2/R6A	2.7	3.6	8,370	0	8	0
269	6	7,753	0	New Construction	M1-2/R6A	3	3.6	18,786	0	18	New Construction	M1-2/R6A	2.7	3.6	27,947	0	28	0
2369	4	1,828	0	New Construction	M1-2/R6	3,002.20	3,612.42	6,584	0	7	New Construction	M1-2/R6A	2.7	3.6	6,584	0	7	0
2369	7	4,600	0	New Construction	M1-2/R6	3	3.6	12,488	0	12	New Construction	M1-2/R6A	2.7	3.6	16,560	0	17	0
2369	7	1,600	0	New Construction	M1-2/R6	3	3.6	5,760	0	6	New Construction	M1-2/R6A	2.7	3.6	5,760	0	6	0
270	14	8,028	0.82	New Construction	M1-2/R6	2,233.00	2,423.6	24,833	0	25	New Construction	M1-2/R6A	2.7	3.6	28,904	0	28	0
271	14	10,300	0.82	New Construction	M1-2/R6	2,233.00	2,423.6	29,028	0	29	New Construction	M1-2/R6A	2.7	3.6	37,080	0	37	0
272	19	17,604	0.09	New Construction	M1-2/R6	3,002.20	3,612.42	98,219	0	59	New Construction	M1-2/R6A	2.7	3.6	63,374	0	63	0
272	26	5,800	1	New Construction	M1-2/R6	2.2	2.42	14,036	0	14	New Construction	M1-2/R6A	2.7	3.6	20,880	0	21	0
273	26	5,800	1	New Construction	M1-2/R6	2.2	2.42	14,036	0	14	New Construction	M1-2/R6A	2.7	3.6	20,880	0	21	0
2369	38	4,025	0	New Construction	M1-2/R6	2.2	2.42	9,741	0	10	New Construction	M1-2/R6A	2.7	3.6	14,980	0	14	0
2369	37	2,277	0	New Construction	M1-2/R6	2.2	2.42	5,510	0	6	New Construction	M1-2/R6A	2.7	3.6	8,197	0	8	0
274	40	6,302	6.2	Conversion	M1-2/R6	2.2	N/A	15,251	0	15	Conversion	M1-2/R6A	2.7	2.7	22,687	0	23	0
275	40	20,313	6.2	Conversion	M1-2/R6	2.2	N/A	100,800	0	73	Conversion	M1-2/R6A	2.7	2.7	100,800	0	73	0
280	1	5,750	1.09	New Construction	M1-2/R6	2.2	2.42	13,915	0	14	New Construction	M1-2/R6A	2.7	3.6	20,700	0	21	0
281	5	10,184	0	New Construction	M1-2/R6	2.2	2.42	36,682	0	37	New Construction	M1-2/R6A	2.7	3.6	36,682	0	37	0
282	9	5,282	0.31	New Construction	M1-2/R6	3	3.6	18,015	0	19	New Construction	M1-2/R6A	2.7	3.6	18,015	0	19	0
283	1	15,688	0	New Construction	M1-2/R6	3,002.20	3,612.42	51,881	0	52	New Construction	M1-2/R6A	2.7	3.6	56,513	0	57	0
284	7	14,150	0	New Construction	M1-2/R6	3,002.20	3,612.42	43,676	0	44	New Construction	M1-2/R6A	2.7	3.6	50,940	0	45	0
2374	27	1,189	1	New Construction	M1-2/R6	2.2	2.42	2,829	0	3	New Construction	M1-2/R6A	2.7	3.6	4,208	0	4	0
2374	31	7,500	1	New Construction	M1-2/R6	2.2	2.42	18,150	0	18	New Construction	M1-2/R6A	2.7	3.6	27,000	0	27	0
2374	28	2,783	1	New Construction	M1-2/R6	2.2	2.42	6,759	0	7	New Construction	M1-2/R6A	2.7	3.6	10,055	0	10	0
285	1	11,462	1	New Construction	M1-2/R6	2.2	2.42	27,735	0	28	New Construction	M1-2/R6A	2.7	3.6	41,253	0	41	0
286	1	5,000	1	New Construction	M1-2/R6	2.2	2.42	12,100	0	12	New Construction	M1-2/R6A	2.7	3.6	18,000	0	18	0
287	5	7,500	1	New Construction	M1-2/R6	2.2	2.42	18,150	0	18	New Construction	M1-2/R6A	2.7	3.6	27,000	0	27	0
288	10	5,060	0.88	New Construction	M1-2/R6	2.2	2.42	12,245	0	12	New Construction	M1-2/R6A	2.7	3.6	18,216	0	18	0
289	12	5,908	1.02	New Construction	M1-2/R6	3,002.20	3,612.42	18,947	0	19	New Construction	M1-2/R6A	2.7	3.6	21,289	0	21	0
290	16	15,000	0.83	New Construction	M1-2/R6	2.2	2.42	54,000	0	54	New Construction	M1-2/R6A	2.7	3.6	72,000	0	54	0
291	40	4,650	0.87	New Construction	M1-2/R6	2.2	2.42	11,253	0	11	New Construction	M1-2/R6B	2	2.2	10,200	0	10	0
2378	3	1,998	0.98	New Construction	M1-2/R6A	3	3.6	7,193	0	7	New Construction	M1-2/R6A	2.7	3.6	7,193	0	7	0

