Land Use Review Application

Department of City Planning **120 Broadway, 31st Floor, New York, NY 10271**

City Planning will assign and stamp reference numbers here

210126 ZRM
APPLICATION NUMBER

210127 ZMM
APPLICATION NUMBER

APPLICATION NUMBER

APPLICATION NUMBER

1. APPLICANT AND APPLICANT'S REPRESENTATIVES

Governors Island Corporation (d/b/a The Trust for Governors Island)
APPLICANT (COMPANY/AGENCY OR OTHER ORGANIZATION) *

10 South Street
STREET ADDRESS

New York NY 10004
CITY STATE ZIP

(212) 440-2200
AREA CODE TELEPHONE # FAX#

Melanie Meyers
APPLICANT'S PRIMARY REPRESENTATIVE

Fried, Frank, Harris, Shriver & Jacobson LLP
REPRESENTATIVE'S COMPANY/AGENCY OR OTHER ORGANIZATION

One New York Plaza
STREET ADDRESS

New York NY 10004
CITY STATE ZIP

(212) 859-8785
AREA CODE TELEPHONE # FAX#

*** List additional applicants below:**

NYC Small Business Services
CO-APPLICANT (COMPANY/AGENCY OR OTHER ORGANIZATION)

CO-APPLICANT (COMPANY/AGENCY OR OTHER ORGANIZATION)
ADDITIONAL APPLICANT REPRESENTATIVE:

NAME AND PROFESSIONAL AFFILIATION (ATTORNEY/ARCHITECT/ENGINEER ETC.) TELEPHONE # FAX #

2. SITE DATA

(If the site contains more than one property complete the "LR Item 2. Site Data Attachment Sheet.")

N/A
STREET ADDRESS

Phased Redevelopment of Governors Island: South Island
PROJECT NAME (IF ANY)

N/A
DESCRIPTION OF PROPERTY BY BOUNDING STREETS OR CROSS STREETS

R3-2
EXISTING ZONING DISTRICT (INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY)

16a
ZONING SECTIONAL MAP NO(S).

Block 1, Lot 10
TAX BLOCK AND LOT NUMBER

Manhattan
BOROUGH

1
COMM. DIST.

Governors Island Historic District
URBAN RENEWAL AREA, HISTORIC DISTRICT OR OTHER DESIGNATED AREA (IF ANY)

IS SITE A NEW YORK CITY OR OTHER LANDMARK? NO ☐ YES ☒ IF YES, IDENTIFY Five individual landmarks on North Island

3. DESCRIPTION OF PROPOSAL

(If the entire project description does not fit in this space, enter "see attached description" below and submit description on a separate sheet, identified as "LR item 3. Description of Proposal")

See attached description

4. ACTIONS REQUESTED AND FEES

(Check appropriate action(s) and attach supplemental form)

* No supplemental form required

☐	CHANGE IN CITY MAP……MM	$
☒	ZONING MAP AMENDMENT……ZM	$
☒	ZONING TEXT AMENDMENT…… ZR	$
☐	ZONING SPECIAL PERMIT.....ZS	$
☐	ZONING AUTHORIZATION……ZA	$
☐	ZONING CERTIFICATION……ZC	$
☐	PUBLIC FACILITY, SEL../ACQ…….PF	$
☐	DISPOSITION OF REAL PROP……..PP	$
☐	URBAN DEVELOP=T ACTION……HA	$
☐	URBAN RENEWAL PROJECT……..*	$
☐	HOUSING PLAN & PROJECT……*	$
☐	FRANCHISE……..*	$
☐	REVOCABLE CONSENT……*	$
☐	CONCESSION……..*	$
☐	LANDFILL……..*	$
☐	OTHER (Describe)	$

☐	MODIFICATION	$
☐	FOLLOW-UP APPLICATION NO.	$
☐	RENEWAL APPLICATION NO.	$
☐	OTHER SPECIFY	$

TOTAL FEE (For all actions) $ 0

Make Check or Money Order payable to Department of City Planning.

If fee exemption is claimed check box below and explain

☒ **City Agency**

Has pre-application meeting been held? ☐ NO ☒ YES

If yes Sarah Ellmore
DCP Office/Representative

12/14/2018
Date of meeting

5. ENVIRONMENTAL REVIEW

CITY ENVIRONMENTAL QUALITY REVIEW (CEQR) (Discuss with CEQR lead agency before completing)

LEAD AGENCY Deputy Mayor for Housing and Economic Development CEQR NUMBER 11DME007M

TYPE OF CEQR ACTION:

☐ TYPE II Type II category: _____ Date determination was made: _____

☒ TYPE I } Has EAS been filed? Yes ☒ No ☐

☐ UNLISTED } If yes, Date EAS filed: August 23, 2018

Has CEQR determination been made? Yes ☒ No ☐

If yes, what was determination? Negative Declaration ☐ CND ..... ☐ Positive Declaration ☒ } Date determination made: August 23, 2018 (Attach Copy)

If Positive Declaration, has PDEIS been filed? Yes

Has Notice of Completion (NOC) for DEIS been issued? No If yes, attach copy.

If PDEIS has not been filed, has final scope been issued? _____ If yes, date issued: _____

6. COASTAL ZONE MANAGEMENT

IS SITE IN STATE DESIGNATED COASTAL ZONE MANAGEMENT (CZM)? AREA? No ☐ Yes ☒

7. RELATED ACTIONS BY CITY PLANNING

LIST ALL CURRENT OR PRIOR CITY PLANNING COMMISSION ACTIONS RELATED TO SITE:

APPLICATION NO.	DESCRIPTION/ DISPOSITION/STATUS	CAL. NO.	DATE
C130190 ZMM	Mapping Special Governors Island District north of Division Road (Map No. 16a)	4	June 5, 2013
N 130189(A) ZRM	Amendment of ZR to add Article XIII, Chapter 4 (Special Governors Island District)	3	June 5, 2013

8. RELATED ACTIONS BY OTHER AGENCIES

LIST ALL OTHER CURRENT OR PRIOR CITY, STATE OR FEDERAL ACTIONS RELATED TO APPLICATION:

REFERENCE NO.	DESCRIPTION/ DISPOSITION/STATUS	CAL. NO.	DATE

9. FUTURE ACTIONS REQUIRED

LIST ALL FUTURE CITY, STATE OR FEDERAL ACTIONS REQUIRED TO IMPLEMENT THE PROPOSED ACTION:

10. APPLICANT (Attach authorizing resolution(s), if applicable)

Clare Newman, President and CEO of The Trust — NAME AND TITLE OF APPLICANT OR AUTHORIZED REPRESENTATIVE

SIGNATURE OF APPLICANT — DATE: 10/13/2020

Governors Island Corporation (d/b/a The Trust for Governors Island) — APPLICANT'S COMPANY/AGENCY OR OTHER ORGANIZATION (IF ANY)

11. CO-APPLICANTS (Attach authorizing resolution(s), if applicable)

Andrew Schwartz, Deputy Commissioner — NAME AND TITLE OF CO-APPLICANT OR AUTHORIZED REPRESENTATIVE

Andrew Schwartz — SIGNATURE OF CO-APPLICANT — DATE: 10/13/2020

NYC Small Business Services — CO-APPLICANT'S COMPANY/AGENCY OR OTHER ORGANIZATION

One Liberty Plaza, 11th Floor, New York, NY 10006 — STREET ADDRESS — CITY — STATE — ZIP — TEL.NO. (212) 513-6300 — FAX

NAME AND TITLE OF CO-APPLICANT OR AUTHORIZED REPRESENTATIVE — SIGNATURE OF CO-APPLICANT — DATE

CO-APPLICANT'S COMPANY/AGENCY OR OTHER ORGANIZATION

STREET ADDRESS — CITY — STATE — ZIP — TEL.NO. — FAX

ADMINISTRATIVE CODE

ANY PERSON WHO SHALL KNOWINGLY MAKE A FALSE REPRESENTATION ON OR WHO SHALL KNOWINGLY FALSIFY OR CAUSE TO BE FALSIFIED ANY FORM, MAP, REPORT OR OTHER DOCUMENT SUBMITTED IN CONNECTION WITH THIS APPLICATION SHALL BE GUILTY OF AN OFFENSE PUNISHABLE BY FINE OR IMPRISONMENT OR BOTH, PURSUANT TO SECTION 10-154 OF THE CITY OF NEW YORK ADMINISTRATIVE CODE.

NOTICE

THIS APPLICATION WILL BE DEEMED PRELIMINARY UNTIL IT IS CERTIFIED AS COMPLETE BY THE DEPARTMENT OF CITY PLANNING OR THE CITY PLANNING COMMISSION. ADDITIONAL INFORMATION MAY BE REQUESTED OF THE APPLICANT BY THE DEPARTMENT OF CITY PLANNING.

City Map Change . . . . . MM

APPLICATION NO

Proposed City Map Change
(Check appropriate boxes)

1. ESTABLISH NEW…….☐ STREET ☐ PARK ☐ PUBLIC PLACE ☐ GRADE
2. ELIMINATE EXISTING…… ☐ STREET ☐ PARK ☐ PUBLIC PLACE ☐ GRADE
3. CHANGE EXISTING STREET……. ☐ WIDTH ☐ ALIGNMENT ☐ GRADE
4. EASEMENT
   Delineate New.....☐ Remove Existing……☐ Modify Existing……..… ☐
5. RELATED ACQUISITION OR DISPOSITION OF PROPERTY .....☐

Zoning Map Change . . . . . ZM

210127 ZMM

APPLICATION NO

(If more than five changes are being requested, enter "see attached" below and list ALL PROPOSED ZONING CHANGES in the same format as below on a separate sheet titled "Proposed Zoning Map Changes")

Proposed Zoning Map Change(s)

		EXISTING	TO:	PROPOSED
CHANGE #1	FROM:	**R3-2**	TO:	**C4-1 (GI)**
CHANGE #2	FROM:	**R3-2**	TO:	**R3-2 (GI)**
CHANGE #3	FROM:	**R3-2 (GI)**	TO:	**C4-1 (GI)**
CHANGE #4	FROM:		TO:	
CHANGE #5	FROM:		TO:	

Zoning Text Amendment . . . . . ZR

210126 ZRM

APPLICATION NO.

If more than five sections are proposed to be amended, enter "see attached" below, and list ALL PROPOSED TEXT AMENDMENTS in the same format as below on a separate sheet titled "Proposed Zoning Text Amendments.")

Affected Zoning Resolution (ZR) Sections

ZR SECTION NUMBER	ZONING RESOLUTION SECTION TITLE
134-00 et seq.	**Special Governors Island District**

1. Introduction

This is an application by the Trust for Governors Island (the "Trust") and the New York City Department of Small Business Services (collectively with the Trust, the "Applicant") for land use actions to support and allow for the redevelopment of 33 acres within the southern section of Governors Island and to preserve over 46 acres of open space on the remainder of the South Island. Governors Island (Manhattan Block 1, Lot 10) (the "Project Area") is zoned R3-2. The northern portion, the North Island, is mapped as the Special Governors Island District.

The Applicant requests the following actions:

a) Zoning map amendment to extend the Special Governors Island District to the southern section of Governors Island (the South Island) and to rezone the R3-2 district within the South Island to a C4-1 district; and

b) Zoning text amendment to modify Article XIII, Chapter 4 to establish the existing Special Governors Island District as the North Island Subdistrict of the Special Governors Island District, to establish a new South Island Subdistrict of the Special Governors Island District, comprised of an Eastern Subarea, Western Subarea, and Open Space Subarea, and to provide new provisions applicable to the South Island Subdistrict.

The proposed actions would permit development in the Eastern and Western Subareas with up to 4,275,000 square feet of floor area and limit the remaining portions of the South Island to public open space, recreational, water-dependent and related uses. The proposed actions will promote economic activity and allow a density of active uses that will enliven the Island for year-round, full-time usage. As part of the future development, the Applicant envisions a cross-disciplinary academic center for climate innovation, a use that will leverage the resources of Governors Island and the competitive advantages of New York City to create a physical hub and living lab that can help lead global efforts to create climate solutions. The permitted development will also help support the maintenance of the Island open spaces, historic buildings and fund expanded public access.

2. Background

From the American founding until 1996, Governors Island was a U.S. military site. In its last 30 years of military use, the Island was a U.S. Coast Guard base until all personnel were relocated from the Island in 1997. In 2001, President Clinton established 20 acres of the Island, including two forts, Fort Jay and Castle Williams, as the Governors Island National Monument. In 2003, President Bush expanded the National Monument to an area measuring approximately 22 acres, and the Federal Government deeded the 150-acre balance of the Island—including all of the South Island—to the Governors Island Preservation and Education Corporation (GIPEC), the predecessor to the Trust. The National Park Service owns and manages the National Monument.

Provisions of the deed to GIPEC require that a majority of the Island be used for open space and other public benefit uses. Specifically, the deed requires at least 40 acres of public open space on the Island, at least 20 acres of educational uses, and at least 30 acres of additional public benefit uses, including open space, museums and historic sites, surface and water transportation uses or not-for-profit cultural facilities.[1] On the remainder of the Island, development is permitted with a variety of uses, including entertainment facilities, hospitality uses, commercial office space, health facilities, and cultural facilities. Today, the Island is made up of public open space, the National Monument, a public high school, and a small portion on the North Island with a mix of cultural and institutional uses. The deed restrictions prohibit certain uses, including most permanent residential, industrial or manufacturing uses, gaming, and off-island electrical power generation, for a fifty-year period commencing on the earlier to occur of (i) the date a master plan for the re-development and use of Governors Island is adopted and (ii) December 31, 2012.

[1] The deed permits the 22 acres of the National Monument to be counted as part of the 30 acres of additional public benefit uses.

GIPEC's mission—now the Trust's mission—was to redevelop Governors Island with a mix of open space, public amenities and other tenants and to transform the Island into a regional destination. As part of the first phase of the redevelopment, the Trust developed a Park and Public Space Master Plan in 2010 that established design concepts and identified open space improvements. The Park and Public Space Master Plan identified and intentionally set aside two development areas on the South Island for future mixed-use development. Although the specific use and design of new construction in the development areas was planned for future phases of the Island's redevelopment, the open space scheme established in the Park and Public Space Master Plan was designed assuming future development within the development areas. In 2011, the Office of the Deputy Mayor for Economic Development issued a Final Generic Environmental Impact Statement for the Phased Redevelopment of Governors Island that analyzed Phase I, an initial phase of open space improvements, and later phases, which included additional open space improvements planned for the future, reuse of the historic structures on the North Island, and new development within the two South Island development areas.

Since 2004, the Island has seen a dramatic increase in the number of annual visitors as more of the Island has become open to the public for a longer public access season. In 2004, only a small portion of the North Island was open to the public and received 5,000 visitors. By 2019, the vast majority of the Island is open to the public during a 6-month public access seasons and the number of visitors has grown to nearly 800,000.

In 2013, the City enacted a zoning map and zoning text amendment for the portion of Governors Island north of Division Road, which established the Special Governors Island District on the North Island. This portion of the Island had already been designated as a historic district by the Landmarks Preservation Commission in 1996. Because the underlying R3-2 zoning district allowed only residential and community facilities uses and the deed restrictions prohibit most residential uses, generally only community facility uses were permitted at the time. The Special Governors Island District was, therefore, adopted to allow a wide range of commercial uses and to facilitate the adaptive reuse of the North Island's historic structures.

At the time of the zoning map and zoning text amendment in 2013, open space improvements were underway on the North and South Island, and the Trust planned to pursue the re-use and re-tenanting of the North Island historic buildings as the next step in the Island's development. The uses for these buildings had not been determined but were expected to include university, student dormitories, hotels, a movie theater, offices, restaurants, artists' studios, cultural uses, and a public school. The CPC Report for the 2013 actions stated that the master plan included development in two development areas on the South Island and that this development was considered generally as part of the environmental review.

Different portions of Governors Island have varying levels of susceptibility to flooding. The entirety of the South Island, as well as portions of the North Island perimeter, is infill; the Island was expanded to add the South Island between 1902 and 1912 using land excavated in the creation of the Lexington Avenue subway. Like much of the infill in Manhattan, this portion has a higher level of risk to flooding and coastal storm inundation as it is within the 100-year floodplain. The majority of the North Island, except for the perimeter esplanade (known as the "Great Promenade"), in comparison, is on a higher elevation and is more protected from flooding and sits in the 500-year flood plain or higher. In 2012, there was flooding on the lower elevated portions of the Island due to Super Storm Sandy and the Trust subsequently received FEMA funds for the repair of certain buildings and electrical equipment. The North Island was not substantially impacted by flooding due to its higher elevation, though a few buildings on the perimeter areas that sit on in-fill were impacted. As part of the Park and Public Space Master Plan, the Trust raised the vast majority of the new 43 acre park outside of the flood plain, including the "Hills"' section that is outside of the 500-year floodplain as well. Adding this topography was done in part to ensure that the new open space on Governors Island would be resilient and adapt to a changing climate and rising sea levels.

3. Description of the Surrounding Area

The Upper New York Bay is enclosed by Manhattan, Brooklyn, Staten Island and Hudson County, New Jersey. It connects to both the Hudson River and East River and it contains several islands, including Governors Island, Ellis Island, Liberty Island and Robbins Reef. One-half mile to the north of Governors Island is Manhattan Community District 1. One-quarter mile

to the east of Governors Island are the neighborhoods of Red Hook and Cobble Hill in Brooklyn Community District 6.

Visitors access the Island by ferry. The primary terminal for ferry access is the Battery Maritime Building in Lower Manhattan, which is owned by the City. The Trust leases the ferry terminal and operates two ferries year-round transporting both visitors and freight to Soissons Landing on the North Island. During the public access season of the Island (currently from May to October), additional ferry service is available to Yankee Pier on the eastern edge of the Island. This additional service is provided by NYC Ferry from Pier 11 in Manhattan and by the Trust on private ferries from Pier 6 in Brooklyn.[2]

4. Description of the Project Area

The Project Area is comprised of the entirety of Governors Island (Block 1, Lot 10). Governors Island is approximately 172 acres and divided into two sections, the North Island and the South Island, approximately along Division Road. There are no mapped streets on the Island, but there is a paved unmapped road system.

The entire Island is mapped as an R3-2 zoning district. Zoning allows for a FAR of 0.5 for residential use and a FAR of 1.0 for community facility use.

The North Island measures approximately 93 acres. There are over fifty two-to-three story wood and brick historic buildings constructed between the nineteenth and mid-twentieth centuries. The entirety of the North Island is a historic district named the Governors Island Historic District, and there are also five individual landmarks on the North Island: Fort Columbus (Fort Jay), Castle Williams, the Commanding Officer's Quarters, Post Hospital, and Governor's House. The 22-acre national monument, which includes Fort Jay, Castle Williams and the area between them, is located on the North Island.

The North Island is in a R3-2 zoning district in the Special Governors Island District. The Special District designation expands the uses typically permitted in an R3-2 zoning district (community facility and residential uses[3]) to also allow for a variety of commercial uses up to a FAR of 1.0. Because the North Island is situated in the Governors Island Historic District, opportunities for new development are overseen by LPC. The Special Governors Island District allows for the adaptive reuse of the North Island historic buildings. New commercial uses larger than 7,500 square feet in floor area are subject to review and comment by Manhattan Community Board 1.

Current land use on the North Island is a mix of institutional and cultural uses and open space uses. These uses include artists' studios, offices for the Trust, and a public high school named the New York Harbor School. A day spa is currently under construction and additional commercial and cultural uses are expected to open in the coming years.

The South Island measures approximately 79 acres. The South Island contains a number of vacant buildings, including former barracks and other military and Coast Guard facilities, which will be demolished as part of the proposed action.

Most portions of the two development areas on South Island, as well as the waterfront areas of the North Island, are located within the 1 percent annual chance flood plain (100-year floodplain). The vast majority of the new 43 acre park on the South Island was raised out of the floodplain. Portions of the North Island, particularly in the southern end near Liggett Hall, are located within the 0.2 percent annual chance annual flood plain (500-year floodplain). The central portion of the North Island is not located in a flood hazard area.

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[2] Due to the COVID-19 pandemic, ferry service for the 2020 public access season was modified to allow for adequate social distancing space while both queuing and riding the ferries. As part of these modifications, the seasonal weekend ferry service to Brooklyn was relocated to Red Hook/Atlantic Basin.

[3] As noted above, although residential use is allowed by zoning, the deed transferring title to GIPEC prohibits the use of the Island for most residential purposes for a fifty-year period. Pursuant to the deed, the fifty-year period commenced on the earlier of the (i) effective date of the Master Plan and (ii) December 31, 2021. Because the Master Plan was published in 2010, the residential restrictions in the deed expire as early as 2060.

The South Island consists of three Subareas, the Western and Eastern Subareas, which together form the Development Site, discussed below, and the Open Space Subarea, which is not included in the Development Site. The Open Space Subarea consists of the 43 acre "South Island Park," which sits between the Eastern and Western Subarea, and the perimeter esplanade. The perimeter esplanade is part of an esplanade area that will be widened from 25 to 75 feet wide from the shoreline to the western boundary of the Western Subarea (the "Western Esplanade"), and from 45 feet to 55 feet wide from the shoreline to the eastern boundary of the Eastern Subarea (the "Eastern Esplanade").

