



Walter C. Maffei, Architect PLLC
1767 Union Street Brooklyn, NY 11213 (718) 768-1056 walter@wcmarchitecture.com

February 18, 2019

Shore Parkway Properties LLC
1776 Shore Parkway
Brooklyn, NY 11214

Attn: Sergio Allegretti

Re: Zoning Study
1776 Shore Parkway
Brooklyn, NY 11214
Block 6491 Lot 293

Dear Mr. Allegretti,

This zoning study will attempt to provide you with the information that will allow you to understand the particular development rights that exist for the above referenced location.

The site is located in an M3-1 zoning area and is limited to specific Commercial and Manufacturing uses. M3-1; however, does not allow any residential development to be constructed within said zoning district unless an application for a zoning remapping or special permit request is made either through the NYC Department of City Planning or the Board of Standards and Appeals.

The property does not appear to have a Certificate of Occupancy since it was established prior to 1939. Please review the attached NYC Department of Buildings' records.

The property is located within a Flood Plain which is reflected in the attached map.

This waterfront property is located on the Gravesend Bay which is a direct tributary to the Atlantic. The site sits on a beach head with a jetty that extends into the bay. The potential allowable square footage is determined as follows: (lot width of 268.58 feet) x (lot depth of 999 feet) = 493,527 square feet which is located in the upland area.

The Maximum Allowable Floor Area Ratio (F.A.R.) for M3-1 is determined by the Zoning Resolution under Section ZR 43-12 which allows a multiplying factor of 2 for the lot area thus allowing for a buildable square footage of 987,054 square feet.

The uses of the site will dictate the maximum development. A summary of the allowed uses as of right in M3-1 as follows:

Use Group 3A	Limited to museums as attached to motion picture production and and must be within 500 feet of the studio.
Use Group 6A	Convenience retail and service establishments. everything from bakeries to drug stores, eating and drinking establishments to dry cleaning. the only limitation for M3-1 district is Food stores including supermarkets and grocery stores must be limited to 10,000 square feet.
Use Group 6B	Offices and professional Businesses. Veterinary medicine for small animals.
Use Group 6D	Public service establishments. Fire Houses, Court Houses, Police stations etc. Electric or gas utility substations, open of encloses limited to 10,000 square feet.
Use Group 6F	Accessory uses to those above.
Use Group 7B	Retail or service establishments e.g. funeral establishments and bicycle repair and rental.
Use Group 7C	Wholesale establishments.

Use Group 7D	Auto Service Establishments.
Use Group 7E	Accessory uses to 7B, 7C, and 7D.
Use Group 8	Amusements parks, Retail and automotive establishments.
Use Group 9B	Supports larger retail spaces for Wholesale establishments.
Use Group 10A	Supports larger retail service stores like Department stores and malls. Docks for ferries other than those for gambling.
Use Group 10B	Wholesale offices or showrooms with storage for samples.
Use Group 11	Manufacturing of smaller items, and wholesale of similar items.
Use Group 12A	Amusement arenas or auditoriums with capacity of 2,500 seats.
Use Group 12C	Automotive service establishments.
Use Group 13	Larger noisier amusement parks.
Use Group 14	Larger retail and service facilities, requiring boating and related facilities.
Use Group 16	Larger Automotive and related service facilities. Vehicle Storage. Trucking terminals limited to 20,000 square feet.
Use Group 17	Manufacturing with higher control standards, Building materials and contractors' storage yards open or enclosed with no size limitations, and other similar manufacturing uses
Use Group 18	Industrial uses. with considerable danger to fire explosion or other hazards which generally generate a great deal of traffic and freight.

Looking at the demography of the area, there currently exists, in close proximity, a strip mall with such vendors as Best Buy, Kohl's and Modell's Sporting Goods, a Mercedes car dealership, an amusement park, a storage facility, BJ's wholesale and a NYC sanitation transfer facility are in close proximity.

Feasible uses we can suggest would be a mixed use development with a high end supermarket in contrast to BJ's akin to Whole Foods or Trader Joes utilizing 10,000 square feet of ground floor space along with the balance of space for manufacturing use and leasable office space with a view of the bay. A good example of what is possible is the Sunset Park manufacturing district which has attracted a wide array of manufacturing, office space and

creatives alike. That area has surrounded the employees who work there with high end facilities in which they can all partake in a fusion of professional and social spaces to enjoy.

Furthermore, a ferry stop using the down land area of the site at the pier head will definitely serve the area well. Allowing traffic thru the site adjacent to the bottom floor retail spaces which would be an attractive way to give the office and manufacturing spaces a close transportation hub for their employees and customers alike to utilize.

Below is a possible breakdown of the allowable square footage for this proposed 10 story building.

FIRST FLOOR THROUGH 9TH FLOOR:	101,092.37 X 9 FLOORS =	909,831.33sf
10TH FLOOR:		77,222.67sf
TOTAL		987,054SF

This proposed 10 story high building constructed upland with a footprint of 168.58' x 599.67' = 101,092 square feet can provide 20'-0" high stories maxing out the allowable square footage at a height of 200'-0". The heights of the floors are at the designer's discretion. The building will sit 200'-0" back from the street making sure the sky exposure plane is not penetrated.

Providing 50' -0" side yards adequately provides the 20' -0" minimum and allows for a sidewalk to the retail and two lanes of traffic each side of the building.

The 101,092 square feet of first floor area will consist of the supermarket, various small retail shops to cater to the tenants and ferry customers, (Use group 6A) loading berths (Use group 16) and some light storage and manufacturing. (Use group 11 or 17).

Floors 2 through 5th floor could provide 404,300 square feet of manufacturing spaces for light to moderately heavy manufacturing (Use Group 11 or 17).

Floors 6 through 10 can cater to office space and accessory uses. 470,000 square feet of office space as listed in Use Group 6B

The exterior spaces provide 112,000 square feet of parking spaces which can accommodate 373 cars self-parked and even more in valet paid for parking and provide such services rentable Park & Ride, in addition to providing all the parking required for the tenants of the building. Some “green spaces” should also be provided which will attract a social environment after-hours for retail tenants to take advantage of.

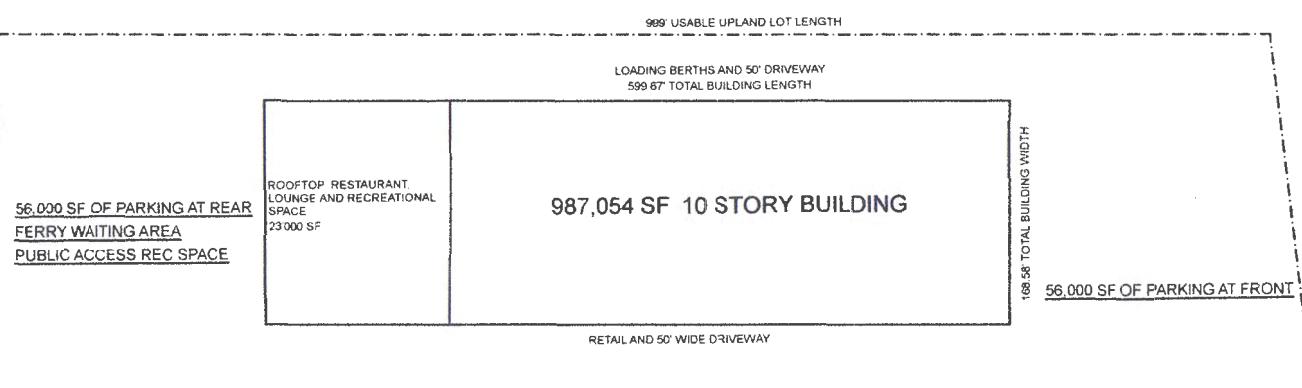
Below are diagrams to visualize these concepts:

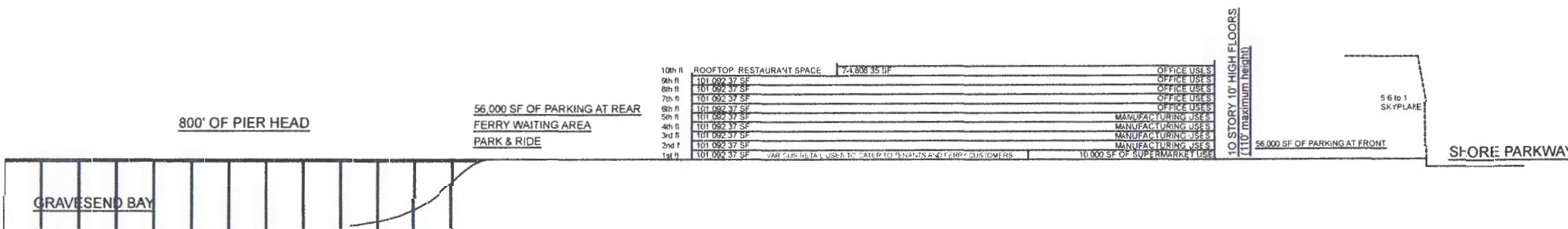
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GRAVESEND BAY

PIER HEAD

GRAVESEND BAY





It should be noted that any uses outside of Use Groups 16, 17, and 18 will trigger Waterfront Property Requirements which will place certain demands on the developer of the site.

These requirements will include the inclusion of a waterfront park open to the public along with Line of Sight Visual Corridors and limit the height of the building to 100'-0". Please review the attached Waterfront Property Zoning Requirements attached herewith.

There are other aspects to the site which may be beneficial as far as potential added value based upon the latest trends.

Lately, with the advent of website shopping more and more requests are being made for shipping depots and warehouses to accommodate the growing trend in this market which is represented by Amazon, Walmart and other online e-commerce entities.

Please review the attached supporting material concerning the particulars for the site and do not hesitate to ask any questions that you may have concerning this report.

Thank you for the opportunity to provide you with this zoning study. We hope this concept will help guide your decision in the future development of this site.

Respectfully,



Walter C. Maffei, Architect PLLC.
By: Walter C. Maffei, Architect

WCM/ss


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NYC Department of Buildings Property Profile Overview

1776 SHORE PARKWAY

 BAY 38 STREET 330 - 330
 SHORE PARKWAY 1772 - 1776

BROOKLYN 11214
BIN# 3345766

 Health Area : 8620
 Census Tract : 304
 Community Board : 311
[Buildings on Lot](#) : 4

 Tax Block : 6491
 Tax Lot : 293
 Condo : NO
 Vacant : NO

[View DCP Addresses...](#) [Browse Block](#)
[View Zoning Documents](#)
[View Challenge Results](#)
[Pre - BIS PA](#)
[View Certificates of Occupancy.](#)

Cross Street(s): BELT PARKWAY EB EN BAY PKWY, BAY 38 STREET

DOB Special Place Name:

DOB Building Remarks:

Landmark Status:

Local Law: NO

Special Status: N/A

Loft Law: NO

SRO Restricted: NO

TA Restricted: NO

UB Restricted: NO

Environmental Restrictions: N/A

Grandfathered Sign: NO

Legal Adult Use: NO

City Owned: NO

Additional BINS for Building: NONE

Special District: UNKNOWN

This property is located in an area that may be affected by the following:

Tidal Wetlands Map Check: Yes

 Freshwater Wetlands Map Check: No [Click here for more information](#)

Coastal Erosion Hazard Area Map Check: Yes

Special Flood Hazard Area Check: Yes

Department of Finance Building Classification:

F8-FACTORY/INDSTRIAL

Please Note: The Department of Finance's building classification information shows a building's tax status, which may not be the same as the legal use of the structure. To determine the legal use of a structure, research the records of the Department of Buildings.

Total	Open
-------	------

[Elevator Records](#)
[Complaints](#)

2

0

[Electrical Applications](#)
[Violations-DOB](#)

2

0

[Permits In-Process / Issued](#)
[Violations-ECB \(DOB\)](#)

0

0

[Illuminated Signs Annual Permits](#)
[Jobs/Filings](#)

11

[Plumbing Inspections](#)
[ARA / LAA Jobs](#)

0

[Open Plumbing Jobs / Work Types](#)
[Total Jobs](#)

11

[Facades](#)
[Total Actions](#)

0

[Marquee Annual Permits](#)

OR Enter Action Type:

OR Select from List: Select... ▾

 AND [Show Actions](#)
[Boiler Records](#)
[DEP Boiler Information](#)
[Crane Information](#)
[After Hours Variance Permits](#)

 If you have any questions please review these [Frequently Asked Questions](#), the [Glossary](#), or call the 311 Citizen Service Center by dialing 311 or (212) NEW YORK outside of New York City.


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NYC Department of Buildings

Job Overview

The below job records do not include filings submitted in DOB NOW; use the [DOB NOW Public Portal](#) to access DOB NOW records.

Page: 1 of 1

Premises: 1776 SHORE PARKWAY BROOKLYN

BIN: [3345766](#) Block: 6491 Lot: 293To start overview at new date, select Month: Day: Year:

FILE DATE	JOB #	DOC #	JOB TYPE	JOB STATUS	STATUS DATE	LIC #	APPLICANT	IN AUDIT	ZONING APPROVAL
07/11/2017	321619842	01	A2	X SIGNED OFF	11/06/2017	0087678 PE	BAZINI		NOT APPLICABLE
LEGALIZE (1) 275 GALLON RED DYE STORAGE TANK AS PER PLANS. LEGALIZATION IN Work on Floor(s): 001									
Work on Floor(s): ROF									
12/08/2015	340317516	01	A2	X SIGNED OFF	03/04/2016	0091829 PE	GARCIA		NOT APPLICABLE
APPLICATION FILED OBTAIN EQUIPMENT USE PERMIT FOR HVAC SYSTEM. Work on Floor(s): ROF									
08/03/2015	321180002	01	A2	X SIGNED OFF	07/06/2016	0037059 PE	ROWE		NOT APPLICABLE
MODIFY MARINE DOCK PRODUCT LINES. Work on Floor(s): OSP									
10/28/2014	321022282	01	A2	X SIGNED OFF	08/12/2015	0037059 PE	ROWE		NOT APPLICABLE
MODIFY THE EXISTING TERMINAL AND ELIMINATE EXISTING UNDERGROUND EQUIPMENT. Work on Floor(s): OSP									
04/12/2013	320740677	01	A2	R PERMIT-ENTIRE	04/12/2013	0050579 PE	RUDIKOFF		NOT APPLICABLE
FUEL STORAGE PERMIT FOR DIESEL OIL STORAGE TANK Work on Floor(s): 001									
09/25/2007	310027681	01	A2	X SIGNED OFF	07/31/2017	0082537 PE	O'Brien		NOT APPLICABLE
Filing herewith application to install NYC approved 10 MPH dry chemical fi Work on Floor(s): OSP									
09/10/2004	301603450	01	A2	X SIGNED OFF	12/19/2011	0078958 PE	COHEN		NOT APPLICABLE
REPLACE (1) LOW PRESSURE BOILER_AND OIL BURNER. REPLACE (1) OIL									

Work on Floor(s): CEL

04/10/2001	<u>301157129</u>	01	A2	X SIGNED OFF	04/18/2001	0038313 PE	CHIARO	NOT APPLICABLE
BURNERS & BOILER REPLACEMENT AND CHANGE OF OIL FROM #6 TO #4								
Work on Floor(s): CEL								
09/15/1998	<u>300791775</u>	01	A2	R PERMIT-ENTIRE	10/13/1998	0066185 PE	Peterman	NOT APPLICABLE
EPA Upgrade to existng tanks.								
Work on Floor(s): 001								

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NYC Department of Buildings
C of O PDF Listing for Property

Premises: 1776 SHORE PARKWAY BROOKLYN

BIN: [3345766](#) Block: 6491 Lot: 293

Download the [Adobe Acrobat Reader](#) if you are unable to open the PDF files

To report a problem with any of these images, please use the [CO Image Problem Form](#)

THERE ARE NO CERTIFICATES OF OCCUPANCY ON FILE FOR THIS ADDRESS

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If you have any questions please review these [Frequently Asked Questions](#), the [Glossary](#), or call the 311 Citizen Service Center by dialing 311 or (212) NEW YORK outside of New York City.

