37-59 Hamilton Avenue

June 4th, 2025

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 XII
Special Purpose Districts

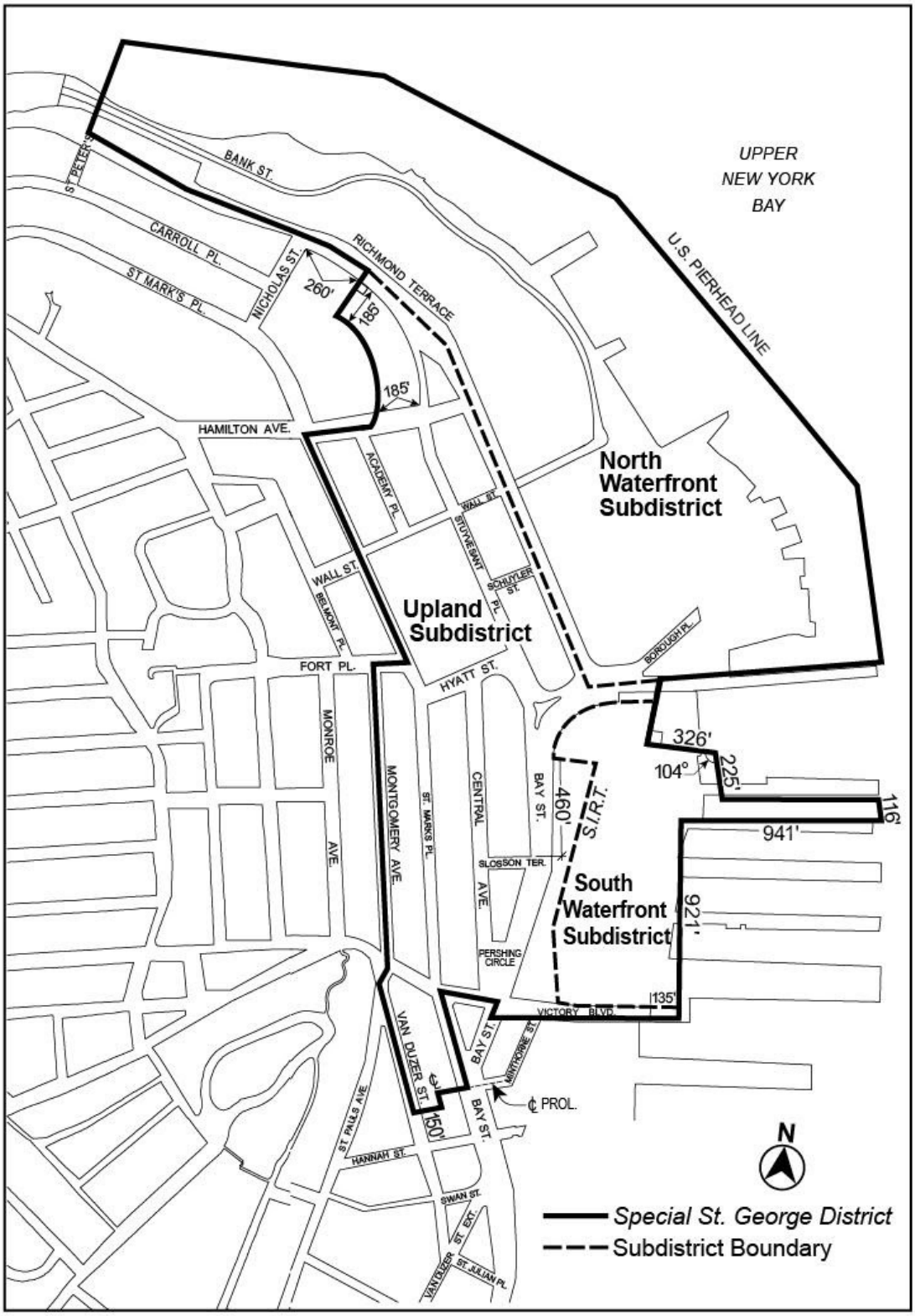
Chapter 8 – Special St. George District (SG)