In accordance with the Park and Public Space Master Plan, the Trust has completed a number of open space improvements within the South Island Park in recent years. The first 30 acres of redesigned public areas opened in 2014 with a six-acre plaza, a 10-acre grove of hammocks and trees with undulating paths, and a 14-acre Play Lawn with two ball fields. The Hills, which rise up to 70 feet above sea level, opened in 2016. These open space areas will be preserved and continue to be enhanced as part of the Trust's mission.

There are three existing piers on the South Island. Yankee Pier, located near the boundary of the Northern Subdistrict along the eastern side of the South Island, is used for ferry dockings and overnight berthing. Further south along the eastern shoreline, Tango Pier is not operational. Lima Pier is further south along the eastern shoreline. It has been used for construction deliveries and the Trust intends to continue to use it for construction and freight deliveries.

5. Description of the Development Site

The "Development Site" is comprised of the Western Subarea and the Eastern Subarea. The Western Subarea is approximately 6.1 acres. It is located immediately south of Division Road, extending approximately 992 feet along the western edge of the Island and with a maximum depth of 360 feet east of the Western Esplanade area and west of the South Island Park.

The Eastern Subarea is approximately 26.8 acres. It is located immediately south of Division Road, extending southward approximately 2,513 feet along the eastern edge of the Island between the Eastern Esplanade and the South Island Park.

6. The Description of the Proposed Development

The proposed development will activate Governors Island into a year-round resource by creating a new academic, research, culture and/or mixed-use facility that will draw a critical mass of visitors and users to the Island. Without the Proposed Development, the Trust would be unable to facilitate expanding the public access beyond May – October to include the Winter months. The Proposed Development will generate revenue to help support the maintenance of the open spaces and historic buildings. This increase in density would also help finance improvements to infrastructure, including additional ferry service.

The proposed actions will facilitate the redevelopment of the Western Subarea and Eastern Subarea with a combined 4,275,000 zoning square feet of commercial and community facility uses. The anticipated land uses include academic, dormitory, office, research, hotel, restaurant, retail, nonprofit, cultural and other uses to complement the Island's character. Among this mix of uses, the Trust envisions the creation of a cross-disciplinary center for climate adaptation that would provide a physical hub and convening space for critically needed climate and urban adaptation study as well as physical demonstration projects accessible to the public. Governors Island is an ideal location for this global hub given New York City's leadership in the climate field and the major academic and other institutions based here that provide talent and opportunities for collaboration. The Subareas are at a scale that can accommodate a truly cross-disciplinary, multi-faceted complex, and the Island is home to a highly visible, world-class park and waterfront through which there are opportunities for public engagement on climate and the environment in a "living lab" type setting. This center would yield job growth in an emerging field and complement and enhance other cultural, non-profit and commercial tenancies.

To facilitate this redevelopment, two Subareas are split into five building parcels: Parcels E-1, E-2, E-3, and E-4 in the Eastern Subarea and Parcel W-1 in the Western Subarea. Parcel E-2 is located directly south of the historic district on the North Island. It is bounded by Yankee Pier Plaza to the north, the Eastern Esplanade to the east, a primary connection to the west, and a

primary connection to the south. Parcel E-1 is located across the primary connection to the west of Parcel E-2; it is bounded to the west by the South Island Park. Parcel E-3 is directly to the south of Parcel E-2; it is bounded by the Eastern Esplanade to the east, a primary connection to the north, a primary connection to the south, and the South Island Park to the west. To the south of Parcel E-3, Parcel E-4 fronts upon the Eastern Esplanade to the east and the South Island Park to the south and west. Parcel W-1 in the Western Subarea is bounded by the Northern Subdistrict to the north, the Western Esplanade to the west, and the South Island Park to the east and south.

The proposed actions would restrict the use of the remainder of the South Island outside of the Eastern Subarea and Western Subarea to open space, recreational, maritime and supporting uses. This open space includes South Island Park, which has been improved with new amenities and resources in recent years. The redevelopment on the Eastern Subarea and Western Subarea would contribute to the Island's open space network by adding new publicly accessible open space and creating connections to improve access throughout the network. Yankee Pier Plaza provides a grand entrance; it is a 25,000 square feet gateway public open space adjacent to Yankee Pier where an increasing portion of the Island's visitors will arrive to the Island to study or work in new projects within the Development Site. The existing esplanade would remain between the shoreline and the developments, maintaining pedestrian access along the shoreline, but would be widened on both sides to 55' at the Eastern Esplanade and 75' on the Western Esplanade. Primary connections run perpendicular and parallel to the Eastern Esplanade creating a street grid condition. Secondary connections are required at angles through the building parcels, and can go through or adjacent to buildings. The combination of primary and secondary connections creates pedestrian paths and view corridors between the Esplanade and South Island Park where none currently exist today.

7. Actions Necessary to Facilitate the Project

This is an application by the Applicant for two land-use actions to facilitate the redevelopment of up to 4,275,000 square feet of floor area on the Development Site. The land use actions—a zoning map amendment to change to a C4-1 zoning designation and a zoning text amendment that will modify certain controls within the C4-1 district—will facilitate development on the South Island in a way that is appropriate given the conditions on the Island and consistent with the goals for redevelopment.

These actions will facilitate the development and success of a new mixed-use campus where public open space is improved and enhanced. 24/7 activity on the Island will both draw visitors to the open space and generate revenue for the on-going maintenance of open space and infrastructure on the Island and expanding year-round access.

A. <u>Zoning Text Amendment</u>.

The Applicant is proposing a zoning text amendment to Article XIII, Chapter 4 of the Zoning Resolution (Special Governors Island District) to create a flexible framework for the future development of the two development areas with pedestrian connections and an appropriate relationship with the South Island Park, Eastern Esplanade, Western Esplanade and Historic District. To create this framework, the Applicant proposes an amendment to modify Article XIII, Chapter 4 of the Zoning Resolution and add an Appendix thereto, designating approximately the area covered by the existing Special Governors Island District as the Northern Subdistrict and establishing a new Southern Subdistrict. The existing provisions of the Special Governors Island District would become the provisions applicable to the Northern Subdistrict. The Zoning Text Amendment would establish three Subareas within the Southern Subdistrict: the Western Subarea, the Eastern Subarea, and the Open Space Subarea. The Western Subarea and Eastern Subarea would include a series of building parcels (W-1, E-1, E-2, E-3 & E-4) identified in the Appendix to the Chapter. The Open Space Subarea would be mapped over the remainder of the South Island, and would include the South Island Park, Eastern Esplanade and Western Esplanade.

New provisions applicable to the Southern Subdistrict would modify the regulations of the C4-1 zoning district to limit total development to a maximum of 4,275,000 square feet of floor area and would establish special use, height and setback controls, maximum lot coverage requirements, open space requirements and other regulations. The proposed text governing the Southern Subdistrict would include the following key features:

- *Use Regulations*: The Special District establishes permitted uses in the Southern Subdistrict as follows:

    1. *Western Subarea and Eastern Subarea*: Permitted uses in the Western Subarea and Eastern Subarea will include the uses allowed in the existing Governors Island Special District as well as additional complementary uses. These additional uses include, but are not limited to the following: furniture and floor covering stores (UG 6C), manufacture of medical instruments and appliances (UG 11A); eating and drinking establishments with a capacity of more than 200 persons, and trade exposition uses (UG12A); carpentry, custom woodworking, custom furniture making and warehouses (UG 16); laboratories, research, experimental or testing (UG 17B); and the following manufacturing establishments: furniture (UG 17B); food products (UG 17B); and the manufacture of alcoholic beverages, breweries, marine transfer stations, and sewage disposal plants (UG 18).

    2. *Open Space Subarea*: The use regulations governing the Open Space Subarea will allow for the creation and preservation of publicly accessible open space by limiting the permitted uses to park/private park and supporting uses including eating and drinking establishments, theaters, open recreational and amusement uses and merry-go-rounds and similar forms of attractions. In addition, specified use regulations would apply on piers accessible from the Open Space Subarea.

    Additional commercial uses would be permitted by authorization.

- *Floor Area Ratios*: Special floor area provisions would modify the regulations applicable in a C4-1 zoning district by increasing the maximum commercial FAR and reducing the maximum residential FAR. As modified, the following regulations would apply: (i) a maximum of 4,275,000 square feet of floor area would be allowed in the Southern Subdistrict, (ii) a maximum of 2.98 FAR of commercial and community facility uses would be permitted, and (iii) residential uses would be limited to the 0.5 FAR consistent with the existing R3-2 zoning. The Southern Subdistrict would be considered a single zoning lot for purposes of determining the permitted floor area.

- *Lot Coverage*: The Special District establishes maximum lot coverage requirements for different building elevations. A maximum lot coverage of 80% is permitted up to a height of 75 feet, with lot coverage calculated for each building parcel. A maximum lot coverage of 50% is permitted between a height of 75 feet and 125 feet. A maximum lot coverage of 30% is permitted above a height of 125 feet.

- *Height and Setback Controls*: Special height and setback controls would apply to provide light and air to open spaces, create a transition from the Northern Subdistrict, establish a street wall context adjacent to the South Island Park and maintain overall flexibility for a variety of uses. These controls include the following:

    1. *Base Height and Parcel Frontage Requirement:* Developments in the Southern Subdistrict would be subject to base height and parcel frontage requirements as follows:

        - A maximum base height of 75 feet would apply within 15 feet of the perimeter of a building parcel and no minimum base heights shall apply, except as provided below.

        - On building parcel E-1, a maximum base height of 90 feet would apply (i) within 15 feet of the South Island Park and (ii) within 150 feet of the boundary of the Northern Subdistrict.

        - On building parcel E-2, a maximum base height of 90 feet would apply within 150 feet of the boundary of the North Subdistrict. Unless

the building is setback more than 60 feet from the northern perimeter of the building parcel, a minimum base height of 30 feet must be provided within 15 feet of the boundary of Yankee Pier Plaza for at least 65% of a building's frontage on Yankee Pier Plaza. For any portion of a building located within 60 feet of Yankee Pier Plaza that exceeds a height of 125 feet, at least 50% of the street wall of the building portion that exceeds 125 feet must be located within 30 feet of the Eastern Esplanade. For areas beyond 150 feet from the boundary of the Northern Subdistrict, a maximum base height of 60 feet would apply within 30 feet of the Eastern Esplanade.

- On building parcel E-3, a maximum base height of 90 feet would apply within 15 feet of the South Island Park, and a maximum base height of 60 feet would apply within 30 feet of the Eastern Esplanade.

- On building parcel E-4, a maximum base height of 90 feet would apply within 15 feet of the South Island Park, and a maximum base height of 60 feet would apply within 30 feet of the Eastern Esplanade.

- On building parcel W-1, for any portion of a building within the southernmost 100 feet of the parcel, a maximum base height of 50 feet would apply.

2. *Setback Requirements*: Above the maximum base height, any building that is located within 15 feet of the perimeter of a building parcel shall provide a minimum setback of 15 feet above the building base, except that any building on building parcels E-2, E-3 and E-4 must provide a setback with a minimum depth of 30 feet from the Eastern Esplanade.

3. *Maximum Building Height*: The Special District establishes a maximum building height for each building parcel. The maximum building height is 230 feet for building parcel E-1, 300 feet for building parcel E-2, and 200 feet for building parcels E-3 and E-4. In the Eastern Subarea, to create a transition zone from the Historic District, no portion of a building may exceed the maximum base height within 150 feet of the Northern Subdistrict. On building parcel W-1, the maximum building height is 300 feet, except that no building on parcel W-1 shall exceed the maximum base height within 100 feet of the Western Esplanade, 150 feet of the boundary of the Northern Subdistrict, and 100 feet of the southernmost edge of the building parcel.

4. *Permitted Obstructions*: Within the Eastern Subarea and the Western Subarea, bulkheads and screened mechanicals may exceed the maximum building height subject to height and area restrictions, and in the Open Space Subarea, permitted obstructions may not exceed a height of 35 feet.

- *Maximum Floor Plate Size*: The Special District limits the gross area of any story located entirely above a height of 125 feet in the Western Subarea to 27,000 square feet and limits the gross area of any story located entirely above a height of 125 feet in the Eastern Subarea to 30,000 square feet.

- *Maximum Building Lengths*: The Special District establishes a maximum building length of 400 feet in the Eastern Subarea.

- *Building Orientation and Width of Upper Portions*: The longest dimension of a building within 200 feet of both Yankee Pier Plaza and the Eastern Esplanade and above a height of 125 feet must be oriented (i) parallel to the boundary of the Northern Subdistrict, (ii) in a true East-West direction, or (iii) at an angle between these two directions. Above a height of 125 feet, a building façade facing and within 200 feet of the Eastern Esplanade on building parcel E-3 and on building parcel E-2 more than 200 feet from Yankee Pier Plaza may not exceed a width of between 80 feet and 252 feet, depending on the distance from the Eastern Esplanade and the floor plate size.

- *Minimum Distance between Buildings*: The Special District requires a minimum distance of 60 feet between buildings or portions of buildings located above a height of 75 feet and a minimum distance of 90 feet between buildings or portions of buildings located above a height of 125 feet. The Special District requires a minimum distance of 30 feet between buildings in the Eastern Subarea that are located below a height of 75 feet if the total length of the street walls of buildings along a street exceeds 400 feet.

- *Transparency Requirements*: The Special District imposes transparency requirements along the frontage of Yankee Pier Plaza and at the point of entry to a secondary connection.

- *Parking and Loading Regulations*: The minimum accessory parking and loading requirements of the underlying district would not apply. In lieu thereof, no parking or loading shall be required, but parking and loading shall be permitted in conjunction with any permitted use up to a maximum of 150 spaces within each the Eastern Subarea and Western Subarea. Entrances accessing parking and loading berths would be limited along the Open Space Subarea.

- *Sign Regulations*: The sign regulations of a C4 district would apply except flashing signs would not be permitted. No signs would be permitted on a pier, except for informational or wayfinding signs and "Governors Island" signage.

- *Requirements for Connections and Open Space*: The Special District calls for certain publicly accessible connections and open space elements Southern Subdistrict as follows:

    1. *Yankee Pier Plaza*: A public open space with a minimum area of 25,000 square feet would be required west of Yankee Pier and connecting to the central open space.

    2. *Eastern Esplanade and Western Esplanade*: The Special District provides for a public esplanade and adjacent open areas, which currently exist and shall be located between the shoreline and the development within each of the Eastern and Western Subareas. The Eastern Esplanade would be widened to a minimum of 55' from the shoreline and the Western Esplanade would be widened to 75' from the shoreline.

    3. *Primary Connections*: A minimum of three primary connections would divide the building parcels in the Eastern Subarea and link Yankee Pier Plaza and the Eastern Esplanade with the South Island Park. The primary connections would be open to the sky, except for permitted awnings and canopies, have a width of at least 60 feet, and include a clear path with a width of at least 24 feet.

    4. *Secondary Connections*: The Special District requires one secondary connection on each of building parcel E-2 and the Western Subarea in the locations shown on Map 4. One secondary connection would be required in building parcel E-3, except that the secondary connection may instead be provided in building parcel E-4 if the primary connection between building parcels E-2 and E-3 is within 500 feet of the primary connection between building parcels E-3 and E-4. It may be open, covered or enclosed, but any enclosed or covered portion must have a minimum height of 30 feet. A secondary connection must have a minimum width of 30 feet. A secondary connection must include a clear path of at least 12 feet and be marked with public space signage.

    5. *Other Open Areas*: Open areas between the wall of a building (or an open commercial use) and within 50 feet of Yankee Pier Plaza, a primary connection or the South Island Park must also be provided as publicly accessible open space.

B. Zoning Map Amendment.

The Applicant proposes amending the Zoning Map, Section No. 16a, to (i) extend the Special Governors Island District to the South Island, thereby encompassing the entirety of Governors Island; (ii) rezone the R3-2 zoning district within the South Island to a C4-1 zoning district; and (iii) adjust the boundary between the North Island and South Island (i.e., the proposed boundary between the C4-1 and R3-2 zoning districts) to better correspond with an existing unmapped road (Division Road) and the southern boundary of the Governors Island Historic District. C4 zoning districts are mapped in regional commercial centers outside of central business districts. These areas provide destination shopping and offer special and department stores, theaters and other commercial and office uses that serve a larger region. C4-1 zoning districts are mapped in outlying areas.

The regulations of the C4-1 zoning district will be modified by the provisions of the Special District, as described above, to better suit the unique conditions of the Island and to promote the goals of the redevelopment. In particular, the use regulations of the Special District permit a range of commercial and community facility uses, which will allow for a variety of industries and foster a vibrant community. The proposed floor area regulations will generate a critical mass to activate the Island for year round full-time usage. The proposed height and bulk regulations will ensure that development does not eliminate significant views on the Island and that buildings will be set back respectfully from historic and lower scale buildings in the north. The primary and secondary connections requirements will ensure that there are multiple connections to the open space areas on the South Island.

8. Conclusion

The proposed actions will allow for development on the Island within two development areas on the South Island that were specifically identified and set aside as part of the 2010 Park and Public Space Master Plan to allow for future development that would enhance the new park as well as the historic district on the North Island and help underwrite the Island's significant operating and capital expenses. The provisions of the Special District allow for a variety of uses complementary of the Island's character and include building envelope controls that encourage flexibility while retaining views on the Island and activating building edges along public spaces. The new development will allow for the continued maintenance of open space and historic buildings on the Island. The proposed actions will facilitate the creation of a vibrant, multi-faceted campus planned to focus on climate adaptation issues, and expanded access bringing New Yorkers to the Island to work, learn, and play year-round.

PROPOSED ZONING TEXT AMENDMENT

Matter underlined is new, to be added;
Matter ~~struck out~~ is to be deleted;
Matter within # # is defined in Section 12-10;
* * * indicates where unchanged text appears in the Zoning Resolution.

* * *

ARTICLE XIII
SPECIAL PURPOSE DISTRICTS

Chapter 4
Special Governors Island District

134-00
GENERAL PURPOSES

The "Special Governors Island District" established in this Resolution is designed to promote and protect public health, safety and general welfare. These goals include, among others, the following specific purposes:

(a) to promote public use and enjoyment of the Island as a recreational destination that draws upon its location in New York Harbor with singular views and natural beauty;

(b) to encourage educational and cultural uses such as the arts, music and dance which bring the public to the Island to enjoy cultural events in a unique setting of historic buildings and green spaces;

(c) to promote public use of the Island for water-related recreational and educational activities that benefit from the unique Island setting;

(d) to preserve historic buildings in the historic district and encourage their renovation and redevelopment for appropriate educational, cultural and commercial uses;

(e) to facilitate commercial uses including, but not limited to, hotels, restaurants, retail, arts and crafts galleries and related uses that are compatible with the educational, cultural and recreational uses of the Island and with the primary use of the Island by the public as a recreational resource; ~~and~~

(f) to provide additional opportunities for new development in defined areas of the southern part of the Island with connections to and an appropriate relationship with publicly accessible open spaces and the Governors Island Historic District;

(g) to provide flexibility of architectural design within limits established to preserve views and activate buildings along publicly accessible open spaces;

(h) to create a network of publicly accessible open spaces that provides pedestrian connections and view corridors and provides a community amenity that takes advantage of the unique geography of the Island; and

~~(f)~~(i) to promote the most desirable use of land and thus conserve the value of land and buildings, and thereby protect the City's tax revenues.

134-01
General Provisions

~~For the purposes of this Chapter, the area within the boundaries of the #Special Governors Island District# shall be considered a single #zoning lot#.~~

~~Development rights may not be transferred across the boundary of the #Special Governors Island District#.~~

The provisions of this Chapter shall apply within the #Special Governors Island District#. Except as modified by the express provisions of the #Special Governors Island District#, the regulations of the underlying zoning districts shall remain in effect. In the event of a conflict between the provisions of this Chapter and the other regulations of this Resolution, the provisions of this Chapter shall control. However, in #flood zones#, in the event of a conflict between the provisions of this Chapter and the provisions of Article VI, Chapter 4 (Special Regulations Applying in Flood Hazard Areas), the provisions of Article VI, Chapter 4, shall control.

134-02
~~Applicability of Parking and Loading Regulations~~

[provisions moved to Section 134-50]

~~The off-street parking and loading regulations of the underlying zoning district and Article I, Chapter 3 (Comprehensive Off-street Parking and Loading Regulations in the Manhattan Core), shall not apply. In lieu thereof, off-street parking and loading berths #accessory# to any #use# permitted within the #Special Governors Island District# shall be allowed.~~

District Plan and Maps

The regulations of this Chapter are designed to implement the #Special Governors Island District# Plan.

The District Plan includes the following maps in the Appendix to this Chapter:

Map 1. Special Governors Island District, Subdistricts and Subareas

Map 2. Building Parcels, Primary Connections and Esplanade

Map 3. Secondary Connections

Map 4. Maximum Base Heights and Setbacks

The maps are hereby incorporated and made part of this Resolution. They are incorporated for the purpose of specifying locations where special regulations and requirements set forth in the text of this Chapter apply.

134-03
~~Applicability of Special Regulations Applying in the Waterfront Area~~ Subdistricts and Subareas

~~The provisions of Article VI, Chapter 2 (Special Regulations Applying in the Waterfront Area) shall not apply, except as set forth in Section 134-22 (Special Height and Setback Regulations).~~

In order to carry out the provisions of this Chapter, two subdistricts are established, as follows:

Northern Subdistrict

Southern Subdistrict

In each of these Subdistricts, certain special regulations apply which do not apply within the remainder of the #Special Governors Island District#. Within the Southern Subdistrict, three subareas are established, as follows:

Eastern Subarea

Containing #building parcels# E-1 through E-4

Western Subarea

Containing #building parcel# W-1

Open Space Subarea

The location and boundaries of the subdistricts, subareas, and #building parcels# are shown on Maps 1 and 2 in the Appendix to this Chapter.

