

**THE CITY OF NEW YORK**  
**INDUSTRIAL BUSINESS ZONE BOUNDARY COMMISSION**  
**STAFF RECOMMENDATIONS**

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**INDUSTRIAL BUSINESS ZONE BOUNDARY COMMISSION  
STAFF RECOMMENDATIONS**

**INTRODUCTION**

In June of 2011, Mayor Michael R. Bloomberg announced a 22-initiative effort to support industrial firms throughout New York City. Included in this effort was the commitment to create an Industrial Business Zone on Staten Island following the release of the North and the West Shore interagency studies. The 2011 report built upon the January 2005 industrial white paper, which included a comprehensive set of policy initiatives to retain and grow New York City’s industrial and manufacturing job base. The cornerstone of those initiatives was the creation of the Industrial Business Zones (IBZs). The IBZs have addressed the sector’s primary concerns of escalating land costs and real estate speculation in predominantly industrial neighborhoods.

Industrial Business Zones are geographic areas that serve as safe havens for manufacturing and industrial firms, under which the Bloomberg Administration guarantees not to support the rezoning of properties to allow residential uses. Additionally a tax credit of \$1,000 per employee, up to \$100,000, will be offered to industrial and manufacturing firms choosing to move into IBZs to help defray relocation costs and encourage industrial development in these areas throughout the City.

The genesis of the IBZs resides in the 1980s when nine In-Place Industrial Parks (IPIPs) were designated throughout the City to create communities for industrial and manufacturing activities. However, the IPIP boundaries do not capture all of the City’s largest industrial areas. The IBZ boundaries reflect areas that can best support manufacturing and industrial activities.

The IBZs are comprised entirely of manufacturing-zoned land. However, not all of the City’s manufacturing-zoned land is included within IBZs. While proposed and existing IBZs may contain legal, non-conforming uses such as housing and small parks or playgrounds, the proposed IBZ boundaries reflect significant concentrations of industrial businesses and are potential areas for further growth.

Currently there are 16 IBZs throughout the City:

**Brooklyn**

Brooklyn Navy Yard  
Flatlands and Fairfield  
Greenpoint-Williamsburg  
North Brooklyn  
Southwest Brooklyn  
East New York

**Bronx**

Bathgate  
Eastchester  
Hunts Point  
Port Morris  
Zerega

**Queens**

Jamaica  
JFK Industrial Corridor  
Long Island City  
Maspeth  
Steinway LaGuardia

## **EXISTING CONTEXT**

As of June 2013, the manufacturing and industrial sector provides approximately 460,000 jobs in New York City, comprising 13.5% of total private sector jobs<sup>1</sup>. The sector provides well-paying jobs for those with limited education levels and English language proficiency relative to the service-sector jobs for which they would qualify if industrial employment were not available. The manufacturing and industrial sector also supports many of New York City's signature industries such as media, retail, and the arts.

The creation of the 16 IBZs was a result of a task force that Mayor Bloomberg and then-Deputy Mayor of Economic Development and Rebuilding Daniel L. Doctoroff convened. The task force regularly worked with industrial firms to identify the sector's competitive advantages, needs, and challenges. Together with an independent consultant, the task force surveyed approximately 500 firms and found that New York City remains an exceptional location for industrial business activity given the strong end-market for industrial goods and services, and the large, talented labor pool.

The task force learned that the City's industrial and manufacturing businesses frequently struggles with high utility and real estate costs and the limited availability of industrial real estate for expansion. As a result of their analysis a set of policy recommendations were created to encourage the retention and growth of industrial and manufacturing businesses, one of which was the creation of highly performing industrial zones.

## **INDUSTRIAL BUSINESS ZONES AND OMBUDSMAN AREAS**

In June of 2011, the Bloomberg Administration created the Industrial Desk (Desk) at the New York Economic Development Corporation (NYCEDC) to supplant the Mayor's Office of Industrial and Manufacturing Businesses (IMB). The Desk's role is to coordinate the execution of a package of 22 policy initiatives aimed to improve the City's business environment for industrial and manufacturing firms, including the creation of IBZs throughout the City.

The IBZs address the challenges that industrial and manufacturing firms face by reinforcing the City's intention to retain the land in these areas for industrial uses. This commitment allows for more predictable real estate valuation since industrial space is less vulnerable to speculation in the residential marketplace.