TABLE 2: POTENTIAL DEVELOPMENT SITES

TABLE 2: POTENTIAL DEVELOPMENT SITES														WITH ACTION														WITH FCUA														FCUA INCREMENT													
Site Number	Block	Tax/Lot Area	Existing FAR	Development Type	Proposed Zoning	Prop. Max FAR	Max. FAR w/ Bonus	Potential Residential Floor Area w/ Bonus	Potential Commercial Floor Area	Potential Housing Units with bonus	Development Type	Proposed Zoning	Prop. Max FAR	Max FAR w/ Bonus	Potential Residential Floor Area w/ Bonus	Potential Commercial Floor Area	Potential Housing Units with bonus	Potential Commercial Floor Area	Potential Housing Units w/ Bonus																																				
292	2378	2	2,225	1 New Construction	M1-2/R6A	3	3.6	6,010	0	6	New Construction	M1-2/R6A	2.7	3.6	8,010	0	6	0	(1)																																				
	2378	1	2,625	1 New Construction	M1-2/R6	2.2	2.42	6,353	0	8	New Construction	M1-2/R6B	2	2.2	5,775	0	8	0	(1)																																				
	2378	6,646		Conversion/New Const	M1-2/R6A/6	3,002.43	3,612.2	21,555	0	22	New Construction	M1-2/R6A/R	2.7/2.0	3,612.2	21,645	0	22	0	(1)																																				
	2378	21	11,705	1 Conversion/New Const	M1-2/R6	2.2	2.42	4,926	0	27	New Construction	M1-2/R6B	2	2.2	4,105	0	26	0	(1)																																				
	2378	28	4,105					28,590	0	6	New Construction	M1-2/R6B	2	2.2	25,750	0	13	0	(1)																																				
295	2378	29	6,069	1 New Construction	M1-2/R6	2.2	2.42	14,687	0	15	New Construction	M1-2/R6B	2	2.2	13,352	0	5	0	(1)																																				
	2378	32	2,441	1 New Construction	M1-2/R6	2.2	2.42	5,907	0	6	New Construction	M1-2/R6B	2	2.2	5,370	0	19	0	(2)																																				
	2378	32	2,441	1 New Construction	M1-2/R6	2.2	2.42	20,594	0	21	New Construction	M1-2/R6B	2	2.2	18,722	0	7	0	(1)																																				
	2378	35	8,510	0				7,577	0	8	New Construction	M1-2/R6B	2	2.2	6,888	0	7	0	(1)																																				
296	2378	35	3,131	0 New Construction	M1-2/R6	2.2	2.42	7,144	0	15	New Construction	M1-2/R6B	2	2.2	7,040	0	14	0	(1)																																				
	2378	36	3,200	0.94 New Construction	M1-2/R6	2.2	2.42	7,744	0	15	New Construction	M1-2/R6B	2	2.2	7,928	0	14	0	(1)																																				
	2378	36	6,331					15,321	0	15	New Construction	M1-2/R6A	2.7	3.6	13,928	0	18	0	(1)																																				
297	2384	8	14,600	1 New Construction	M1-2/R6	2.2	2.42	35,332	0	35	New Construction	M1-2/R6A	2.7	3.6	52,560	0	36	0	(1)																																				
305	2386	7	10,000	1 New Construction	M1-2/R6	2.2	2.42	24,200	0	24	New Construction	M1-2/R6A	2.7	3.6	36,000	0	12	0	(1)																																				
	2386	12	5,200	1 New Construction	M1-2/R6	2.2	2.42	12,594	0	13	New Construction	M1-2/R6A	2.7	3.6	18,720	0	19	0	(1)																																				
	2386	14	4,800	1 New Construction	M1-2/R6	2.2	2.42	11,616	0	12	New Construction	M1-2/R6A	2.7	3.6	17,280	0	17	0	(1)																																				
	2386	14	4,800	1 New Construction	M1-2/R6	2.2	2.42	11,616	0	12	New Construction	M1-2/R6A	2.7	3.6	17,280	0	17	0	(1)																																				
307	2387	7	20,000	0 New Construction	M1-2/R6	2.2	2.42	49,400	0	48	New Construction	M1-2/R6A	2.7	3.6	72,000	0	72	0	(1)																																				
	2387	12	12,983	1 New Construction	M1-2/R6	2.2	2.42	31,419	0	31	New Construction	M1-2/R6A	2.7	3.6	46,739	0	47	0	(2)																																				
	2387	12	1,876	1 New Construction	M1-2/R6	2.2	2.42	4,540	0	4	New Construction	M1-2/R6A	2.7	3.6	6,754	0	2	0	(2)																																				
	2387	6	1,765	0 New Construction	M1-2/R6	2.2	2.42	4,271	0	4	New Construction	M1-2/R6A	2.7	3.6	6,354	0	6	0	(2)																																				
309	2387	6	1,765	0 New Construction	M1-2/R6	2.2	2.42	4,271	0	4	New Construction	M1-2/R6A	2.7	3.6	6,354	0	6	0	(2)																																				
	2387	6	1,765	0 New Construction	M1-2/R6	2.2	2.42	4,271	0	4	New Construction	M1-2/R6A	2.7	3.6	6,354	0	6	0	(2)																																				
	2387	6	1,765	0 New Construction	M1-2/R6	2.2	2.42	4,271	0	4	New Construction	M1-2/R6A	2.7	3.6	6,354	0	6	0	(2)																																				
	2387	6	1,765	0 New Construction	M1-2/R6	2.2	2.42	4,271	0	4	New Construction	M1-2/R6A	2.7	3.6	6,354	0	6	0	(2)																																				
	2387	6	1,765	0 New Construction	M1-2/R6	2.2	2.42	4,271	0	4	New Construction	M1-2/R6A	2.7	3.6	6,354	0	6	0	(2)																																				
	2387	6	1,765	0 New Construction	M1-2/R6	2.2	2.42	4,271	0	4	New Construction	M1-2/R6A	2.7	3.6	6,354	0	6	0	(2)																																				
	2387	6	1,765	0 New Construction	M1-2/R6	2.2	2.42	4,271	0	4	New Construction	M1-2/R6A	2.7	3.6	6,354	0	6	0	(2)																																				
	2387	6	1,765	0 New Construction	M1-2/R6	2.2	2.42	4,271	0	4	New Construction	M1-2/R6A	2.7	3.6	6,354	0	6	0	(2)																																				
	2387	6	1,765	0 New Construction	M1-2/R6	2.2	2.42	4,271	0	4	New Construction	M1-2/R6A	2.7	3.6	6,354	0	6	0	(2)																																				
	2387	6	1,765	0 New Construction	M1-2/R6	2.2	2.42	4,271	0	4	New Construction	M1-2/R6A	2.7	3.6	6,354	0	6	0	(2)																																				
	2387	6	1,765	0 New Construction	M1-2/R6	2.2	2.42	4,271	0	4	New Construction	M1-2/R6A	2.7	3.6	6,354	0	6	0	(2)																																				
	2387	6	1,765	0 New Construction	M1-2/R6	2.2	2.42	4,271	0	4	New Construction	M1-2/R6A	2.7	3.6	6,354	0	6	0	(2)																																				
	2387	6	1,765	0 New Construction	M1-2/R6	2.2	2.42	4,271	0	4	New Construction	M1-2/R6A	2.7	3.6	6,354	0	6	0	(2)																																				
	2387	6	1,765	0 New Construction	M1-2/R6	2.2	2.42	4,271	0	4	New Construction	M1-2/R6A	2.7	3.6	6,354	0	6	0	(2)																																				
	2387	6	1,765	0 New Construction	M1-2/R6	2.2	2.42	4,271	0	4	New Construction	M1-2/R6A	2.7	3.6	6,354	0	6	0	(2)																																				
	2387	6	1,765	0 New Construction	M1-2/R6	2.2	2.42	4,271	0	4	New Construction	M1-2/R6A	2.7	3.6	6,354	0	6	0	(2)																																				
	2387	6	1,765	0 New Construction	M1-2/R6	2.2	2.42	4,271	0	4	New Construction	M1-2/R6A	2.7	3.6	6,354	0	6	0	(2)																																				
	2387	6	1,765	0 New Construction	M1-2/R6	2.2	2.42	4,271	0	4	New Construction	M1-2/R6A	2.7	3.6	6,354	0	6	0	(2)																																				
	2387	6	1,765	0 New Construction	M1-2/R6	2.2	2.42	4,271	0	4	New Construction	M1-2/R6A	2.7	3.6	6,354	0	6	0	(2)																																				
	2387	6	1,765	0 New Construction	M1-2/R6	2.2	2.42	4,271	0	4	New Construction	M1-2/R6A	2.7	3.6	6,354	0	6	0	(2)																																				
	2387	6	1,765	0 New Construction	M1-2/R6	2.2	2.42	4,271	0	4	New Construction	M1-2/R6A	2.7	3.6	6,354	0	6	0	(2)																																				
	2387	6	1,765	0 New Construction	M1-2/R6	2.2	2.42	4,271	0	4	New Construction	M1-2/R6A	2.7	3.6	6,354	0	6	0	(2)																																				
	2387	6	1,765	0 New Construction	M1-2/R6	2.2	2.42	4,271	0	4	New Construction	M1-2/R6A	2.7	3.6	6,354	0	6	0	(2)																																				
	2387	6	1,765	0 New Construction	M1-2/R6	2.2	2.42	4,271	0	4	New Construction	M1-2/R6A	2.7	3.6	6,354	0	6	0	(2)																																				
	2387	6	1,765	0 New Construction	M1-2/R6	2.2	2.42	4,271	0	4	New Construction	M1-2/R6A	2.7	3.6	6,354	0	6	0	(2)																																				
	2387	6	1,765	0 New Construction	M1-2/R6	2.2	2.42	4,271	0	4	New Construction	M1-2/R6A	2.7	3.6	6,354	0	6	0	(2)																																				
	2387	6	1,765	0 New Construction	M1-2/R6	2.2	2.42	4,271	0	4	New Construction	M1-2/R6A	2.7	3.6	6,354	0	6	0	(2)																																				
	2387	6	1,765	0 New Construction	M1-2/R6	2.2	2.42	4,271	0	4	New Construction	M1-2/R6A	2.7	3.6	6,354	0	6	0	(2)																																				
	2387	6	1,765	0 New Construction	M1-2/R6	2.2	2.42	4,271	0	4	New Construction	M1-2/R6A	2.7	3.6	6,354	0	6	0	(2)																																				
	2387	6	1,765	0 New Construction	M1-2/R6	2.2	2.42	4,271	0	4	New Construction	M1-2/R6A	2.7	3.6	6,354	0	6	0	(2)																																				
	2387	6	1,765	0 New Construction	M1-2/R6	2.2	2.42	4,271	0	4	New Construction	M1-2/R6A	2.7	3.6	6,354	0	6	0	(2)																																				
	2387	6	1,765	0 New Construction	M1-2/R6	2.2	2.42	4,271	0	4	New Construction	M1-2/R6A	2.7	3.6	6,354	0	6	0	(2)																																				
	2387	6	1,765	0 New Construction	M1-2/R6	2.2	2.42	4,271	0	4	New Construction	M1-2/R6A	2.7	3.6	6,354	0	6	0	(2)																																				
	2387	6	1,765	0 New Construction	M1-2/R6	2.2	2.42	4,271	0	4	New Construction	M1-2/R6A	2.7	3.6	6,354	0	6	0	(2)																																				
	2387	6	1,765	0 New Construction	M1-2/R6	2.2	2.42	4,271	0	4	New Construction	M1-2/R6A	2.7	3.6	6,354	0	6	0	(2)																																				
	2387	6	1,765	0 New Construction	M1-2/R6	2.2	2.42	4,271	0	4	New Construction	M1-2/R6A	2.7	3.6	6,354	0	6	0	(2)																																				
	2387	6	1,765	0 New Construction	M1-2/R6	2.2	2.42	4,271	0	4	New Construction	M1-2/R6A	2.7	3.6	6,354	0	6	0	(2)																																				
	2387	6	1,765	0 New Construction	M1-2/R6	2.2	2.42	4,271	0	4	New Construction	M1-2/R6A	2.7	3.6	6,354	0	6	0	(2)																																				
	2387	6	1,765	0 New Construction	M1-2/R6	2.2	2.42	4,271	0	4	New Construction	M1-2/R6A	2.7	3.6	6,354	0	6	0	(2)																																				
	2387	6	1,765	0 New Construction	M1-2/R6	2.2	2.42	4,271	0	4	New Construction	M1-2/R6A	2.7	3.6	6,354	0	6	0	(2)																																				
	2387	6	1,765	0 New Construction	M1-2/R6	2.2	2.42	4,271	0	4	New Construction	M1-2/R6A	2.7	3.6	6,354	0	6	0	(2)																																				
	2387	6	1,765	0 New Construction	M1-2/R6	2.2	2.42	4,271	0	4	New Construction	M1-2/R6A	2.7	3.6	6,354	0	6	0	(2)																																				
	2387	6	1,765	0 New Construction	M1-2/R6	2.2	2.42	4,271	0	4	New Construction	M1-2/R6A	2.7	3.6	6,354	0	6	0	(2)																																				
	2387	6	1,765	0 New Construction	M1-2/R6	2.2	2.42	4,271	0	4	New Construction	M1-2/R6A	2.7	3.6	6,354	0	6	0	(2)																																				
	2387	6	1,765	0 New Construction	M1-2/R6	2.2	2.42	4,271	0	4	New Construction	M1-2/R6A	2.7	3.6	6,354	0	6	0	(2)																																				
	2387	6	1,765	0 New Construction	M1-2/R6	2.2	2.42	4,271	0	4	New Construction	M1-2/R6A	2.7	3.6	6,354	0	6	0	(2)																																				
	2387	6	1,765	0 New Construction	M1-2/R6	2.2	2.42	4,271	0	4	New Construction	M1-2/R6A	2.7	3.6	6,354	0	6	0	(2)																																				
	2387	6	1,765	0 New Construction	M1-2/R6	2.2	2.42	4,271	0	4	New Construction	M1-2/R6A	2.7	3.6	6,354	0	6	0	(2)																																				
	2387	6	1,765	0 New Construction	M1-2/R6	2.2	2.42	4,271	0	4	New Construction	M1-2/R6A	2.7	3.6	6,354	0	6	0	(2)																																				
	2387	6	1,765	0 New Construction	M1-2/R6	2.2	2.42	4,271	0	4	New Construction	M1-2/R6A	2.7	3.6	6,354	0	6	0	(2)																																				
	2387	6	1,765	0 New Construction	M1-2/R6	2.2	2.42	4,271	0	4	New Construction	M1-2/R6A	2.7	3.6	6,354	0	6	0	(2)																																				
	2387	6	1,765	0 New Construction	M1-2/R6	2.2	2.42	4,271	0	4	New Construction	M1-2/R6A	2.7	3.6	6,354	0	6	0	(2)																																				
	2387	6	1,765	0 New Construction	M1-2/R6	2.2	2.42	4,271	0	4	New Construction	M1-2/R6A	2.7	3.6	6,354	0	6	0	(2)																																				
	2387	6	1,765	0 New Construction	M1-2/R6	2.2	2.42	4,271	0	4	New Construction	M1-2/R6A	2.7	3.6	6,354	0	6	0	(2)																																				
	2387	6	1,765	0 New Construction	M1-2/R6	2.2	2.42	4,271	0	4	New Construction	M1-2/R6A	2.7	3.6	6,354	0	6	0	(2)																																				
	2387	6	1,765	0 New Construction	M1-2/R6	2.2	2.42	4,271	0	4	New Construction	M1-2/R6A	2.7	3.6	6,354	0	6	0	(

