Resilient Neighborhoods Gerritsen Beach

CD 15 **C 210130 ZMK**

IN THE MATTER OF an application submitted by NYC Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 29a:

1. eliminating from within an existing R4 District a C1-2 District bounded by:

    a. Gerritsen Avenue, Bijou Avenue, Aster Court, and Allen Avenue;

    b. Gerritsen Avenue, Devon Avenue, Aster Court, and Channel Avenue; and

    c. Gerritsen Avenue, Bartlett Place, a line 100 feet southwesterly of Gerritsen Avenue, Florence Avenue, Aster Court, and Everett Avenue;

2. eliminating from within an existing R4 District a C2-2 District bounded by Gerritsen Avenue, Everett Avenue, Aster Court, and Devon Avenue;

3. changing from an R4 District to an R4-1 District property bounded by Aster Court, Florence Avenue, a line 100 feet southwesterly of Gerritsen Avenue, Bartlett Place, Abbey Court, Seba Avenue and its northeasterly centerline prolongation, a southwesterly and northerly boundary line of Brooklyn Marine Park, the centerline of Shell Bank Creek and its southeasterly prolongation, the centerline of Canal and its southwesterly prolongation, Knight Court and its southeasterly centerline prolongation, Everett Avenue, a line midway between Ira Court and Joval Court, a line connecting two points - the first at the midpoint of the intersection of Everett Avenue and Knight Court and the second at the midpoint of the intersection of Ebony Court and Channel Avenue, Devon Avenue, a line midway between Fane Court and Garland Court, a line midway between Channel Avenue and Devon Avenue, a line midway between Ebony Court and Fane Court, a line connecting two points - the first at the midpoint of the intersection of Everett Avenue and Knight Court and the second at the midpoint of the intersection of Ebony Court and Channel Avenue, Channel Avenue, Dictum Court, Bijou Avenue, Ebony Court, and Allen Avenue;

4. changing from a C3 District to an R4-1 District property bounded by:

    a. Dictum Court, Channel Avenue, a line midway between Dictum Court and Ebony Court, and Bijou Avenue;

    b. Channel Avenue, a line connecting two points - the first at the midpoint of the intersection of Everett Avenue and Knight Court and the second at the midpoint of the intersection of Ebony Court and Channel Avenue, and a line midway between Ebony Court and Fane Court; and

    c. Devon Avenue, a line connecting two points - the first at the midpoint of the intersection of Everett Avenue and Knight Court and the second at the midpoint

of the intersection of Ebony Court and Channel Avenue, and a line midway between Ira Court and Joval Court;

5. changing from an R4 District to a C3A District property bounded by:

   a. a line connecting two points - the first at the midpoint of the intersection of Everett Avenue and Knight Court and the second at the midpoint of the intersection of Ebony Court and Channel Avenue, a line midway between Ebony Court and Fane Court, and a line midway between Channel Avenue and Devon Avenue;

   b. a line connecting two points - the first at the midpoint of the intersection of Everett Avenue and Knight Court and the second at the midpoint of the intersection of Ebony Court and Channel Avenue, a line midway between Fane Court and Garland Court, and Devon Avenue; and

   c. a line connecting two points - the first at the midpoint of the intersection of Everett Avenue and Knight Court and the second at the midpoint of the intersection of Ebony Court and Channel Avenue, a line midway between Ira Court and Joval Court, and Everett Avenue;

6. changing from a C3 District to an C3A District property bounded by Allen Avenue, Ebony Court, Bijou Avenue, a line midway between Dictum Court and Ebony Court, Channel Avenue, a line midway between Ebony Court and Fane Court, a line connecting two points - the first at the midpoint of the intersection of Everett Avenue and Knight Court and the second at the midpoint of the intersection of Ebony Court and Channel Avenue, Devon Avenue, a line midway between Ira Court and Joval Court, a line connecting two points - the first at the midpoint of the intersection of Everett Avenue and Knight Court and the second at the midpoint of the intersection of Ebony Court and Channel Avenue, Knight Court and its southeasterly centerline prolongation, the centerline of Canal and its southwesterly prolongation, the centerline of Shell Bank Creek and its northerly prolongation, , Avenue X, Knapp Street, and Allen Avenue;

7. establishing within an existing R4 District a C2-3 District bounded by:

   a. Gerritsen Avenue, Bijou Avenue, a line midway between Gerritsen Avenue and Aster Court, and Allen Avenue; and

   b. Gerritsen Avenue, Bartlett Place, a line 50 feet southwesterly of Gerritsen Avenue, Florence Avenue, a line midway between Gerritsen Avenue and Aster Court, and Channel Avenue; and

8. establishing a Special Coastal Risk District bounded by Aster Court, Florence Avenue, a line 100 feet southwesterly of Gerritsen Avenue, Bartlett Place, Abbey Court, Seba Avenue and its northeasterly centerline prolongation, a southwesterly and northerly

boundary line of Brooklyn Marine Park, the centerline of Shell Bank Creek and its southeasterly and northerly prolongations, Avenue X, Knapp Street and Allen Avenue;

Borough of Brooklyn, Community District 15, as shown on a diagram (for illustrative purposes only) dated October 19, 2020.