



Legislation Details (With Text)

**File #:** Res 0908-2005      **Version:** \*      **Name:** LU 418 - ULURP, Bay Ridge Rezoning, Brooklyn (050134(A)ZMK)  
**Type:** Resolution      **Status:** Adopted  
**In control:** Committee on Land Use

**On agenda:** 3/23/2005

**Enactment date:**      **Enactment #:**

**Title:** Resolution approving the decision of the City Planning Commission on ULURP No. C 050134

**Sponsors:**

**Indexes:**

**Attachments:** 1. Committee Report, 2. Hearing Transcript - Stated Meeting - 3/23/05

Date	Ver.	Action By	Action	Result
3/23/2005	*	Committee on Land Use	Approved by Committee	
3/23/2005	*	City Council	Approved, by Council	Pass

**THE COUNCIL OF THE CITY OF NEW YORK  
RESOLUTION NO. 908**

**Resolution approving the decision of the City Planning Commission on ULURP No. C 050134  
By Council Members Katz and Avella**

WHEREAS, the City Planning Commission filed with the Council on March 4, 2005 its decision dated March 2, 2005 (the "Decision"), on the application submitted by the Department of City Planning, pursuant to Sections 197-c and 201 of the New York City Charter and proposed for modification pursuant to Section 2-06 (c)(1) of the Uniform Land Use Review Procedure, for an amendment to the Zoning Map (ULURP No. C 050134 (A) ZMK) (the "Application");

WHEREAS, the Application is related to Application Number N 050133 ZRK, an amendment to the text of the Zoning Resolution relating to Article XI, Chapter 4, Special Bay Ridge District;

WHEREAS, the Decision is subject to review and action by the Council pursuant to Section 197-d(b)(1) of the City Charter;

WHEREAS, upon due notice, the Council held a public hearing on the Decision and Application on March 22, 2005;

WHEREAS, the Council has considered the land use implications and other policy issues relating to the Decision and Application; and

WHEREAS, the Council has considered the relevant environmental issues and the Negative Declaration, issued on October 18, 2004. The negative declaration included an (E) designation. The placement of the (E) designation (E-139) on the zoning map would eliminate the potential for significant adverse impacts (CEQR No. 05DCP023K);

RESOLVED:

The Council finds that the action described herein will have no significant effect on the environment.

Pursuant to Sections 197-d and 200 of the City Charter and on the basis of the Decision and Application, the Council approves the Decision.

The Zoning Resolution of the City of New York, effective as of December 15, 1961, and as subsequently amended, is further amended by changing the Zoning Map, Section Nos. 22a and 22b:

- 1. eliminating a C1-2 District within an existing R6 District bounded by:**
  - a. Bay Ridge Parkway, a line 100 feet southeasterly of 3rd Avenue, 78<sup>th</sup> Street, 3rd Avenue, 82nd Street, and a line 100 feet northwesterly of 3<sup>rd</sup> Avenue;
  - b. Bay Ridge Parkway, a line 100 feet southeasterly of 5th Avenue, 85<sup>th</sup> Street, 5th Avenue, a line midway between 85th Street and 86th Street, and a line 100 feet northwesterly of 5th Avenue;
  - c. 86th Street, 3rd Avenue, 87th Street, a line 100 feet southeasterly of 3<sup>rd</sup> Avenue, 95th Street, 3rd Avenue, 97th Street, a line 100 feet southeasterly of 3rd Avenue, Marine Avenue, and a line 100 feet northwesterly of 3<sup>rd</sup> Avenue;
  - d. a line midway between 85th Street and 86th Street, the northwesterly boundary line of a Park and its southwesterly prolongation, 86th Street, Gatling Place, a line 100 feet southwesterly of 86th Street, and Hamilton Parkway;
  - e. 92nd Street, a line 100 feet southeasterly of 5th Avenue, 95th Street, 4<sup>th</sup> Avenue, 96th Street, a line 100 feet northwesterly of 4th Avenue, 95<sup>th</sup> Street, and 5th Avenue;
  - f. a line midway between 97th Street and Marine Avenue, a line 100 feet southeasterly of 4th Avenue, a line midway between Marine Avenue and 99th Street, 4th Avenue, 100th Street, and a line 100 feet northwesterly of 4<sup>th</sup> Avenue; and
  - g. 100th Street, a line 100 feet southeasterly of 4th Avenue, 101st Street, and 4th Avenue;
- 2. eliminating a C2-2 District within an existing R6 District bounded by:**
  - a. 82nd Street, a line 100 feet southeasterly of 3rd Avenue, 87th Street, 3<sup>rd</sup> Avenue, 86th Street, and a line 100 feet northwesterly of 3rd Avenue;
  - b. 89th Street, 4th Avenue, 95th Street, and a line 100 feet northwesterly of 4<sup>th</sup> Avenue; and
  - c. a line 100 feet southwesterly of 86th Street, a line midway between 5<sup>th</sup> Avenue and Gelston Avenue, the southeasterly centerline prolongation of 91st Street, and 5<sup>th</sup> Avenue;
- 3. eliminating a C2-3 District within an existing R6 District bounded by Bay Ridge Avenue, Narrows Avenue, a line midway between Bay Ridge Avenue and 70th Street, and the easterly boundary line of Shore Road Park;**