Appendix – Special St. George District Plan

* * *

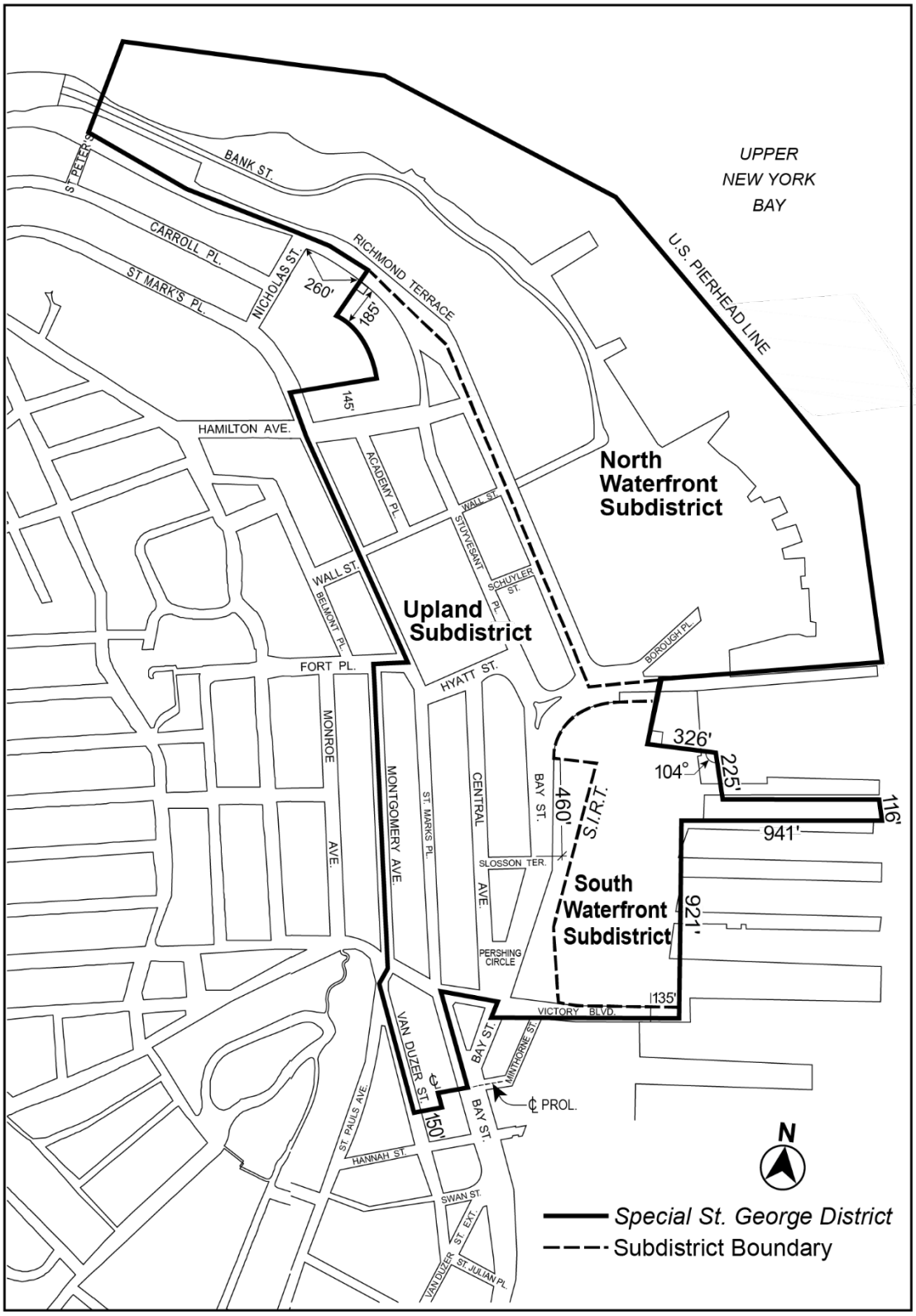
Map 1 – Special St. George District and Subdistricts [date of adoption]

[EXISTING]



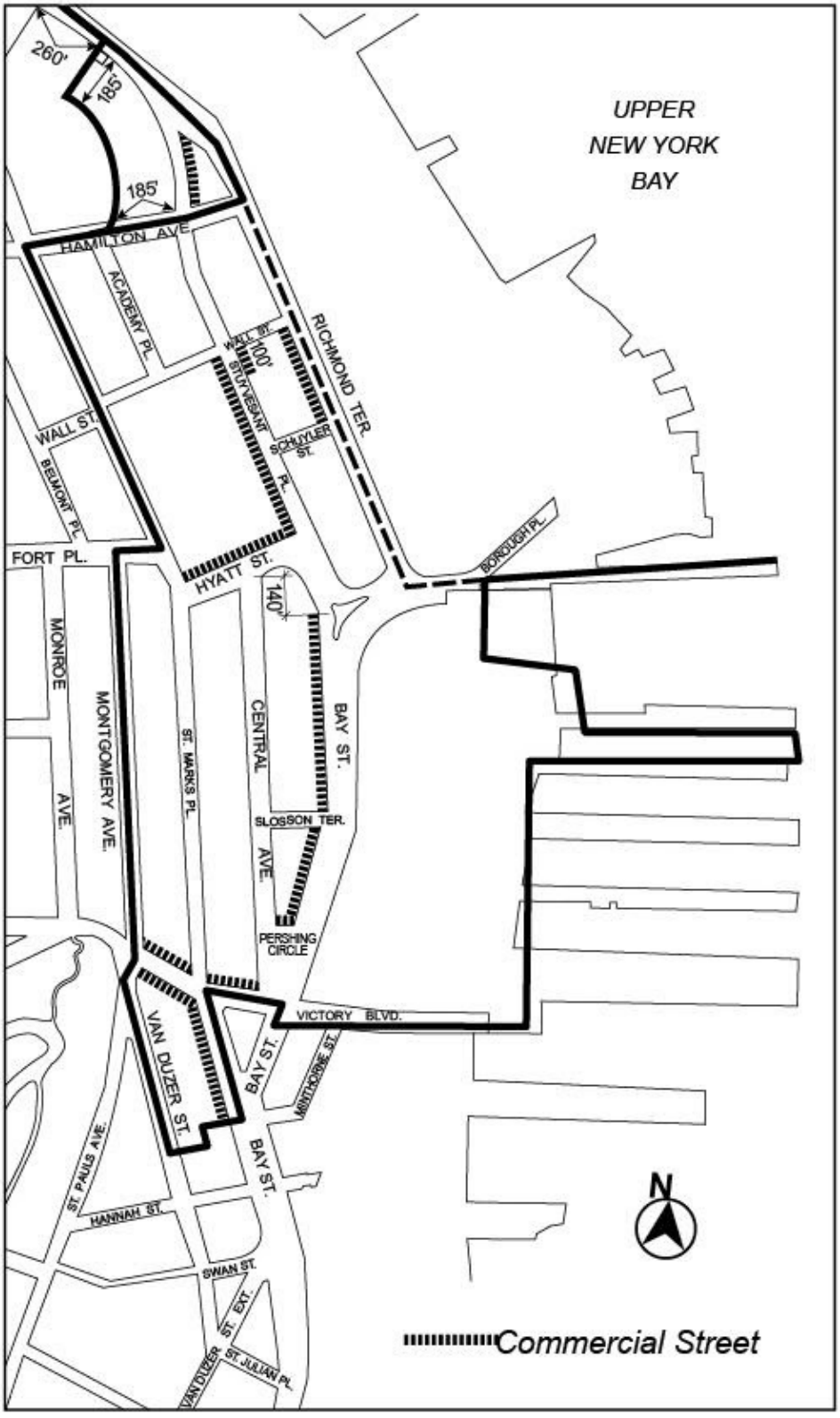
[PROPOSED]

