541-545 Bay Street

CD 1 **N 220392 ZRR**

IN THE MATTER OF an application by Epsilon Enterprises Realty, LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying Article XIII, Chapter 5 (Special Bay Street Corridor District) to create a new Subdistrict and APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area.

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 5
Special Bay Street Corridor District

135-00
GENERAL PURPOSES

* * *

135-03
Subdistricts

In order to carry out the purposes and provisions of this Chapter, ~~five~~ six subdistricts are established as follows:

Subdistrict A
Subdistrict B
Subdistrict C
Subdistrict D
Subdistrict E
Subdistrict F

* * *

135-00
SPECIAL USE REGULATIONS

* * *

135-11
Ground Floor Use Regulations

For the purposes of applying to this Chapter the special #ground floor level# streetscape provisions set forth in Section 37-30, any portion of a #ground floor level# #street# frontage along Bay Street, as well as any <u>#ground floor level#</u> #street# frontage within 50 feet of Bay Street <u>or along Prospect Street</u>, shall be considered a #primary street frontage#. A #ground floor level# #street# frontage along any other #street# shall be considered a #secondary street frontage#. For the purposes of this Section, inclusive, defined terms shall include those in Sections 12-10 and 37-311.

* * *

135-20
SPECIAL BULK REGULATIONS

* * *

135-21
Special Floor Area Regulations

* * *

For #zoning lots# with #buildings# containing multiple #uses# or for #zoning lots# with multiple #buildings# containing different #uses#, the maximum #floor area ratio# for each #use# shall be as set forth in the table, and the maximum #floor area ratio# for the #zoning lot# shall not exceed the greatest #floor area ratio# permitted for any such #use# on the #zoning lot#.

MAXIMUM FLOOR AREA RATIO

	Column 1	**Column 2**	**Column 3**	**Column 4**	**Column 5**
Subdistrict, or Subarea, as applicable	**For #commercial# #uses# other than offices**	**For offices**	**For #residences# other than #MIH sites# and #affordable independent residences for seniors#**	**For #MIH sites# and #community facility uses# other than #long-term care facilities#**	**For #affordable independent residences for seniors# or #long-term care facilities#**
* * *					
E	2.0	2.0	2.0	2.2	2.2
<u>F</u>	<u>2.0</u>	<u>2.0</u>	<u>3.0</u>	<u>3.6</u>	<u>3.9</u>

* * *

135-24
Special Street Wall Location Regulations

The underlying #street wall# location provisions are modified by the provisions of this Section.

(a) Along Bay Street or Prospect Street

Along Bay Street or Prospect Street, and along #streets# within 50 feet of their intersection with Bay Street, the following #street wall# regulations shall apply:

* * *

135-25
Special Height and Setback Regulations

* * *

MAXIMUM BASE HEIGHTS AND MAXIMUM BUILDING HEIGHTS

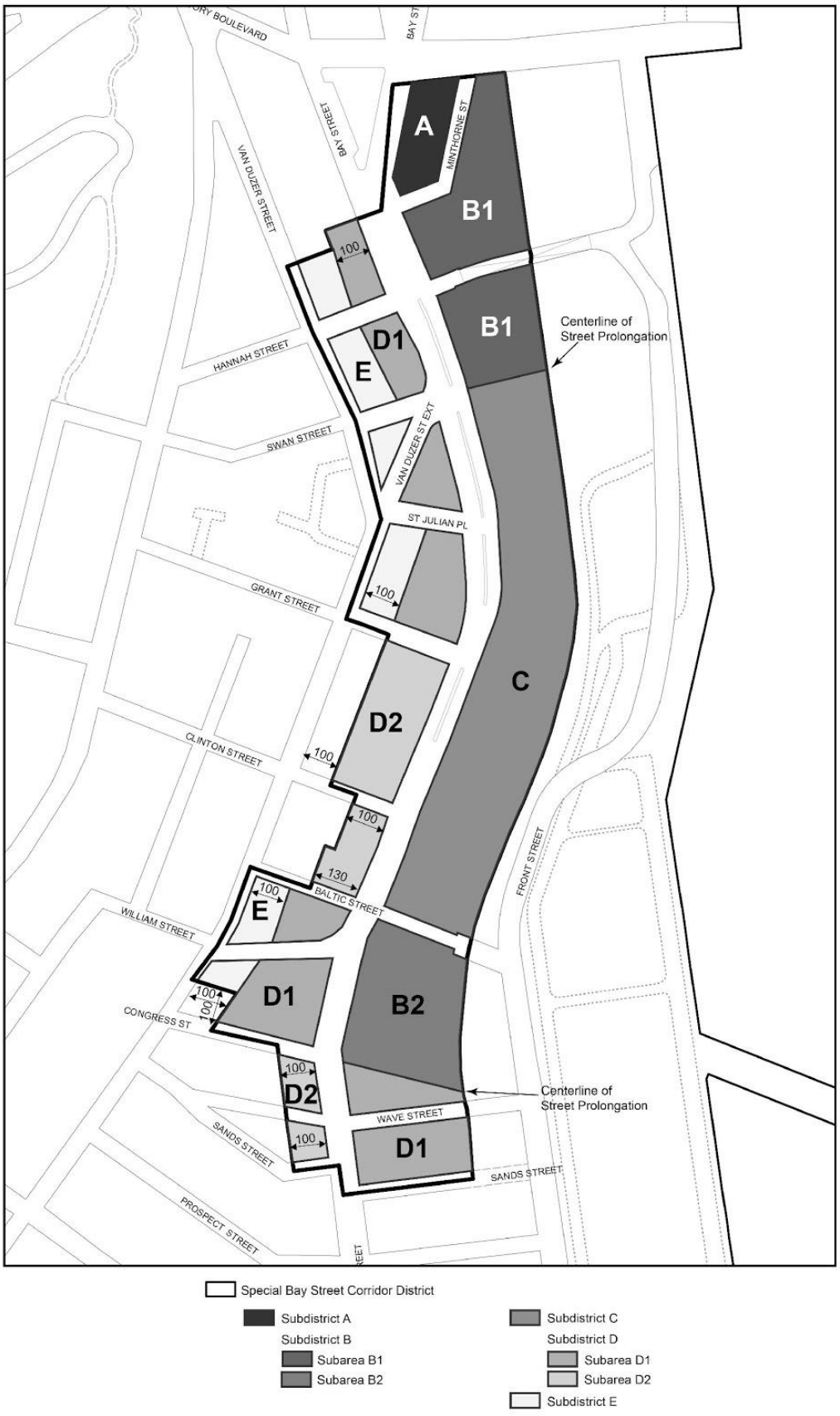
Subdistrict or Subarea, as applicable	**Minimum Base Height (in feet)**	**Maximum Base Height (in feet)**	**Maximum Transition Height (in feet)**	**Maximum Height of #Buildings or Other Structures# in Certain Locations (in feet)**	**Maximum Number of #Stories#**
* * *					
E	30	45	N/A	55	5
F	40	65	N/A	85	8