4. **changing from an R3-1 District to an R2 District property bounded by:**
  - a. a line midway between Bay Ridge Parkway and 76th Street, a line 120 feet northwesterly of Ridge Boulevard, 76th Street, a line 100 feet northwesterly of Ridge Boulevard, 77th Street, and a line 100 feet southeasterly of Colonial Road; and
  - b. 85th Street, a line 100 feet northwesterly of Ridge Boulevard, 86th Street, and Colonial Road;
5. **changing from an R3-2 District to an R2 District property bounded by:**
  - a. 76th Street, Ridge Boulevard, 77th Street, and a line 100 feet northwesterly of Ridge Boulevard;
  - b. 85th Street, Ridge Boulevard, 86th Street, and a line 100 feet northwesterly of Ridge Boulevard; and
  - c. 85th Street, a line 100 feet northwesterly of 3rd Avenue, a line midway between 85th Street and 86th Street, and a line 260 feet southeasterly of Ridge Boulevard;
6. **changing from an R3-2 District to an R3-1 District property bounded by** a line midway between 74th Street and Bay Ridge Parkway, a line 100 feet northwesterly of Colonial Road, a line midway between Bay Ridge Parkway and 76th Street, and a line 100 feet southeasterly of Narrows Avenue;
7. **changing from an R6 District to an R3-1 District property bounded by** a line midway between 74th Street and Bay Ridge Parkway, Colonial Road, Bay Ridge Parkway, a line 180 feet southeasterly of Colonial Road, a line midway between Bay Ridge Parkway and 76th Street, and a line 100 feet northwesterly of Colonial Road;
8. **changing from an R6 District to an R3-2 District property bounded by** 71<sup>st</sup> Street, Colonial Road, 73rd Street and a line 100 feet northwesterly of Colonial Road;
9. **changing from an R6 District to an R3X District property bounded by:**
  - a. a line 100 feet southwesterly of Bay Ridge Avenue, a line 100 feet northwesterly of 5th Avenue, a line 100 feet northeasterly of 72nd Street, a line perpendicular to the southwesterly street line of Ovington Avenue distant 200 feet southwesterly (as measured along the street line) from the point of intersection of the southwesterly street line of Ovington Avenue and the southeasterly street line of 4th Avenue, Ovington Avenue, and a line 100 feet southeasterly of 4th Avenue; and
  - b. 79th Street, a line 100 feet northwesterly of 5th Avenue, a line midway between 80th Street and 81st street, and a line 100 feet southeasterly of 4<sup>th</sup> Avenue;
10. **changing from an R3-2 District to an R4-1 District property bounded by** the northeasterly boundary line of Shore Road Park, a line 100 feet northwesterly of Ridge Boulevard, the southerly service road of Shore Road Drive, and the northeasterly centerline prolongation of Colonial Road;
11. **changing from an R6 District to an R4-1 District property bounded by:**
  - a. the northerly boundary line of a Shore Road Park and its southeasterly prolongation, 4th Avenue, 66th Street, 5th Avenue, 67th Street, 4th Avenue, 67th Street, a line perpendicular to the southwesterly street line of 67<sup>th</sup> Street distant 295 feet northwesterly (as measured along the