NOTE: Site totals of residential units may not equal the sum of residential units for each lot within the sites due to rounding

Table 3: Projected Development Sites Building Heights

Site	Blocklot	Block	Lot	Prop Zon (EIS)	Prop Zon with FUCA	Height (EIS)	Height with FUCA	Change	Notes
266	23680001	2368	1	M1-2/R6	M1-2/R6A	0	70	0	0 Residential Conversion
268	23680026	2368	26	M1-2/R6	M1-2/R6A	70	70	0	15
268	23680027	2368	27	M1-2/R6	M1-2/R6A	55	70	15	15
268	23680028	2368	28	M1-2/R6	M1-2/R6A	55	70	15	15
295	23780021	2378	21	M1-2/R6A	M1-2/R6A	0	0	0	0 Commercial Conversion
295	23780026	2378	26	M1-2/R6	M1-2/R6B	70	50	-20	Commercial Conversion
308	23870002	2387	2	M1-2/R6	M1-2/R6A	55	70	15	15

Table 4: Potential Development Sites Building Heights

Site	Blocklot	Block	Lot	Prop Zon (EIS)	Prop Zon with FUCA	Height (EIS)	Height with FUCA	Change	Notes
93	27240001	2724	1	M1-2/R6	M1-2/R6A	70	70	0	0
93	27240030	2724	30	M1-2/R6	M1-2/R6A	70	70	0	0
93	27240031	2724	31	M1-2/R6	M1-2/R6A	70	70	0	0
93	27240033	2724	33	M1-2/R6	M1-2/R6A	70	70	0	0
93	27240034	2724	34	M1-2/R6	M1-2/R6A	70	70	0	0
93	27240037	2724	37	M1-2/R6	M1-2/R6A	70	70	0	0
94	27240007	2724	7	M1-2/R6	M1-2/R6A	55	70	15	15
94	27240010	2724	10	M1-2/R6	M1-2/R6A	55	70	15	15
94	27240012	2724	12	M1-2/R6	M1-2/R6A	55	70	15	15
95	27240018	2724	18	M1-2/R6	M1-2/R6A	55	70	15	15
115	27230029	2723	29	M1-2/R6	M1-2/R6A	55	70	15	15
115	27230030	2723	30	M1-2/R6	M1-2/R6A	55	70	15	15
116	27230033	2723	33	M1-2/R6	M1-2/R6A	70	70	0	0
116	27230036	2723	36	M1-2/R6A	M1-2/R6A	70	70	0	0
116	27230036	2723	36	M1-2/R6A	M1-2/R6A	70	70	0	0
244	23530006	2353	6	M1-2/R6	M1-2/R6A	55	70	15	15
244	23530008	2353	8	M1-2/R6	M1-2/R6A	55	70	15	15
245	23530013	2353	13	M1-2/R6	M1-2/R6A	70	70	0	0
245	23530026	2353	26	M1-2/R6	M1-2/R6A	70	70	0	0
245	23530028	2353	28	M1-2/R6	M1-2/R6A	70	70	0	0
260	23660001	2366	1	M1-2/R6	M1-2/R6A	60	70	10	10
261	23660032	2366	32	M1-2/R6	M1-2/R6A	60	70	10	10
262	23660016	2366	16	M1-2/R6	M1-2/R6A	70	70	0	0
262	23660021	2366	21	M1-2/R6	M1-2/R6A	70	70	0	0
263	23670007	2367	7	M1-2/R6	M1-2/R6A	0	0	0	0 Residential Conversion
263	23670007	2367	7	M1-2/R6	M1-2/R6A	70	70	0	0
264	23670015	2367	15	M1-2/R6	M1-2/R6A	70	70	0	0
265	23670027	2367	27	M1-2/R6	M1-2/R6B	70	50	-20	-20
265	23670028	2367	28	M1-2/R6	M1-2/R6B	70	50	-20	-20
267	23680018	2368	18	M1-2/R6	M1-2/R6A	70	70	0	0
267	23680019	2368	19	M1-2/R6	M1-2/R6A	70	70	0	0
267	23680021	2368	21	M1-2/R6	M1-2/R6A	70	70	0	0
267	23680022	2368	22	M1-2/R6	M1-2/R6A	70	70	0	0
269	23680031	2368	31	M1-2/R6	M1-2/R6A	55	70	15	15
269	23680032	2368	32	M1-2/R6	M1-2/R6A	55	70	15	15
269	23680033	2368	33	M1-2/R6	M1-2/R6A	55	70	15	15
269	23680034	2368	34	M1-2/R6	M1-2/R6A	55	70	15	15
270	23690004	2369	4	M1-2/R6	M1-2/R6A	70	70	0	0
270	23690006	2369	6	M1-2/R6	M1-2/R6A	70	70	0	0
270	23690007	2369	7	M1-2/R6	M1-2/R6A	70	70	0	0
271	23690014	2369	14	M1-2/R6	M1-2/R6A	70	70	0	0
272	23690019	2369	19	M1-2/R6	M1-2/R6A	70	70	0	0
273	23690027	2369	27	M1-2/R6	M1-2/R6A	55	70	15	15
274	23690037	2369	37	M1-2/R6	M1-2/R6A	55	70	15	15