* * *

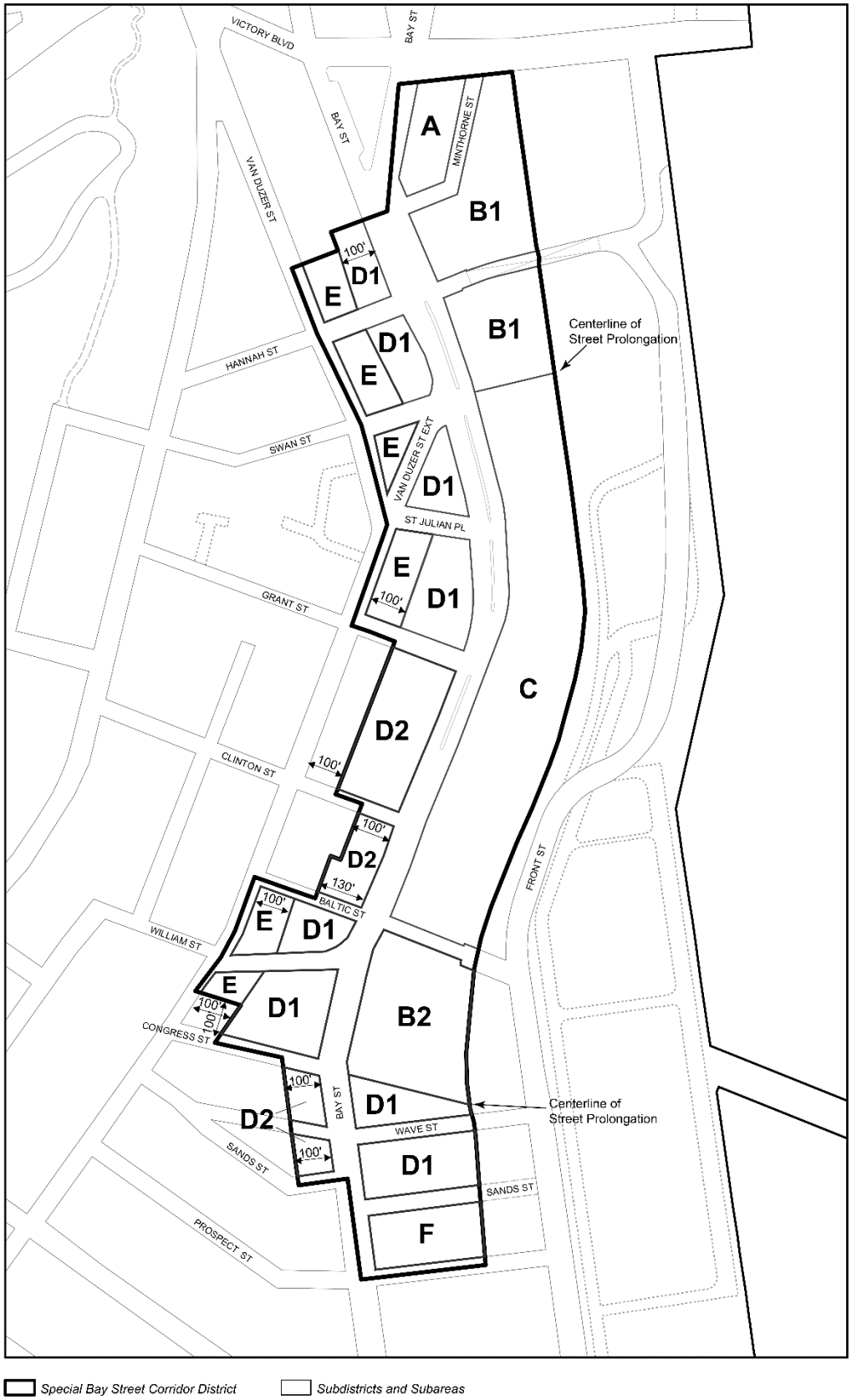
APPENDIX A
SPECIAL BAY STREET CORRIDOR DISTRICT

Map 1 – Special Bay Street Corridor District, Subdistricts and Subareas

[EXISTING MAP]