134-04
Definitions

Definitions specifically applicable to this Chapter are set forth in this Section. The definitions of other defined terms are set forth in Section 12-10 (Definitions).

Building parcel

A "building parcel" is a portion of the #zoning lot# located within the Eastern Subarea or Western Subarea that is bounded on each side by #primary connections#, subarea boundaries or #Yankee Pier Plaza#. For the purposes of applying the regulations of this Resolution, other than #floor area ratio#, the boundary of any #building parcel# shall be considered a #street line# and a wall or portion of a wall of a #building# facing such #street line# shall be considered a #street wall#.

Esplanade

The "esplanade" is that portion of the Open Space Subarea identified on Map 2 in the Appendix to this Chapter, that includes the public way existing as of [date of adoption].

Primary connection

A "primary connection" is a public way within one of the primary connection locations shown on Map 2 in the Appendix to this Chapter, that complies with the requirements of Section 134-41 (Primary Connections).

Secondary connection

A "secondary connection" is a public way within one of the secondary connection locations shown

on Map 3 in the Appendix to this Chapter, that complies with the requirements of Section 134-42 (Secondary Connections).

Yankee Pier Plaza

"Yankee Pier Plaza" is the portion of the Eastern Subarea designated to contain a publicly accessible open space, as shown on Map 2, that complies with the requirements of Section 134-43 (Yankee Pier Plaza).

134-05
Applicability of Article VI, Chapter 2

The provisions of Article VI, Chapter 2 (Special Regulations Applying in the Waterfront Area) shall not apply within the #Special Governors Island District#.

134-06
Applicability of Article VII, Chapter 6

The provisions of Section 76-145 (Boundary line coinciding with parks, cemeteries or navigable waters) shall be modified so that where the zoning district boundaries shown on the applicable zoning map coincide with the #shoreline#, such zoning district boundaries shall be deemed to extend beyond the #shoreline# to also include any piers contained within the #Special Governors Island District#.

134-10
SPECIAL USE REGULATIONS

The #use# regulations of the underlying districts are hereby superseded, modified or supplemented as set forth in this Section, inclusive.

134-11
~~Commercial~~ Permitted Uses

[provisions moved to Section 134-111]

~~The following #commercial uses# shall be allowed~~

~~From Use Group 5:~~

~~All #uses#.~~

~~From Use Groups 6A, 6B, 6D, 6E and 6F:~~

~~All #uses#~~

~~From Use Group 6C:~~

~~All #uses#, except automobile supply stores, drive-in banks, carpet, rug, linoleum or other floor covering stores, furniture stores, loan offices, medical or orthopedic appliance stores, paint stores, sewing machine stores or typewriter stores.~~

~~From Use Groups 7A and 7E:~~

~~All #uses#.~~

~~From Use Group 7B:~~

~~Bicycle rental or repair shops, Sailmaking establishments, sign painting shops, limited to 2,500 square feet of #floor area# per establishment.~~

~~From Use Groups 8A and 8E:~~

~~All #uses#.~~

~~From Use Group 9A:~~

~~All #uses#, except for automobile, motorcycle, #trailer# or boat showrooms or sales, with no repair services and with no preparation of vehicles or boats for delivery, blueprinting or photostatting establishments, musical instrument repair shops, plumbing, heating or ventilating equipment showrooms, without repair facilities, typewriter or other small business machine sales, rental or repairs, or umbrella repair shops.~~

~~From Use Group 9C:~~

~~All #uses#.~~

~~From Use Group 10A:~~

~~Docks for ferries, other than #gambling vessels#, with no restriction on passenger load~~

~~Eating or drinking places, without restrictions on entertainment or dancing, but limited to location in hotels~~

~~Photographic or motion picture production studios Radio or television studios.~~

~~From Use Group 10C:~~

~~All #uses#.~~

~~From Use Group 11A and 11C:~~

~~All #uses#, except for medical, dental, drafting instruments, optical goods, or similar precision instruments, or orthopedic or medical appliances, or custom manufacturing.~~

~~From Use Group 12A:~~

~~All #uses#, except for eating or drinking establishments with entertainment and a capacity of more than 200 persons, or establishments of any capacity with dancing, stadiums or trade expositions.~~

~~From Use Groups 12B, 12C and 12E:~~

~~All #uses#.~~

~~From Use Group 13:~~

~~All #uses#.~~

~~From Use Group 14:~~

~~All #uses#.~~

~~From Use Group 15:~~

~~Merry-go-rounds.~~

[provisions moved to Section 134-14]

~~Any #commercial use# or #physical culture or health establishment# larger than 7,500 square feet in #floor area# shall be permitted provided that, prior to the establishment of such #use#, the applicant shall submit a written description of such #use# to the local community board, together with information to demonstrate that such #use# will promote the goals of the #Special Governors Island District#, complement existing #uses# within the special district, and be compatible with the nature, scale and character of other #uses# within the special district.~~

~~The local community board shall have the opportunity to respond to such submission with written comments within forty-five (45) days of receipt and the applicant shall thereafter provide the local community board with a written response to such comments, including a description of any modifications to the proposal or, if a recommendation of the local community board has not been adopted, the reasons such modification has not been made.~~

~~No building permit shall be issued with respect to a #commercial use# or #physical culture or health establishment# larger than 7,500 square feet unless the Chairperson of the City Planning Commission shall have certified to the Department of Buildings that the applicant has complied with the provisions of this Section.~~

~~The provisions of this Section shall not apply to #commercial uses# permitted pursuant to Section 134-12 (Authorization for Certain Commercial Uses).~~

134-111
Permitted uses in subdistricts

[provisions moved from Section 134-11]

In the Northern Subdistrict and the Southern Subdistrict, the following #uses# shall be permitted, except as otherwise specified in Section 134-112 (Permitted uses in the Open Space Subarea). In addition, in the Northern Subdistrict, the provisions of Section 134-14 (Certification for Large Commercial Establishments) shall apply to any #commercial use# exceeding 7,500 square feet of #floor area#.

From Use Groups 1 through 4, as set forth in Sections 22-11 through 22-14:

All #uses#.

From Use Group 5, as set forth in Section 32-14:

All #uses#.

From Use Group 6, as set forth in Section 32-15:

All #uses#, except automobile supply stores, drive-in banks, carpet, rug, linoleum or other floor covering stores, furniture stores, loan offices, medical or orthopedic appliance stores, paint stores, sewing machine stores or typewriter stores.

From Use Group 7, as set forth in Section 32-16:

All #uses# in Use Group 7A.

From Use Group 7B: bicycle rental or repair shops, sailmaking establishments, and sign painting shops, limited to 2,500 square feet of #floor area# per establishment.

From Use Group 8A, as set forth in Section 32-17:

All #uses#.

From Use Group 9A, as set forth in Section 32-18:

All #uses, except automobile, motorcycle, #trailer# or boat showrooms or sales, with no repair services and with no preparation of vehicles or boats for delivery, blueprinting or photostatting establishments, musical instrument repair shops, plumbing, heating or ventilating equipment showrooms, without repair facilities, typewriter or other small business machine sales, rental or repairs, or umbrella repair shops.

From Use Group 10A, as set forth in Section 32-19:

Docks for ferries, other than #gambling vessels#, with no restriction on passenger load; eating or drinking places, without restrictions on entertainment or dancing, but limited to location in hotels; photographic or motion picture production studios; and radio or television studios.

Additionally, in the Southern Subdistrict only, carpet, rug, linoleum or other floor covering stores, with no limitation on #floor area# per establishment; and furniture stores, with no limitation on #floor area# per establishment.

From Use Group 11A, as set forth in Section 32-20:

In the Northern Subdistrict: all #uses#, except for medical, dental, drafting instruments, optical goods, or similar precision instruments; or orthopedic or medical appliances custom manufacturing.

In the Southern Subdistrict: all #uses#.

From Use Group 12, as set forth in Section 32-21:

In the Northern Subdistrict, from Use Group 12A: all #uses#, except for eating or drinking establishments with entertainment and a capacity of more than 200 persons, or of any capacity with dancing; stadiums or trade expositions.

In the Southern Subdistrict, from Use Group 12A: all #uses#, except stadiums.

In the Northern Subdistrict and Southern Subdistrict, from Use Groups 12B and 12C: all #uses#.

From Use Groups 13 and 14, as set forth in Sections 32-22 and 32-23:

All #uses#.

From Use Group 15, as set forth in Section 32-24:

Merry-go-rounds.

From Use Group 16, as set forth in Section 32-25:

In the Southern Subdistrict, from Use Group 16A: carpentry, custom woodworking or custom furniture making shops.

In the Southern Subdistrict, from Use Group 16D: warehouses.

From Use Group 17, as set forth in Section 42-14:

In the Southern Subdistrict, from Use Group 17B: research, experimental or testing laboratories; furniture manufacture; manufacture of pharmaceutical products, chemical compounding or packaging; manufacture of non-alcoholic beverages; food product manufacture (except slaughtering of meat or preparation of fish for packing); building and repair of boats of less than 200 feet in length.

In the Southern Subdistrict, from Use Group 17C: electric utility substations, enclosed, with no limitation as to size; and docks for vessels, other than passenger ocean vessels or gambling vessels.

From Use Group 18, as set forth in Section 42-15:

In the Southern Subdistrict, from Use Group 18A: the manufacture of alcoholic beverages and breweries; sewage disposal plants.

In the Southern Subdistrict, from Use Group 18B: marine transfer stations.

Transit facilities, open or enclosed.

#Accessory uses#, open or enclosed.

134-112
Permitted uses in the Open Space Subarea

In the Open Space Subarea of the Southern Subdistrict, the following #uses# shall be permitted.

(a) In locations of the Open Space Subarea other than piers, #uses# shall be limited to:

From Use Group 4, as set forth in Section 22-14:

#Public parks# or playgrounds or private parks.

From Use Group 12, as set forth in Section 32-21:

Eating or drinking establishments with entertainment and a capacity of more than 200 persons, or establishments of any capacity with dancing.

From Use Group 13, as set forth in Section 32-22:

All #uses# in Use Group 13A.

From Use Group 15, as set forth in Section 32-24:

All #uses# in Use Group 15A.

Transit facilities, open or enclosed.

#Accessory uses#, open or enclosed.

#Uses# otherwise permitted in the Southern Subdistrict pursuant to Sections 134-111 (Permitted uses in all subdistricts) may be located in #cellars# within the Open Space Subarea.

(b) On any pier in the Open Space Subarea, #uses# shall be limited to the following:

From Use Group 4, as set forth in Section 22-14:

Clubs, limited to non-profit private beach clubs and non-profit private boat clubs.

From Use Group 6, as set forth in Section 32-15:

Docks for water taxis, with a vessel capacity of up to 99 passengers.

From Use Group 7, as set forth in Section 32-16:

#Boatels#.

From Use Group 9, as set forth in Section 32-18:

Docks for sightseeing, excursion or sport fishing vessels, other than gambling vessels.

From Use Group 10, as set forth in Section 32-19:

Docks for ferries, other than #gambling vessels#, with no restriction on passenger load

From Use Group 14, as set forth in Section 32-23:

Boat launching facilities for non-commercial pleasure boats; boat rental establishments, open or enclosed; boat storage, repair, or painting establishments

From Use Group 16, as set forth in Section 32-25:

Warehouses.

From Use Group 18, as set forth in Section 42-15:

Sewage disposal plants; marine transfer stations.

#Accessory uses#, open or enclosed.

134-12

~~**Authorization for Certain Commercial Uses**~~ **Applicability of Performance Standards**

[provisions moved to Section 134-15]

~~The City Planning Commission may authorize any #commercial use# not allowed pursuant to Section 134-11 to locate within the #Special Governors Island District#, provided that such #commercial use#:~~

~~(a) will promote the goals of the #Special Governors Island District#;~~

~~(b) will complement existing #uses# within the special district; and~~

~~(c) is compatible with the nature, scale and character of other #uses# within the special district.~~

In all districts, any #use# listed in Use Group 16, 17, or 18 shall conform to the performance standards for M1 Districts as set forth in Sections 42-20 and 42-28, inclusive, except that the provisions of Section 42-27 (Performance Standards Regulating Fire and Explosive Hazards) shall not apply to the manufacture of alcoholic beverages and breweries.

134-13
Physical Culture or Health Establishments

In all districts, #~~P~~physical culture or health establishments# shall be permitted as-of-right and shall be considered a Use Group 9A #use#. ~~in the #Special Governors Island District#, subject to the requirements of Section 134-11. The special permit provisions of Section 73-36 shall not apply.~~

134-14
~~**Signs**~~ **Certification for Large Commercial Establishments**

[provisions moved to Section 134-17]

~~For #commercial uses# and #physical culture or health establishments#, the #sign# regulations of a C1 District mapped within an R3-2 District shall apply.~~

[provisions moved from Section 134-11]

In the Northern Subdistrict, no building permit shall be issued for a #commercial use# with #floor area# larger than 7,500 square feet unless the Chairperson of the City Planning Commission shall have certified to the Department of Buildings that the applicant has complied with the provisions of this Section.

The applicant shall submit a written description of such #use# to the local community board, together with information to demonstrate that such #use# will promote the goals of the #Special Governors Island District#, complement existing #uses# within the special district, and be compatible with the nature, scale and character of other #uses# within the special district.

The local community board shall have the opportunity to respond to such submission with written comments within forty-five (45) days of receipt and the applicant shall thereafter provide the local community board with a written response to such comments, including a description of any modifications to the proposal or, if a recommendation of the local community board has not been adopted, the reasons such modification has not been made.

The provisions of this Section shall not apply to #commercial uses# permitted pursuant to Section 134-15 (Authorization for Certain Commercial Uses).

134-15
Authorization for Certain Commercial Uses

[provisions moved from Section 134-12]

The City Planning Commission may authorize any #commercial use# not allowed pursuant to Section 134-11, inclusive, to locate within the #Special Governors Island District#, provided that such #commercial use#:

(a) will promote the goals of the #Special Governors Island District#;

(b) will complement existing #uses# within the special district; and

(c) is compatible with the nature, scale and character of other #uses# within its subdistrict.

134-16
Special Supplemental Use Regulations

In the Southern Subdistrict, special supplemental #use# regulations# shall apply to all #buildings# as set forth in this Section, inclusive.

134-161
Location of uses

(a) Buildings containing #commercial# and #residential uses#

In any #mixed building#, the provisions of Section 32-422 (Location of floors occupied by commercial uses) shall apply, except that #dwelling units# shall be permitted on the same story as a #commercial use# provided no access exists between such #uses# at any level containing #dwelling units# and provided no #commercial uses# are located directly over any #dwelling units#. However, #commercial uses# may be located on a higher #story# than any #dwelling units#, including over #dwelling units# by authorization of the City Planning Commission upon a finding that sufficient separation of #residential uses# from #commercial uses# exists within the #building#.

(b) Buildings containing certain #commercial# or industrial #uses#

No #dwelling units# shall be permitted within any #building# which also contains a #use# listed in Use Groups 16, 17, or 18.

(c) Limitation on access to #dwelling units#

In any #building# containing #residential uses#, no direct access shall be provided from the exterior of the #building# to an individual #dwelling unit#. However, access to #dwelling units# shall be permitted through shared entrances, lobbies or #courts#.

134-162
Enclosure of uses

In the #Special Governors Island District#, the underlying supplemental #use# regulations of Section 32-412 (In other Commercial Districts) shall be modified to also apply to any permitted #manufacturing uses#.

134-17
Special Signage Regulations

[provisions for the Northern Subdistrict moved from Section 134-14]

In the #Special Governors Island District#, the #sign# regulations shall apply as follows:

(a) In the Northern Subdistrict, the #sign# regulations of a C1 District mapped within an R3-2 District shall apply.

(b) In the Southern Subdistrict, the #sign# regulations of a C4 District shall apply, except that no #flashing signs# shall be permitted.

(c) No #signs# shall be permitted on any pier within the Southern Subdistrict. However, such restriction shall not apply to informational or wayfinding signs not exceeding 25 square feet each, or to signage identifying "Governors Island" or a pier from the waterway.

134-20
SPECIAL BULK REGULATIONS

[provisions moved from Section 134-21]

In the Northern Subdistrict, the underlying #bulk# regulations shall apply, as superseded, modified, or supplemented by this Section, inclusive. The #bulk# regulations of a C1 District mapped within an R3-2 District shall apply to all #commercial uses#.

In the Southern Subdistrict, the underlying #bulk# regulations shall not apply. In lieu thereof, the provisions of this Section, inclusive, shall apply.

All heights shall be measured from the #base plane#, except as otherwise provided for by the provisions of Article VI, Chapter 4 (Regulations Applying in Special Flood Hazard Areas).

134-21
~~**Special Regulations for Commercial Uses**~~ **Floor Area Regulations**

[provisions moved to Section 134-20]

~~For #commercial uses# and #physical culture or health establishments#, the #floor area# regulations of a C1 District mapped within an R3-2 District shall apply.~~

134-211
Floor Area Regulations in the Northern Subdistrict

For the purposes of determining the permitted #floor area ratio# pursuant to this Section, the Northern Subdistrict shall be considered a single #zoning lot#.

Within the Northern Subdistrict, the underlying #floor area ratios# shall apply to all permitted #uses#.

134-212
Floor Area Regulations in the Southern Subdistrict

For the purposes of determining the permitted #floor area ratio# pursuant to this Section, the Eastern and Western Subarea of the Southern Subdistrict shall, in combination, be considered a single #zoning lot#. No #floor area# shall be generated from the Open Space Subarea.

Within the Southern Subdistrict, the maximum #floor area ratios# permitted for #residential# and non-#residential uses# on a #zoning lot#, along with the total #floor area ratio# permitted on a #zoning lot#, shall be as set forth in the following table:

MAXIMUM FLOOR AREA RATIO IN SOUTHERN SUBDISTRICT

#residential uses#	0.50
non-#residential uses#	2.98
total maximum FAR	2.98

In addition, the following provisions shall apply:

(a) the aggregate #lot area# of the Eastern and Western Subareas, shall be considered to be 1,436,930 square feet. #Floor area# shall be permitted to be located anywhere within such subareas without regard to the #lot area# of a subarea or the separation of the subareas by the Open Space Subarea;

(b) no #floor area# shall be generated within the Open Space Subarea, and any #buildings or other structures# permitted as obstructions within the Open Space Subarea pursuant to paragraph (b)(5) of Section 134-24 (Height and Setback Regulations) shall be exempt from the definition of #floor area#; and

(c) in no event shall the aggregate #floor area# in the Southern Subdistrict exceed 4,275,000 square feet.

134-22
~~**Special Height and Setback Regulations**~~ **Lot Coverage**

[provisions moved to paragraph (a) of Section 134-24]

~~The provisions of Section 62-341 (Developments on land and platforms) shall apply to all #buildings# in the #Special Governors Island District#.~~

For the purposes of determining the permitted #lot coverage# pursuant to this Section, each #building parcel# shall be considered a separate #zoning lot#. Within the Eastern and Western Subareas, the maximum #lot coverage# shall be as set forth in the following table:

MAXIMUM LOT COVERAGE

height above #base plane# (in feet)	#lot coverage# (in percent)
below 75	80
75 to 125	50
above 125	30

In the Open Space Subarea, no #lot coverage# regulations shall apply.

134-23
Yard Regulations

Within the Southern Subdistrict, no #yard# regulations shall apply.

134-24
Height and Setback Regulations

(a) Northern Subdistrict

[The provisions of 62-341, which applied by cross-reference, are now included here directly.]

The underlying district height and setback regulations of Article II (Residence District Regulations) are applicable or modified as follows:

(1) For #buildings# containing #residences#, the underlying height and setback regulations for #buildings# containing #residences# shall apply, except for in #buildings# in which 75 percent or more of the #floor area# is #community facility floor area#.

(2) For #buildings# in which 75 percent or more of the #floor area# is #community facility floor area#, the underlying height and setback regulations shall not apply. In lieu thereof, any portion of a such #building# that exceeds a height of 35 feet shall be set back at least 25 feet from a #front yard line# or #street line#, where applicable, and no portion of such #building# shall exceed a height of 60 feet.

(3) For #buildings# containing #commercial uses#, the underlying height and setback regulations for #commercial uses# are modified as follows: no #building# containing #commercial uses# shall exceed a height of 30 feet, except for #buildings# subject to paragraphs (a)(1) or (a)(2) of this Section.

(4) All structures other than #buildings# shall be limited to a height of 35 feet.

(b) Southern Subdistrict

Within the Southern Subdistrict, the following height and setback regulations shall apply.

(1) #Street wall# location

On #building parcel# E-2, where any portion of a #building# is located within 60 feet of #Yankee Pier Plaza#:

(i) at least 65 percent of the #street wall# facing #Yankee Pier Plaza# shall be located within 15 feet of the #street line# adjoining #Yankee Pier Plaza#, and shall rise to a minimum base height of 30 feet; and

(ii) where any portion of such #building# exceeds 125 feet in height, at least 50 percent of the #street wall# facing the #esplanade# shall rise to a minimum base height of 30 feet and be located within 30 feet of the #esplanade#.

On all other #building parcels# and for the #street lines# on #building parcel# E-2 other than the #street lines# facing #Yankee Pier Plaza# and the #esplanade#, no #street wall# location requirements shall apply.