[PROPOSED]

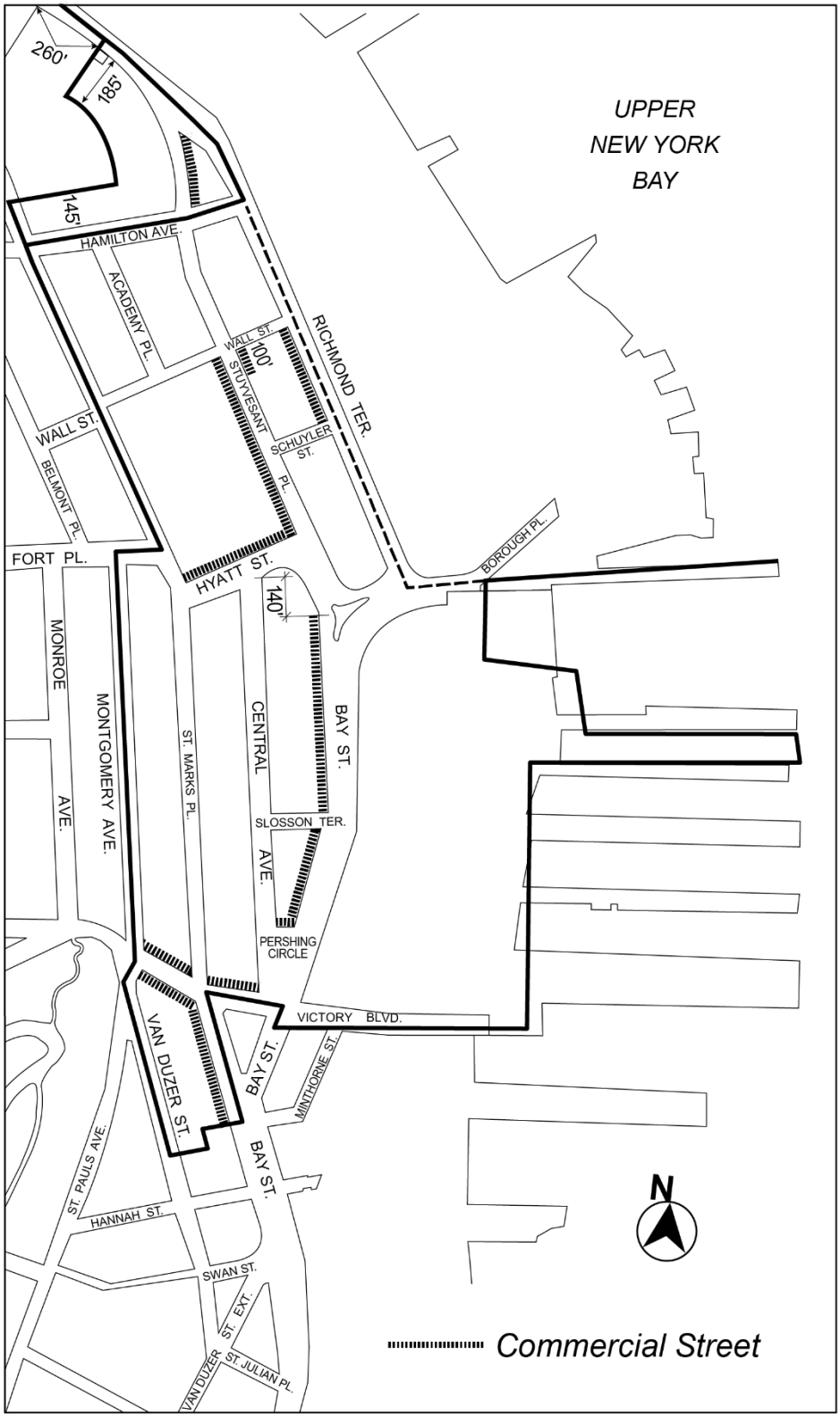

UPPER
NEW YORK
BAY
U.S. PIERHEAD LINE
BANK ST.
ST PETER'S
CARROLL PL.
ST MARK'S PL.
NICHOLAS ST.
RICHMOND TERRACE
260'
185'
145'
HAMILTON AVE.
ACADEMY PL.
WALL ST.
STUYVESANT PL.
SCHUYLER ST.
BOROUGH PL.
North
Waterfront
Subdistrict
Upland
Subdistrict
WALL ST.
BELMONT PL.
FORT PL.
HYATT ST.
MONROE
AVE.
MONTGOMERY AVE.
ST. MARKS PL.
CENTRAL
AVE.
BAY ST.
460'
S.I.R.T.
326'
104°
225'
116'
941'
SLOSSON TER.
South
Waterfront
Subdistrict
921'
PERSHING
CIRCLE
135'
VICTORY BLVD.
VAN DUZER ST.
150'
BAY ST.
MINTHORNE ST.
℄ PROL.
ST. PAULS AVE.
HANNAH ST.
BAY ST.
SWAN ST.
VAN DUZER ST. EXT.
VAN DUZER ST.
ST. JULIAN PL.
N
Special St. George District
Subdistrict Boundary