Search Results By Parcel Identifier

Current Search Criteria:

Borough: BROOKLYN / KINGS
Block: 6491
Lot: 293 **Unit:** N/A
Date Range:
Document Class: All Document Classes

[Previous](#) [10](#) [next](#)
[10](#)
[Search Options](#) [New Parcel Identifier Search](#) [Edit Current Search](#) [View Tax Map](#)
[Print Index](#)

View	Reel/Pg/File	CRFN	Lot	Partial	Doc Date	Recorded / Filed	Document Type	Pages	Party1	Party2	Party 3/ Other	More Party 1/2 Names	Corrected/ Remarks	Doc Amount
DET	IMG	2017000307613	293 PARTIAL	LOT	8/15/2017	8/17/2017 2:04:03 PM	UCC3 CONTINUATION	3	SHORE PARKWAY PROPERTIES, LLC	SIGNATURE BANK, AS AGENT				0
DET	IMG	2013000245212	293 ENTIRE	LOT	12/28/2012	6/21/2013 1:53:54 PM	NYC REAL PROPERTY TRANSFER TAX	2	VICTOR ALLEGRETTI BUSINESS ASSET TRUST	ALLEGRETTI, SERGIO		✓	3,361,092	
DET	IMG	2013000230806	293 ENTIRE	LOT	12/28/2012	6/11/2013 3:21:40 PM	NYC REAL PROPERTY TRANSFER TAX	2	ALFRED ALLEGRETTI TRUST UW FBO LINDA ALLEGRETTI	ALLEGRETTI, MICHAEL		✓	1,908,838	
DET	IMG	2013000230805	293 ENTIRE	LOT	12/28/2012	6/11/2013 3:21:37 PM	NYC REAL PROPERTY TRANSFER TAX	2	ALFRED ALLEGRETTI TRUST UW FBO LINDA ALLEGRETTI	ALLEGRETTI, LINDA			556,229	
DET	IMG	2013000230762	293 ENTIRE	LOT	12/28/2012	6/11/2013 3:11:59 PM	NYC REAL PROPERTY TRANSFER TAX	2	VICTOR ALLEGRETTI BUSINESS ASSET TRUST	ALLEGRETTI, BARTOLO		✓	3,361,092	
DET	IMG	2013000230755	293 ENTIRE	LOT	12/28/2012	6/11/2013 3:11:44 PM	NYC REAL PROPERTY TRANSFER TAX	2	ALFRED ALLEGRETTI UW FBO LINDA ALLEGRETTI	ALLEGRETTI, VINCENT		✓	1,908,838	
DET	IMG	2013000032222	293 PARTIAL	LOT	1/18/2013	1/24/2013 12:18:25 PM	UCC3 CONTINUATION	4	SHORE PARKWAY PROPERTIES, LLC	SIGNATURE BANK, AS AGENT			0	
DET	IMG	2008000414253	293 ENTIRE	LOT	10/10/2008	10/21/2008 4:17:10 PM	TERMINATION OF ASSIGN OF L&R	4	SOVEREIGN BANK	BAYSIDE FUEL OIL CORP.		✓	0	
DET	IMG	2008000414248	293 ENTIRE	LOT	9/8/2008	10/21/2008 4:17:05 PM	PARTIAL RELEASE OF MORTGAGE	6	SOVEREIGN BANK	BAYSIDE FUEL OIL CORP.			0	
DET	IMG	2008000414245	293 PARTIAL	LOT	10/10/2008	10/21/2008 4:16:52 PM	UCC3 TERMINATION	6	BAYSIDE FUEL OIL CORP.	SOVEREIGN BANK		✓	0	

[Search Options](#)
[New Parcel Identifier Search](#)
[Edit Current Search](#)
[View Tax Map](#)

1776 Shore Parkway Brooklyn, NY



Transit, Roads, Reference Features
Roads, ferries, commuter rail, neighborhood names

Roads

Major Roads

Interstate Highways

Tunnels

NYC subway routes and stations

Neighborhood/Town Labels

County Boundaries

Ferry

Commuter Rail

Parks, Playgrounds, & Open Space

Parks & Public Lands

Forested Areas (NJ)

Community Gardens

School property with garden

Playgrounds

Green Spaces Along Streets

Golf Courses

Baseball/Soccer/Football Fields

Tennis/Basketball/Handball Courts & Tracks

Cemeteries

Land Use

Block/Lot Boundaries

(Building footprints in gray)

 This map was created using the Open Accessible Space Information System (OASIS) website, licensed under a Creative Commons Attribution-Noncommercial-Share Alike 3.0 United States License. Visit www.oasisnyc.net for the latest information about data sources and notes about how the maps were developed. Contact oasisnyc@gc.cuny.edu with questions or comments.

(Not all items in the legend may be visible on the map.)

OASIS is developed and maintained by the [Center for Urban Research](#), CUNY Graduate Center.

Location Report**Political Districts (5)**

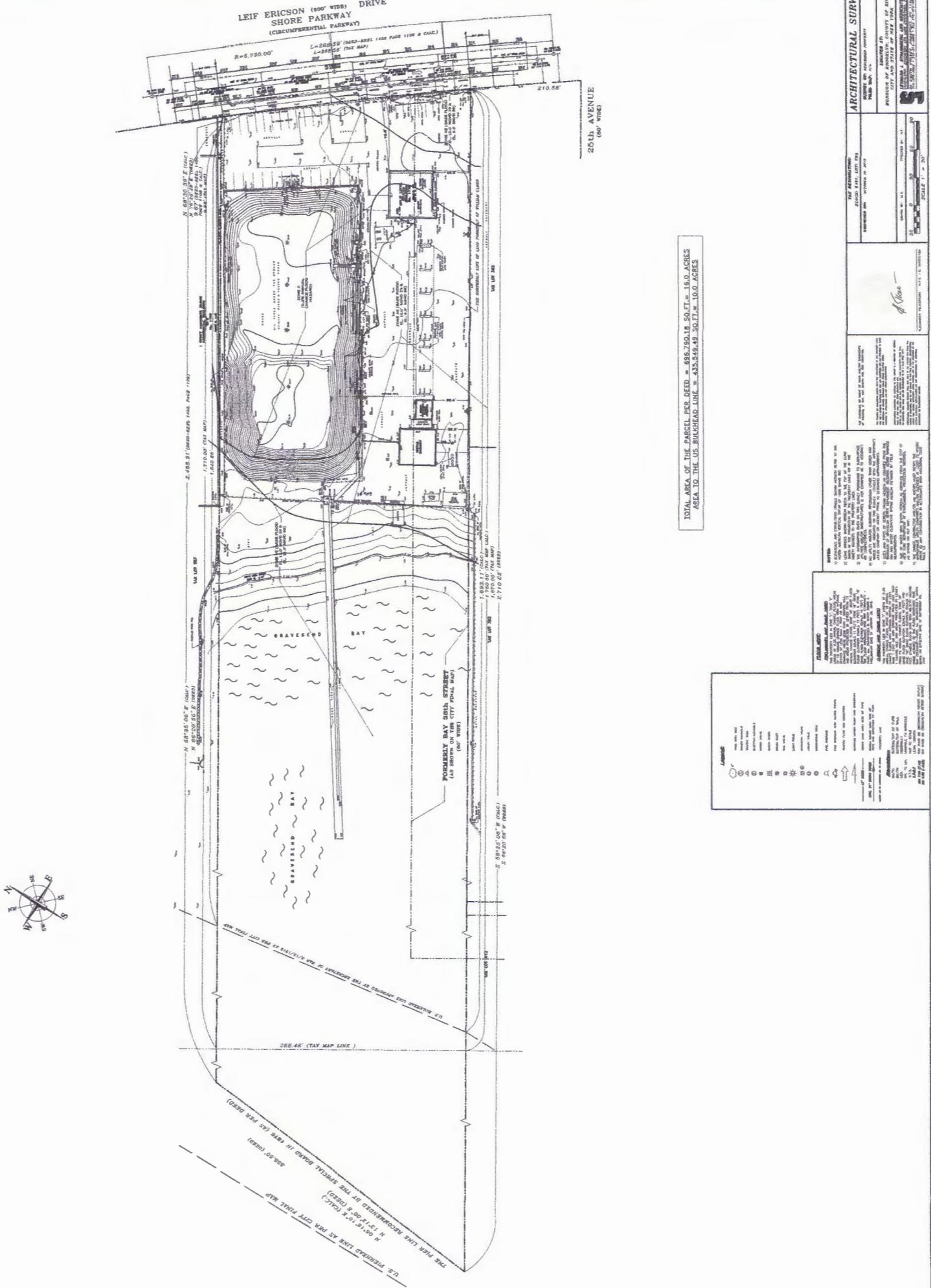
NYC Council: [District 43](#)