Table 4: Potential Development Sites Building Heights

Site	Blocklot	Block	Lot	Prop Zon (EIS)	Prop Zon with FUCA	Height (EIS)	Height with FUCA	Change	Notes
274	23690038	2369	38	M1-2/R6	M1-2/R6A	55	0	15	0 Residential Conversion
275	23690040	2369	40	M1-2/R6	M1-2/R6A	55	70	15	
280	23720001	2372	1	M1-2/R6	M1-2/R6A	70	70	0	
281	23720005	2372	5	M1-2/R6	M1-2/R6A	70	70	0	
282	23720009	2372	9	M1-2/R6	M1-2/R6A	70	70	0	
283	23740001	2374	1	M1-2/R6	M1-2/R6A	70	70	0	
284	23740007	2374	7	M1-2/R6	M1-2/R6A	70	70	-10	
285	23740027	2374	27	M1-2/R6	M1-2/R6A	80	70	-10	
285	23740028	2374	28	M1-2/R6	M1-2/R6A	80	70	-10	
285	23740031	2374	31	M1-2/R6	M1-2/R6A	80	70	0	
286	23750001	2375	1	M1-2/R6	M1-2/R6A	55	70	15	
287	23750005	2375	5	M1-2/R6	M1-2/R6A	55	70	15	
288	23750010	2375	10	M1-2/R6	M1-2/R6A	70	70	0	
289	23750012	2375	12	M1-2/R6	M1-2/R6A	70	70	0	
290	23750016	2375	16	M1-2/R6	M1-2/R6A	55	50	-5	
291	23780040	2378	40	M1-2/R6	M1-2/R6B	50	50	0	
292	23780001	2378	1	M1-2/R6	M1-2/R6B	70	70	0	
292	23780003	2378	3	M1-2/R6A	M1-2/R6A	70	70	0	
292	23780002	2378	2	M1-2/R6A	M1-2/R6A	55	50	-5	
296	23780029	2378	29	M1-2/R6	M1-2/R6B	55	50	-5	
296	23780032	2378	32	M1-2/R6	M1-2/R6B	55	50	-5	
297	23780035	2378	35	M1-2/R6	M1-2/R6B	55	50	-5	
297	23780036	2378	36	M1-2/R6	M1-2/R6B	55	70	15	
297	23780036	2378	8	M1-2/R6	M1-2/R6A	55	70	15	
305	23840008	2384	7	M1-2/R6	M1-2/R6A	55	70	15	
307	23860007	2386	12	M1-2/R6	M1-2/R6A	55	70	15	
307	23860012	2386	14	M1-2/R6	M1-2/R6A	55	70	15	
307	23860014	2386	6	M1-2/R6	M1-2/R6A	55	70	15	
309	23870006	2387	7	M1-2/R6	M1-2/R6A	55	70	15	
309	23870007	2387	12	M1-2/R6	M1-2/R6A	55	70	0	
309	23870012	2387	1	M1-2/R6	M1-2/R6A	70	70	0	
310	23890001	2389	8	M1-2/R6	M1-2/R6A	70	70	0	
310	23890008	2389	1	M1-2/R6	M1-2/R6A	70	70	0	
311	24110001	2411	12	M1-2/R6	M1-2/R6A	0	0	0	Residential Reactivation
311	24110012	2411	15	M1-2/R6	M1-2/R6B	55	50	-5	
312	23900015	2390	16	M1-2/R6	M1-2/R6B	55	50	-5	
313	23900016	2390	17	M1-2/R6	M1-2/R6B	55	50	-5	
313	23900017	2390							

ATTACHMENT 1
Zoning Text Amendments (N060170ZRK)

Greenpoint-Williamsburg Additional Zoning Text Amendments

October 28, 2005

Matter in underline is new, to be added;

Matter in ~~strikeout~~ is old, to be deleted;

Matter in # # is defined in Section 12-10;

* * * indicates where unchanged text appears in the Zoning Resolution

14-44

Special Zoning Districts Where Certain Sidewalk Cafes Are Permitted

#Enclosed# or #unenclosed sidewalk cafes# shall be permitted, as indicated, in the following special zoning districts, where allowed by the underlying zoning. #Small sidewalk cafes#, however, may be located on #streets# or portions of #streets# within special zoning districts pursuant to the provisions of Section 14-43 (Locations Where Only Small Sidewalk Cafes Are Permitted).

* * *

	#Enclosed Sidewalk Cafe#	#Unenclosed Sidewalk Cafe#
Brooklyn		
Bay Ridge District	Yes	Yes
Coney Island Mixed Use District	Yes	Yes
Downtown Brooklyn District	Yes	Yes
Franklin Street Mixed Use District	Yes	Yes
Northside Mixed Use District	Yes	Yes
Ocean Parkway District*	Yes	Yes
Sheepshead Bay District	No	Yes
<u>Special Mixed Use District MX-8</u> <u>(Greenpoint-Williamsburg)</u>	<u>Yes</u>	<u>Yes</u>

* #Sidewalk cafes# are not allowed on Ocean Parkway

* * *

23-013

Harassment

Within the Greenpoint-Williamsburg anti-harassment area in Community District 1, Borough of Brooklyn, as shown on Map 1 in this Section, the provisions of paragraphs (a) through (d), inclusive, of Section 93-90 (Harassment) shall apply as modified in this Section.

For the purposes of this Section, the following definitions in Section 93-90(a) shall be modified:

Anti-Harassment Area

"Anti Harassment Area" shall mean the Greenpoint-Williamsburg anti-harassment area as shown on Map 1 in this section.

Referral date

"Referral date" shall mean October 4, 2004.

In addition, Section 93-90(d)(3) is modified as follows:

No portion of the #low income housing# required under this Section shall qualify to:

- (i) increase the #floor area ratio# pursuant to the provisions of Section 23-90 or Section 62-352 (Inclusionary Housing), or
- (ii) increase the maximum height of a #building# or the height above which the gross area per #residential story# of a #building# is limited pursuant to the provisions of Section 62-354 (Special height and setback regulations), paragraphs (b)(2) and (d), or
- (iii) satisfy an eligibility requirement of any real property tax abatement or exemption program with respect to any #multiple dwelling# that does not contain such #low income housing#.



Map 1
Greenpoint-Williamsburg anti-harassment area

* * *

23-922

Community District 1, Borough of Brooklyn

The Inclusionary Housing Program shall apply in the following areas of Community District 1, in the Borough of Brooklyn, located in an area bounded by South 5th Street, Grand Street Extension/Borinquen Place, Union Avenue, Metropolitan Avenue, Humboldt Street, Meeker Avenue, Russell Street, Engert Avenue, McGuinness Boulevard, the Newtown Creek, and the East River:

- (a) Waterfront Access Plan BK-1, as set forth in Section 62-352;
- (b) all #Special Mixed Use Districts#;
- (c) all R6A, R6B and R7A Districts; and
- (d) R6 Districts within the following R6 areas:
 - (1) the #block# bounded by Havemeyer Street, North Sixth Street, Metropolitan Avenue and North Fifth Street;
 - (2) the #block# bounded by Roebling Street, North Fifth Street, Havemeyer Street, ~~and Metropolitan Avenue, and North Fourth Street;~~
 - (3) those #blocks# bounded by Wythe Avenue, Grand Street, Berry Street and South Third Street;
 - (4) those #blocks# and portions of #blocks# bounded by Bedford Avenue, North 1st Street, Driggs ~~Street~~ Avenue, Fillmore Place, Roebling Street, and a line coincident with the centerline of the long dimension of the #blocks# bounded by Bedford Avenue, Grand Street, Roebling Street and South First Street;
 - (5) that portion of the #block# bounded by Havemeyer Street, Hope Street, Marcy Avenue, and South First Street that is within 100 feet of Grand Street; and
 - (6) that portion of the #block# bounded by Franklin Street, Huron Street, Manhattan Avenue and India Street that is within 100 feet of Franklin Street and 100 feet of India Street.

23-93

Definitions

For the purposes of the Inclusionary Housing program, matter in italics is defined either

in Section 12-10 (DEFINITIONS) or in this Section.

Administering agent

The "administering agent" is the entity or entities identified in the #lower income housing plan# as responsible for ensuring compliance with such plan.