Map 2 – Commercial Streets [date of adoption]

[EXISTING]

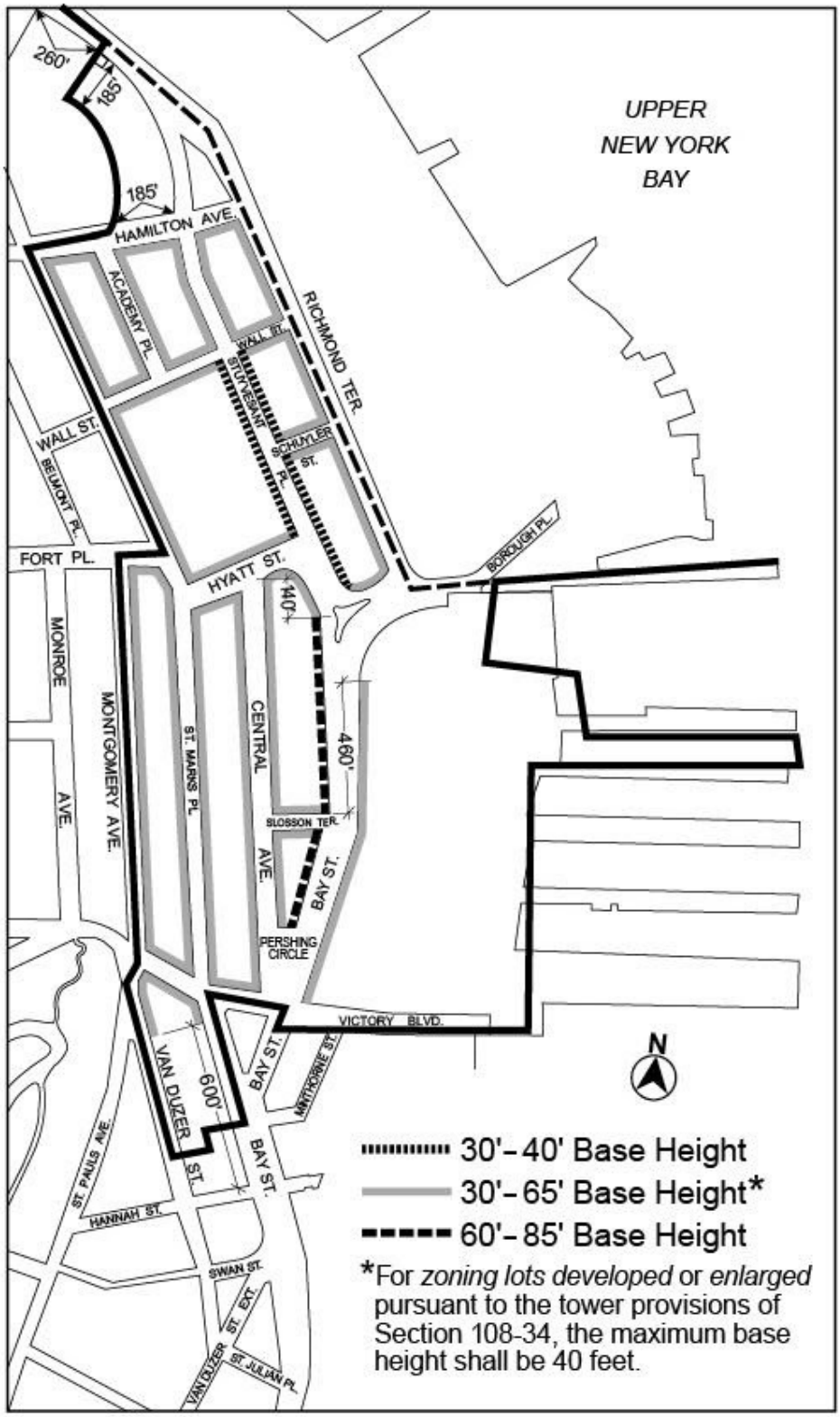


[PROPOSED]


260'
185'
145'
HAMILTON AVE.
ACADEMY PL.
WALL ST.
100'
STUYVESANT PL.
SCHUYLER ST.
RICHMOND TER.
UPPER
NEW YORK
BAY
WALL ST.
BELMONT PL.
FORT PL.
HYATT ST.
140'
BOROUGH PL.
MONROE AVE.
MONTGOMERY AVE.
ST. MARKS PL.
CENTRAL AVE.
BAY ST.
SLOSSON TER.
PERSHING CIRCLE
VICTORY BLVD.
VAN DUZER ST.
BAY ST.
MINTHORNE ST.
ST. PAULS AVE.
BAY ST.
HANNAH ST.
SWAN ST.
ST. EXT.
VAN DUZER ST. JULIAN PL.
N
Commercial Street