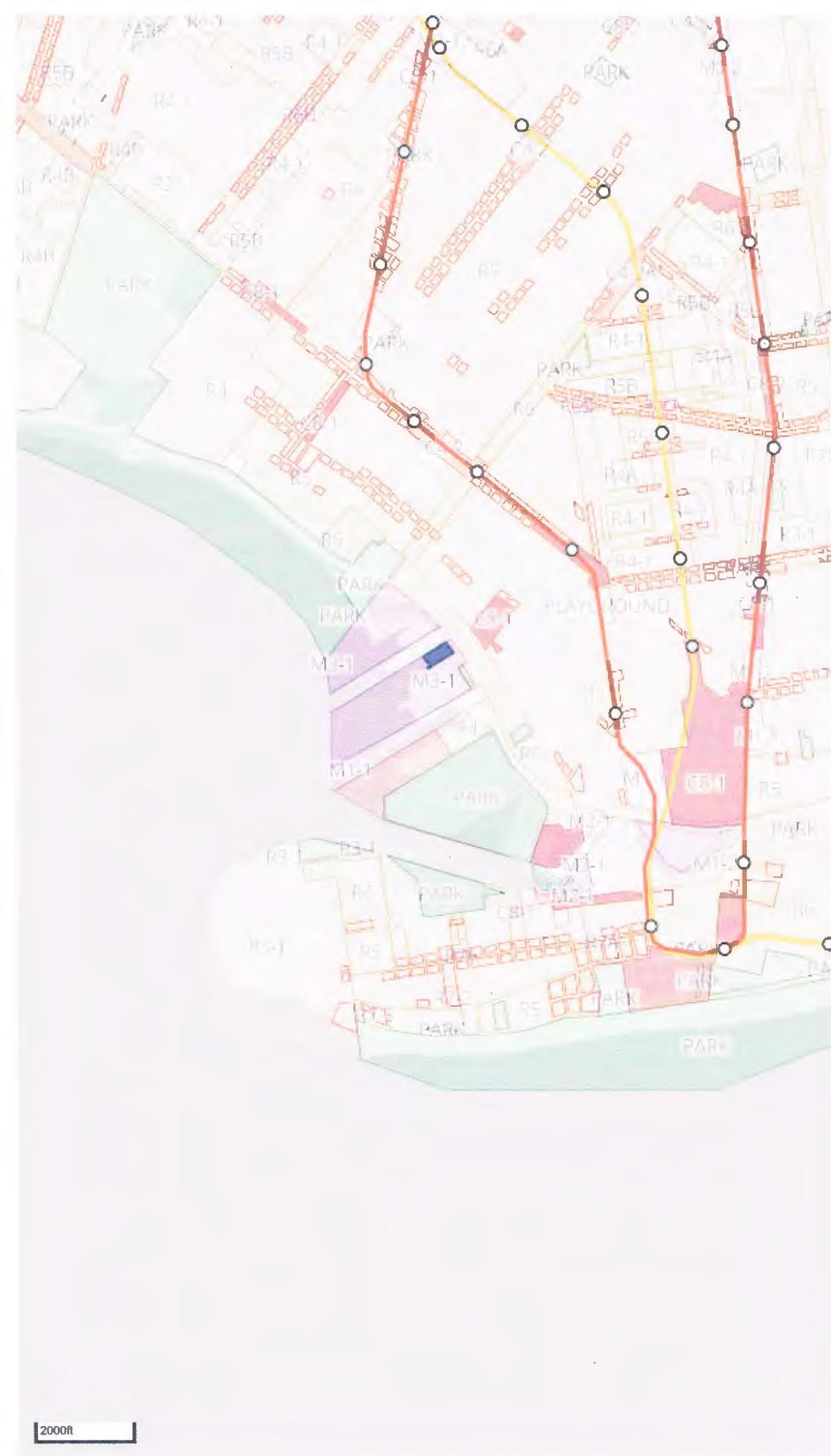
NYS Assembly: [District 046](#)

NYS Senate: [District 23](#)

US House of Representatives: [District 11](#)

US Senate: [New York](#)