The #administering agent# shall be a not-for-profit organization, unless the Commissioner of Housing Preservation and Development finds that a good faith effort by the developer of the #compensated development# to secure a qualified not-for-profit organization as the #administering agent# was unsuccessful, ~~or, in Community District 1, Borough of Brooklyn, if the #floor area# of the #standard units# comprising the #lower income housing# constitutes less than half of the total #residential floor area# or #community facility floor area used# as a not for profit institution with sleeping accommodations in the #building#.~~ However, in Community District 1, Borough of Brooklyn, the Commissioner may approve an entity that is responsible for compliance monitoring pursuant to city, state, or federal funding sources, to serve as the #administering agent# during such compliance period.

* * *

23-942

In Community District 1, Borough of Brooklyn

The provisions of this Section 23-942 shall apply in the designated areas set forth in Section 23-922, except within Waterfront Access Plan BK-1.

(a) Maximum floor area ratio

The #floor area# of a #development# or #enlargement# may not exceed the base #floor area ratio# set forth in the table below, except that such #floor area# may be increased by one and one-quarter square feet for each square foot of #floor area# provided for #lower income housing#, up to the maximum #floor area ratio# specified in the table in this Section. However, the amount of #lower income housing# required to receive such bonus #floor area# need not exceed 20 percent of the total #floor area#, exclusive of ground floor non-#residential floor area#, in the #building#.

District	Base #floor area ratio#	Maximum #floor area ratio#
R6B	2.0	2.2
R6*	2.2	2.42
R6A	2.7	3.6
R6**	2.7	3.6
R7A	3.45	4.6

- * for #zoning lots#, or portions thereof, beyond 100 feet of a #wide street#
- ** for #zoning lots#, or portions thereof, within 100 feet of a #wide street#

In addition, the following rules shall apply:

(a)(b) Height and setback

The compensated #building# must be #developed# or #enlarged# pursuant to the Quality Housing Program or, in #Special Mixed Use Districts#, pursuant to paragraph (b) of Section 123-662, and

(1) Except in #Special Mixed Use Districts#, the compensated #building# must be #developed# or #enlarged# pursuant to the height and setback regulations of Section 23-633 (Street wall location and height and setback regulations in certain districts) or Section 35-24 (Special Street Wall Location and Height and Setback Regulations in Certain Districts), as applicable.

(2) In #Special Mixed Use Districts#, where the residence district designation has a letter suffix, the compensated #building# must be #developed# or #enlarged# pursuant to paragraph (b) of Section 123-662 (All buildings in Special Mixed Use Districts with R6, R7, R8, R9 and R10 District designations). Where the residence district designation does not have a letter suffix, the compensated #building# must be #developed# or #enlarged# pursuant to the height and setback regulations of Section 23-633 regardless of whether the #building# is #developed# or #enlarged# pursuant to the Quality Housing Program.

(b)(c) Lower income housing requirements

The #lower income housing# must be provided in accordance with the provisions set forth in Section 23-95 (Lower Income Housing Requirements).

* * *

23-95

Lower Income Housing Requirements

* * *

(f) Permits and certificates of occupancy

No building permit for the #compensated development# shall be issued until the Commissioner of Housing Preservation and Development certifies that an acceptable #lower income housing plan# has been filed and approved.

No temporary certificate of occupancy shall be issued for any part of the #compensated development# until a temporary certificate of occupancy for each unit of #lower income housing# has been issued or, in Community District 1, Borough of Brooklyn, if the #building# has a valid certificate of occupancy and no new certificate of occupancy is required under the preservation option, until the Commissioner has certified to the Department of Buildings that the applicant has fulfilled its obligations with respect to the #lower income housing#. No permanent certificate of occupancy shall be issued for any part of the #compensated development# until a permanent certificate of occupancy for each unit of the #lower income housing# has been issued or, in Community District 1, Borough of Brooklyn, if the #building# has a valid certificate of occupancy and no new certificate of occupancy is required under the preservation option, until the Commissioner has certified to the Department of Buildings that the applicant has fulfilled its obligations with respect to the #lower income housing#. Prior to the issuance of any temporary or permanent certificate of occupancy for the #compensated development#, the Commissioner of Housing Preservation and Development shall certify that the #lower income housing# is in compliance with the #lower income housing plan#.

* * *

23-951

On-site new construction option

* * *

- (b) #Dwelling units# designated as #lower income housing# shall be distributed throughout the #development#. No #story# shall contain more than two such units unless at least 80 percent of all #stories# contain two such units. The size of the designated #lower income housing# units shall at least be distributed among the various size units in proportion to the total distribution of unit size within the #building# in the following categories of unit sizes:

- under 600 net square feet
- 600 - 749 net square feet
- 750 - 949 net square feet
- 950 - 1149 net square feet
- 1150 or more net square feet

In Community District 1, Borough of Brooklyn, if the #lower income housing# is subject to the requirements of city, state or federal programs assisting the #lower income housing# that have size and distribution requirements conflicting with the size and distribution requirements of this paragraph, (b), then the size and distribution requirements of this paragraph, (b), may be waived by the Commissioner of Housing Preservation and Development to facilitate the #development# of #lower income housing#.

* * *

24-012
Harassment

Within the Greenpoint-Williamsburg anti-harassment area set forth in Section 23-013, the provisions of Section 23-013 shall apply to any #zoning lot# containing a #building used# partly for a #residential use#.

* * *

24-161

Maximum floor area ratio for zoning lots containing community facility and residential uses

R1 R2 R3-1 R3A R3X R4-1 R4A R4B R6A R6B R7-2 R7A R7B R7X R8 R9 R10

In the districts indicated, for #zoning lots# containing #community facility# and #residential uses#, the maximum #floor area ratio# permitted for a #community facility use# shall be as set forth in Section 24-11, inclusive, and the maximum #floor area ratio# permitted for a #residential use# shall be as set forth in Article II, Chapter 3, provided the total of all such #floor area ratios# does not exceed the greatest #floor area ratio# permitted for any such #use# on the #zoning lot#.

~~The following rules shall apply in~~ the designated areas set forth in Section 23-922 (Community District 1, Borough of Brooklyn).²

(a) ~~The provisions of this Section 24-161 shall apply in the following areas:~~

- ~~(1) those portions of #blocks# bounded by a line 82 feet west of Franklin Street, a line 100 feet north of Freeman Street, a line 100 feet west of Franklin Street, Freeman Street, Franklin Street, and Eagle Street, and~~
- ~~(2) those #blocks# and portions of #blocks# bounded by Berry Street, North 5th Street, a line 100 feet southeasterly of Havemeyer Street, North 6th Street, Havemeyer Street, North 7th Street, Roebling Street, North 8th Street, Driggs Avenue, North 9th Street, a line 100 feet southeasterly of Bedford Avenue, North 11th Street, Union Avenue, Richardson Street, Leonard Street, Bayard Street, Graham Avenue, Driggs Avenue, North 12th Street, a line midway between Bedford Avenue and Berry Street, and North 10th Street.~~

(b) ~~In the designated areas set forth in Section 23-922 (Community District 1,~~

~~Borough of Brooklyn), except as set forth in paragraph (a) above and except within Waterfront Access Plan BK-1, the #floor area ratios# of Section 23-942 shall apply where the #residential# portion of a #building# is #developed# or #enlarged# pursuant to the Quality Housing Program.~~

* * *

35-31

Maximum Floor Area Ratio for Mixed Buildings

C1 C2 C3 C4 C5 C6

In all districts, except as set forth in Section 35-311, the provisions of this Section shall apply to any #zoning lot# containing a #mixed building#.

The maximum #floor area ratio# permitted for a #commercial# or #community facility use# shall be as set forth in Article III, Chapter 3, and the maximum #floor area ratio# permitted for a #residential use# shall be as set forth in Article II, Chapter 3, provided the total of all such #floor area ratios# does not exceed the greatest #floor area ratio# permitted for any such #use# on the #zoning lot#. However, in C4-7 Districts within Community District 7 in the Borough of Manhattan, such maximum #residential floor area ratio# may be increased pursuant to the provisions of Section 23-90 (INCLUSIONARY HOUSING).

In Community District 7, Borough of Manhattan, the maximum #floor area ratio# permitted for a #residential use# set forth in Article II, Chapter 3 may be increased pursuant to the provisions of Section 23-90 (INCLUSIONARY HOUSING).