Map 3 – Minimum and Maximum Base Heights [date of adoption]

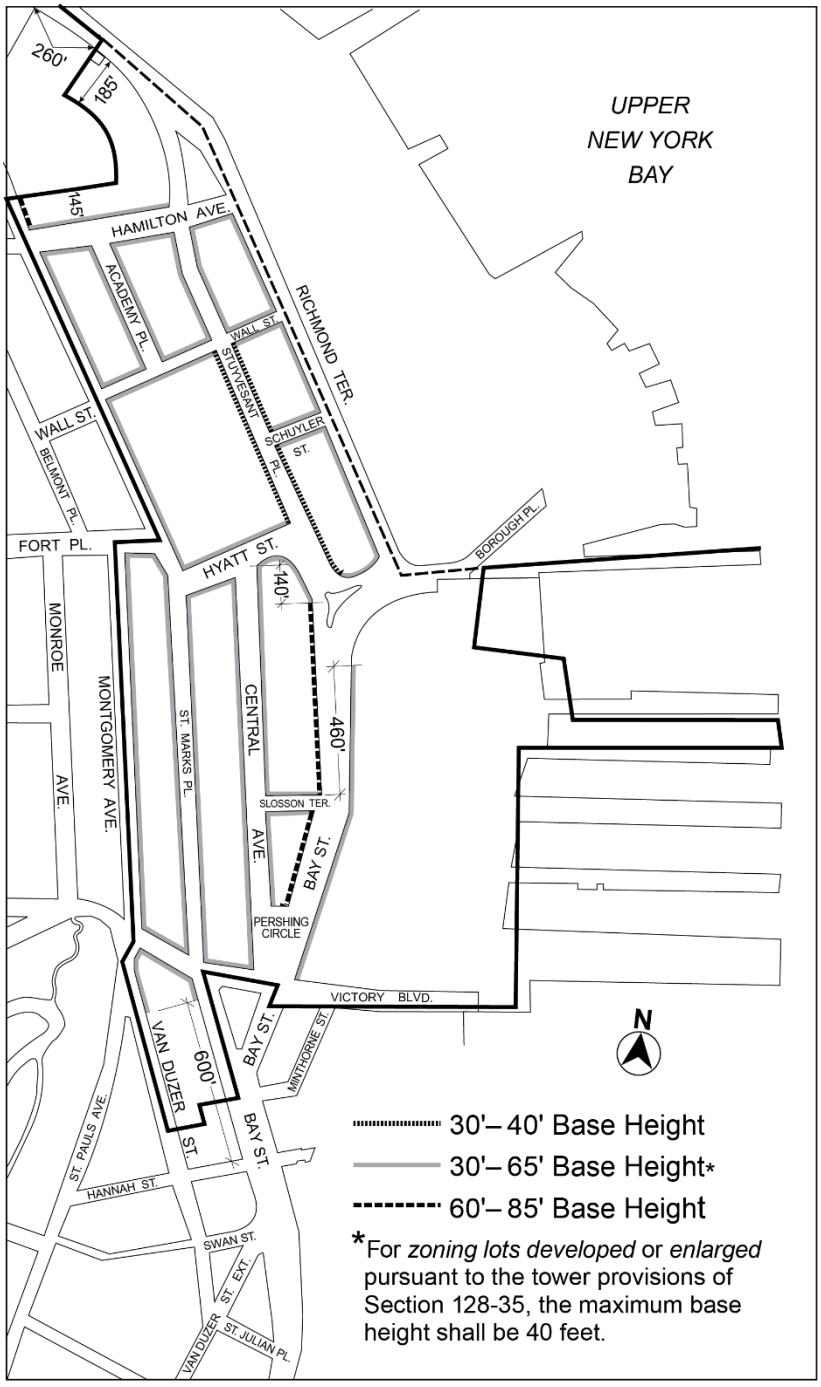
[EXISTING]



[PROPOSED]