Zoning and Land Use

Tax Lots

Zoning Districts

Commercial Districts ■

Manufacturing Districts ■

Residential Districts ■

Parks ■

Battery Park City ■

Commercial Overlays

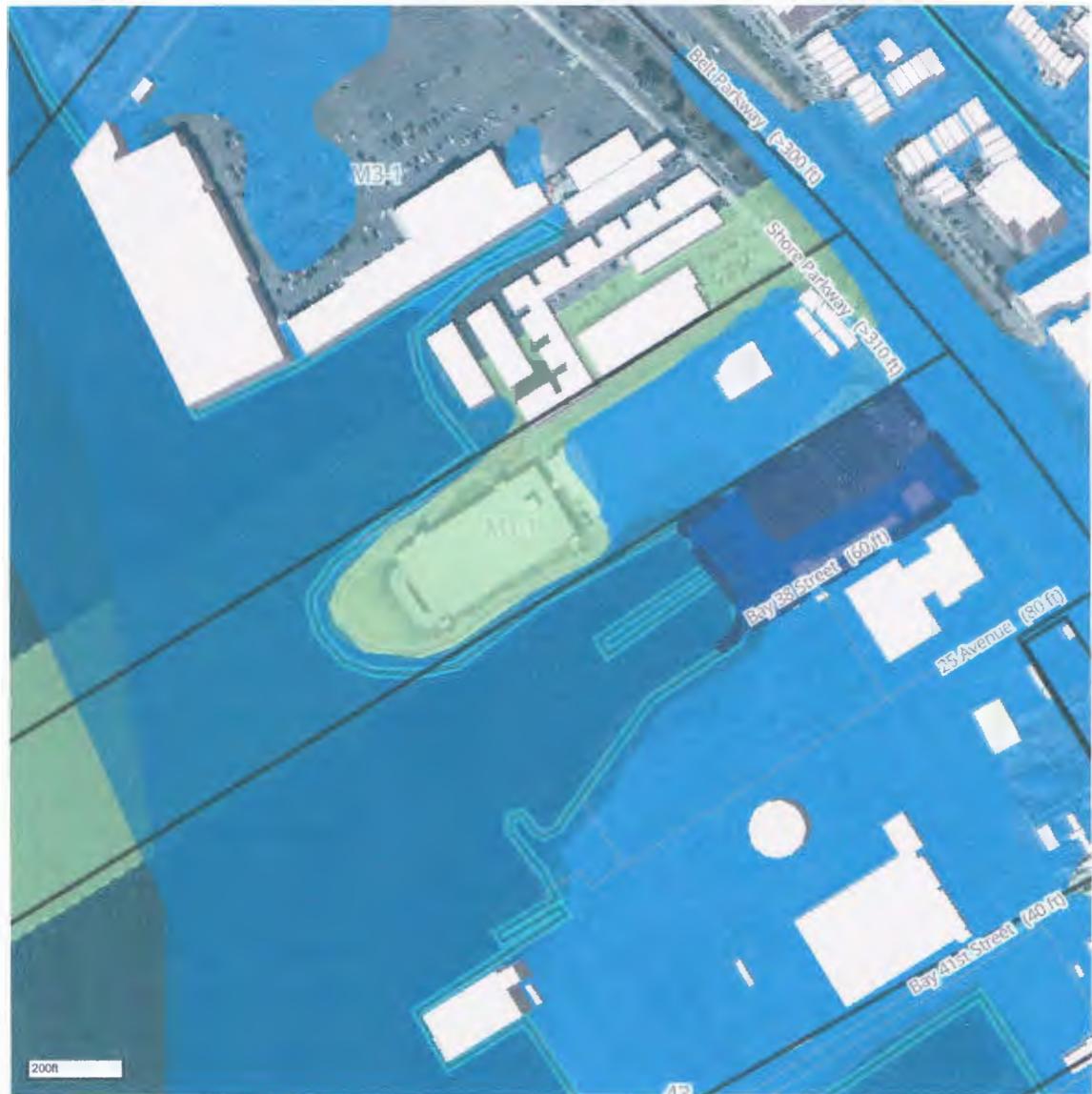
C1-1 through C1-5

C2-1 through C2-5

Basemaps

Subways

Building Footprints



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FRESH Zones

- Zoning incentives
- Zoning and discretionary tax incentives
- Discretionary tax incentives

Limited Height Districts

Lower Density Growth Management Areas

Coastal Zone Boundary

Waterfront Access Plan

Historic Districts

Landmarks

- Individual Landmarks
- Interior Landmarks
- Scenic Landmarks

Effective Flood Insurance Rate Maps 2007

- V Zone
- A Zone

Preliminary Flood Insurance Rate Maps 2015

- V Zone
- A Zone

Appendix J Designated M Districts

Administrative Boundaries

NYC Council Districts

Basemaps

Subways

Building Footprints

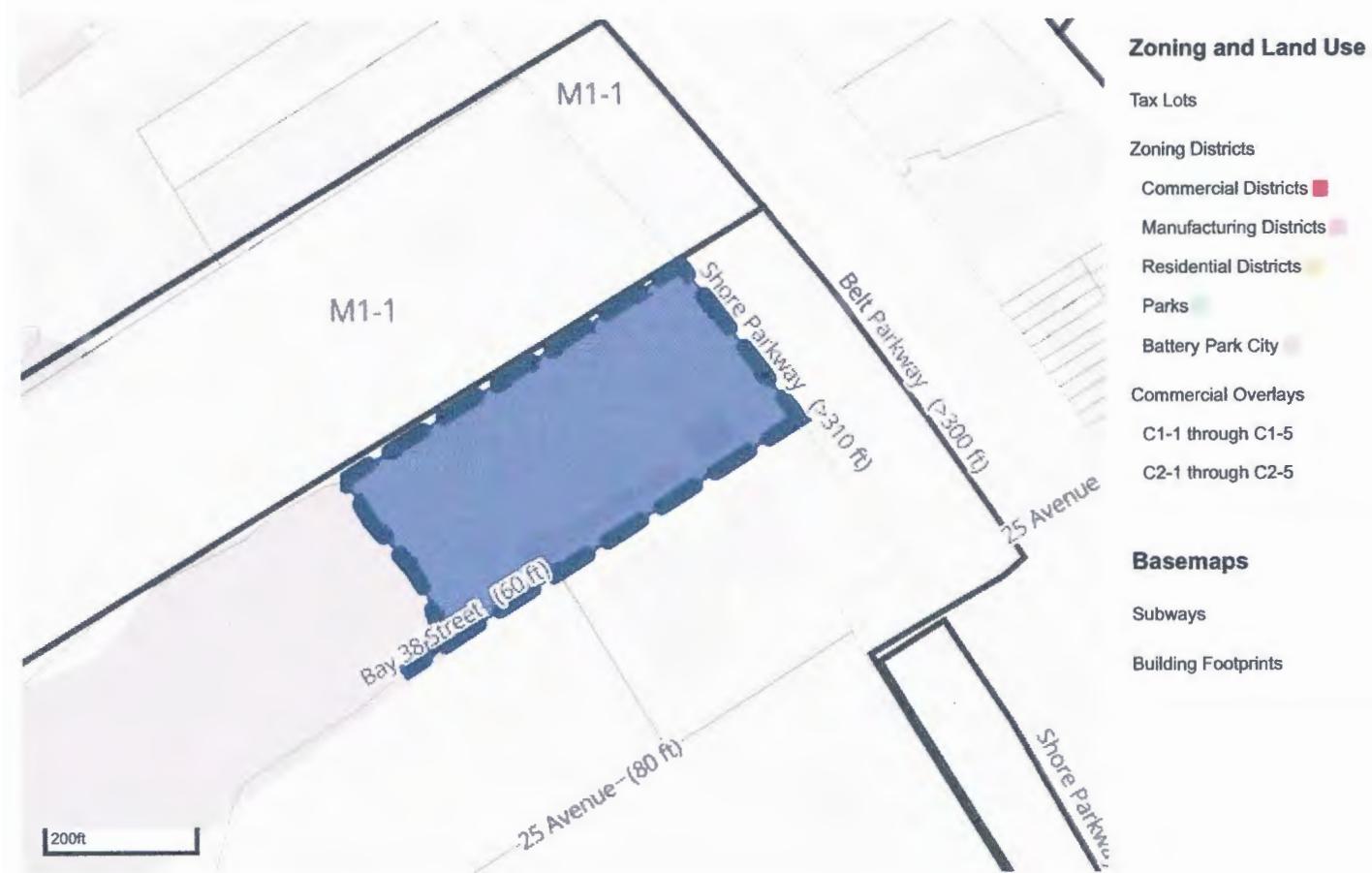
3D Buildings

Drag the compass arrow to adjust the bearing of the map. Click to reset north.

CTRL + drag the map (or CTRL + arrow keys) to adjust both pitch and bearing.