street line) from the point of intersection of the southwesterly street line of 67th Street and the northwesterly street line of 4th Avenue, a line midway between 67th Street and Senator Street, a line 40 feet southeasterly of 3rd Avenue, 67th Street, a line 100 feet northwesterly of 3rd Avenue, the northeasterly prolongation at Senator Street of a line 100 feet northwesterly of 3rd Avenue, a line 100 feet southwesterly of 67th Street, Ridge Boulevard, 67th Street, and a line 100 feet northwesterly of Ridge Boulevard;

- b. 66th Street and its southeasterly centerline prolongation, Gowanus Expressway, a line midway between 74th Street and Bay Ridge Parkway and its southeasterly prolongation, a line 100 feet southeasterly of 6th Avenue, 78th Street, 6th Avenue, a line midway between 80th Street and 81st Street and its southeasterly prolongation, Gowanus Expressway, a line 100 feet northeasterly of 86th Street, a line 130 feet southeasterly of 5th Avenue, 85th Street, a line 100 feet southeasterly of 5th Avenue, a line midway between 83rd Street and 84th Street, a line perpendicular to the southwesterly street line of 83rd Street distant 310 feet southeasterly (as measured along the street line) from the point of intersection of the southeasterly street line of 5th Avenue and the southwesterly street line of 83rd Street, 83rd Street, a line perpendicular to the northeasterly street line of 83rd Street distant 255 feet northwesterly (as measured along the street line) from the point of intersection of the northwesterly street line of 6th Avenue and the northeasterly street line of 83rd Street, a line midway between 82nd Street and 83rd Street, a line 100 feet northwesterly of 6th Avenue, a line midway between 81st Street and 82nd Street, a line 100 feet southeasterly of 5th Avenue, a line midway between 77th Street and 78th Street, a line 100 feet northwesterly of 6th Avenue, 76th Street, a line perpendicular to the northeasterly street line of 76th Street distant 245 feet southeasterly (as measured along the street line) from the point of intersection of the northeasterly street line of 76th Street and the southeasterly street line of 5th Avenue, a line midway between Bay Ridge Parkway and 76th Street, 6th Avenue, a line 100 feet northeasterly of Bay Ridge Parkway, a line 100 feet northwesterly of 6th Avenue, a line 100 feet southwesterly of Bay Ridge Avenue, a line 100 feet southeasterly of 5th Avenue, 67th Street, and 6th Avenue;
- c. 73rd Street, Ridge Boulevard, 74th Street, a line 220 feet northwesterly of Ridge Boulevard, a line midway between 74th Street and Bay Ridge parkway, a line 180 feet southeasterly of Colonial Road, 74th Street, a line 170 feet southeasterly of Colonial Road, a line midway between 73rd Street and 74th Street, and a line 100 feet northwesterly of Ridge Boulevard;
- d. 77th Street, a line 100 feet northwesterly of 5th Avenue, 79th Street, a line 100 feet southeasterly of 4th Avenue, a line midway between 77th Street and 78th Street, and a line perpendicular to the southwesterly street line of 77th Street, distant 265 feet northwesterly (as measured along the street line) from the point of intersection of the southwesterly street line of 77th Street and the northwesterly street line of 5th Avenue;
- e. a line midway between 80th Street and 81st Street, a line 100 feet northwesterly of 5th Avenue, a line midway between 85th Street and 86th Street, and a line 100 feet southeasterly of 4th Avenue;
- f. 82nd Street, a line 100 feet northwesterly of 4th Avenue, 85th Street, a line 370 feet southeasterly of 3rd Avenue, a line 100 feet southwesterly of 85th Street, and a line 100 feet southeasterly of 3rd Avenue;
- g. a line midway between 87th Street and 88th Street, a line 100 feet northwesterly of 4th Avenue,