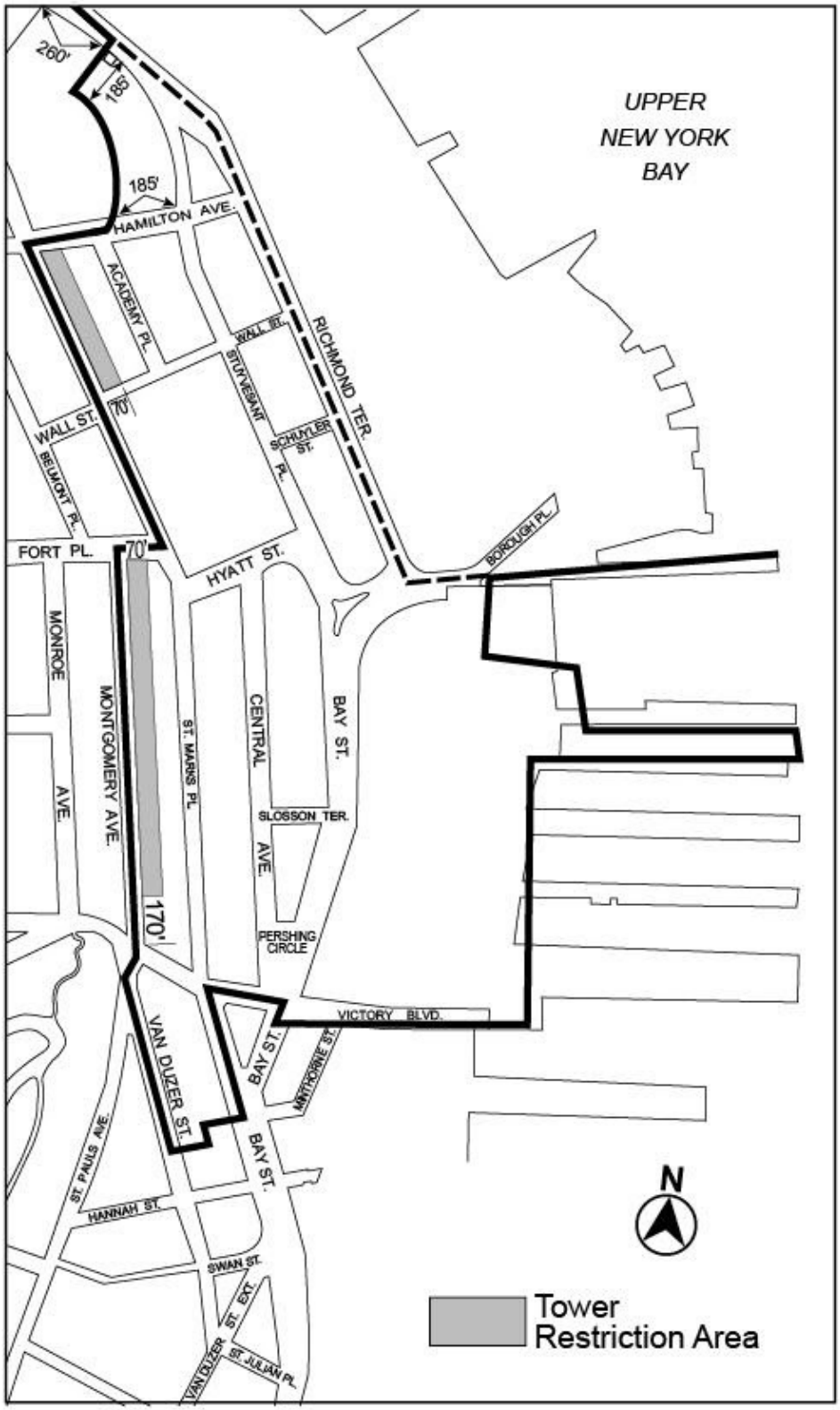
128A_3 11/10/21
Appendix A
Special St. George District Plan