~~The following rules shall apply:~~ In the designated areas set forth in Section 23-922 (Community District 1, Borough of Brooklyn),~~:-~~

~~(a) The provisions of this Section 35-31 shall apply in the following areas:~~

- ~~(1) those portions of #blocks# bounded by a line 82 feet west of Franklin Street, a line 100 feet north of Freeman Street, a line 100 feet west of Franklin Street, Freeman Street, Franklin Street, and Eagle Street, and~~
- ~~(2) those #blocks# and portions of #blocks# bounded by Berry Street, North 5th Street, a line 100 feet southeasterly of Havemeyer Street, North 6th Street, Havemeyer Street, North 7th Street, Roebling Street, North 8th Street, Driggs Avenue, North 9th Street, a line 100 feet southeasterly of Bedford Avenue, North 11th Street, Union Avenue, Richardson Street, Leonard Street, Bayard Street, Graham Avenue, Driggs Avenue, North 12th Street, a line midway between Bedford Avenue and Berry Street, and North 10th Street.~~

- (b) ~~In the designated areas set forth in Section 23-922 (Community District 1, Borough of Brooklyn), except as set forth in paragraph (a) above, and except within Waterfront Access Plan BK-1, the #floor area ratios# of Section 23-942 shall apply where the #residential# portion of a #building# is #developed# or #enlarged# pursuant to the Quality Housing Program.~~

* * *

62-341

Developments on land and platforms

All #developments# on portions of a #zoning lot# landward of the #shoreline# or on #platforms# shall be subject to the height and setback provisions of this Section. However, when the seaward view from all points along the shoreline of a #zoning lot# is entirely obstructed by existing elevated roads, bridges or similar structures which are less than 50 feet above mean high water and within 200 feet of the #shoreline#, #developments# shall be exempt from the requirements of this Section. Height and setback regulations for #developments# on #piers# and #floating structures# are set forth in Sections 62-342 and 62-343.

- (a) For the purposes of applying the height and setback regulations of this Section, the following provisions shall apply:

- (1) #Street lines#

For the purposes of paragraphs (c) and (d) of this Section and of paragraph (h) of Section 62-354, a #shore public walkway#, #visual corridor#, #upland connection# or #supplemental public access area# shall be considered a #street# and its boundary shall be treated as a #street line#. Any #visual corridor# or #upland connection# that measures at least 75 feet in width, or any #shore public walkway# or #supplemental public access area#, shall be considered a #wide street#. Any other #visual corridor# or #upland connection# shall be considered a #narrow street#.

62-352

Inclusionary Housing

* * *

- (b) Floor area increase

- (1) For #zoning lots# located in R8 Districts, or located partially in R8 Districts and partially in R6 Districts, the maximum permitted #floor area ratio# on such #zoning lots# may be increased in R6 Districts from 2.43 to 2.75, and in R8 Districts from 4.88 to 6.5, provided that:

- (i) at least 20% of the total #residential floor area# on the #zoning lot# is occupied by lower income households#, or
 - (ii) at least 10% of the total #residential floor area# on the #zoning lot# is occupied by #lower income households# and at least 15% of the total #residential floor area# on the #zoning lot# is occupied by #moderate income households#.
- (2) For #zoning lots# located entirely within R6 Districts, the maximum permitted #floor area ratio# may be increased from 2.43 to 2.75 provided that:
- (i) at least 7.5% of the total #residential floor area# on the #zoning lot# is occupied by #lower income households#, or
 - (ii) at least 5% of the total #residential floor area# on the #zoning lot# is occupied by #lower income households# and at least 5% of the total #residential floor area# on the #zoning lot# is occupied by #moderate income households#.

Where #lower# or #moderate income housing# is provided on a #zoning lot# other than the #zoning lot# occupied by the compensated #development#, the percentage of #residential floor area# required to be occupied by such households pursuant to this Section shall be determined as a percentage of the #residential floor area# on the #zoning lot# of such compensated #development#, inclusive of #floor area# bonused pursuant to this Section.

For the purposes of determining the amount of #lower income housing# required to increase the maximum permitted #floor area# pursuant to this paragraph (b), community facility #floor area# used as a philanthropic or not-for-profit institution with sleeping accommodations shall be considered #residential floor area#.

Any #zoning lot# located entirely within an R6 District that, in conjunction with a #zoning lot# located partially or entirely within an R8 District, utilizes a distribution of #floor area#, #lot coverage# or #residential# density without regard to #zoning lot lines# or district boundaries pursuant to Section 62-353 (Special floor area, lot coverage and residential density distribution regulations), shall comply with the provisions of paragraph (b)(1) of this Section.

* * *

- (d) Permits and certificate of occupancy

The requirements of paragraph (f) of Section 23-94 shall not apply. In lieu thereof, the provisions of this paragraph (d) shall apply.

No building permit for any portion of the #compensated development# that utilizes #floor area# bonused pursuant to paragraph (b) of this Section, or is located on any #story# that utilizes the increased height for #developments# that provide Inclusionary Housing as set forth in paragraph (b)(2) of Section 62-354 (Special Height and Setback Regulations) shall be issued until the Commissioner of Housing Preservation and Development certifies that an acceptable #lower income housing plan# has been filed and approved.

No temporary certificate of occupancy shall be issued for any portion of the #compensated development# that utilizes #floor area# bonused pursuant to paragraph (b) of this Section, or is located on any #story# that utilizes the increased height for #developments# that provide Inclusionary Housing as set forth in paragraph (b)(2) of Section 62-354 (Special Height and Setback Regulations), until a temporary certificate of occupancy for each unit of #lower income housing# that is the subject of the #lower income housing plan# accepted by the Commissioner of Housing Preservation and Development has been issued or, if the building has a valid certificate of occupancy and no new certificate of occupancy is required under the preservation option, until the Commissioner has certified to the Department of Buildings that the applicant has fulfilled its obligations with respect to the lower income housing. No permanent certificate of occupancy shall be issued for any portion of the #compensated development# that utilizes #floor area# bonused pursuant to paragraph (b) of this Section, or is located on any #story# which utilizes the increased height for #developments# that provide Inclusionary Housing as set forth in paragraph (b)(2) of Section 62-354 (Special Height and Setback Regulations), until a permanent certificate of occupancy for each unit of #lower income housing# that is the subject of the #lower income housing plan# accepted by the Commissioner of Housing Preservation and Development has been issued or, if the building has a valid certificate of occupancy and no new certificate of occupancy is required under the preservation option, until the Commissioner has certified to the Department of Buildings that the applicant has fulfilled its obligations with respect to the lower income housing.

* * *

62-354

Special Height and Setback Regulations

* * *

- (e) Paragraph (c)(6) shall not apply. In lieu thereof, the outermost walls of each #story# located entirely above a height of 85 feet shall be inscribed within a

rectangle. The maximum length of any side of such rectangle that is parallel or within 45 degrees of being parallel to Kent Avenue, West Street or Commercial Street, whichever is closest, shall not exceed 110 feet. The maximum length of any other side of such rectangle shall not exceed 170 feet, except that for #buildings# where at least 20 percent of the total #floor area# is comprised of #lower income housing# pursuant to Section 62-352, such maximum length of 170 feet shall apply above a height of 100 feet.

* * *

62-831

**Waterfront Access Plan BK-1:
Greenpoint-Williamsburg**

* * *

Parcel 11: Block 2543, Lot 1
 Parcel 12a: Block 2556, Lot 41
Parcel 12b: Block 2556, Lots 45 and 46
Parcel 12c: Block 2556, Lots 55, 57 and 58
Parcel 12d: Block 2556, Lot 54
Parcel 12e: Block 2556, Lot 53
Parcel 12f: Block 2556, Lot 52
Parcel 12g: Block 2556, Lot 51
Parcel 12h: Block 2556, Lot 50
Parcel 12i: Block 2556, Lot 49
Parcel 12j: Block 2556, Lot 48
 Parcel 13: Block 2556 Lot 1, Block 2564 Lot 1, Block 2567 Lot 1 and Block 2570, Lot 36

* * *

(e) Special public access provisions by parcel

* * *

(5) Parcel 5c

* * *

(iii) #Supplemental public access area#

Two #supplemental public access areas# shall be provided on Parcel 5c.

A #supplemental public access area# shall be bounded by the southern boundary of the required Green Street #upland connection#, the #shore public walkway#, the southern boundary of Parcel 5c and the northern prolongation of the eastern boundary of the #shore public walkway# required in Parcel 7. The requirements for a waterfront plaza described in paragraph (b)(3) of this Section shall apply.

The remaining required #supplemental public access area# shall be provided either on the #pier# or distributed evenly as a widening of the pedestrian circulation zone of the #shore public walkway# located between the Eagle Street and Green Street #upland connections#. If any #supplemental public access area# is located on the #pier#, the planting requirements for Waterfront Plaza shall apply, except that one shade tree shall be required for each 1,000 square feet of #supplemental public access area#, but in no event shall more than four shade trees be required. A shading element may be substituted for the required shade trees may be substituted by a shading element at a rate of 450 sq. ft. of shade element per tree.