(2) Maximum base height and required setback

Within 15 feet of the #street line#, or as otherwise specified in Map 4 of the Appendix to this Chapter, the height of a #building# shall not exceed the maximum base heights set forth in Map 4 for the applicable frontage of a #building parcel#.

Where frontages with two different maximum base heights intersect, the higher maximum base height may be applied along the #street line# of the #building parcel# with the lower maximum base height for a distance of 125 feet.

(3) Maximum #building# height

The maximum height of a #building or other structure# shall not exceed the height set forth in the following table for the applicable #building parcel#:

MAXIMUM HEIGHT

#Building parcel#	Height above #base plane# (in feet)
E-1	230
E-2	300
E-3	200
E-4	200
W-1	300

In addition, the following shall apply:

(i) In the Eastern Subarea, no portion of a #building or other structure# may exceed the maximum base height set forth in paragraph (b)(2) of this Section within 150 feet of the boundary of the Northern Subdistrict.

(ii) In the Western Subarea, no portion of a #building or other structure# may exceed the maximum base height set forth in paragraph (b)(2) of this Section within:

(a) 100 feet of the #esplanade#;

(b) 150 feet of the boundary of the Northern Subdistrict; or

(c) 100 feet of the southern end of #building parcel# W-1.

For the purposes of this Section, the southern end of #building parcel# W-1 shall be measured from a line drawn perpendicular to the #esplanade# and intersecting #building parcel# W-1.

(iii) In the Open Space Subarea, no portion of a #building or other structure# shall be permitted above #base plane#, except as provided in paragraph (b)(5) of this Section.

(4) Permitted obstructions in the Eastern Subarea and Western Subarea

In the Eastern Subarea and Western Subarea, the provisions of Section 33-42 (Permitted Obstructions) shall apply to all #buildings#, modified as follows:

(i) in the Eastern Subarea, the obstructions permitted by paragraph (f) of Section 33-42 may exceed the maximum #building# height by 40 feet with no restriction on area, or by 60 feet provided that the portion of any obstruction that exceeds the maximum building height by more than 40 feet is limited to an area no greater than 50 percent of the portion of the #lot coverage# occupied by the #story# immediately below such obstruction;

(ii) in the Western Subarea, the obstructions permitted by paragraph (f) of Section 33-42 may exceed the maximum #building# height by 40 feet with no restriction on area; and

(iii) no such obstructions shall be permitted within the setback required by paragraph (b)(2) of this Section.

(5) Permitted obstructions in the Open Space Subarea

In the Open Space Subarea, permitted obstructions shall include:

(i) #buildings or other structures# containing permitted #uses#, up to a height of not more than 35 feet; and

(ii) equipment and appurtenances associated with public parks and playgrounds, including, but not limited to, sculptures, works of art and other amenities referenced in Section 37-726 (Permitted obstructions).

134-25
Maximum Floor Plate Size

Within the Southern Subdistrict, the maximum area and length of any #story# shall be as specified in this Section, as applicable.

Within the Eastern Subarea, the maximum length of a #building# at any height shall be 400 feet, as measured parallel to the #street line#. For the purposes of this Section, #abutting buildings# shall be considered a single #building#. However, #buildings# that only #abut# via an enclosed bridge that is located at least 30 feet above the adjoining grade, and that has a width of not more than 30

feet, length of not more than 60 feet and a height not exceeding 15 feet, shall not be considered a single #building#.

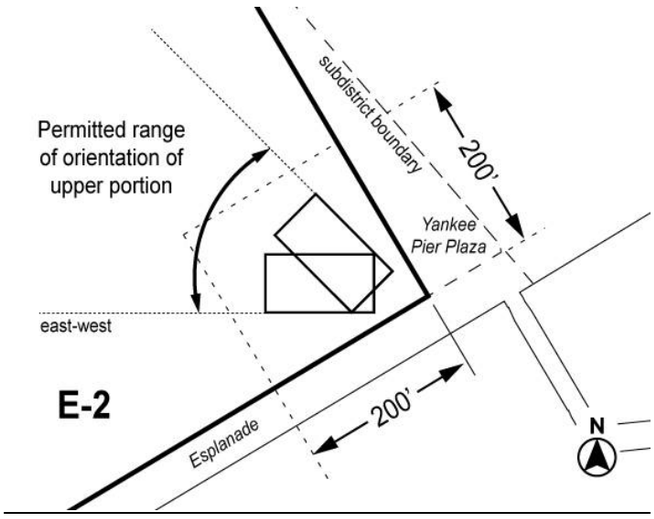
For any #story# fully above a height of 125 feet, the following provisions shall apply. Where a #building# has multiple portions above such height, the maximum size requirements shall apply to each portion separately.

(a) In the Eastern Subarea, no #story# shall be permitted to have a gross area in excess of 30,000 square feet.

(b) In the Western Subarea, no #story# shall be permitted to have a gross area in excess of 27,000 square feet.

134-26
Orientation and Maximum Width of Upper Portions of Buildings

On #building parcel# E-2, within 200 feet of #Yankee Pier Plaza# and 200 feet of the #esplanade#, the longest side of any portion of a #building# located within this area, and above a height of 125 feet, shall be oriented parallel to the boundary of the Northern Subdistrict, true East-West, or anywhere between these two directions.

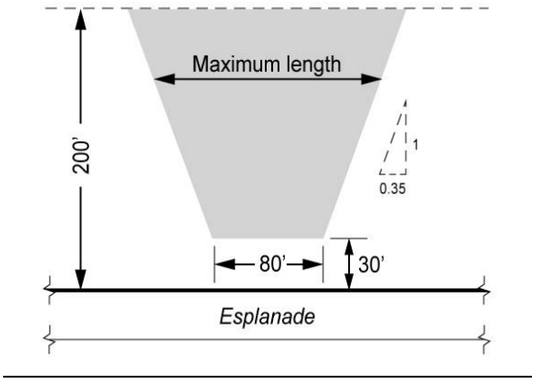


[new diagram to be added]

On the portion of #building parcel# E-2 that is beyond 200 feet of #Yankee Pier Plaza#, and on #building parcels# E-3 and E-4, for portions of #buildings# above a height of 125 feet, the provisions of paragraph (a) of this Section shall apply where no #story# within such portion has a gross area greater than or equal to 20,000 square feet, and the provisions of paragraph (b) shall apply where any #story# within such portion has a gross area greater than 20,000 square feet.

(a) For floor plates less than 20,000 square feet

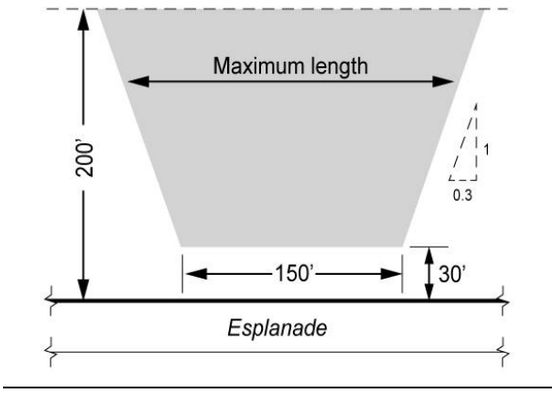
Within 200 feet of the #esplanade#, the maximum length of any #street walls# facing the #esplanade# shall be 80 feet along a line running 30 feet from and parallel to the #esplanade# and the maximum length shall increase on each side by 0.35 feet for every one foot of additional distance beyond the line running 30 feet from and parallel to the #esplanade#.



[new diagram to be added]

(b) For floor plates equal to or greater than 20,000 square feet

Within 200 feet of the #esplanade#, the maximum length of any #street walls# facing the #esplanade# shall be 150 feet along a line running 30 feet from and parallel to the #esplanade# and the maximum length shall increase on each side by 0.3 feet for every one foot of additional distance beyond the line running 30 feet from and parallel to the #esplanade#.



[new diagram to be added]

134-27
Minimum Distance Between Buildings

Within the Southern Subdistrict, the requirements of this Section shall apply to all #buildings#.

(a) No separation shall be required between portions of #buildings# that are less than or equal to a height of 75 feet, except as set forth in paragraph (d) of this Section.

However, in the Eastern Subarea, where the total #street wall# width of all #buildings# along a single #street line# exceeds 400 feet along such #street line#, such #buildings# shall be at least 30 feet apart.

(b) Portions of #buildings# located above a height of 75 feet and below 125 feet shall at no point be located less than 60 feet apart.

(c) Portions of #buildings# located at or above a height of 125 feet shall at no point be located less than 90 feet apart.

(d) The regulations of Sections 23-70 (MINIMUM REQUIRED DISTANCE BETWEEN TWO OR MORE BUILDINGS ON A SINGLE ZONING LOT) and 23-80 (COURT

REGULATIONS, MINIMUM DISTANCE BETWEEN WINDOWS AND WALLS OR LOT LINES AND OPEN AREA REQUIREMENTS) shall apply to any portion of a #building# containing #residences# or #community facility uses# containing living accommodations with required windows, except where more stringent requirements apply pursuant to paragraphs (a) through (c) of this Section.

134-28
Building Articulation

Within the Southern Subdistrict, any portion of a #building# that is located at or below a height of 75 feet, and has a #street wall# width greater than 200 feet, as measured parallel to the #street line#, shall provide recesses in accordance with the following requirements:

(a) recesses shall be required to extend along at least 25 percent of the #street wall# width that is in excess of 200 feet. No required recess shall have a width of less than 10 feet;

(b) such recesses shall have an average depth of at least 10 feet;

(c) such recesses may be of varying dimensions and heights, provided that the requirements of this Section are met at each level of the #building#.

No articulation shall be required where frontage requirements apply pursuant to paragraph (b)(1) of Section 134-24 (Height and Setback Regulations).

134-29
Authorization for Bulk Modifications in the Southern Subdistrict

The City Planning Commission may authorize modification of the provisions of Sections 134-25 through 134-28, provided that the Commission finds that such modification:

(a) will promote the goals of the #Special Governors Island District#; and

(b) will result in a superior urban design relationship with surrounding ways, #buildings# and public open areas or provide an equivalent or better distribution of #bulk# on the #building parcel#.

134-30
SPECIAL GROUND FLOOR AND STREETSCAPE REQUIREMENTS

In the Southern Subdistrict, the ground floor and streetscape requirements of this Section, inclusive, shall apply to all #buildings#.

134-31
Transparency Requirements

(a) Facing #Yankee Pier Plaza#

On #building parcel# E-2, the ground floor level #street wall# facing #Yankee Pier Plaza# shall comply with the requirements of Section 37-34 (Minimum Transparency Requirements). For the purpose of applying these requirements, such ground floor level #street wall# shall be considered a #primary street frontage#, as that term is defined in

Section 37-311 (Definitions).

(b) Enclosed #secondary connections#

For any entrance to a #secondary connection# that is enclosed at the point of entry, 50 percent of the surface area of the #street wall# of such #secondary connection# between a height of two feet and the height of the #secondary connection# at the point of entry shall be glazed with transparent materials.

134-32
Mechanical Screening Requirements

Mechanical equipment located on top of #buildings#, and below the maximum base height or maximum #building# height, shall be screened with plantings, solid walls, or fences from the Open Space Subarea, as well as from any connections and open spaces required pursuant to Section 134-40 (REQUIREMENTS FOR CONNECTIONS AND OPEN SPACES), inclusive.

134-40
REQUIREMENTS FOR CONNECTIONS AND OPEN AREAS

In the Southern Subdistrict, connections and open areas shall be provided as set forth in this Section, inclusive.

(a) No building permit shall be issued by the Department of Buildings for a #development# or #enlargement# on a #building parcel# until the Chairperson of the City Planning Commission certifies to the Commissioner of Buildings that a site plan designating the location of any connection or open area required within or adjacent to such #building parcel# by Sections 134-41 through 134-44, has been approved by the Chairperson.

Notwithstanding the foregoing, the Chairperson shall allow for the phased development of such connections or open area within each #building parcel#, or portion thereof, upon certification to the Commissioner of Buildings that a site plan has been submitted that provides for the location of any connection or open area required by Sections 134-41 through 134-44, in association with the #development# or #enlargement# of a #building# or #buildings# within each phase.

(b) An application under this Section shall be filed with the Chairperson of the City Planning Commission and such application shall include a site plan indicating the area and dimensions of the connections and open area, or portions thereof, in the phase that is subject to the application, which shall demonstrate that:

(1) any partial connections and open areas are of sufficient length and width to provide adequate site access for the benefit of residents and workers in the phase to which they relate, as well as for the general public;

(2) the site plan is consistent with, and appropriate in relation to, any previously approved plan for other phases; and

(3) the site plan is consistent with the requirements set forth in this Section, inclusive.

(c) No temporary certificate of occupancy from the Department of Buildings may be issued for any portion of a #development# or #enlargement# within a phase until the connections and

open areas, or portions thereof associated with such phase, are substantially complete in accordance with the site plan, and are useable by the public.

(d) No permanent certificate of occupancy from the Department of Buildings may be issued for any portion of such #development# or #enlargement# within a phase until the connections and open areas, or portions thereof associated with such phase, are fully complete in accordance with the site plan.

134-41
Primary Connections

The Eastern Subarea shall be subdivided by #primary connections# within the flexible locations identified on Map 2 (Building Parcels, Primary Connection Locations and Esplanade) in the Appendix to this Chapter.

#Primary connections# shall comply with the following requirements:

(a) A #primary connection# shall have a minimum width of 60 feet;

(b) A #primary connection# shall be open to the sky for its full length and width, except that awnings or canopies of less than 250 square feet per awning or canopy shall be permitted at #building# entrances. Awnings and canopies, and associated structural supports extending from the #street wall#, shall extend no farther than 15 feet, and shall be located not less than 15 feet above grade and no vertical supports shall be permitted;

(c) An unobstructed path having a width of at least 24 feet shall be provided for the full length of each #primary connection#. Such clear path shall be designed for pedestrian use, and may additionally be designed for, and crossed by, pathways for bicycles or vehicular access. Trees, planters, bike racks, seating and other pedestrian amenities shall be permitted outside of the clear path; and

(d) #Primary connections# shall be open to the public at all times that the Southern Subdistrict is open to the public.

134-42
Secondary Connections

#Secondary connections# shall be provided within the flexible locations identified on Map 3 (Secondary Connection Locations) in the Appendix to this Chapter. #Secondary connections# shall comply with the following requirements:

(a) One #secondary connection# shall be provided within each of the #building parcels# W-1 and E-2;

(b) One #secondary connection# shall be provided within #building parcel# E-3, except that where the #primary connections# abutting #building parcel# E-3 are less than 500 feet apart, the #secondary connection# may instead be provided within #building parcel# E-4;

(c) A #secondary connection# may be open, covered, enclosed, or some combination thereof;

(d) A #secondary connection# shall have a minimum width of 30 feet;

(e) Any portion of a #secondary connection# that is enclosed or covered shall have a minimum clear height of 30 feet;

(f) An unobstructed path having a width of at least 12 feet shall be provided for the full length of each #secondary connection#. Such clear path shall permit pedestrian use, and may additionally permit bicycles or vehicular access. Trees, planters, bike racks, seating and other pedestrian amenities shall be permitted outside of the clear path;

(g) Open or covered #secondary connections# shall be open to the public at all times that the Southern Subdistrict is open to the public. Enclosed #secondary connections# shall be open to the public at all times that the Open Space Subarea (other than the #esplanade#) is open to the public; and

(h) Signage shall be located at each point of entry to a #secondary connection# and shall state that the #secondary connection# is "OPEN TO THE PUBLIC," list its hours of operation, and include a public space symbol exactly matching the symbol provided in the Required Signage Symbols file on the Department of City Planning website.

134-43
Yankee Pier Plaza

The Eastern Subarea shall include a public open area, within the location designated as #Yankee Pier Plaza# on Map 2 (Building Parcels, Primary Connection Locations and Esplanade) in the Appendix to this Chapter.

Such plaza:

(a) shall have a minimum area of 25,000 square feet;

(b) shall provide connections between Yankee Pier, the Northern Subdistrict and portions of the Open Space Subarea north of the Eastern Subarea;

(c) shall be open to the public at all times that the Southern Subdistrict is open to the public;

(d) may have areas designed and designated for vehicular and pedestrian access; and

(e) may include stairs, ramps, planted areas, open or enclosed facilities for ferry passengers, kiosks containing no more than 250 square feet of #floor area#, ticket machines, information booths, temporary structures not exceeding one story, bicycle parking, #cellars#, and other amenities not containing #floor area#, as permitted obstructions.

134-44
Other Open Areas

(a) Adjacent to #Yankee Pier Plaza#

Open areas between #Yankee Pier Plaza# and any wall of a #building# or open #commercial use# that is within 60 feet of #Yankee Pier Plaza# shall be provided as publicly accessible open area and subject to the requirements of paragraphs (c) through (e) of Section 134-43 (Yankee Pier Plaza).

(b) Adjacent to #primary connections#

Open areas between a #primary connection# and any wall of a #building# or open #commercial use# that is within 50 feet of such #primary connection# shall be provided as publicly accessible open areas, and shall be open to the public at all times that such adjoining #primary connection# is open to the public. In addition, open areas beyond 50 feet from a #primary connection# may be provided as publicly accessible open areas. All such open areas may be improved with pathways for access to #building# entrances, trees, planters, seating, bike racks and other public amenities.

(c) Adjacent to portions of the Open Space Subarea

Open areas between any portion of the Open Space Subarea and any wall of a #building# or open #commercial use# that is within 50 feet of the Open Space Subarea shall be provided as publicly accessible open areas, and shall be open to the public at all times that such portion of the Open Space Subarea is open to the public. In addition, open areas beyond 50 feet from a #primary connection# may be provided as publicly accessible open areas. All such open areas may be improved with pathways for access to #building# entrances, trees, planters, seating, bike racks and other public amenities.

134-45
Fences

Fences, where provided, shall be considered permitted obstructions within any of the connections or open spaces required by Section 134-40, inclusive, provided they comply with the requirements of this Section:

(a) no fence shall be permitted within any clear circulation path required by this Section 134-40, inclusive;

(b) within any required connection or open space, fences shall only be permitted:

(1) at the perimeter of recreation spaces, such as any playgrounds, tot lots, or dog runs, provided within such connection or open space; and

(2) along the boundary of an adjoining open #commercial use# or other private area;

(c) a fence shall have a maximum height of 48 inches measured from the adjoining grade level, and must be at least 70 percent open; and

(d) chain link fencing or barbed or razor wire fencing shall not be permitted.

The City Planning Commission may authorize modification of the provisions of paragraphs (a) and (b) of this Section, upon a finding that such modification is necessary to facilitate site safety and operations, and does not adversely impact access to the required connection or open space during operable hours. Fences which are permitted pursuant to this authorization may rise to a maximum height of 60 inches measured from the adjoining grade.

134-50
OFF-STREET PARKING AND OFF-STREET LOADING REGULATIONS

[provisions moved from Section 134-02]

The off-street parking and loading regulations of the underlying districts shall not apply in the #Special Governors Island District#. In lieu thereof, the provisions of this Section 134-50,

inclusive, shall apply.

No accessory off-street parking facilities or loading berths shall be required for any #development# or #enlargement# within the #Special Governors Island District#.

#Accessory# off-street parking spaces may be provided for all permitted #uses#. Within the Southern Subdistrict, the Eastern Subarea and Western Subarea shall each be permitted a maximum of 150 such spaces.

#Accessory# off-street loading berths may be provided for all permitted #uses#. All loading berths within the Southern Subdistrict shall either be enclosed or screened from the Open Space Subarea, as well as any connections and open spaces required pursuant to Section 134-40 (REQUIREMENTS FOR CONNECTIONS AND OPEN SPACES), inclusive, with planting, solid walls or fences, except that screening may be interrupted by vehicular and pedestrian entrances.

No more than two entrances to enclosed facilities containing off-street parking spaces, loading berths, or a combination thereof shall be permitted on #street walls# facing the Open Space Subarea, per #building parcel#. Such limitation shall not apply to #street walls# facing a #primary connection# or #secondary connection#.