<sup>1</sup>Source: NYSDOL (seasonally adjusted by NYCOMB) and BLS

## **INDUSTRIAL BUSINESS ZONE CREATION**

The existing IBZ boundaries were created in 2006. Their creation was a result of a 2005 workgroup convened by IMB. The group, consisting of the Departments of City Planning, Small Business Services, Housing Preservation and Development, Citywide Administrative Services, and the Economic Development Corporation, evaluated existing land uses and potential for development in industrial areas. Title 22, Section 626 of the New York City Administrative Code outlines the guidelines for determining where IBZs are appropriate. The workgroup's primary objective was to determine where IBZ relocation tax credits would have their greatest impact for future economic development.

### **RATIFICATION OF THE EXISTING IBZ BOUNDARIES: 2006**

Title 22 of the Administrative Code for the City of New York empowers the City of New York to create the IBZ Boundary Commission (the "Commission") which is charged with considering and ratifying the IBZs and any proposed modifications of the IBZs. The Commission is comprised of the five Borough Presidents; the Commissioners of the Departments of Buildings, Citywide Administrative Services, Finance, Housing Preservation and Development, Small Business Services; the Director of the Department of City Planning; the President of the Economic Development Corporation; and a member of the public associated with manufacturing and industrial activities by the Mayor<sup>2</sup>.

The Commission's first meeting was on November 29, 2005 to review preliminary boundaries for the 16 proposed IBZs. Notice of this meeting was published in the City Record on November 22, 2005. The Commission approved the preliminary boundaries for the proposed IBZs as draft boundaries that should be published and made available for public review.

Boundaries for the proposed IBZs were published and made available to the public in several formats, including the IMB website, and the City Record on January 23, 2006. Printed copies of the maps were also available for public inspection.

Members of the public were invited to submit written comments on the proposed boundaries or to present oral testimony at a public hearing on February 3, 2006. Notice of the public hearing was published on January 23, 2006 in the City Record.

At the public hearing on February 3, 2006, the Commission received testimony from 75 individuals representing themselves and various organizations. At the conclusion of the hearing, the record was left open until February 10, 2006 for any further written

<sup>2</sup> On November 21, 2005, Adam Friedman, Director of the Pratt Center, was appointed by the Mayor to fulfill this post

comments. During the public comment period that spanned over two months, 490 written comments were received (in addition to the 75 comments from the hearing) and over 9,000 visits were registered to the IMB website.

IMB staff compiled all written and oral comments received during the public comment period, and made the written record publicly available, along with the transcript from the public hearing. The Commission Staff worked closely with a group of relevant City agencies and other stakeholders to evaluate those comments that were relevant to the IBZ policy guidelines that were received during the public comment period and to ultimately create the recommendations that were presented to the Commission in April 2006. The Commission was reconvened and voted in final boundaries on April 6, 2006.

### **PROPOSED CHANGES AND ADDITIONS TO EXISTING IBZS: 2012/2013**

In May of 2012, the Industrial Desk in partnership with relevant city agencies prepared a proposed list of modifications to the existing IBZs and proposed the creation of an IBZ on Staten Island. As part of this effort, group examined all the existing IBZs and the recommendations of the North and West Shore interagency studies, considering:

- Concentrations of industrial activity including the number of business and jobs;
- The potential for future development of industrial and manufacturing activities;
- The geographical confluence of other economic development tools;
- The presence of any legal but non-conforming uses such as residences and commercial enterprises; and
- General business conditions in each area.

Title 22 of the Administrative Code for the City of New York empowers the City of New York to create the IBZ Boundary Commission (the “Commission”) which is charged with considering and ratifying the IBZs and any proposed modifications of the IBZs. The Commission is comprised of the five Borough Presidents; the Commissioners of the Departments of Buildings, Citywide Administrative Services, Finance, Housing Preservation and Development, Small Business Services; the Director of the Department of City Planning; the President of the Economic Development Corporation; and a member of the public associated with manufacturing and industrial activities by the Mayor.

The Commission’s first meeting to consider modifications to the existing IBZs was on June 28, 2012 at 110 William Street to review preliminary proposed boundary changes for the 16 IBZs and a proposed North and West Shore IBZ for Staten Island. The Commission authorized Miquela Craytor, Director of the Industrial Desk, and Asima Jansveld, Vice President of the Development Department at EDC, to serve as staff of

the Commission, and approved the preliminary boundaries for the modified 16 IBZs and the proposed draft boundaries for Staten Island as draft boundaries that should be published and made available for public review.