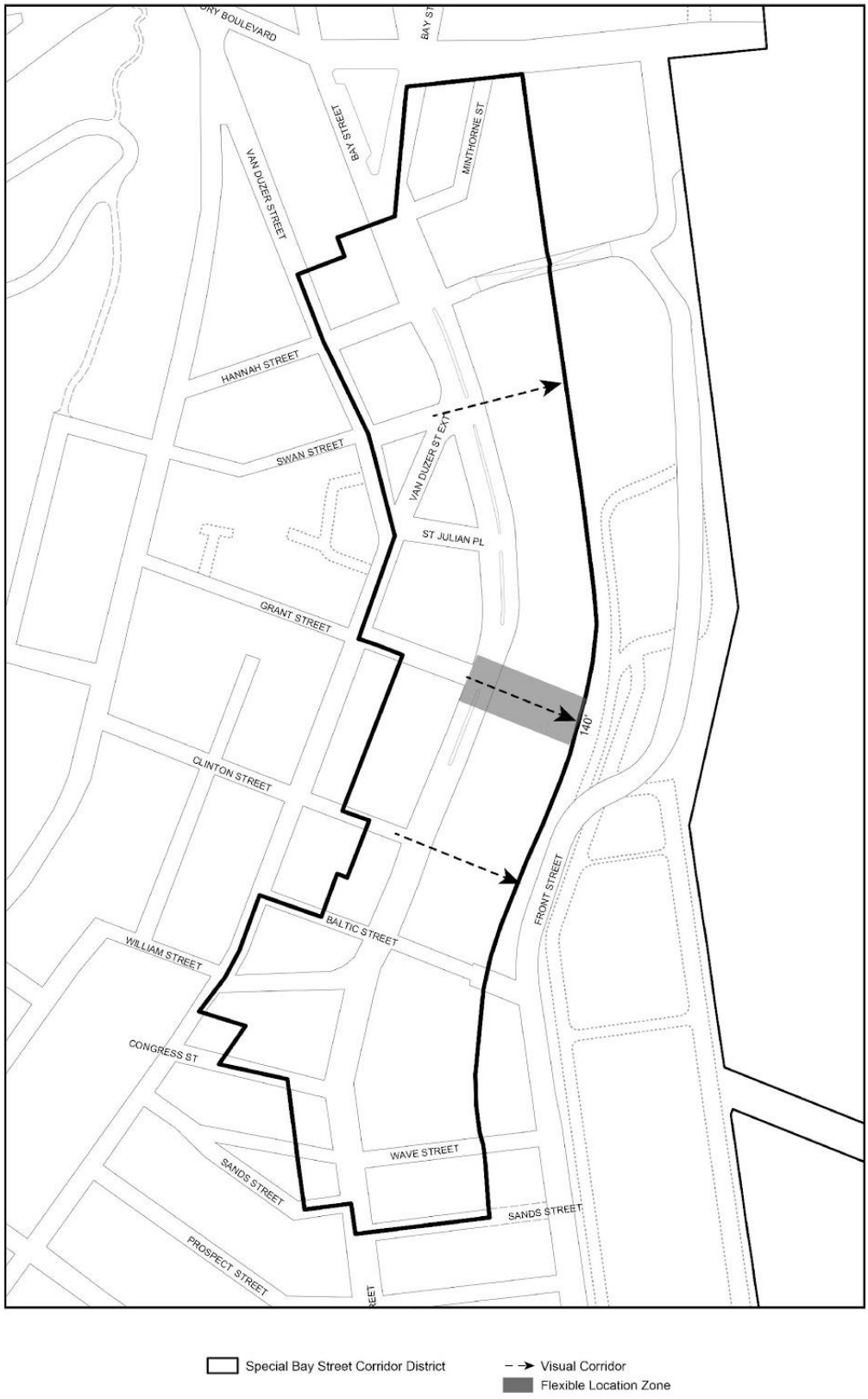


[PROPOSED MAP]