134-51
Certification for Additional Access to Accessory Off-Street Parking Spaces and Loading Berths

In the Southern Subdistrict, if access to #accessory# off-street parking spaces or loading berths is necessary beyond the number of entrances to loading berths permitted pursuant to Section 134-50 (OFF-STREET PARKING AND OFF-STREET LOADING REGULATIONS), an additional entrance may be allowed if the Chairperson of the City Planning Commission certifies to the Commissioner of Buildings that:

(a) such #accessory# off-street parking spaces or loading berths cannot be practically accessed from existing entrances along the #esplanade#;

(b) the proposed entrance location will not hazardous to pedestrian safety;

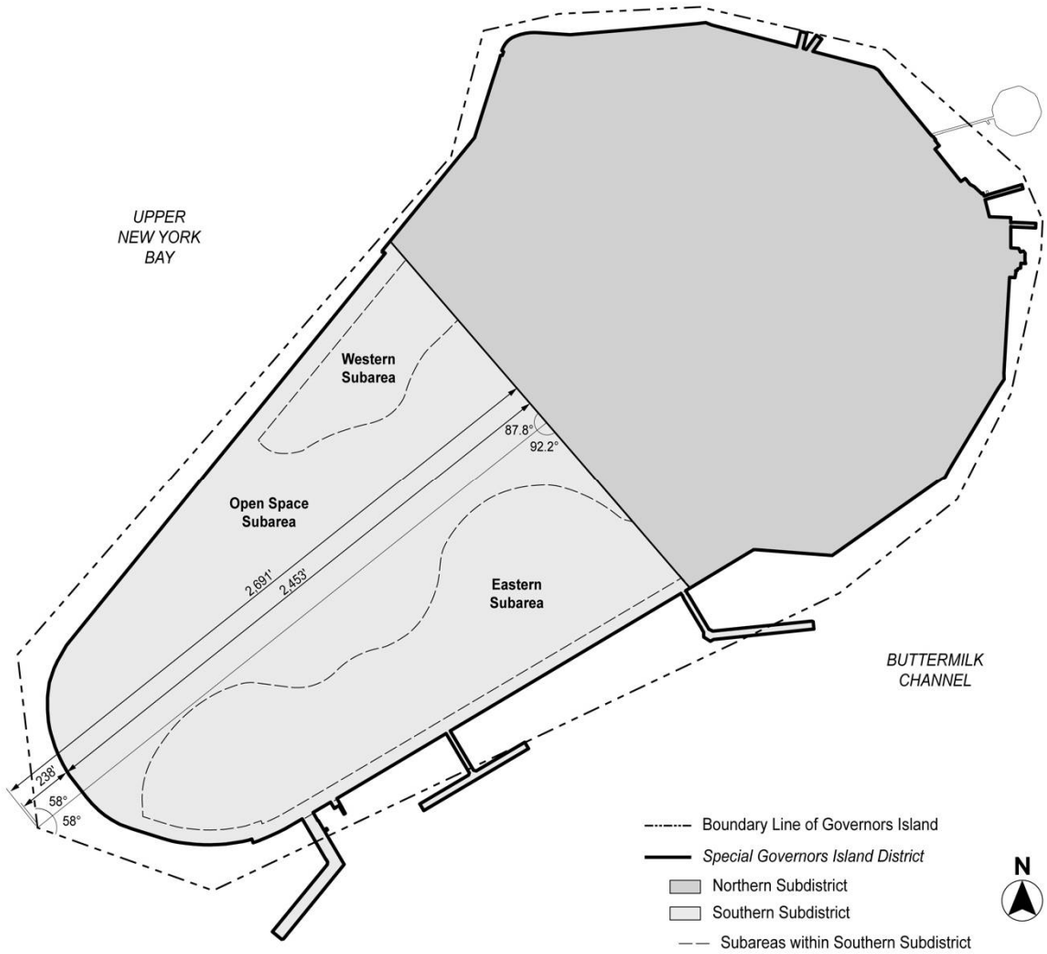
(c) the proposed entrance will be located not less than 50 feet from the intersection of a #primary connection# or #Yankee Pier Plaza#;

(d) the proposed entrance will be screened, constructed and maintained so as to have a minimal effect on the streetscape; and

(e) the entrance, if allowed, shall be no greater than 20 feet in width.

APPENDIX
Special Governors Island District Plan

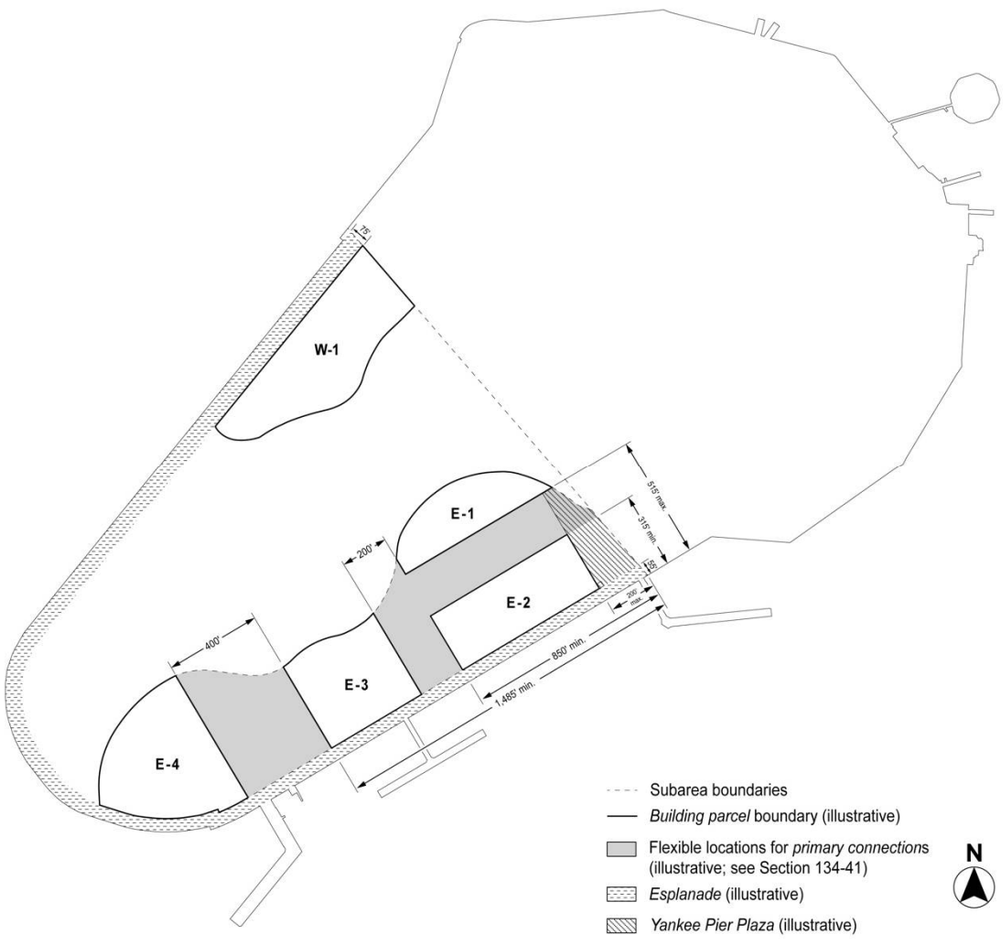
Map 1 - Special Governors Island District, Subdistricts, and Subareas



[new map to be added]

For the purpose of dimensioning the subareas illustrated above, the dimensions shall be as shown on the surveys dated April 17, 2020, available on the Department of City Planning website.

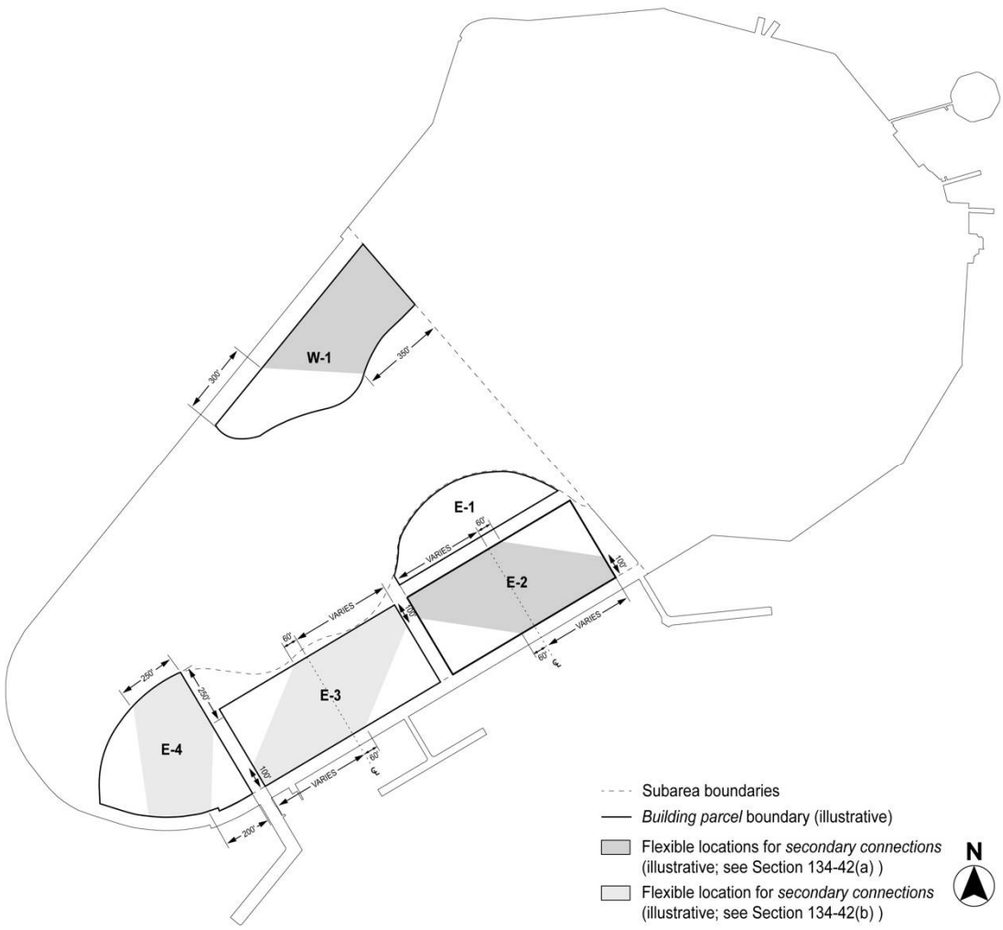
Map 2 - Building Parcels, Primary Connections and Esplanade



[new map to be added]

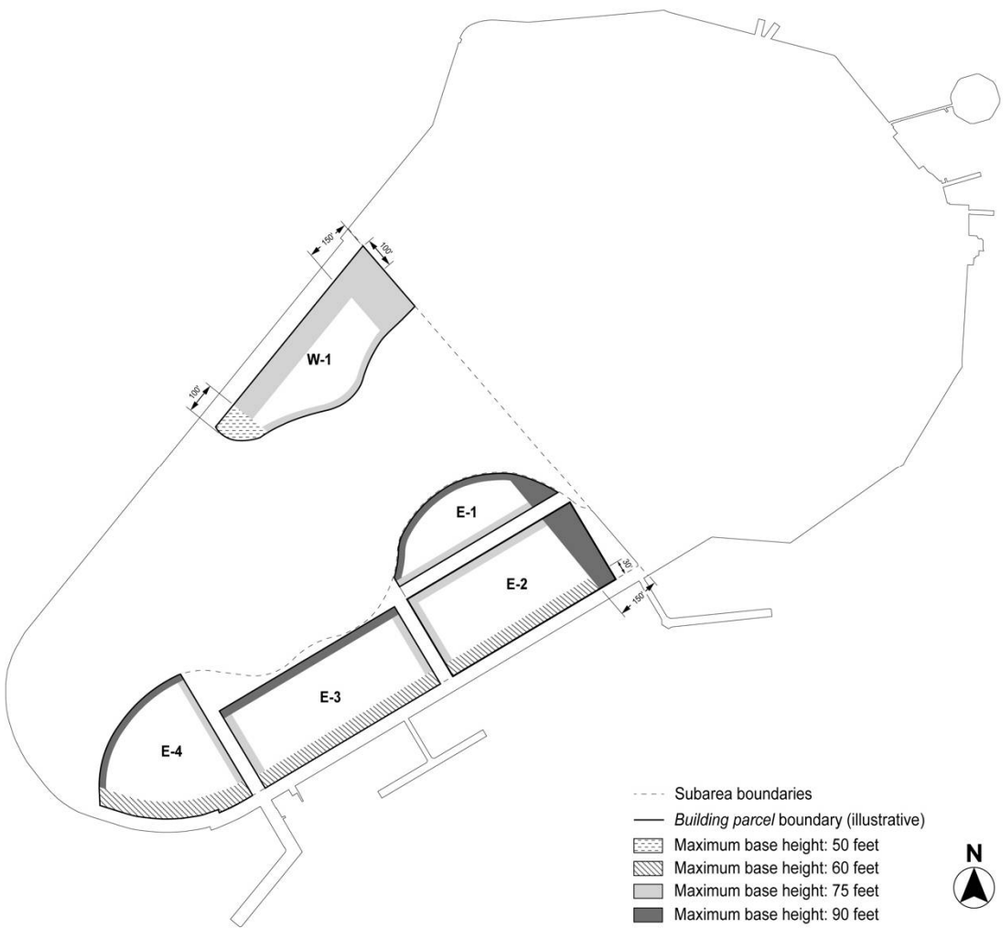
For the purpose of dimensioning the esplanade, the dimensions shall be as shown on the surveys dated April 17, 2020, available on the Department of City Planning website.

Map 3 - Secondary Connections



[new map to be added]

Map 4 – Maximum Base Heights and Setbacks



[new map to be added]

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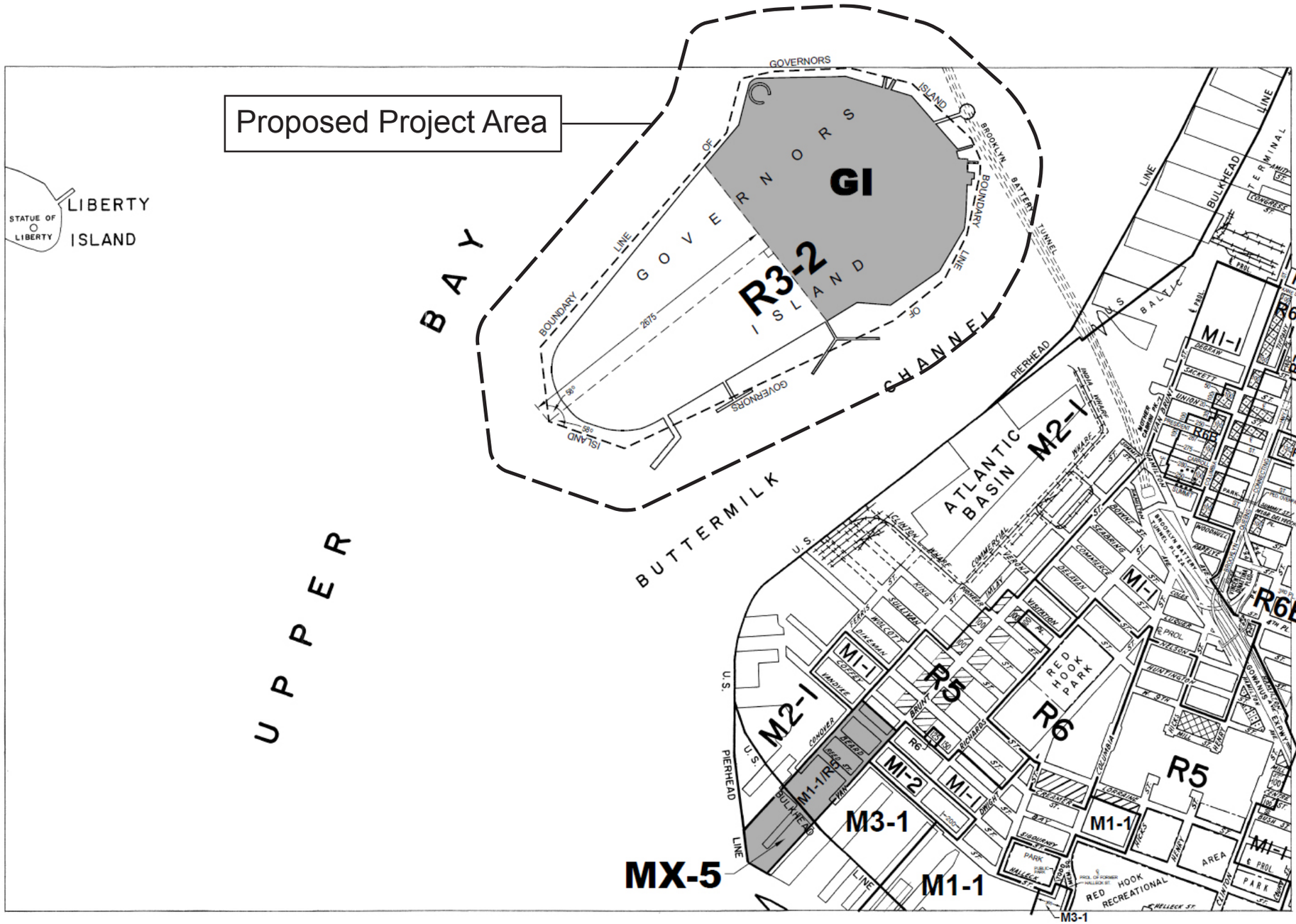

600 0 600 1200 1800 FEET

C1-1 C1-2 C1-3 C1-4 C1-5 C2-1 C2-2 C2-3 C2-4 C2-5

NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.

ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

Major Zoning Classifications:

The number(s) and/or letter(s) that follows an R, C or M District designation indicates use, bulk and other controls as described in the text of the Zoning Resolution.

R – RESIDENTIAL DISTRICT

C – COMMERCIAL DISTRICT

M – MANUFACTURING DISTRICT

SPECIAL PURPOSE DISTRICT
The letter(s) within the shaded area designates the special purpose district as described in the text of the Zoning Resolution.

AREA(S) REZONED

Effective Date(s) of Rezoning:

09–12–2018 C 170047 ZMK

Special Requirements:

For a list of lots subject to CEQR environmental requirements, see APPENDIX C.

For a list of lots subject to "D" restrictive declarations, see APPENDIX D.

For Inclusionary Housing designated areas and Mandatory Inclusionary Housing areas on this map, see APPENDIX F.

MAP KEY

N

	12b	12d
	16a	16c
	16b	16d

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ZONING MAP **16a**

NOTE: Zoning information as shown on this map is subject to change. For the most up-to-date zoning information for this map, visit the Zoning section of the Department of City Planning website: **www.nyc.gov/planning** or contact the Zoning Information Desk at (212) 720-3291.

NYC Finance

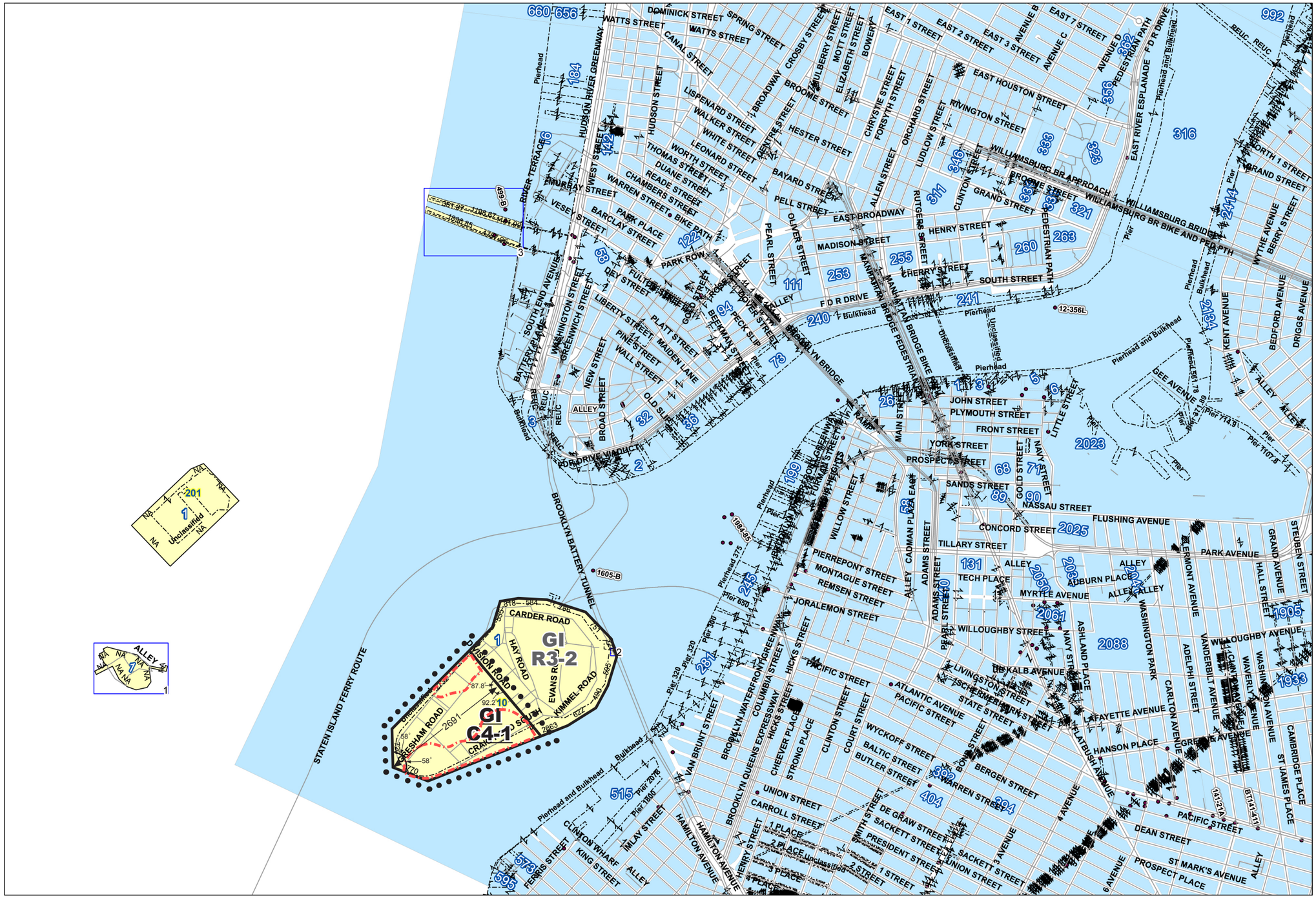
NYC Digital Tax Map

Effective Date : 09-05-2012 14:32:05
End Date : Current

Manhattan Block: 1

Legend

- Streets
- Miscellaneous Text
- Possession Hooks
- Boundary Lines
- Lot Face Possession Hooks
- Regular
- Underwater
- Tax Lot Polygon
- Condo Number
- Tax Block Polygon
- Area of Rezoning
- Zoning District Boundary
- Development Site
- GI C4-1 Proposed Zoning District
- GI R3-2 Existing Zoning District