Map 3. Minimum and Maximum Base Heights

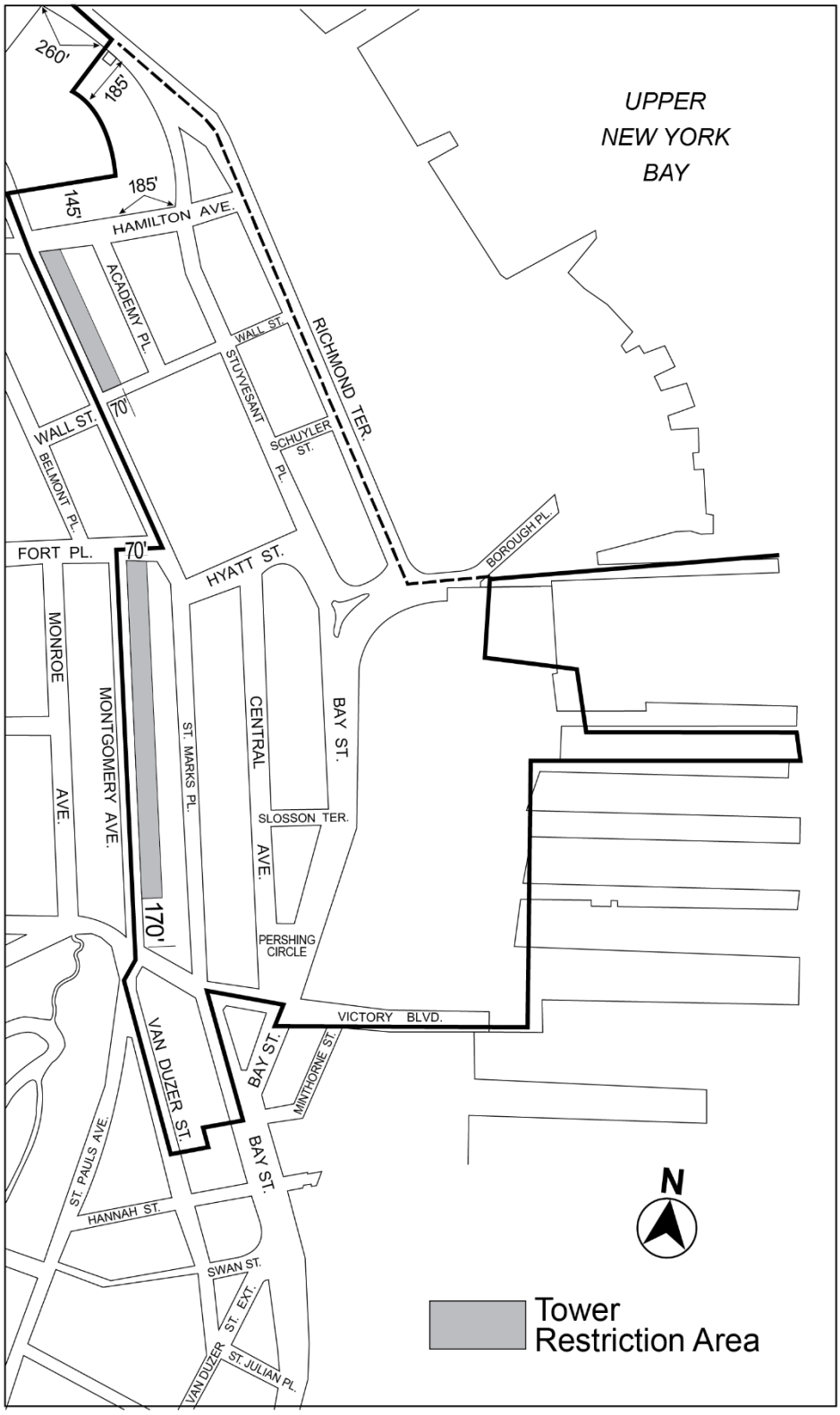


Map 4 – Tower Restriction Areas [date of adoption]

[EXISTING]

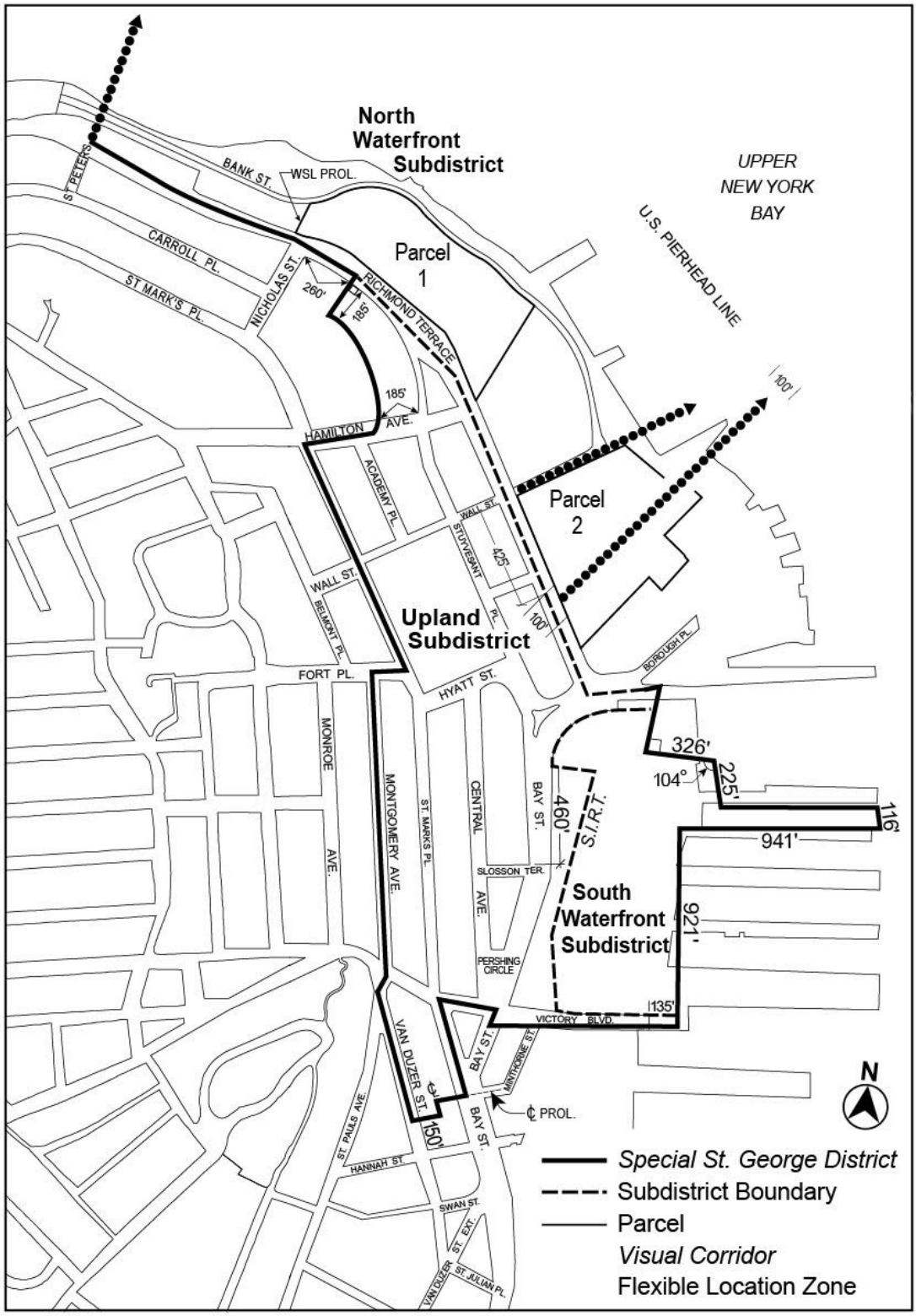


[PROPOSED]