Boundaries for the proposed and modified IBZs were published and made available to the public in several formats, including the NYCEDC website, and the City Record on July 12, 2012. Printed copies of the maps were also available for public inspection.

Members of the public were invited to submit written comments on the proposed boundaries or to present oral testimony at a public hearing on July 20, 2012 at 110 William Street, New York, New York. Notice of the public hearing was published on July 12, 2012 in the City Record.

At the public hearing on July 20, 2012, the Commission received testimony from 19 individuals representing themselves and various organizations. At the conclusion of the hearing, the record was left open until July 27, 2012 for any further written comments. During the public comment period that spanned approximately 1 month, 15 written comments were received (in addition to the 19 comments from the hearing) and over 100 comments were registered through the NYCEDC website.

Commission Staff compiled all written and oral comments (134 in total) received during the public comment period, and made the written record publicly available, along with the transcript from the public hearing, beginning on September 6, 2013.

## **STAFF PROPOSALS**

The following section of this staff report categorizes the specific proposals made by the public. The Commission Staff worked closely with a group of relevant City agencies and other stakeholders to evaluate those comments that were relevant to the IBZ policy guidelines that were received during the public comment period and to ultimately create the recommendations that were presented to the Commission beginning in April 2013. Upon consultation and feedback from the relevant stakeholders, the recommendations from Commission Staff are contained below. Maps corresponding to these proposals can be found in the Exhibit D.

For the following proposed modified IBZs, no comments with specific changes were made. Maps corresponding to these IBZs can be found in Exhibit D.

- East New York: Maps 2A, 2B
- Eastchester: Maps 8A, 8B
- Hunts Point: Maps 9A, 9B
- Jamaica: Maps 12A, 12B

- JFK: Maps 13A, 13B
- Long Island City: Maps 14A, 14B
- Steinway LaGuardia: Maps 17A, 17B
- Staten Island, Rossville Area: Maps 20A, 20B
- Staten Island, West Shore Area: Maps 21A, 21B

For the following proposed modified IBZs, comments with specific changes were made:

<b>IBZ</b>	<b>Brooklyn Navy Yard</b>
Proposed Changes	<ol style="list-style-type: none"> <li>1. <b>Add area south of Flushing Avenue and north of Park Ave/Brooklyn-Queens Expressway, between Taaffe Place and Vanderbilt Avenue and between Clermont Avenue and North Oxford Street.</b> These areas include large commercial buildings and M1-2 zoned areas adjacent to existing IBZ.</li> <li>2. <b>Expand the IBZ boundary to include existing Coned facility and adjacent industrial uses on John Street</b></li> <li>3. <b>Expand the IBZ boundary to include the Watchtower Buildings in DUMBO</b></li> </ol>
Submitted By	Brooklyn Borough President Myrtle Avenue Revitalization Project LDC DUMBO-based technology companies DUMBO Business Improvement District
Staff Recommendation	<ol style="list-style-type: none"> <li>1. Along Flushing Avenue, staff recommends a MODIFICATION to include the block bounded by Flushing Avenue, Steuben Street, Park Avenue, and Grand Avenue.</li> <li>2. Staff also recommends a MODIFICATION to include the IBZ-facing half blocks bounded by Flushing Avenue, Carlton Avenue, and North Oxford Street.</li> <li>3. Staff recommends NO CHANGE to the boundary around John Street or the Watchtower Buildings in DUMBO.</li> </ol>
Accompanying Maps	Maps 1A, 1B, 1C, 1D

<b>IBZ</b>	<b>Flatlands/Fairfield</b>
Proposed Changes	<ol style="list-style-type: none"> <li>1. <b>Add NYC Transit car storage area, which was proposed to be removed because of C8-1 Zoning.</b></li> </ol>

	<p>Retain area approximately bounded by Farragut Road, East 102<sup>nd</sup> Street, Glenwood Road, East 98<sup>th</sup> St.</p> <p>2. <b>Remove child care center proposed to be included in the IBZ boundary due to zoning district boundaries.</b> Remove area approximately bounded by Farragut Road, East 104<sup>th</sup> Street, the Canarsie Line Railroad Right of Way, and East 105<sup>th</sup> Street.</p>
Submitted By	Brooklyn Borough President
Staff Recommendation	1. Staff recommends NO CHANGE to the proposed boundaries along Farragut Road. The proposed boundaries follow the zoning boundary line.
Accompanying Maps	Maps 3A, 3B, 3C