GI R3-2
GI C4-1
CARDER ROAD
HAY ROAD
DIVISION ROAD
EVANS ROAD
KIMMEL ROAD
GRESHAM ROAD
CRANE ROAD
SOUTH
STATEN ISLAND FERRY ROUTE
BROOKLYN BATTERY TUNNEL
1605-B
499-B
12-356L
Bulkhead
Pierhead
Pierhead and Bulkhead
Unclassified
ALLEY
F D R DRIVE
BROOKLYN BRIDGE
MANHATTAN BRIDGE
MANHATTAN BRIDGE PEDESTRIAN/BIKE PATH
WILLIAMSBURG BR APPROACH
WILLIAMSBURG BRIDGE
WILLIAMSBURG BR BIKE AND PED PATH
EAST RIVER ESPLANADE
F D R DRIVE PEDESTRIAN PATH
BROOKLYN QUEENS EXPRESSWAY
BROOKLYN WATERFRONT GREENWAY
HUDSON RIVER GREENWAY
BROADWAY
BOWERY
EAST BROADWAY
PARK ROW
SOUTH STREET
FRONT STREET
WATER STREET
PEARL STREET
MADISON STREET
HENRY STREET
CHERRY STREET
GRAND STREET
DELANCEY STREET
HESTER STREET
CANAL STREET
WATTS STREET
DOMINICK STREET
SPRING STREET
HOUSTON STREET
EAST HOUSTON STREET
RIVINGTON STREET
BROOME STREET
BAYARD STREET
PELL STREET
MOTT STREET
ELIZABETH STREET
CROSBY STREET
LAFAYETTE STREET
CHRYSTIE STREET
FORSYTH STREET
ORCHARD STREET
LUDLOW STREET
ALLEN STREET
CLINTON STREET
RUTGERS STREET
HUDSON STREET
WEST STREET
RIVER TERRACE
MURRAY STREET
VESEY STREET
BARCLAY STREET
PARK PLACE
WARREN STREET
CHAMBERS STREET
READE STREET
DUANE STREET
THOMAS STREET
WORTH STREET
LEONARD STREET
WHITE STREET
WALKER STREET
LISPENARD STREET
SOUTH END AVENUE
WASHINGTON STREET
GREENWICH STREET
WASHINGTON PLACE
WEST 4 STREET
GREENWICH AVENUE
CHARLES STREET
PERRY STREET
CHRISTOPHER STREET
WEST 10 STREET
WEST 11 STREET
WEST 12 STREET
WEST 13 STREET
WEST 14 STREET
GANSEVOORT STREET
LITTLE WEST 12 STREET
HORATIO STREET
JANE STREET
WEST 15 STREET
WEST 16 STREET
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WEST 22 STREET
WEST 23 STREET
WEST 24 STREET
WEST 25 STREET
WEST 26 STREET
WEST 27 STREET
WEST



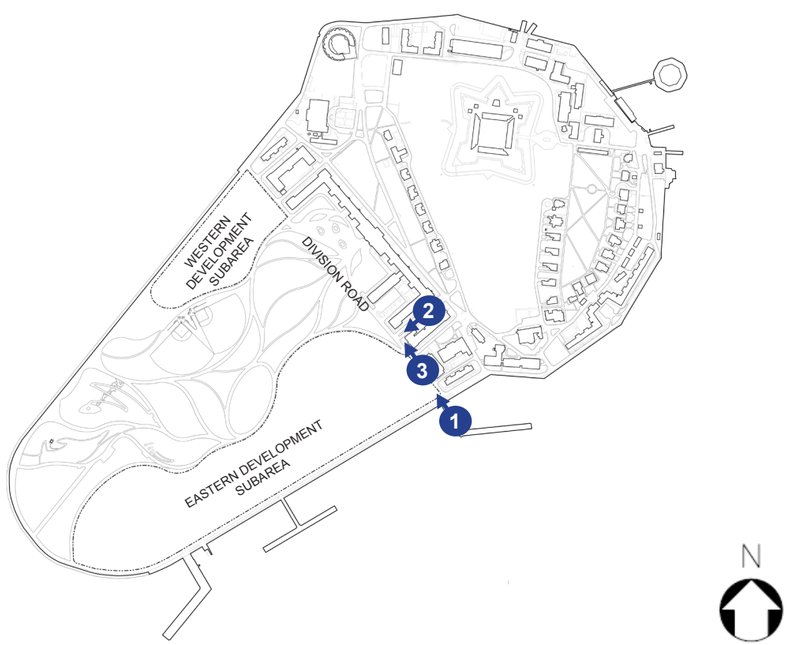
1. View looking west on Division Road near Yankee Pier



2. View looking south on King Avenue toward the Eastern Development Subarea



3. View looking west on Division Road near the Eastern Development Subarea





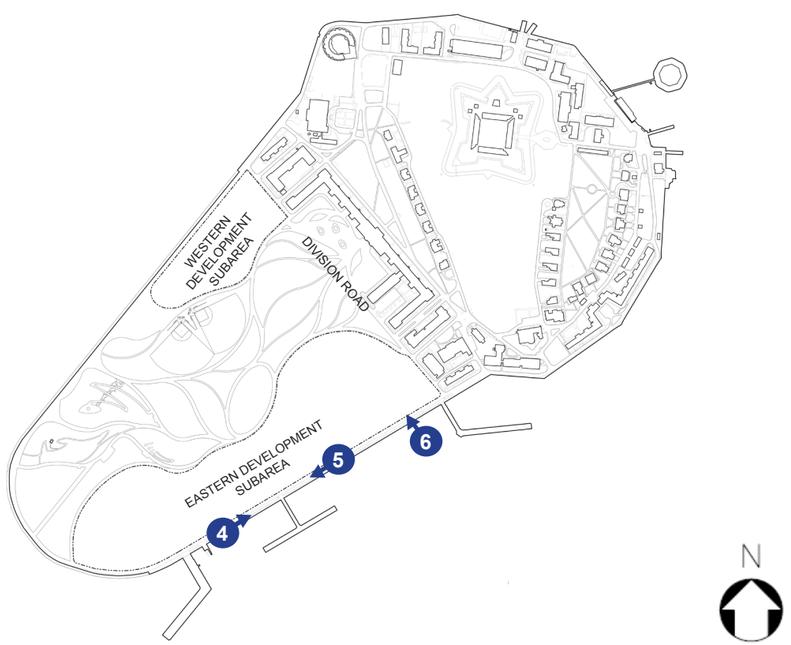
4. View looking north on the Eastern Esplanade



5. View looking south on the Eastern Esplanade



6. View looking west from the Eastern Esplanade into fenced off Eastern Development Subarea





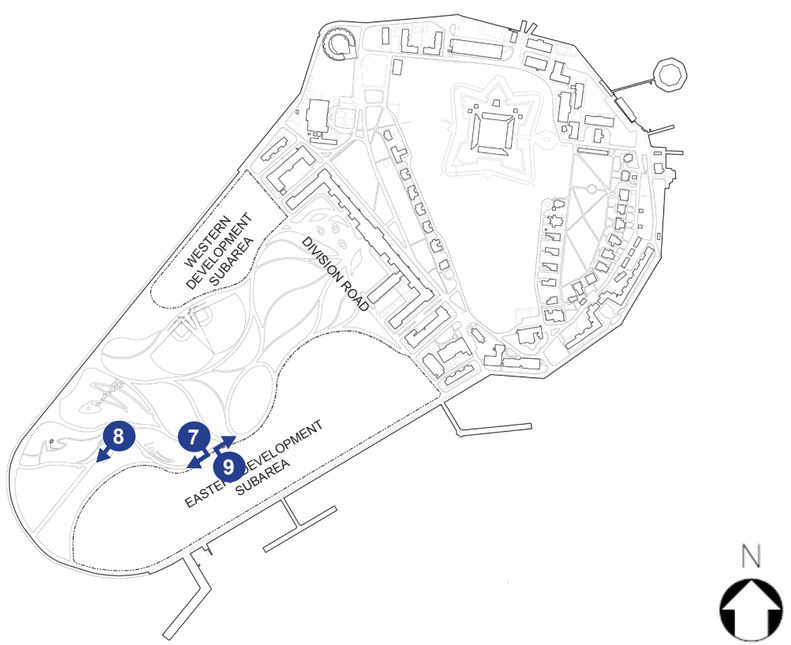
7. View looking south on park path near the Eastern Development Subarea



8. View looking south on park path near the Eastern Development Subarea



9. View looking north on park path near the Eastern Development Subarea





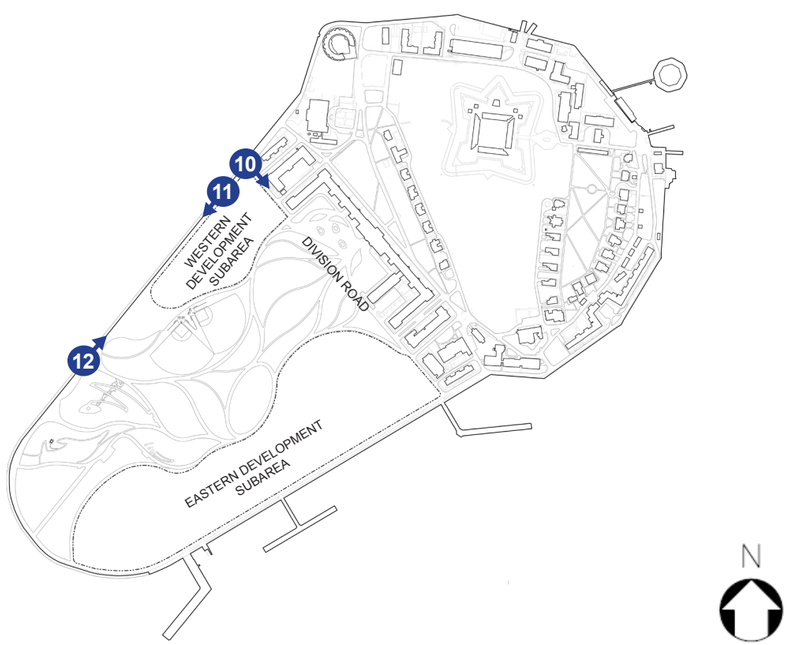
10. View looking east on Division Road near the Western Development Subarea



11. View looking south on Western Esplanade near the Western Development Subarea



12. View looking south on Western Esplanade near the Western Development Subarea





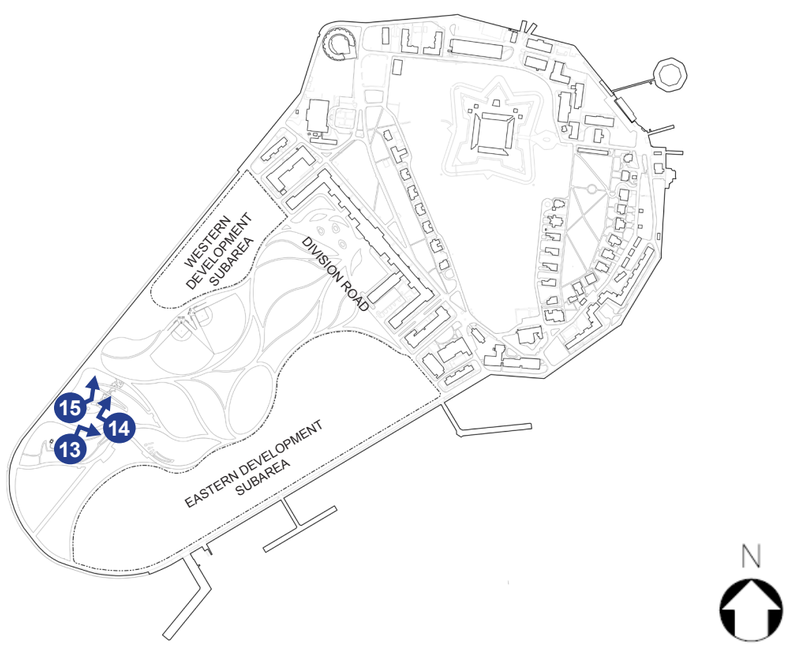
13. View looking northeast from Discovery Hill toward the Eastern Development Subarea



14. View looking north from Outlook Hill Toward the Western Development Subarea



15. View looking north from Discovery Hill toward the Upper Harbor





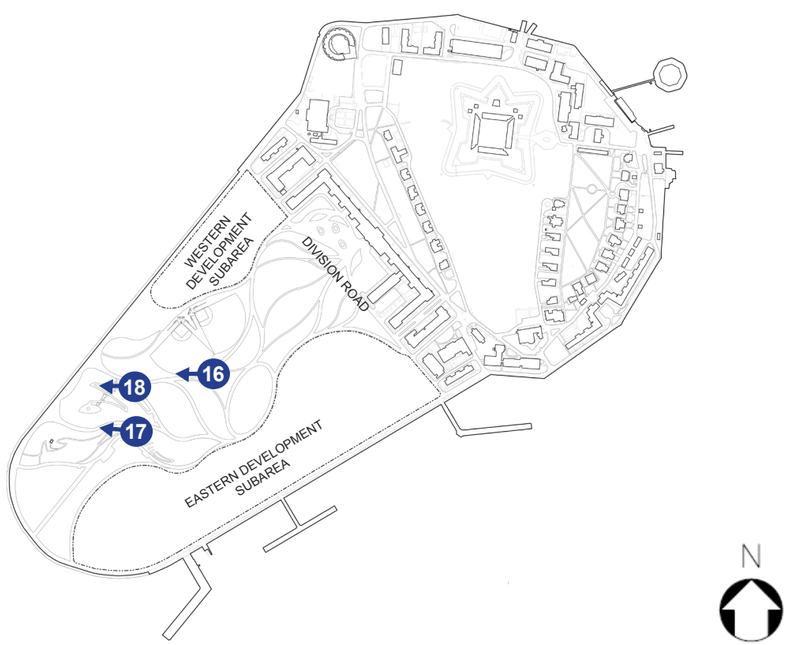
16. View looking southwest from the park toward The Statue of Liberty



17. View looking west from park path toward the statue of Liberty



18. View looking west from Outlook Hill path toward the statue of Liberty





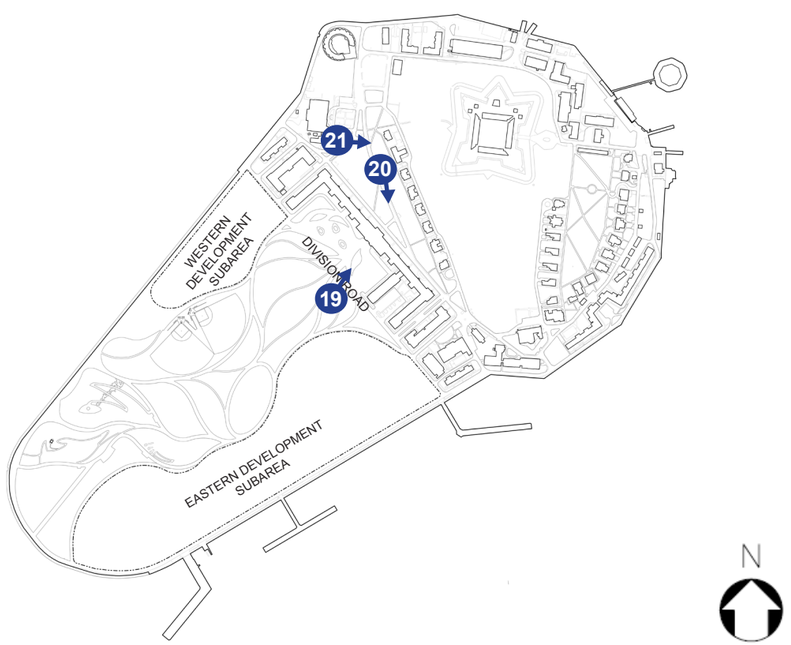
19. View looking south from Liggett Terrace toward Liggett Hall



20. View looking northeast from Admirals Row toward Liggett Hall



21. View looking south from Admirals Row





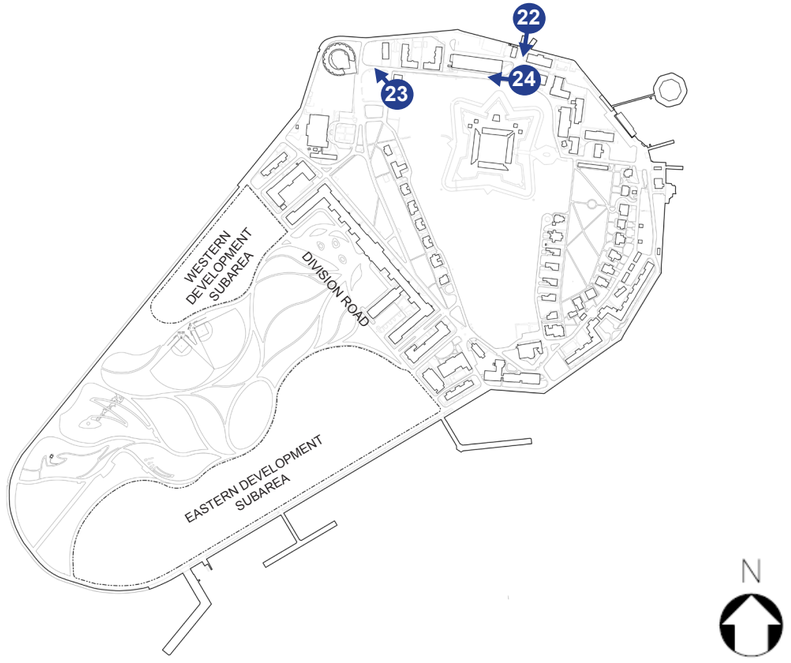
22. View looking south at Soissons Landing



23. View looking northwest toward Castle Williams



24. View looking west on island path near Forth Jay



Manhattan Block 1, Lot 10 - Area Map

Project Information

- 600' buffer
- Rezoning Area
- Development Site
- **R3-2** Existing Zoning District
- **GI** Existing Special District
- **C4-1** Proposed Zoning District
- **GI** Proposed Special District
- Special Distrct