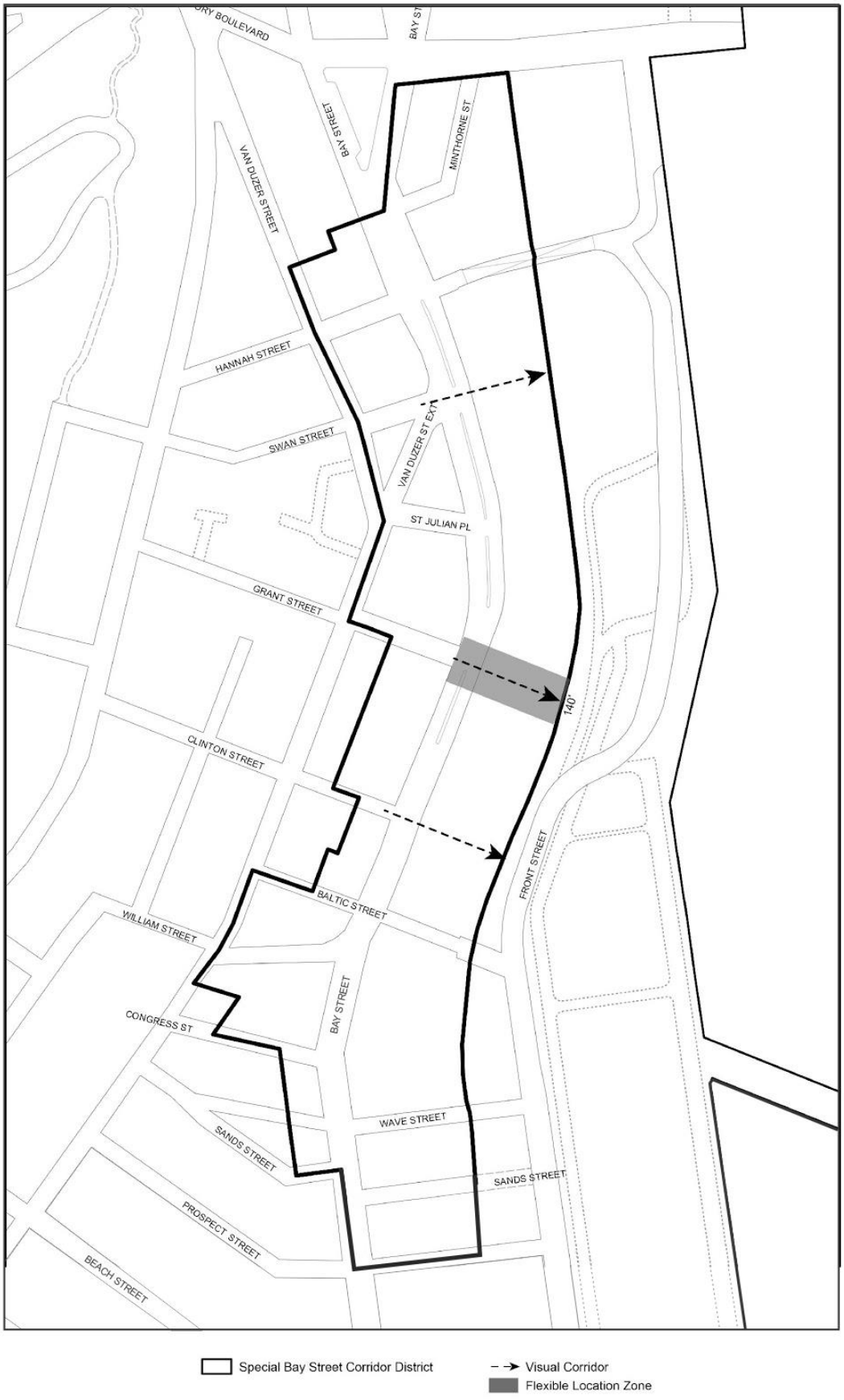


Map 2 – Location of visual corridors

[EXISTING MAP]



[PROPOSED MAP]



* * *

APPENDIX F
Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

* * *

STATEN ISLAND

* * *

Staten Island Community District 1

* * *

Map 2 – [date of adoption]

[EXISTING MAP]