<b>IBZ</b>	<b>Greenpoint/Williamsburg</b>
Proposed Changes	<p>1. <b>Remove the properties on the southwest intersection of Dobbin Street at Meserole Avenue,</b> as these have always been residential uses.</p> <p>2. <b>Include parcels along the deep-water channel in the East River from Williamsburg to Newtown Creek,</b> in order to support future maritime terminals in this area.</p>
Submitted By	Richard Mazur Brooklyn BP Tug & Barge Committee, Port of NY/NJ
Staff Recommendation	<p>1. Staff recommends a MODIFICATION to exclude the existing residential land uses along Meserole Avenue.</p> <p>2. Staff recommends NO CHANGE to parcels along the East River from Williamsburg to Newtown Creek, as this area is not properly zoned for industrial uses.</p>
Accompanying Maps	Maps 4A, 4B, 4C

<b>IBZ</b>	<b>North Brooklyn, North Area</b>
Proposed Changes	<p>1. <b>Add properties along the south side of Nassau Avenue between Apollo Street and Van Dam,</b> as they have been industrial for decades and should remain so.</p> <p>2. <b>Retain within the IBZ properties to the west of Beadel Street between Debevoise Street and</b></p>



	<p><b>Richardson Street</b>, as they are already within the IBZ and have historically been and continue to be industrial uses.</p> <p>3. <b>Add parcels along the entrance to Newtown Creek on both the Queens and Brooklyn shores</b>, as Newtown Creek is a significant maritime industrial area and as such required open and safe access to its facilities.</p>
Submitted By	Richard Mazur Brooklyn BP Tug & Barge Committee, Port of NY/NJ
Staff Recommendation	<ol style="list-style-type: none"> <li>1. Staff recommends NO CHANGE to the properties south of Nassau Street between Apollo Street and Van Dam Street, as the boundary as proposed follows zoning district boundaries.</li> <li>2. Staff recommends NO CHANGE to parcels to the west of Beadel Street, as the boundary as proposed follows zoning district boundaries.</li> <li>3. Staff recommends NO CHANGE to the parcels along the entrance to Newtown Creek, as the area in question is not properly zoned for industrial uses.</li> </ol>
Accompanying Maps	Maps 5A, 5B, 5C, 5D, 5E

<b>IBZ</b>	<b>North Brooklyn, South Area</b>
Proposed Changes	<ol style="list-style-type: none"> <li>1. <b>Add industrial area in and around old Pfizer Plant (630 Flushing Avenue)</b>, as this property continues to support industrial uses.</li> <li>2. <b>Retain within the IBZ lots between Johnson Avenue and Ingraham Street</b>, as these areas are currently occupied by industrial uses.</li> <li>3. <b>Retain the lot currently proposed to be removed on the block bounded by Cook St, White St, Varet St, and Bushwick Avenue</b>, including the Williamsburg Charter School and adjacent industrial uses.</li> <li>4. <b>Retain the industrial uses proposed to be removed between Grand Street and Maujer Street at Olive Street.</b></li> <li>5. <b>Expand the IBZ to areas south and east of Flushing Avenue at and around Wycoff Street and St. Nicholas Avenue</b>, to include M-zoned areas.</li> </ol>
Submitted By	Richard Mazur Brooklyn BP

	Councilmember Reyna East Williamsburg Valley IDC
Staff Recommendation	<ol style="list-style-type: none"> <li>1. Staff recommends NO CHANGE to the properties south of Nassau Street between Apollo Street and Van Dam Street, as the boundary as proposed follows zoning district boundaries.</li> <li>2. Staff recommends a MODIFICATION to retain properties between Johnson Avenue and Ingraham Avenue, from Varick Avenue to mid-block between Porter Avenue and Morgan Avenue.</li> <li>3. Staff recommends NO CHANGE to the original recommendations on the block bounded by Cook Street, White Street, Varet Street, and Bushwick Avenue.</li> <li>4. Staff recommends a MODIFICATION to include a portion of the requested retention on the block bounded by Grand Street, Morgan Avenue, Maujer Street, and Olive Street, given the existing two (2) existing industrial businesses and surrounding residential pressure.</li> <li>5. Staff recommends a MODIFICATION to include a portion of the requested addition on the block bounded by Troutman Street, Wyckoff Avenue, Starr Street, and Irving Street.</li> </ol>
Accompanying Maps	Maps 5A, 5B, 5C, 5D, 5E