Aerial Imagery

© 2016	2014	2012
2010	2008	2006
2004	2001-2	1996
2001	2004	



1772 SHORE PARKWAY, 11214

TAX LOT | BBL 3064910293

Brooklyn (Borough 3) Block 6491 Lot 293

Zoning District: M3-1

INTERSECTING MAP LAYERS :

[Waterfront Block](#)
[Coastal Zone](#)
[Flood Zone](#) Effective Flood Insurance Rate Maps 2007
[Flood Zone](#) Preliminary Flood Insurance Rate Maps 2015

ZONING DETAILS:

[Digital Tax Map](#)
[Zoning Map \(PDF\)](#)
[Historical Zoning Maps \(PDF\)](#)

Owner	SHORE PARKWAY PROPERTY	
Land Use	Industrial & Manufacturing	
Lot Area	493,527 sq ft	
Lot Frontage	268.58 ft	
Lot Depth	999 ft	
Year Built	1931	
Building Class	Factory and Industrial Buildings - Tank Farms (F8)	
Number of Buildings	4	
Number of Floors	1	
Gross Floor Area	5,400 sq ft	
Total # of Units	1	
Building Info	BISWEB	
Property Records	View ACRIS	
Housing Info	View HPD's Building, Registration & Violation Records	
Community District	Brooklyn Community District 11	
City Council District	Council District 43	
School District	21	
Police Precinct	62	
Fire Company	L166	
Sanitation Borough	3	
Sanitation District	11	

Zoning and Land Use

Tax Lots

Zoning Districts

Commercial Districts

Manufacturing Districts

Residential Districts

Parks

Battery Park City

Commercial Overlays

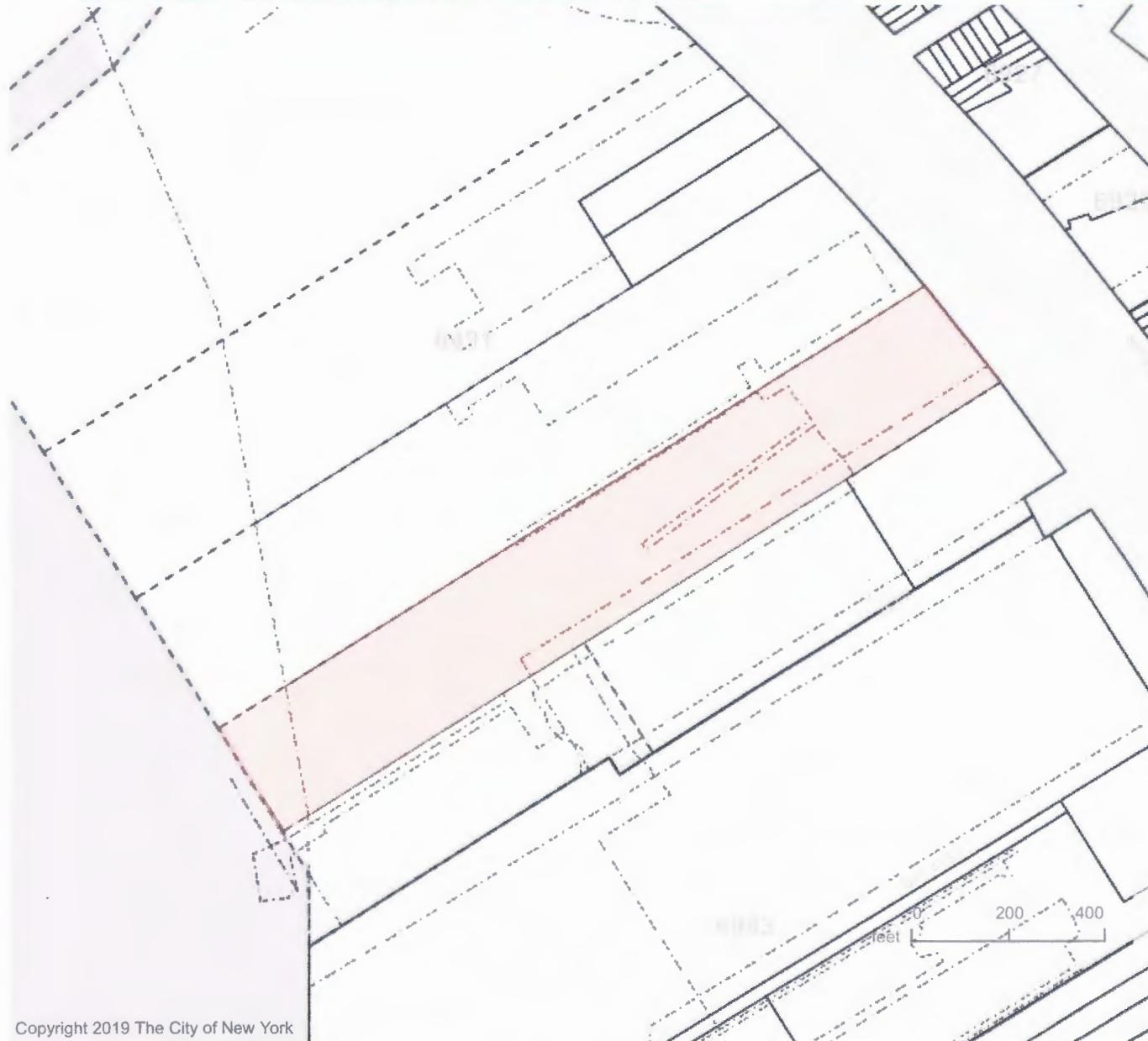
C1-1 through C1-5

C2-1 through C2-5

Basemaps

Subways

Building Footprints

1776 Shore Parkway Brooklyn, NY - Digital Tax Map - New York City Dept. of Finance (2/13/2019)

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— — Borough Boundary

C50 Condo Flag/Condo Number

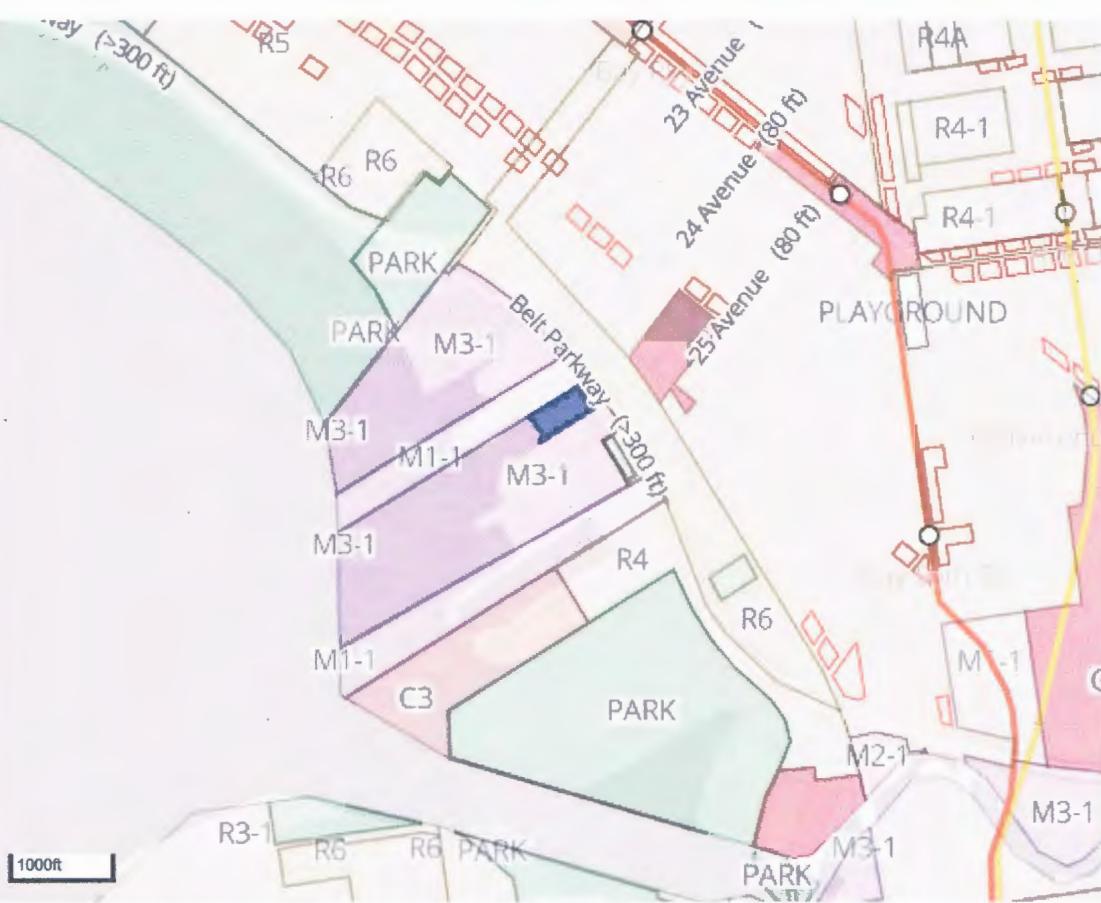
— Tax Block Boundary

A50 Air Right Flag/Lot Number

50 Tax Block Number

S50 Subterranean Right Flag/Lot Number

—	Tax Lot Boundary	R	REUC Flag
50	Tax Lot Number	----	Under Water Tax Lot Boundary
-50-	Condo FKA Tax Lot Number	-----	Other Boundary
50.5	Tax Lot Dimension		Possession Hook
+/-5.5	Approximate Tax Lot Dimension	Misc	Miscellaneous Text
1500 - 1550	Condo Units Range Label	●	Small Tax Lot Dimension
	Building Footprint		Surface Water