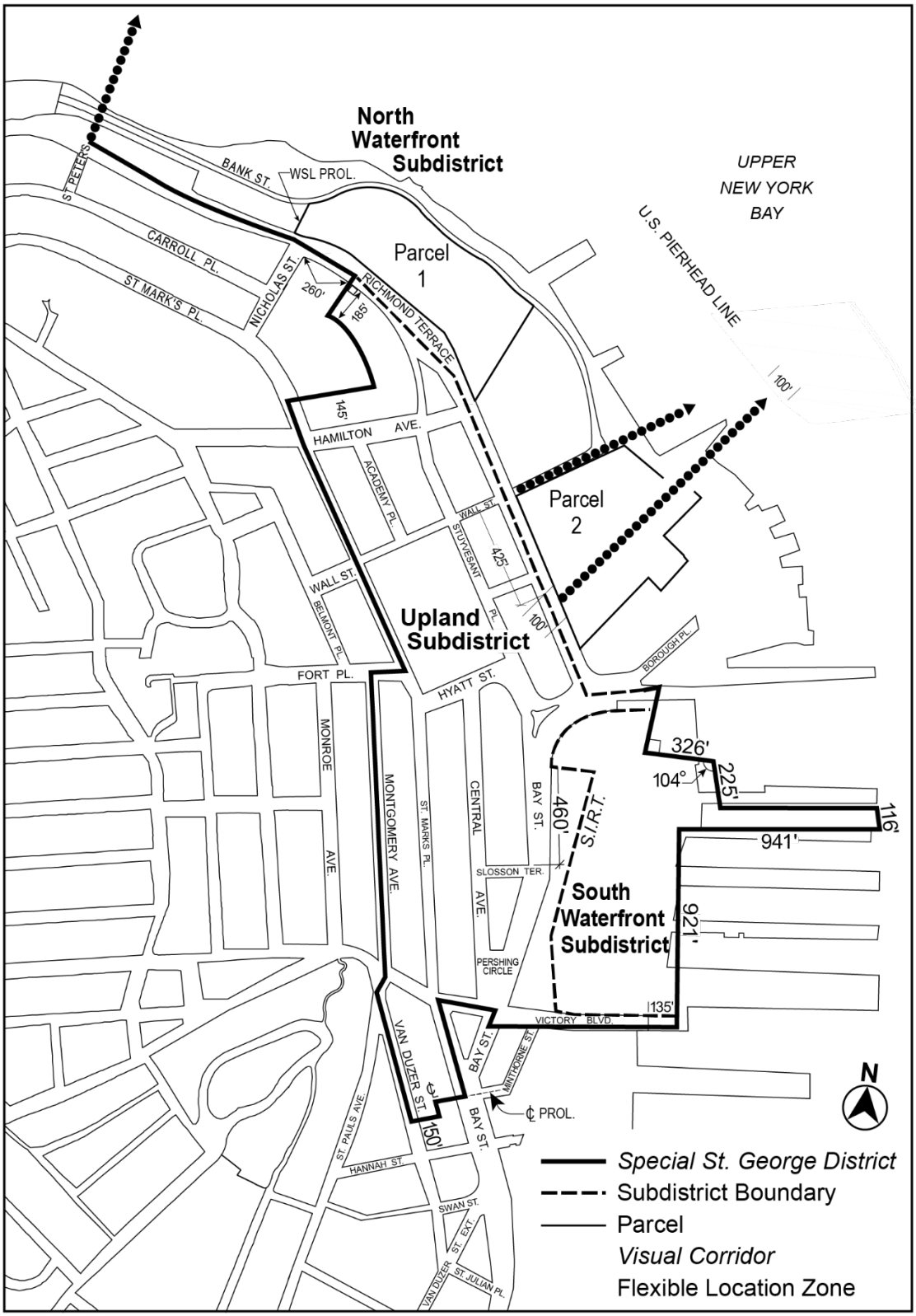

260'
185'
185'
145'
HAMILTON AVE.
ACADEMY PL.
WALL ST.
STUYVESANT PL.
SCHUYLER ST.
RICHMOND TER.
70'
WALL ST.
BELMONT PL.
FORT PL.
70'
HYATT ST.
BOROUGH PL.
UPPER
NEW YORK
BAY
MONROE
AVE.
MONTGOMERY AVE.
ST. MARKS PL.
CENTRAL
AVE.
BAY ST.
SLOSSON TER.
170'
PERSHING
CIRCLE
VICTORY BLVD.
VAN DUZER ST.
BAY ST.
MINTHORNE ST.
ST. PAULS AVE.
BAY ST.
HANNAH ST.
SWAN ST.
ST. EXT.
VAN DUZER
ST. JULIAN PL.
N
Tower
Restriction Area

Map 5 – Visual Corridors and Parcels [date of adoption]

[EXISTING]



[PROPOSED]


North Waterfront Subdistrict
Upland Subdistrict
South Waterfront Subdistrict
Parcel 1
Parcel 2
UPPER NEW YORK BAY
U.S. PIERHEAD LINE
BANK ST.
WSL PROL.
ST PETER'S
CARROLL PL.
ST MARK'S PL.
NICHOLAS ST.
260'
185'
RICHMOND TERRACE
100'
145'
HAMILTON AVE.
ACADEMY PL.
WALL ST.
STUYVESANT PL.
425'
100'
BELMONT PL.
FORT PL.
HYATT ST.
BOROUGH PL.
326'
104°
225'
116'
941'
460'
S.I.R.T.
BAY ST.
CENTRAL AVE.
SLOSSON TER.
MONROE AVE.
MONTGOMERY AVE.
ST. MARKS PL.
PERSHING CIRCLE
921'
135'
VICTORY BLVD.
VAN DUZER ST.
150'
MINTHORNE ST.
℄ PROL.
ST. PAULS AVE.
HANNAH ST.
SWAN ST.
VAN DUZER ST. EXT.
ST. JULIAN PL.
N
Special St. George District
Subdistrict Boundary
Parcel
Visual Corridor
Flexible Location Zone