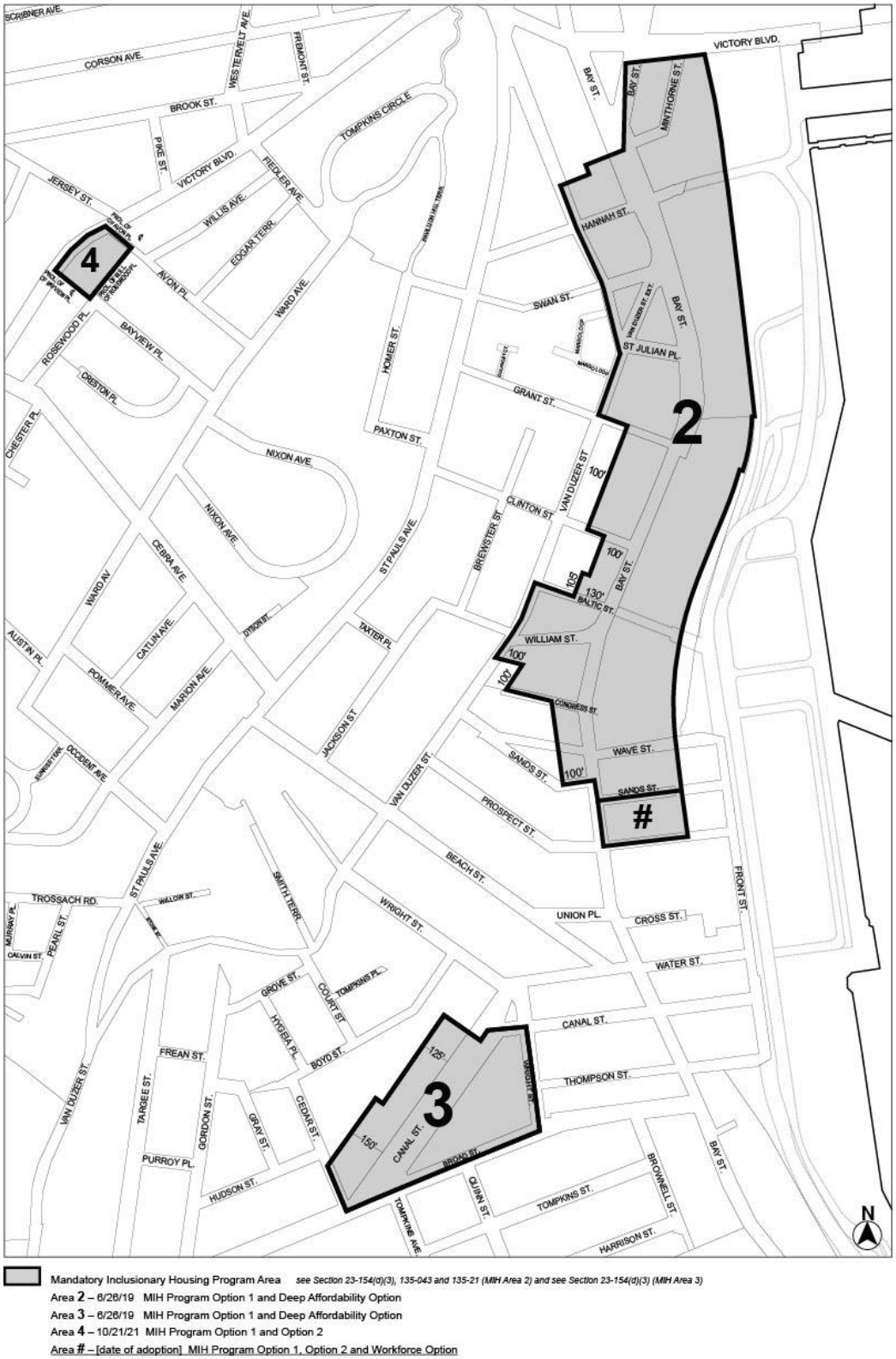
Mandatory Inclusionary Housing Program Area *see Section 23-154(d)(3), 135-043 and 135-21 (MIH Area 2) and see Section 23-154(d)(3) (MIH Area 3)*

Area **2** – 6/26/19 MIH Program Option 1 and Deep Affordability Option

Area **3** – 6/26/19 MIH Program Option 1 and Deep Affordability Option

Area **4** – 10/21/21 MIH Program Option 1 and Option 2

[PROPOSED MAP]



Portion of Community District 1, Staten Island

* * *

(On October 2, 2023, Cal. No. 2, the Commission scheduled October 18, 2023 for a public hearing. On October 18, 2023, Cal. No. 7, the hearing was closed.)

For consideration.