1772 SHORE PARKWAY, 11214

TAX LOT | BBL 3064910293

Brooklyn (Borough 3) Block 6491 Lot 293

Zoning District: M3-1

INTERSECTING MAP LAYERS :

Waterfront Block
Coastal Zone
Flood Zone Effective Flood Insurance Rate Maps 2007
Flood Zone Preliminary Flood Insurance Rate Maps 2015

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School District	21
Police Precinct	62
Fire Company	L166
Sanitation Borough	3
Sanitation District	11



Manufacturing Districts: M3

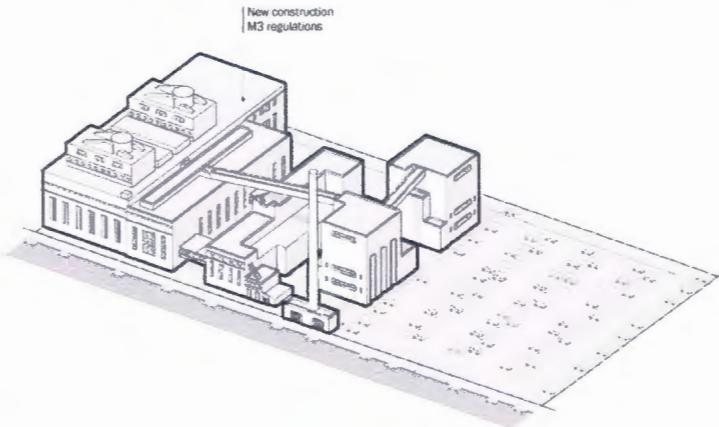


Property in an M3-1 District in College Point, Queens

M3 districts are designated for areas with heavy industries that generate noise, traffic or pollutants. Typical uses include power plants, solid waste transfer facilities and recycling plants, and fuel supply depots. Even in M3 districts, uses with potential nuisance effects are required to conform to minimum performance standards.

Like M2 districts, M3 districts are usually located near the waterfront and buffered from residential areas. Large M3 districts are mapped along the Arthur Kill in Staten Island, along the East River shore of the South Bronx, and along the Gowanus Canal in Brooklyn. Smaller M3 districts, such as portions of Astoria, are located along the waterfront in all five boroughs and accommodate public utilities.

The two M3 districts, both with a maximum floor area ratio (FAR) of 2.0 and a maximum base height before setback of 60 feet, differ only in parking requirements. M3-1 districts are subject to the same parking requirements as M1-1, M1-2, M1-3, M2-1 and M2-2 districts; M3-2 districts, found only in Manhattan, are exempt.



M3 Regulations

M3	Heavy Manufacturing District (Low Performance)	
	M3-1	M3-2
Manufacturing FMR	2.0	
Required Accessory Parking PRC-B	1 per 500 sf	None
Permitted Sign Regulations (Surface Area)		6 X street frontage

Disclaimer

The Zoning Reference provides only general zoning information and is not meant to serve as a substitute for the actual regulations which are to be found in the Zoning Resolution.

 Items accompanied by this symbol require the free Adobe Acrobat Reader.

Brief explanations of terms in blue *italics* can be viewed by clicking on the term.



Manufacturing Districts: Overview



Today's manufacturing uses and the zoning districts in which they are located encompass far more than factories engaged in the manufacture of goods. The range of industrial and manufacturing activities important to New York City's economy is enormous—from catering suppliers, lighting fabricators, and warehouse and distribution centers to film production studios, ferry and ship terminals, and essential municipal facilities like sewage treatment plants, train yards and sanitation garages. In addition to these traditional and emerging industrial uses, manufacturing districts permit many commercial uses and, with limitations, some community facility uses.

Industrial uses are permitted in the three manufacturing districts—M1, M2 and M3—according to the characteristics of their operations. Each of the three districts incorporate differing performance standards that limit the amount and type of industrial nuisances permitted. Light manufacturing uses (Use Group 17) are permitted in all manufacturing districts. In general, the more potentially noxious uses (Use Group 18) are limited to M3 districts, but may also locate in M1 and M2 districts if they comply with the higher performance standards of those districts. All industrial uses must also comply with applicable city, state and federal environmental regulations.

With some exceptions, commercial uses, including hotels and business, professional and government offices, are permitted in manufacturing districts. Certain large retail uses are permitted in M1 districts only by a City Planning Commission special permit. However, many retail and service uses, as well as hotels and motels, are prohibited in M2 and M3 districts. Community facilities are excluded entirely from M2 and M3 districts and restricted to a few uses in M1 districts. Certain community facilities, such as schools, are allowed in M1 districts only by special permit.

The 1961 Zoning Resolution separated industrial and residential areas to ensure safety and insulate residential communities from industrial traffic and other irritants, and to shield industry from nuisance-generated complaints. No new residences were permitted in manufacturing districts, although many existing residences remained as non-conforming uses because of historic land use patterns.

Today, new residential developments and conversions are permitted in selected M1 districts that have a significant number of existing residences. Paired districts, mapped in Mixed Use Districts (MX) and the Special Long Island City Mixed Use District, combine an M1 district with a residential district, allowing a fine-tuned mixture of appropriate uses. Other older industrial areas, like SoHo and NoHo in Manhattan, have changed significantly as obsolete industrial buildings within M1-5A, M1-5B, M1-5M and M1-6M districts are converted to residential use by special permit. New residences are prohibited in all M2 and M3 districts.

The floor area ratio (FAR) is the primary instrument for controlling building size in manufacturing districts. Four different floor area ratios (1.0, 2.0, 5.0 and 10.0) regulate the intensity of land use in the city's manufacturing districts. In some instances, high parking and loading berth requirements also act to control building size. Height and setback regulations are similar to those for residence and commercial districts. Yard regulations, which are generally the same for all manufacturing districts, are designed to provide open space and buffer areas—primarily at the boundaries of residence districts. As a further protection for adjacent residential areas, there are special regulations for industries located on district boundaries. These include requirements for adequate enclosure and screening of industrial activities and limitations on the location of business entrances, display windows and signs.

For detailed information, and a comparison of district requirements, open the  Manufacturing Districts Zoning Data Tables.

Manufacturing Districts: an overview of changes to manufacturing districts from January 1, 2002 to January 1, 2012 that includes maps and tables.

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Brief explanations of terms in blue italics can be viewed by clicking on the term.



Waterfront Zoning

Waterfront zoning maximizes the public's access to, and enjoyment of, the city's waterfront resources while enabling appropriate redevelopment along the shoreline.