* * *

(13) Parcel 25

* * *

(iii) #Supplemental public access area#

Two #supplemental public access areas# shall be provided.

One #supplemental public access area# shall be provided along the prolongation of the southern #street line# of North 7th Street and the #shore public walkway#. Such public access area shall be a minimum of 3,000 square feet in area and shall have a minimum depth of 90 feet ~~from the southern #street line# of North 7th Street~~ measured from the #shore public walkway#. The entire #supplemental public access area#, excluding the required buffer, shall be developed as clear circulation path.

A minimum of one linear foot of seating shall be required for every 40 square feet of pedestrian circulation zone and shall be located in the required buffer zone. Four trees shall be required, at least two of which are shade trees. Small or ornamental trees located within the buffer zone shall not be counted toward the minimum

requirements.

The remaining required #supplemental public access area# shall be located either on the #pier# or abut the #shore public walkway# continuously along its longest side, and shall also abut the required #upland connection# where it meets the #shore public walkway#. At least 70 percent of the required #supplemental public access# shall have a width to depth ratio of 2:1. The requirements for a waterfront plaza described in paragraph (b)(3) of this Section shall apply. If any #supplemental public access area# is located on the #pier#, ~~the planting requirements for Waterfront Plaza shall apply, except that one shade tree shall be required for each 1,000 square feet of #supplemental public access area#, but in no event shall more than four shade trees be required. A shading element may be substituted for the required shade trees may be substituted by a shading element~~ at a rate of 450 sq. ft. of shade element per tree.

* * *

(14) Parcel 26

* * *

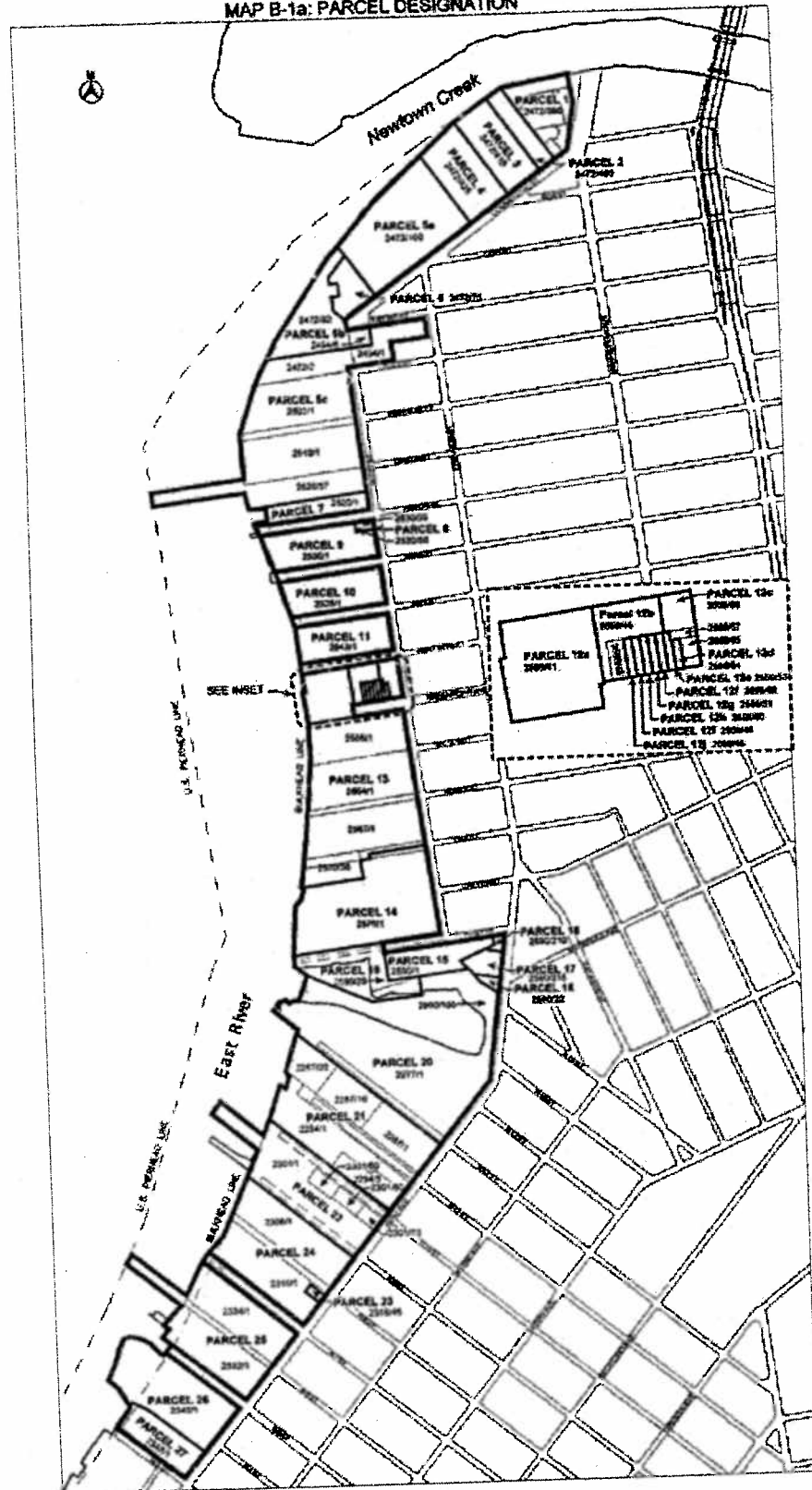
(ii) #Upland connections#

An #upland connection# shall be provided between Kent Avenue and the #shore public walkway# located within the prolongation of the #street lines# of North 4th Street. However, if the #upland connection# is provided within a private drive pursuant to Section 62-622, then a portion of the southern pedestrian circulation zone beyond 15 feet from Kent Avenue may be located up to 15 feet outside the prolongation of the #street lines# of North 4th Street, provided that this pedestrian circulation zone is not located entirely outside the prolongation of the #street lines# of North 4th Street at any point within 80 feet of Kent Avenue.

* * *

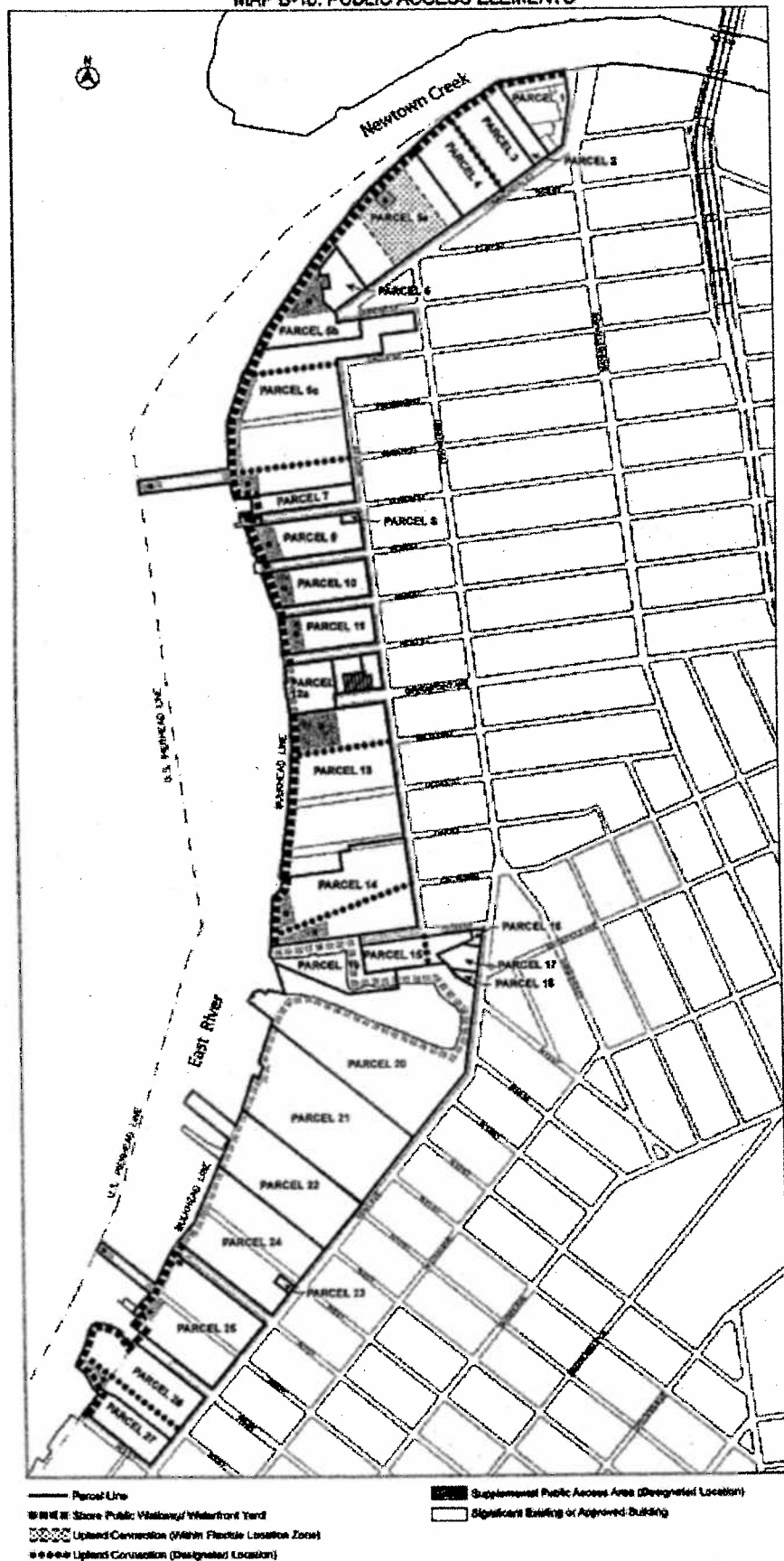
(g) Greenpoint-Williamsburg Waterfront Access Plan Maps