Street, Narrows Avenue, a line 100 feet southwesterly of 79th Street, and the easterly boundary line of Shore Road Park; and

- b. a line midway between Bay Ridge Parkway and 76th Street, a line 100 feet northwesterly of Ridge Boulevard, 76th Street, and a line 120 feet northwesterly of Ridge Boulevard;

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

- a. the southerly service road of Shore Road Drive, Sedgwick Place, a line 60 feet southwesterly of the southerly service road of Shore Road Drive, Bergen Place, 67th Street, and a line midway between Colonial Road and Sedgwick Place;
- b. 70th Street, a line 60 feet northwesterly of Louise Terrace and its southwesterly prolongation, a line midway between Mackay Place and 71<sup>st</sup> Street, and Narrows Avenue;
- c. 73rd Street, a line 100 feet northwesterly of Colonial Road, a line midway between 74th Street and Bay Ridge Parkway, a line 100 feet southeasterly of Narrows Avenue, a line midway between Bay Ridge Parkway and 76<sup>th</sup> Street and its northwesterly prolongation, the easterly boundary line of Shore Road Park, a line 60 feet northeasterly of Bay Ridge Parkway, Narrows Avenue, a line midway between 73rd Street and 74th Street, and a line 200 feet southeasterly of Narrows Avenue; and
- d. a line midway between Bay Ridge Parkway and 76th Street, a line 100 feet northwesterly of 3rd Avenue, 82nd Street, Ridge Boulevard, 81st Street, a line 100 feet northwesterly of Ridge Boulevard, 77th Street, Ridge Boulevard, 76th Street, and a line 100 feet northwesterly of Ridge Boulevard;

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

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

point of intersection of the straight line prolongation of southeasterly street line of 97th Street and the easterly boundary line of Shore Road Park, 97th Street, a line 100 feet northeasterly of Shore Road Park, and a line midway between 96th Street and 97th Street;

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

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

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

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

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

- a. 64th Street, Gowanus Expressway, 4th Avenue, 65th Street, and the northeasterly centerline prolongation of 3rd Avenue;
- b. 66th Street, 6th Avenue, 67th Street, and 5th Avenue;
- c. 68th Street, Narrows Avenue, 72nd Street, a line 280 feet northwesterly of Narrows Avenue, a line perpendicular to the easterly boundary line of Shore Road Park at its intersection with the southwesterly centerline prolongation of 72nd Court, the easterly boundary line of Shore Road Park, 72nd Street, a line 380 feet northwesterly of Narrows Avenue, a line midway between 71st Street and 72nd Street, a line 360 feet northwesterly of Narrows Avenue, 71st Street, a line 100 feet southeasterly of the easterly boundary line of Shore Road Park, Mackay Place, a line 315 feet northwesterly of Narrows Avenue, 70th Street, a line perpendicular to the northeasterly street line of 70th Street distant 155 feet southeasterly (as measured along the street) from the point of intersection of the northeasterly street line of 70th Street and the easterly boundary line of Shore Road Park, a line midway between Bay Ridge Avenue and 70<sup>th</sup> Street, a line