Existing Zoning District Boundary

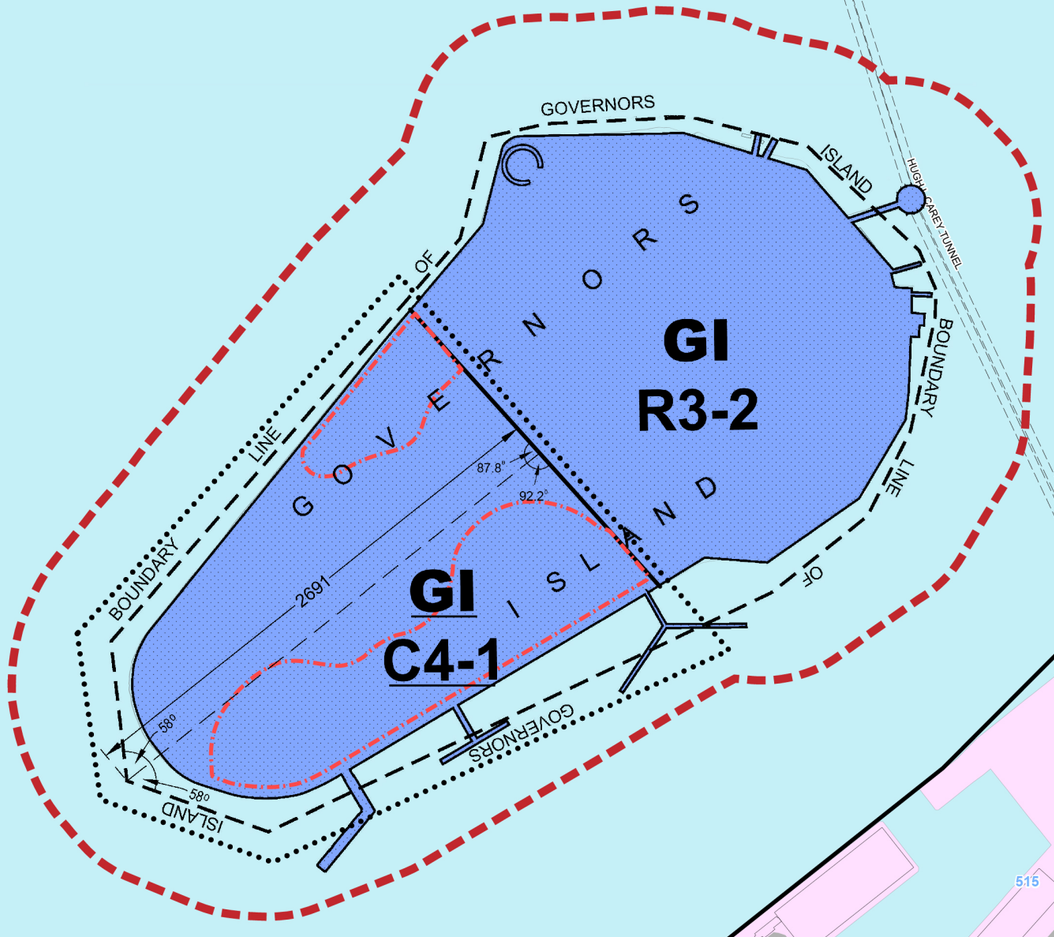
Existing Commercial Overlay

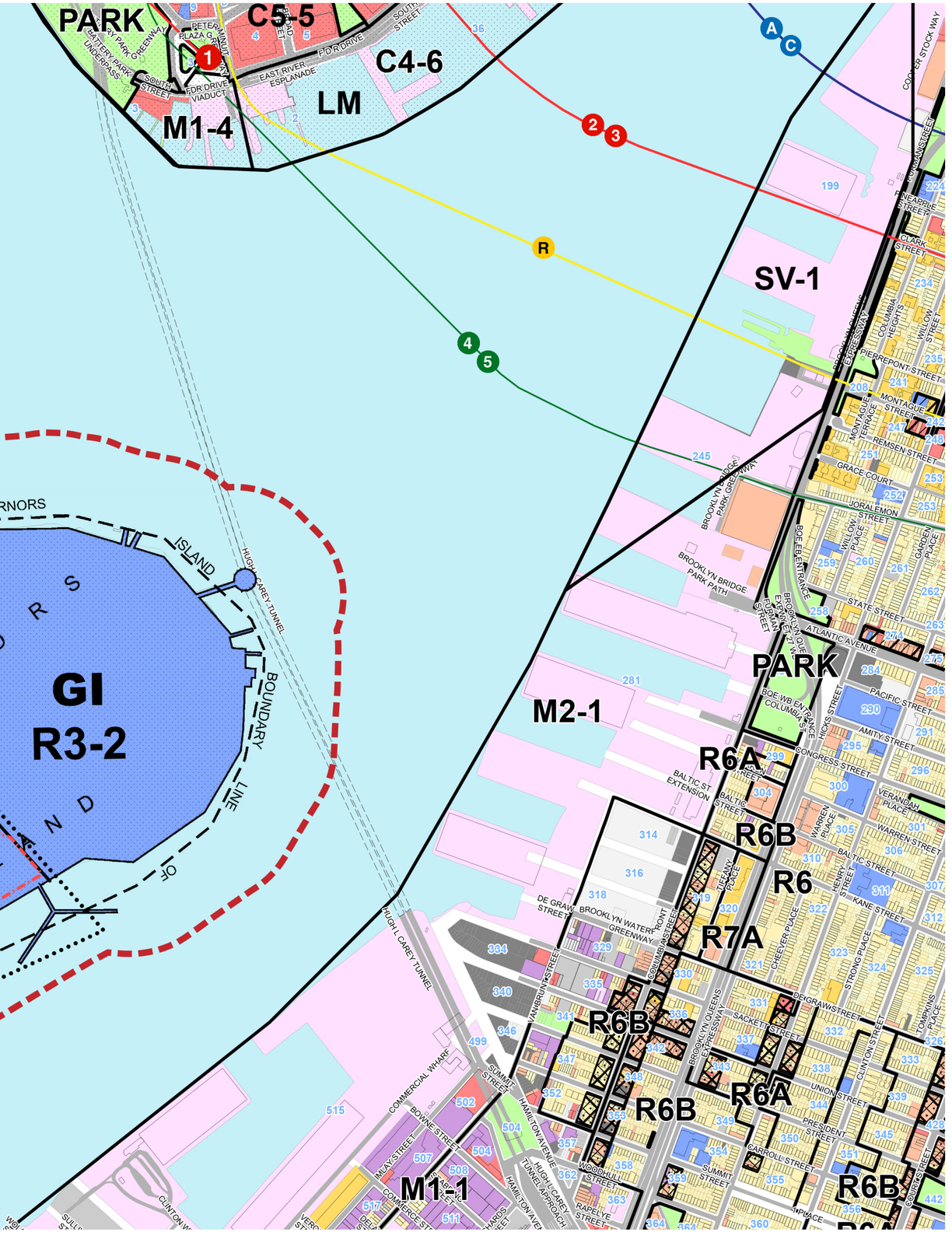
- C1-1
- C1-2
- C1-3
- C1-4
- C1-5
- C2-1
- C2-2
- C2-3
- C2-4
- C2-5

- Subway Entry
- Property Lines
- All Others or No Data
- One & Two Family
- Multi Family Walkup
- Multi-Family Elevator
- Mixed Commercial / Residential
- Commercial / Office
- Industrial / Manufacturing
- Transportation / Utility
- Public Facilities & Institutions
- Open Space
- Parking Facilities
- Vacant Land

0 650 1,300 2,600 Feet





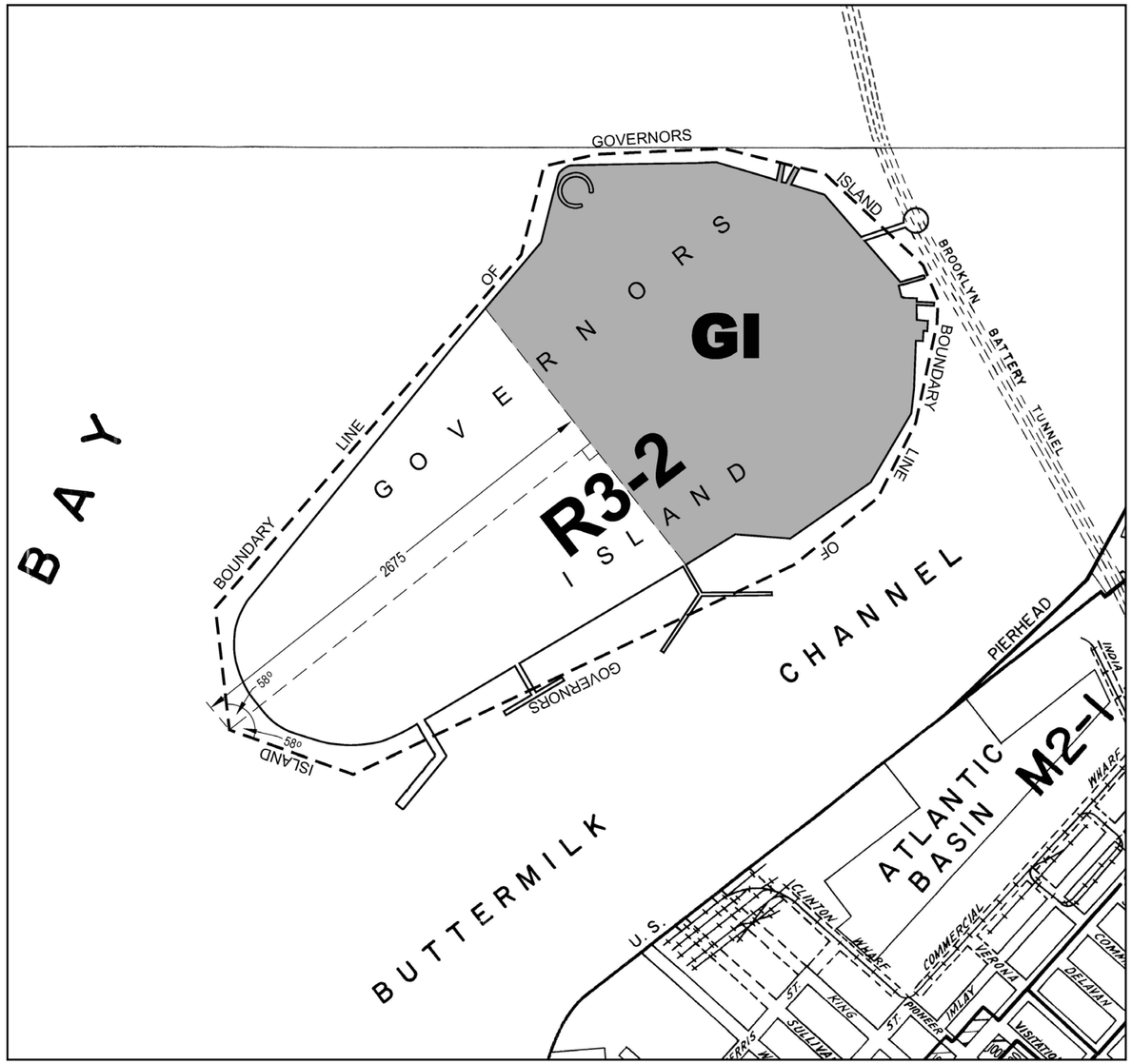


C1-1 C1-2 C1-3 C1-4 C1-5 C2-1 C2-2 C2-3 C2-4 C2-5

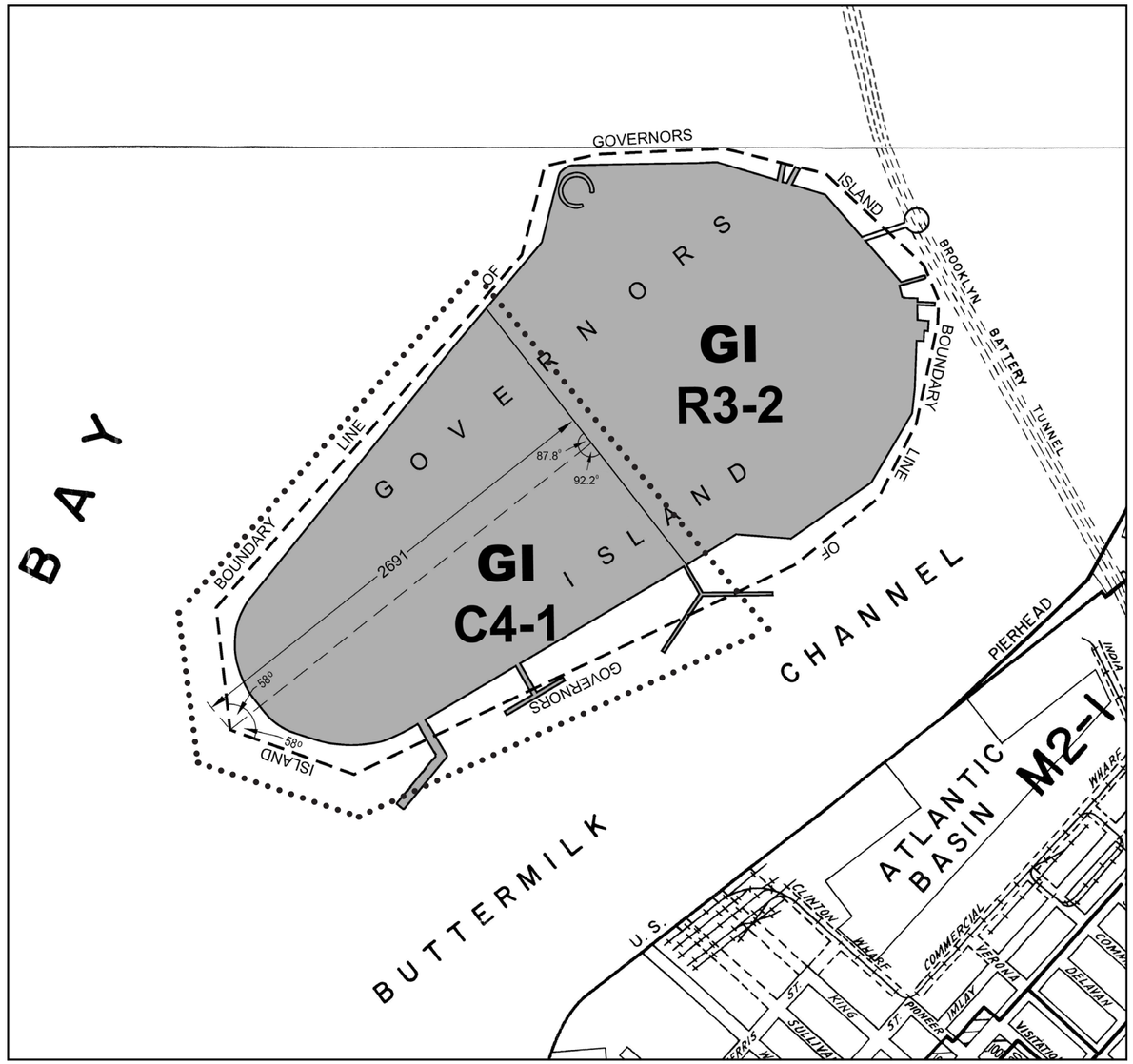
NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.

Zoning Change Map

N



CURRENT ZONING MAP



PROPOSED ZONING MAP

Area being rezoned is outlined with dotted lines

Changing a portion of a R3-2 to a C4-1 (GI)

Changing a portion of a R3-2 to a R3-2 (GI)

Changing a portion of a R3-2 (GI) to a C4-1 (GI)

Zoning Comparison Table

	Permitted/Required			
	Existing R3-2		Proposed C4-1 (GI)	
	ZR Section #	R3-2 district	ZR Section #	C4-1 (GI) district
USE GROUPS				
Maximum FAR (Total)	24-11	1 FAR	134-221	2.98 FAR
Residential	23-142	0.5 FAR	134-221	0.5 FAR
Community Facility	24-11	1 FAR	134-221	2.98 FAR
Commercial	N/A	0 (not permitted)	134-221	2.98 FAR
Manufacturing	N/A	0 (not permitted)	134-221	2.98 FAR
YARDS				
Front Yard	23-45	15 feet	134-223	N/A
Side Yard	23-46	2 yards, each 8 feet [(a)]	134-223	N/A
Rear Yard	23-47	30 feet	134-223	N/A
Open Space	23-142	Min. 65%	N/A	N/A
Lot Coverage	23-142	Max. 35%	134-222	Max. 80% below 75 feet [(b)]
HEIGHT AND SETBACKS				
Maximum Height of Front Wall	23-631	21 feet, max. perimeter wall	134-224(a)	75 feet [(c)]
Maximum Building Height	23-631	35 feet	134-224(c)	Varies [(d)]
Sky Exposure Plane	N/A	N/A	N/A	N/A
Setbacks from Narrow Streets	N/A	N/A	134-224(b)	15 - 30 feet
Setbacks from Wide Streets	N/A	N/A	134-224(b)	15 - 30 feet
PARKING AND LOADING				
Parking	25-20	1 for each dwelling unit	134-70	None required
Loading	N/A	None required	134-70	None required

(a) For single-family detached residences, 2 yards are required each with a minimum width of 5 feet and a total width of 13 feet. For semi-detached buildings, one side yard with a minimum width of 8 feet is required.

(b) Requirement applies to each building parcel. Max. 50% between 75 feet and 125 feet. Max. 30% above 125 feet.

(c) Maximum height of front wall is modified for portions of buildings adjacent to the central open space and Eastern Esplanade or in the southernmost 100 feet of building parcel W-1.

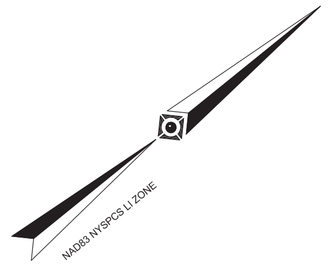
(d) The maximum building height is 300 feet for building parcel E-1, 300 feet for building parcel E-2, 200 feet for building parcels E-3 and E-4.

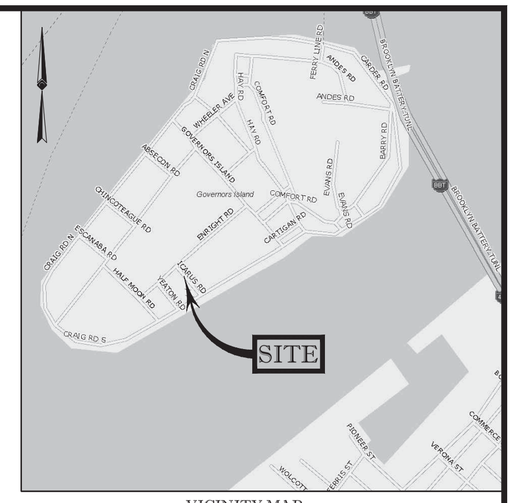
METES AND BOUNDS DESCRIPTION
PROPOSED TAX LOT
"THE EASTERN DEVELOPMENT ZONE"
BEING A PORTION OF EXISTING LOT 10, BLOCK 1
BOROUGH OF MANHATTAN
GOVERNOR'S ISLAND
CITY, COUNTY AND STATE OF NEW YORK

BEGINNING AT A POINT ON THE SOUTHEASTERLY SIDE OF THE HEREIN DESCRIBED PROPOSED TAX LOT, SAID POINT HAVING AN NAD83 NEW YORK STATE PLANE COORDINATE SYSTEM LONG ISLAND ZONE COORDINATE VALUE OF N: 189,577.42, E: 979,501.34, SAID POINT ALSO BEING DISTANT 2,019.41 FEET ON A COURSE OF SOUTH 42 DEGREES - 22 MINUTES - 51 SECONDS WEST FROM AN ALUMINUM DISK IDENTIFIED AS STATION ID. 105, HAVING A COORDINATE VALUE OF N: 191,069.13, E: 980,862.52, SAID COORDINATES BEING BASED UPON NAD83 NYSPCS LI ZONE, AND FROM SAID POINT OF BEGINNING RUNNING, THENCE;

1. SOUTH 59 DEGREES - 17 MINUTES - 11 SECONDS WEST, A DISTANCE OF 1,926.97 FEET TO A POINT HAVING A COORDINATE VALUE OF N: 188,593.23, E: 977,844.65, THENCE;
2. ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1,354.26 FEET, AN ARC LENGTH OF 83.17 FEET, A DELTA ANGLE OF 3 DEGREES - 31 MINUTES - 07 SECONDS, BEARING A CHORD SOUTH 64 DEGREES - 48 MINUTES - 35 SECONDS WEST, A CHORD DISTANCE OF 83.15 FEET TO A POINT OF NON-TANGENCY, HAVING A COORDINATE VALUE OF N: 188,557.84, E: 977,769.40, THENCE;
3. NORTH 21 DEGREES - 06 MINUTES - 12 SECONDS WEST, A DISTANCE OF 11.12 FEET TO A POINT HAVING A COORDINATE VALUE OF N: 188,568.22, E: 977,765.40, THENCE;
4. ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 677.09 FEET, AN ARC LENGTH OF 371.88 FEET, A DELTA ANGLE OF 31 DEGREES - 28 MINUTES - 06 SECONDS, BEARING A CHORD SOUTH 87 DEGREES -13 MINUTES -05 SECONDS WEST, A CHORD DISTANCE OF 367.22 FEET TO A POINT OF NON-TANGENCY, HAVING A COORDINATE VALUE OF N: 188,550.39, E: 977,398.61, THENCE;
5. NORTH 72 DEGREES - 28 MINUTES - 57 SECONDS WEST, A DISTANCE OF 130.85 FEET TO A POINT HAVING A COORDINATE VALUE OF N: 188,589.78, E: 977,273.82, THENCE;
6. ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 485.20 FEET, AN ARC LENGTH OF 905.82 FEET, A DELTA ANGLE OF 106 DEGREES - 57 MINUTES - 56 SECONDS, BEARING A CHORD NORTH 45 DEGREES - 27 MINUTES - 21 SECONDS EAST, A CHORD DISTANCE OF 779.89 FEET TO A POINT OF NON-TANGENCY, HAVING A COORDINATE VALUE OF N: 189,136.84, E: 977,829.66, THENCE;
7. ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 241.10 FEET, AN ARC LENGTH OF 226.21 FEET, A DELTA ANGLE OF 53 DEGREES - 45 MINUTES - 27 SECONDS, BEARING A CHORD NORTH 81 DEGREES - 08 MINUTES - 46 SECONDS EAST, A CHORD LENGTH OF 218.00 FEET TO A POINT OF TANGENCY, HAVING A COORDINATE VALUE OF N: 189,170.40, E: 978,045.07, THENCE;
8. NORTH 54 DEGREES - 16 MINUTES - 02 SECONDS EAST, A DISTANCE OF 113.33 FEET TO A POINT HAVING A COORDINATE VALUE OF N: 189,236.58, E: 978,137.06, THENCE;
9. ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 227.80 FEET, AN ARC LENGTH OF 120.47 FEET, A DELTA ANGLE OF 30 DEGREES - 18 MINUTES - 04 SECONDS, BEARING A CHORD NORTH 66 DEGREES - 27 MINUTES - 37 SECONDS EAST, A CHORD LENGTH OF 119.07 FEET TO A POINT OF NON-TANGENCY, HAVING A COORDINATE VALUE OF N: 189,284.14, E: 978,246.23, THENCE;
10. ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 311.65 FEET, AN ARC LENGTH OF 163.30 FEET, A DELTA ANGLE OF 30 DEGREES - 01 MINUTES - 21 SECONDS, BEARING A CHORD NORTH 61 DEGREES - 50 SECONDS EAST, A CHORD LENGTH OF 161.44 FEET TO A POINT OF NON-TANGENCY, HAVING A COORDINATE VALUE OF N: 189,360.89, E: 978,388.26, THENCE;
11. ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 412.04 FEET, AN ARC LENGTH OF 285.82 FEET, A DELTA ANGLE OF 39 DEGREES - 44 MINUTES - 41 SECONDS, BEARING A CHORD NORTH 23 DEGREES - 52 MINUTES - 12 SECONDS EAST, A CHORD LENGTH OF 280.13 FEET TO A POINT OF NON-TANGENCY, HAVING A COORDINATE VALUE OF N: 189,617.06, E: 978,501.62, THENCE;
12. ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 214.21 FEET, AN ARC LENGTH OF 107.75 FEET, A DELTA ANGLE OF 28 DEGREES - 49 MINUTES - 12 SECONDS, BEARING A CHORD NORTH 13 DEGREES - 55 MINUTES - 06 SECONDS EAST, A CHORD LENGTH OF 106.62 FEET TO A POINT OF NON-TANGENCY, HAVING A COORDINATE VALUE OF N: 189,720.54, E: 978,527.26, THENCE;
13. ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 442.52 FEET, AN ARC LENGTH OF 543.29 FEET, A DELTA ANGLE OF 70 DEGREES - 20 MINUTES - 37 SECONDS, BEARING A CHORD NORTH 62 DEGREES - 04 MINUTES - 49 SECONDS EAST, A CHORD LENGTH OF 509.81 FEET TO A POINT OF NON-TANGENCY, HAVING A COORDINATE VALUE OF N: 189,959.25, E: 978,977.73, THENCE;
14. ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 558.05 FEET, AN ARC LENGTH OF 269.91 FEET, A DELTA ANGLE OF 27 DEGREES - 42 MINUTES - 43 SECONDS, BEARING A CHORD SOUTH 65 DEGREES - 07 MINUTES - 01 SECONDS EAST, A CHORD LENGTH OF 267.29 FEET TO A POINT OF NON-TANGENCY, HAVING A COORDINATE VALUE OF N: 189,846.79, E: 979,220.20, THENCE;
15. SOUTH 51 DEGREES - 17 MINUTES - 10 SECONDS EAST, A DISTANCE OF 25.58 FEET TO A POINT HAVING A COORDINATE VALUE OF N: 189,830.79, E: 979,240.16, THENCE;
16. ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 86.42 FEET, AN ARC LENGTH OF 41.35 FEET, A DELTA ANGLE OF 27 DEGREES - 24 MINUTES - 51 SECONDS, BEARING A CHORD SOUTH 65 DEGREES - 56 MINUTES - 57 SECONDS EAST, A CHORD LENGTH OF 40.96 FEET TO A POINT OF NON-TANGENCY, HAVING A COORDINATE VALUE OF N: 189,814.09, E: 979,277.57, THENCE;
17. ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 58.29 FEET, AN ARC LENGTH OF 36.89 FEET, A DELTA ANGLE OF 36 DEGREES - 15 MINUTES - 22 SECONDS, BEARING A CHORD SOUTH 64 DEGREES - 41 MINUTES - 38 SECONDS EAST, A CHORD LENGTH OF 36.28 FEET TO A POINT OF NON-TANGENCY, HAVING A COORDINATE VALUE OF N: 189,798.68, E: 979,310.69, THENCE;
18. SOUTH 40 DEGREES - 48 MINUTES - 35 SECONDS EAST, A DISTANCE OF 292.20 FEET TO THE POINT AND THE PLACE OF BEGINNING.