MAP B-1a: PARCEL DESIGNATION

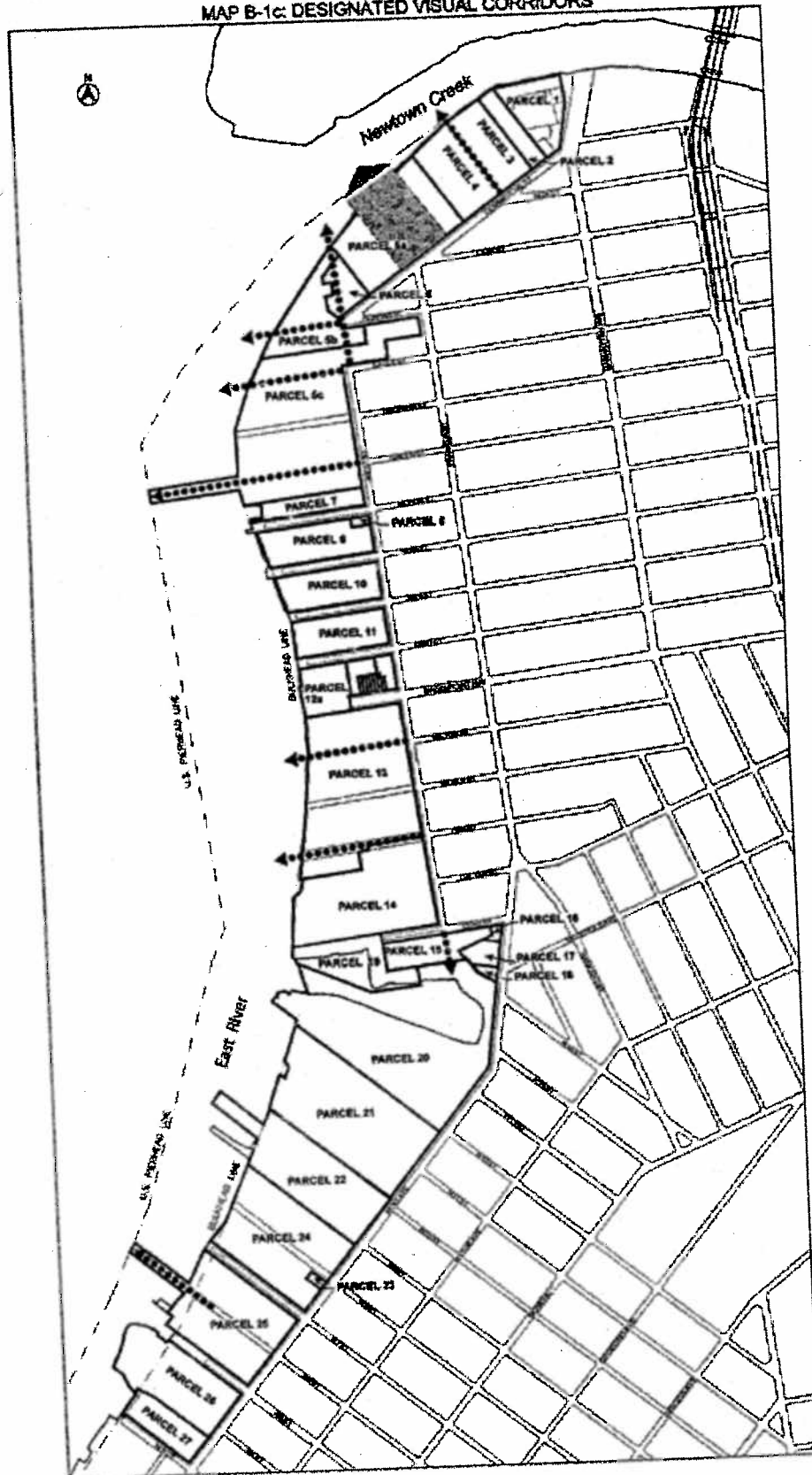


- WAP Boundary
- Parcel Line
- Tax Lot Line
- 200000 Tax Block / Lot Number
- Significant Challenge or Approved Building

MAP B-1b: PUBLIC ACCESS ELEMENTS



MAP B-1c: DESIGNATED VISUAL CORRIDORS



- Parcel Line
- Visual Corridor (Designated Location)
- Visual Corridor (within Possible Location Zone)

* * *

123-64

Maximum Floor Area Ratio and Lot Coverage Requirements for Mixed Use Buildings

(a) Maximum #floor area ratio#

(1) Manufacturing or commercial portions

The maximum #floor area ratio# permitted for the #manufacturing# or #commercial# portion of a #mixed use building# in #Special Mixed Use Districts# shall be the applicable maximum #floor area ratio# permitted for #manufacturing# or #commercial buildings# under the provisions of Section 43-12, in accordance with the designated M1 District.

(2) Community facility portion

The maximum #floor area ratio# permitted for the #community facility# portion of a #mixed use building# in #Special Mixed Use Districts# shall be the applicable maximum #floor area ratio# permitted for #community facility buildings# in #Residence Districts# under the provisions of Section 24-11, in accordance with the designated #Residence District#.

(3) #Residential# portion

Where the #Residence District# designation is an R3, R4 or R5 District, the maximum #floor area ratio# permitted for the #residential# portion of a #mixed use building# in #Special Mixed Use Districts# shall be the applicable maximum #floor area ratio# permitted for #residential buildings# under the provisions of Sections 23-14 and 23-141, in accordance with the designated #Residence District#.

Where the #Residence District# designation is an R6, R7, R8, R9 or R10 District, the maximum #floor area ratio# permitted for the #residential# portion of a #mixed use building# in #Special Mixed Use Districts# shall be the applicable maximum #floor area ratio# permitted for #residential buildings# under the provisions of Section 123-63, in accordance with the designated #Residence District#.

(4) Maximum #floor area# in #mixed use buildings#

The maximum total #floor area# in a #mixed use building# in #Special Mixed

Use Districts# shall be the maximum #floor area# permitted for either the #commercial#, #manufacturing#, #community facility# or #residential# portion of such #building#, as set forth in this Section, whichever permits the greatest amount of #floor area#.

However, in the designated areas set forth in Section 23-922 (Community District 1, Borough of Brooklyn), the following rules shall apply:

- ~~(i) The provisions of paragraph (a)(4) of this Section 123-64 shall apply in the following areas:~~
 - ~~(1) those portions of #blocks# bounded by a line 82 feet west of Franklin Street, a line 100 feet north of Freeman Street, a line 100 feet west of Franklin Street, Freeman Street, Franklin Street, and Eagle Street, and~~
 - ~~(2) those #blocks# and portions of #blocks# bounded by Berry Street, North 5th Street, a line 100 feet southeasterly of Havemeyer Street, North 6th Street, Havemeyer Street, North 7th Street, Roebling Street, North 8th Street, Driggs Avenue, North 9th Street, a line 100 feet southeasterly of Bedford Avenue, North 11th Street, Union Avenue, Richardson Street, Leonard Street, Bayard Street, Graham Avenue, Driggs Avenue, North 12th Street, a line midway between Bedford Avenue and Berry Street, and North 10th Street.~~
- ~~(ii) In the designated areas set forth in Section 23-922 (Community District 1, Borough of Brooklyn), except as set forth in paragraph (i) above and except within Waterfront Access Plan BK-1, the #floor area ratios# of Section 23-942 shall apply.~~

* * *