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

- d. 67th Street, Ridge Boulevard, a line 100 feet southwesterly of 67th Street, a line 100 feet northwesterly of 3rd Avenue and its northeasterly prolongation at Senator Street, a line 125 feet southwesterly of Bay Ridge Avenue, a line 75 feet southeasterly of Bay Ridge Place, Ovington Avenue, a line 100 feet northwesterly of 3rd Avenue, a line midway between Bay Ridge Parkway and 76th Street, a line 120 feet southeasterly of Ridge Boulevard, a line midway between 74th Street and Bay Ridge Parkway, a line 200 feet southeasterly of Ridge Boulevard, a line midway between 73rd Street and 74th Street, a line 300 feet southeasterly of Ridge Boulevard, 73rd Street, a line 100 feet southeasterly of Ridge Boulevard, Ovington Avenue, Ridge Boulevard, Bay Ridge Avenue, a line perpendicular to the southwesterly street line of 68th Street distant 355 feet southeasterly (as measured along the street line) from the point of intersection of the southwesterly street line of 68th Street and the southeasterly street line of Ridge Boulevard, 68th Street, and a line 100 feet northwesterly of Ridge Boulevard;
- e. a line midway between 74th Street and Bay Ridge Parkway, a line 220 feet northwesterly of Ridge Boulevard, Bay Ridge Parkway, a line 120 feet northwesterly of Ridge Boulevard, a line 100 feet southwesterly of Bay Ridge Parkway, and a line 180 feet south easterly of Colonial Road;
- f. 67th Street, a line 100 feet northwesterly of 4th Avenue, a line 100 feet southwesterly of Bay Ridge Avenue, a line 100 feet southeasterly of 3<sup>rd</sup> Avenue, a line midway between 67th Street and Senator Street, and a line perpendicular to the southwesterly street line of 67th Street distant 295 feet northwesterly (as measured along the street line) from the point of intersection of the southwesterly street line of 67th Street and the northwesterly street line of 4th Avenue;
- g. a line 100 feet northeasterly of 68th Street, a line 100 feet northwesterly of 5th Avenue, a line 100 feet southwesterly of Bay Ridge Avenue, and a line 100 feet southeasterly of 4th Avenue;
- h. Ovington Avenue, a line 100 feet northwesterly of 4th Avenue, a line 110 feet northeasterly of 76th Street, a line 350 feet southeasterly of 3<sup>rd</sup> Avenue, a line midway between 76th Street and 77th Street, and a line 100 feet southeasterly of 3rd Avenue;
- i. a line 100 feet northeasterly of 72nd Street, a line 100 feet northwesterly of 5th Avenue, 77th Street, a line perpendicular to the southwesterly street line of 77th Street, distant 265 feet northwesterly (as measured along the street line) from the point of intersection of the southwesterly street line of 77<sup>th</sup> Street and the northwesterly street line of 5th Avenue, a line midway between 77th Street and 78th Street, and a line 100 feet southeasterly of 4<sup>th</sup> Avenue;
- j. a line 100 feet southwesterly of Bay Ridge Avenue, a line 100 feet northwesterly of 6th Avenue, a line 100 feet northeasterly of Bay Ridge Parkway, 6th Avenue, a line midway between Bay Ridge Parkway and 76<sup>th</sup> Street, a line perpendicular to the northeasterly street line of 76th Street distant 245 feet southeasterly (as measured along the street line) from the point of intersection of the northeasterly street line of 76th Street and the southeasterly street line of 5th Avenue, 76th Street, a line 100 feet northwesterly of 6th Avenue, a line midway between 77th Street and 78<sup>th</sup>

Street, and a line 100 feet southeasterly of 5th Avenue;