CONTAINING 1,168,760 SQUARE FEET OR 26.831 ACRES.





VICINITY MAP
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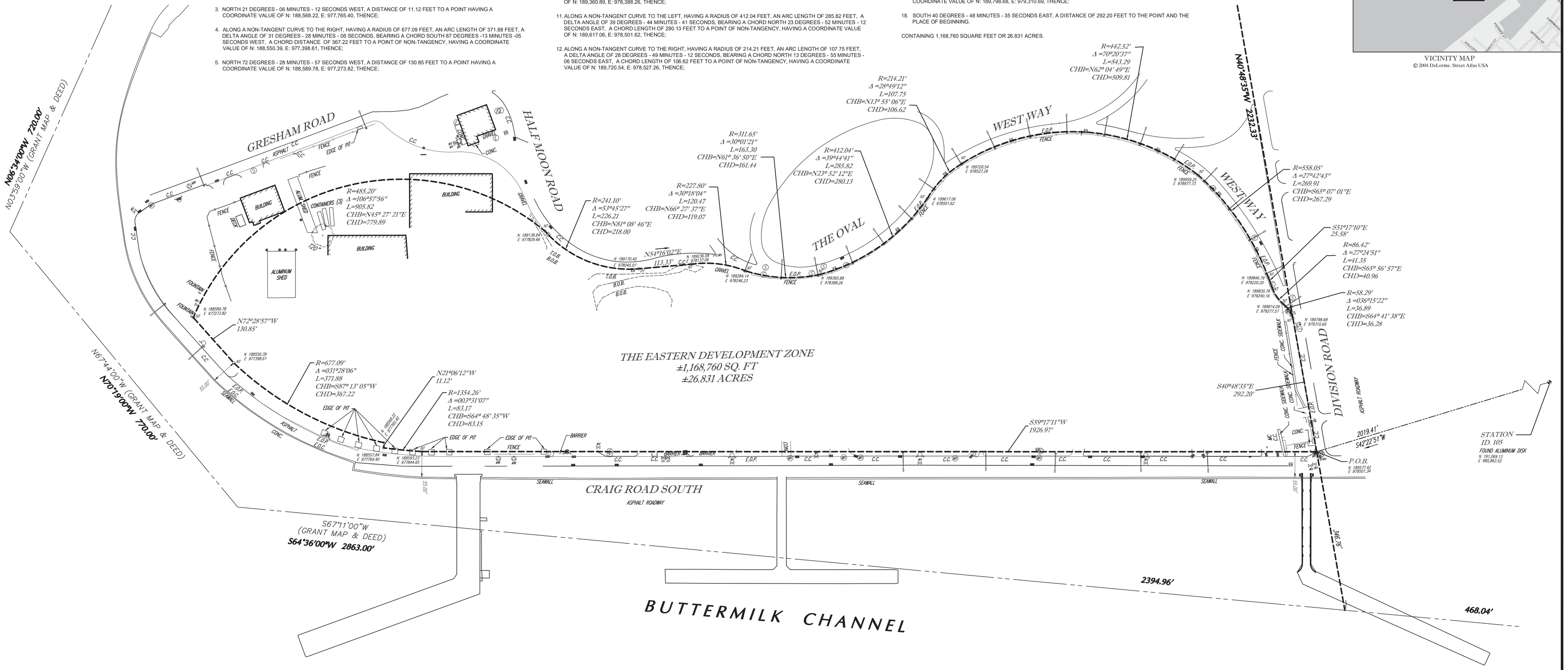

NOTES:

1. PROPERTY KNOWN AS A PORTION OF LOT 10, BLOCK 1, AS SHOWN ON THE NEW YORK CITY DIGITAL TAX MAP OF THE BOROUGH OF MANHATTAN, CITY, COUNTY AND STATE OF NEW YORK.
2. PROPOSED "EASTERN DEVELOPMENT ZONE" TAX LOT AREA = 1,168,760 S.F. OR 26.831 AC.
3. LOCATION OF UNDERGROUND UTILITIES ARE NOT SHOWN. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES. CONTROL POINT ASSOCIATES, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.
4. ALL BEARINGS AND COORDINATES REFER TO GRID NORTH, NAD83 NEW YORK STATE PLANE COORDINATE SYSTEM LONG ISLAND ZONE.
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6. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN.

LEGEND

FENCE LINE	CATCH BASIN OR INLET
HYDRANT	E.O.P. EDGE OF PAVEMENT
WV WATER VALVE	E.O.C. EDGE OF CONCRETE
GV GAS VALVE	CONC. CONCRETE
ELECTRIC METER	MC METAL COVER
DRAINAGE/STORM MANHOLE	T.O.B. TOP OF BANK
S SANITARY/SEWER MANHOLE	B.O.B BOTTOM OF BANK
E ELECTRIC MANHOLE	CHB CHORD BEARING
UM UNKNOWN MANHOLE	CHD CHORD DISTANCE
T TELEPHONE MANHOLE	R RADIUS
MW MONITORING WELL	L ARC LENGTH
SIGN	Δ DELTA ANGLE
STREET LIGHT	NT NON-TANGENT
BOLLARD	PC POINT OF CURVATURE
	PT POINT OF TANGENCY
	P.O.B. POINT OF BEGINNING

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

REFERENCES:

1. THE NEW YORK CITY DIGITAL TAX MAP OF THE BOROUGH OF MANHATTAN, CITY, COUNTY AND STATE OF NEW YORK.
2. MAP ENTITLED "SURVEY OF PROPOSED TAX LOT 111", UNDER PROJECT NAME "THE TRUST FOR GOVERNORS ISLAND PROPOSED TAX LOT 111, PORTION OF EXISTING LOT 10, BLOCK 1, BOROUGH OF MANHATTAN, CITY, COUNTY AND STATE OF NEW YORK", PREPARED BY CONTROL POINT ASSOCIATES, INC., DATED MAY 22, 2015 AND LAST REVISED FEBRUARY 05, 2016.

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LONG ISLAND, NY 631.580.2645
SOUTHBOROUGH, MA 508.948.3000
ALBANY, NY 518.217.5010

PROJECT NAME
THE EASTERN DEVELOPMENT ZONE
A PORTION OF EXISTING LOT 10, BLOCK 1
BOROUGH OF MANHATTAN
GOVERNOR'S ISLAND
CITY, COUNTY AND STATE OF NEW YORK

SEAL & SIGNATURE
STATE OF NEW YORK WILLIAM THEODORE WHIMPLE LICENSED LAND SURVEYOR 50526
NOT A VALID COPY UNLESS EMBOSSED WITH RAISED IMPRESSION OF LICENSED SEAL
04-17-2020
WILLIAM T. WHIMPLE DATE
NEW YORK PROFESSIONAL LAND SURVEYOR #50526

FIELD DATE:	02-18-2020
FIELD BOOK:	15-51
F. B. PAGE:	34
FIELD CREW:	W.R./M.S.
DATE:	04-17-2020
SCALE:	1"=100'
PROJECT No:	04-140016
DRAWING BY:	A.Y.
CHK BY:	H.R.P
APPROVED BY:	
DWG No:	V-001.0.0
CAD FILE No:	04-140016-01
PAGE No:	1 OF 1

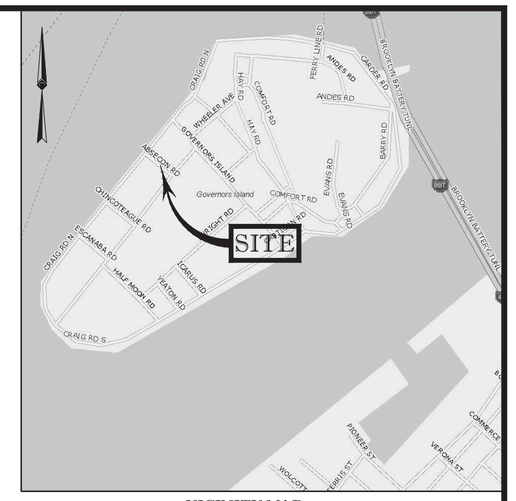
METES AND BOUNDS DESCRIPTION
PROPOSED TAX LOT
"THE WESTERN DEVELOPMENT ZONE"
BEING A PORTION OF EXISTING LOT 10, BLOCK 1
BOROUGH OF MANHATTAN
GOVERNOR'S ISLAND
CITY, COUNTY AND STATE OF NEW YORK

BEGINNING AT A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF CRAIG ROAD NORTH, SAID POINT HAVING AN NAD83 NEW YORK STATE PLANE COORDINATE SYSTEM LONG ISLAND ZONE COORDINATE VALUE OF N: 190,900.44, E: 978,358.94, SAID POINT ALSO BEING DISTANT 2,509.25 FEET ON A COURSE OF SOUTH 86 DEGREES - 08 MINUTES - 43 SECONDS WEST FROM AN ALUMINUM DISK IDENTIFIED AS STATION ID. 105, HAVING A COORDINATE VALUE OF N: 191,069.13, E: 980,862.52, SAID COORDINATES BEING BASED UPON THE NAD83 NEW YORK STATE PLANE COORDINATE SYSTEM LONG ISLAND ZONE, AND FROM SAID POINT OF BEGINNING RUNNING, THENCE;

1. SOUTH 40 DEGREES - 48 MINUTES - 35 SECONDS EAST, A DISTANCE OF 250.28 FEET TO A POINT HAVING A COORDINATE VALUE OF N: 190,711.00 E: 978,522.51 THENCE;
2. ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 179.41 FEET, AN ARC LENGTH OF 22.09 FEET, A DELTA ANGLE OF 07 DEGREES - 03 MINUTES - 13 SECONDS, BEARING A CHORD SOUTH 37 DEGREES - 12 MINUTES - 02 SECONDS EAST, A CHORD DISTANCE OF 22.07 FEET TO A POINT OF NON-TANGENCY, HAVING A COORDINATE VALUE OF N: 190,693.42 E: 978,535.86, THENCE;
3. SOUTH 30 DEGREES - 08 MINUTES - 40 SECONDS EAST, A DISTANCE OF 25.43 FEET TO A POINT HAVING A COORDINATE VALUE OF N: 190,671.43, E: 978,548.63, THENCE;
4. ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 46.31 FEET, AN ARC LENGTH OF 61.36 FEET, A DELTA ANGLE OF 75 DEGREES - 55 MINUTES - 35 SECONDS, BEARING A CHORD SOUTH 07 DEGREES - 49 MINUTES - 07 SECONDS WEST, A CHORD DISTANCE OF 56.97 FEET TO A POINT OF NON-TANGENCY, HAVING A COORDINATE VALUE OF N: 190,614.99, E: 978,540.88, THENCE;
5. SOUTH 45 DEGREES - 39 MINUTES - 20 SECONDS WEST, A DISTANCE OF 96.48 FEET, TO A POINT HAVING A COORDINATE VALUE OF N: 190,547.55, E: 978,471.88, THENCE;
6. SOUTH 45 DEGREES - 39 MINUTES - 20 SECONDS WEST, A DISTANCE OF 23.42 FEET, TO A POINT HAVING A COORDINATE VALUE OF N: 190,531.18, E: 978,455.13, THENCE;
7. ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 492.36 FEET, AN ARC LENGTH OF 209.15 FEET, A DELTA ANGLE OF 24 DEGREES - 20 MINUTES - 21 SECONDS, BEARING A CHORD SOUTH 27 DEGREES - 20 MINUTES - 16 SECONDS WEST, A CHORD DISTANCE OF 207.58 FEET TO A POINT OF NON-TANGENCY, HAVING A COORDINATE VALUE OF N: 190,346.78, E: 978,359.80, THENCE;
8. SOUTH 19 DEGREES - 40 MINUTES - 55 SECONDS WEST, A DISTANCE OF 15.54 FEET, TO A POINT HAVING A COORDINATE VALUE OF N: 190,332.15, E: 978,354.57, THENCE;
9. ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 202.67 FEET, AN ARC LENGTH OF 181.06 FEET, A DELTA ANGLE OF 51 DEGREES - 11 MINUTES - 16 SECONDS, BEARING A CHORD SOUTH 51 DEGREES - 00 MINUTES - 10 SECONDS WEST, A CHORD DISTANCE OF 175.10 FEET TO A POINT OF TANGENCY, HAVING A COORDINATE VALUE OF N: 190,221.96, E: 978,218.48, THENCE;
10. SOUTH 76 DEGREES - 35 MINUTES - 48 SECONDS WEST, A DISTANCE OF 73.42 FEET, TO A POINT HAVING A COORDINATE VALUE OF N: 190,204.94, E: 978,147.06, THENCE;
11. ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 679.85 FEET, AN ARC LENGTH OF 245.50 FEET, A DELTA ANGLE OF 20 DEGREES - 41 MINUTES - 23 SECONDS, BEARING A CHORD SOUTH 64 DEGREES - 51 MINUTES - 13 SECONDS WEST, A CHORD DISTANCE OF 244.17 FEET TO A POINT OF NON-TANGENCY, HAVING A COORDINATE VALUE OF N: 190,101.19, E: 977,926.03, THENCE;
12. ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 168.20 FEET, AN ARC LENGTH OF 205.99 FEET, A DELTA ANGLE OF 70 DEGREES - 10 MINUTES - 06 SECONDS, BEARING A CHORD NORTH 81 DEGREES - 30 MINUTES - 39 SECONDS WEST, A CHORD DISTANCE OF 193.36 FEET TO A POINT OF NON-TANGENCY, HAVING A COORDINATE VALUE OF N: 190,129.73, E: 977,734.79, THENCE;
13. NORTH 39 DEGREES - 00 MINUTES - 07 SECONDS EAST, A DISTANCE OF 991.74 FEET, THE POINT AND THE PLACE OF BEGINNING.

CONTAINING 268,170 SQUARE FEET OR 6.156 ACRES.

NAD83 NYSPCS LI ZONE



VICINITY MAP
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GOVERNOR'S ISLAND BOUNDARY LINE
PER CRFN #2010000241418
2306.77'

CRAIG ROAD NORTH

SEAWALL
E.O.P.
ASPHALT
FENCE
CONTAINER
25.00'
N 190129.73
E 977934.79
N39°00'07"E
991.74'
CURB
P.O.B.
N 190900.44
E 978358.94
S86°08'43"W
2509.25'
STATION
ID. 105
FOUND ALUMINUM DISK
N 191,069.13
E 980,862.52
S40°48'35"E
250.28'
DIVISION ROAD
EAST WAY
R=168.20'
Δ =070°10'06"
L=205.99
CHB=N81° 30' 39"W
CHD=193.36
N 190101.19
E 977926.03
CRAIG LIMIT
R=679.85'
Δ =020°41'23"
L=245.50
CHB=S64° 51' 13"W
CHD=244.17
N 190204.94
E 978147.06
S76°35'48"W
73.42'
N 190202.64
E 978073.90
R=202.67'
Δ =051°11'16"
L=181.06
CHB=S51° 00' 10"W
CHD=175.10
N 190333.15
E 978304.57
S19°40'55"W
15.54'
N 190346.78
E 978359.80
R=492.36'
Δ =024°20'21"
L=209.15
CHB=S27° 20' 16"W
CHD=207.58
N 190531.18
E 978455.13
S45°39'20"W
23.42'
N 190547.55
E 978471.88
S45°39'20"W
96.48'
N 190711.00
E 978522.51
R=179.41'
Δ =007°03'13"
L=22.09
CHB=S37° 12' 02"E
CHD=22.07
N 190693.42
E 978535.86
S30°08'40"E
25.43'
N 190671.43
E 978548.63
R=46.31'
Δ =075°55'35"
L=61.36
CHB=S07° 49' 07"W
CHD=56.97
N 190614.99
E 978540.88
N40°48'35"W
2232.33'

THE WESTERN DEVELOPMENT ZONE
±268,170 SQ. FT
±6.156 ACRES

NOTES:

1. PROPERTY KNOWN AS A PORTION OF LOT 10, BLOCK 1, AS SHOWN ON THE NEW YORK CITY DIGITAL TAX MAP OF THE BOROUGH OF MANHATTAN, CITY, COUNTY AND STATE OF NEW YORK.
2. PROPOSED "WESTERN DEVELOPMENT ZONE" TAX LOT AREA = 268,170 S.F. OR 6.156 AC.
3. LOCATION OF UNDERGROUND UTILITIES ARE NOT SHOWN. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES. CONTROL POINT ASSOCIATES, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.
4. ALL BEARINGS AND COORDINATES REFER TO GRID NORTH, NAD83 NEW YORK STATE PLANE COORDINATE SYSTEM LONG ISLAND ZONE.
5. THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
6. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN.

LEGEND

FENCE LINE	BOLLARD
HYDRANT	CATCH BASIN OR INLET
WV WATER VALVE	E.O.P. EDGE OF PAVEMENT
GV GAS VALVE	E.O.C. EDGE OF CONCRETE
ELECTRIC METER	CONC. CONCRETE
DRAINAGE/STORM MANHOLE	MC METAL COVER
SANITARY/SEWER MANHOLE	T.O.B. TOP OF BANK
ELECTRIC MANHOLE	B.O.B BOTTOM OF BANK
UNKNOWN MANHOLE	CHB CHORD BEARING
TELEPHONE MANHOLE	CHD CHORD DISTANCE
MW MONITORING WELL	R RADIUS
SIGN	L ARC LENGTH
STREET LIGHT	Δ DELTA ANGLE
	NT NON-TANGENT
	PC POINT OF CURVATURE
	PT POINT OF TANGENCY
	P.O.B. POINT OF BEGINNING

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

REFERENCES:

1. THE NEW YORK CITY DIGITAL TAX MAP OF THE BOROUGH OF MANHATTAN, CITY, COUNTY AND STATE OF NEW YORK.
2. MAP ENTITLED "SURVEY OF PROPOSED TAX LOT 111", UNDER PROJECT NAME "THE TRUST FOR GOVERNORS ISLAND PROPOSED TAX LOT 111, PORTION OF EXISTING LOT 10, BLOCK 1, BOROUGH OF MANHATTAN, CITY, COUNTY AND STATE OF NEW YORK", PREPARED BY CONTROL POINT ASSOCIATES, INC., DATED MAY 22, 2015 AND LAST REVISED FEBRUARY 05, 2016.

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LONG ISLAND, NY 631.580.2645
SOUTHBOROUGH, MA 508.948.3000
ALBANY, NY 518.217.5010

PROJECT NAME
THE WESTERN DEVELOPMENT ZONE
A PORTION OF EXISTING LOT 10, BLOCK 1
BOROUGH OF MANHATTAN
GOVERNOR'S ISLAND
CITY, COUNTY AND STATE OF NEW YORK

DRAWING TITLE
BOUNDARY & LOCATION SURVEY

SEAL & SIGNATURE
STATE OF NEW YORK · WILLIAM THEODORE WHIMPLE · 50526 · LICENSED LAND SURVEYOR
NOT A VALID COPY UNLESS DOCUMENT EMBOSSED WITH RAISED IMPRESSION OR BLUE INK SEAL

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WILLIAM T. WHIMPLE DATE
NEW YORK PROFESSIONAL LAND SURVEYOR #50526

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