New York City adopted special zoning regulations affecting waterfront development in 1993. Waterfront zoning (Article VI, Chapter 2, of the Zoning Resolution) addresses the form, size and location of new development, and the amount and quality of required waterfront public access areas. It applies special bulk and use regulations to developments on waterfront blocks, as well as to piers, platforms and floating structures, and mandates waterfront public access along the shoreline. Regulations also allow for the site-specific modification of public access requirements through Waterfront Access Plans (WAPs) for stretches of waterfront parcels with unique conditions and opportunities.

Waterfront zoning regulations apply to properties within waterfront blocks, which are blocks adjacent to or intersected by the shoreline.

Waterfront public access regulations were modified in 2009 to ensure the development of inviting and well-designed public open spaces and promote the greening of the waterfront.

Bulk Regulations



Building setback at water's edge. Schaefer Landing, Brooklyn

Waterfront bulk regulations apply to developments within waterfront blocks in all zoning districts. In low-density residence districts and medium and high-density contextual districts, waterfront development generally follows the same bulk rules as upland development with slight modifications that tailor the regulations to waterfront sites. For instance, to maintain an open area along the shoreline, waterfront yards substitute for rear yards.

In non-contextual medium- and high-density districts, taller buildings are permitted, but a sense of openness at the water's edge is ensured by rules controlling height, the length of buildings parallel to the shoreline and the footprint of towers. To create a varied skyline at the water's edge, additional floors are allowed if the building top is set back along all sides of the building.

To prevent excessive density and bulk generated by portions of land under water on a waterfront zoning lot, lot area seaward of the bulkhead line may not be used to generate floor area. Piers and platforms, however, may transfer floor area to the landward portion of the zoning lot.

All residential and commercial developments are required to provide a waterfront yard that is 30 to 40 feet wide, depending on the district, along the entire shoreline of the zoning lot.

Public Access Requirements

In all districts, residential, commercial and community facility developments on waterfront zoning lots (except for residential uses in low-density residence districts, heavy commercial and industrial uses in Use Groups 16, 17 and 18,

and certain city infrastructure facilities, such as airports) are required to provide and maintain public open space at the water's edge with pedestrian links to upland communities. Public access is also mandated on piers, platforms and floating structures. Water-dependent uses, such as docks for ferries and marinas, are also required to provide waterfront public access areas but are subject to a more flexible standard.

Additional rules govern the location, minimum size, proportion and design elements for waterfront public access areas.



Waterfront public access area at IKEA, Red Hook, Brooklyn

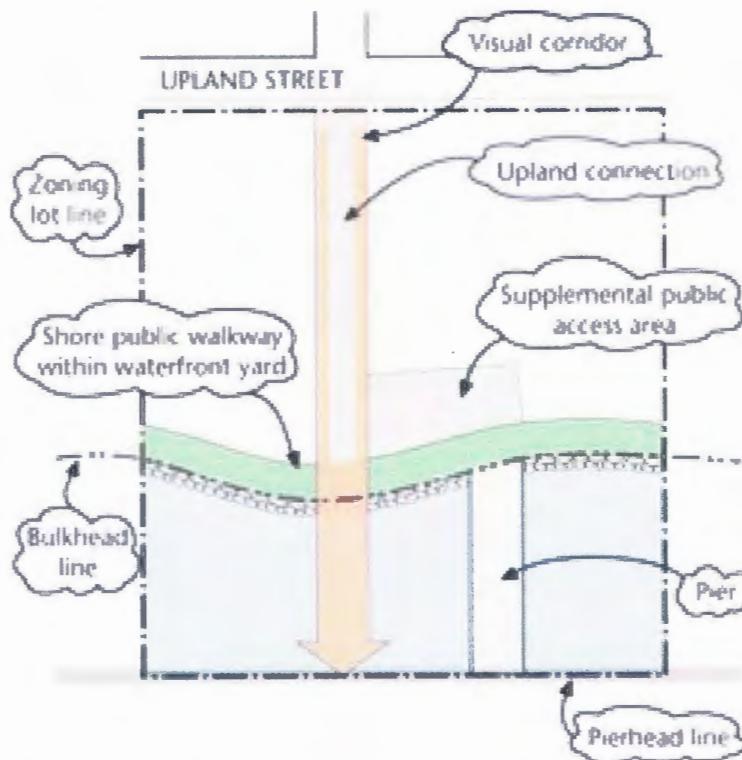


Example of meandering path in Hudson River Park, Manhattan

In districts allowing a floor area ratio (FAR) of 4.0 or less where a development would require public access, a minimum of 15 percent of the lot area must be improved and maintained for this purpose. In districts permitting an FAR greater than 4.0, the minimum lot area dedicated to public access must be 20 percent.

Waterfront public access areas have three components: shore public walkways, upland connections and supplemental public access areas. Shore public walkways, which must be located on the waterfront yard, provide the public with a place to stroll and sit along the shoreline, and upland connections give direct access to the shore public walkway at regular intervals (at least every 600 feet) from upland public streets or other public places. A supplemental public access area is required only when the combined space devoted to the shore public walkway and upland connections does not fulfill the minimum square footage requirement for public access on a zoning lot. This additional open space must complement the shore public walkway, having similar design elements that enhance the experience along the water's edge. An accessible lawn must be provided when the supplemental area is of a substantial size. In addition,

space for active recreation, such as playgrounds or dedicated bike paths, may be incorporated into the supplemental public access area.



Waterfront public access area and visual corridor requirements

The entry area to an upland connection, which is adjacent to a public place, must have inviting seating and an adequate balance of planting and paved areas. All entrances must be clearly marked with signage, stating hours of operation and other pertinent information.

To ensure that the waterfront public access area is inviting and well-used, the regulations require planting, seating, tables, shaded areas, bike racks and trash receptacles. In order to promote direct physical access to the water, where appropriate, guardrails along the shoreline are optional. The location and height of fences, gates and other protective barriers are limited to guarantee maximum visibility within the public open space.

The location of parking on the ground floor of a building adjoining a public street or public access area is controlled so that more active uses, such as shops and restaurants, will enliven public spaces at and near the water's edge. All parking lots on waterfront blocks are subject to planting and screening requirements.

Visual Corridors



Upland connection and visual corridor. Schaefer Landing, Brooklyn

Waterfront zoning also requires visual corridors, which are open areas that provide an unobstructed view from upland streets through a waterfront zoning lot to the shoreline. Intended to extend existing views to the shore from the upland communities, visual corridors are required at regular intervals corresponding to the existing street grid, or spaced between 400 and 600 feet apart. Visual corridors, which are not required to be open to the public, may contain certain obstructions such as parking and trees.

Waterfront Access Plans (WAPs)

Waterfront Access Plans (WAPs) allow for the modification of waterfront public access area requirements to address unique conditions in specific areas. The area must consist of at least a full block or four acres (174,240 sq. ft.) with 600 feet or more of shoreline. The area governed by a WAP must be entirely within the waterfront area.

A WAP adapts waterfront zoning regulations governing public access and height and setback requirements to the specific conditions and planning goals for a defined area. It can be used, for instance, to ensure seamless continuity of shore public walkways to be developed over time by multiple property owners. WAPs have been adopted for the  Harlem River waterfront within the Special Harlem River Waterfront District in the Bronx, Northern Hunters Point, Downtown Flushing and Newtown Creek waterfronts in Queens, and for the  Greenpoint-Williamsburg waterfront in Brooklyn.

Review Procedures

For most developments on waterfront blocks, the Chairperson of the City Planning Commission must certify that the proposed development complies with requirements for public access and visual corridors. Once certified, a maintenance and operation agreement with the Department of Parks and Recreation must be filed and recorded before a building permit can be issued by the Department of Buildings. The review procedure helps the city enforce maintenance obligations and the public's right of access to these areas during required hours of operation and, for planning purposes, track the progress of waterfront development throughout the city.

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