- k. a line midway between 74th Street and Bay Ridge Parkway and its southeasterly prolongation, Gowanus Expressway, a line 100 feet southwesterly of 80th Street and its southeasterly prolongation, 6th Avenue, 78th Street, and a line 100 feet southeasterly of 6th Avenue;
- l. a line midway between 81st Street and 82nd Street, a line 100 feet northwesterly of 6th Avenue, a line midway between 82nd Street and 83<sup>rd</sup> Street, a line perpendicular to the northeasterly street line of 83rd Street distant 255 feet northwesterly (as measured along the street line) from the point of intersection of the northwesterly street line of 6th Avenue and the northeasterly street line of 83rd Street, 83rd Street, a line perpendicular to the southwesterly street line of 83rd Street distant 310 feet southeasterly (as measured along the street line) from the point of intersection of the southeasterly street line of 5th Avenue and the southwesterly street line of 83rd Street, a line midway between 83rd Street and 84th Street, and a line 100 feet southeasterly of 5th Avenue;
- m. 85th Street, a line 100 feet northwesterly of 4th Avenue, a line midway between 87th Street and 88th Street, a line 100 feet southeasterly of 3<sup>rd</sup> Avenue, a line 100 feet southwesterly of 85th Street, and a line 370 feet southeasterly of 3rd Avenue;
- n. a line midway between 91st Street and 92nd Street, Ridge Boulevard, 93<sup>rd</sup> Street, a line 420 feet northwesterly of Ridge Boulevard, a line midway between 92nd Street and 93rd Street, a line 340 feet northwesterly of Ridge Boulevard, 92nd Street, Marine Avenue, and Colonial Road;
- o. 91st Street, a line 100 feet northwesterly of 4th Avenue, 92nd Street, and a line 100 feet southeasterly of 3rd Avenue;
- p. a line midway between 93rd Street and 94th Street, a line 100 feet northwesterly of 4th Avenue, a line midway between 95th Street and 96<sup>th</sup> Street, and a line 100 feet southeasterly of 3rd Avenue; and
- q. a line 100 feet southwesterly of 86th Street, Gowanus Expressway, the northeasterly boundary line of John J. Carty Park and its southeasterly and northwesterly prolongations, Hamilton Parkway, a line 140 feet southwesterly of 97th Street, a line 200 feet southeasterly of 4th Avenue, 97<sup>th</sup> Street, 4<sup>th</sup> Avenue, 95th Street, a line 100 feet southeasterly of 5<sup>th</sup> Avenue, 88th Street, and Hamilton Parkway;

**19. changing from an M1-1 District to an R5B District property bounded by** a line 90 feet northeasterly of 66th Street, a line 90 feet northwesterly of 6th Avenue, 66th Street, and a line 100 feet southeasterly of 5th Avenue;

**20. changing from an R6 District to an R6A District property bounded by:**

- a. 68th Street, a line 150 feet northwesterly of Owls Head Court, Bay Ridge Avenue, a line perpendicular to the southwesterly street line of Bay Ridge Avenue distant 105 feet southeasterly (as measured along the street line and its straight line prolongation) from the point of intersection of the straight line prolongation of southwesterly street line of Bay Ridge Avenue and the easterly boundary line of Shore Road Park, a line midway between Bay Ridge Avenue and 70th Street, a line perpendicular to the northeasterly street line of 70th Street distant 155 feet southeasterly (as measured along the street line) from the point of intersection of the

northeasterly street line of 70th Street and the easterly boundary line of Shore Road Park, 70th Street, a line 315 feet northwesterly of Narrows Avenue, Mackay Place, a line 100 feet southeasterly of the easterly boundary line of Shore Road Park, 71st Street, a line 360 feet northwesterly of Narrows Avenue, a line midway between 71st Street and 72nd Street, a line 380 feet northwesterly of Narrows Avenue, and 72<sup>nd</sup> Street;

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

line 100 feet southwesterly of Marine Avenue;

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

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

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

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

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

of intersection of the southeasterly street line of Narrows Avenue and the southwesterly street line of 89th Street;

**24. changing from an R6 District to an R7B District property bounded by**

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

**25. changing from an R7-1 District to an R7B District property bounded by** 67<sup>th</sup> Street, 4th Avenue, 67th Street, a line 100 feet southeasterly of 4th Avenue, a line midway between 85th Street and 86th Street, a line 100 feet northeasterly of 86<sup>th</sup> Street, and a line 100 feet northwesterly of 4th Avenue;

**26. changing from an R6 District to a C4-2A District property bounded by** a line 100 feet northeasterly of 86th Street, Gowanus Expressway, a line 100 feet southwesterly of 86th Street, and Fort Hamilton Parkway;

**27. changing from a C4-2 District to a C4-2A District property bounded by** a line 100 feet northeasterly of 86th Street, a line midway between 85th Street and 86<sup>th</sup> Street, 5th Avenue, 85th Street, a line 100 feet southeasterly of 5th Avenue, a line 100 feet northeasterly of 86th Street, Fort Hamilton Parkway, a line 100 feet southwesterly of 86th Street, 5th Avenue, 87th Street, a line 200 feet southeasterly of 4th Avenue, 89th Street, 4th Avenue, 89th Street, and a line 100 feet northwesterly of 4th Avenue;

**28. changing from a C8-1 District to a C8-2 District property bounded by** 87<sup>th</sup> Street, 5th Avenue, the southeasterly prolongation of the northeasterly street line of 95th Street, 4th Avenue, 89th Street, and a line 200 feet southeasterly of 4<sup>th</sup> Avenue;

**29. establishing within a proposed R6A District a C1-3 District bounded by:**

a. 89th Street, a line 100 feet southeasterly of 3rd Avenue, 95th Street, 3rd Avenue, 97th Street, a line 100 feet southeasterly of 3rd Avenue, Marine Avenue, and a line 100 feet northwesterly of 3rd Avenue; and

b. a line midway between 97th Street and Marine Avenue, 4th Avenue, a line 140 feet southwesterly of 97th Street, a line 100 feet southeasterly of 4<sup>th</sup> Avenue, a line midway between Marine Avenue and 99th Street, 4<sup>th</sup> Avenue, 100th Street, a line 100 feet southeasterly of 4th Avenue, 101<sup>st</sup> Street, 4th Avenue, 101st Street, and a line 100 feet northwesterly of 4<sup>th</sup> Avenue;

**30. establishing within a proposed R6B District a C1-3 District bounded by:**

a. Bay Ridge Parkway, a line 100 feet southeasterly of 3rd Avenue, 81<sup>st</sup> Street, 3rd Avenue, 82nd Street, and a line 100 feet northwesterly of 3<sup>rd</sup> Avenue;

b. 86th Street, a line 100 feet southeasterly of 3rd Avenue, 89th Street, and a line 100 feet northwesterly of 3rd Avenue; and

c. Bay Ridge Parkway, a line 100 feet southeasterly of 5th Avenue, 85<sup>th</sup> Street, 5th Avenue, a line midway between 85th Street and 86th Street, and a line 100 feet northwesterly of 5th Avenue;

**31. establishing within a proposed R5B District a C1-4 District bounded by** a line 100 feet northeasterly of Bay Ridge Avenue, a line 100 feet northwesterly of 3<sup>rd</sup> Avenue, a line 125 feet southwesterly of Bay

Ridge Avenue, a line 75 feet southeasterly of Bay Ridge Place, Bay Ridge Avenue, and a line perpendicular to the southwesterly street line of 68th Street distant 355 feet southeasterly (as measured along the street line) from the point of intersection of the southwesterly street line of 68th Street and the southeasterly street line of Ridge Boulevard;

**32. establishing within a proposed R6A District a C2-3 District bounded by** 89<sup>th</sup> Street, 4th Avenue, the southeasterly prolongation of the northeasterly street line of 95th Street, 5th Avenue, 94th Street, a line 100 feet southeasterly of 5th Avenue, 95th Street, 4th Avenue, 96th Street, and a line 100 feet northwesterly of 4<sup>th</sup> Avenue;

**33. establishing within a proposed R6B District a C2-3 District bounded by:**

**a.** 81st Street, a line 100 feet southeasterly of 3rd Avenue, 86th Street, a line 100 feet northwesterly of 3rd Avenue, 82nd Street, and 3rd Avenue; and

**b.** a line 100 feet southwesterly of 86th Street, a line 100 feet southeasterly of 5th Avenue, 94th Street, and 5th Avenue;

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

Adopted.

Office of the City Clerk, }  
The City of New York, } ss.:

I hereby certify that the foregoing is a true copy of a Resolution passed by The Council of The City of New York on March 23, 2005, on file in this office.

.....  
City Clerk, Clerk of The Council