<b>IBZ</b>	<b>Southwest Brooklyn, Gowanus Area</b>
Proposed Changes	<ol style="list-style-type: none"> <li>1. <b>Expand the IBZ to include new properties located in the Ombudsman Area in Gowanus, extending from 4<sup>th</sup> Avenue to the Gowanus Canal, from 2<sup>nd</sup> Street to Baltic Street,</b> given the industrial nature of this neighborhood.</li> <li>2. <b>Consider an increase of FAR to 4 with a height increase to 80 feet in the Gowanus area to allow for additional storage opportunities on multi-story developments.</b></li> <li>3. <b>Remove residential uses that had previously been excluded from the IBZ, on the block bounded by 3<sup>rd</sup> Avenue, 14<sup>th</sup> Street, 2<sup>nd</sup> Avenue, and 15<sup>th</sup> Street.</b></li> <li>4. <b>Remove residential uses that had previously been excluded from the IBZ, on the block bounded by 10<sup>th</sup> Street, 3<sup>rd</sup> Avenue, 11<sup>th</sup> Street, and 2<sup>nd</sup> Avenue</b></li> <li>5. <b>Remove Ennis Park Playground, on the block bounded by 11<sup>th</sup> Street, 3<sup>rd</sup> Avenue, 12<sup>th</sup> Street, and</b></li> </ol>

	<p>2<sup>nd</sup> Avenue.</p> <p>6. <b>Remove residential uses that had previously been excluded from the IBZ</b>, on the block bounded by 9th Street, 3rd Avenue, 10th Street, and 2nd Avenue</p>
Submitted By	<p>Brooklyn BP Gowanus Alliance Board of Trade Southwest Brooklyn IDC</p>
Staff Recommendation	<ol style="list-style-type: none"> <li>1. Staff recommends NO CHANGE to the recommended boundaries in the area bounded between 4th Avenue to the Gowanus Canal, and from 2nd Street to Baltic Street.</li> <li>2. Staff recommends NO CHANGE to the original recommendations on the block bounded by 3rd Avenue, 14th Street, 2nd Avenue, and 15th Street, as the recommendations follow zoning district boundaries.</li> <li>3. Staff recommends a MODIFICATION to the original recommendations on the block bounded by 10<sup>th</sup> Street, 3<sup>rd</sup> Avenue, 11<sup>th</sup> Street, and 2<sup>nd</sup> Avenue, to exclude existing residential uses.</li> <li>4. Staff recommends NO CHANGE to the original recommendations on the block bounded by Cook Street, White Street, Varet Street, and Bushwick Avenue.</li> <li>5. Staff recommends a NO CHANGE to the proposed boundaries at Ennis Park Playground.</li> <li>6. Staff recommends a NO CHANGE to the original recommendations on the block bounded by 9th Street, 3rd Avenue, 10th Street, and 2nd Avenue.</li> </ol>
Accompanying Maps	Maps 6A, 6B, 6C, 6D, 6E

<b>IBZ</b>	<b>Southwest Brooklyn, Red Hook Area</b>
Proposed Changes	<ol style="list-style-type: none"> <li>1. <b>Bowne Street corridor – keep proposed expansion.</b></li> <li>2. <b>Add area approximately bounded by Seabring Street, Dwight Street, Verona Street, and Van Brunt Street</b>, as this area has industrial uses.</li> <li>3. <b>Add portion of block bounded by Imlay Street, Commerce Street, Bowne Street, and Commercial Wharf.</b></li> <li>4. <b>Remove 135 Conover Street (Block 555, Lot 5) to allow the development of a new nursing home.</b></li> <li>5. <b>Remove artist studio space on the block bounded by Pioneer Street, Van Brunt Street, King Street,</b></li> </ol>

	<p><b>and Conover Street.</b></p> <ol style="list-style-type: none"> <li>6. <b>Add the ex-Revere Sugar property to the IBZ</b>, as it is adjacent to active maritime industrial uses in Erie Basin, which would not be compatible with residential uses.</li> <li>7. <b>Remove the block bounded by Wolcott Street, Conover Street, Dikeman Street, and Ferris Street</b>, as the block has potential for growth.</li> <li>8. <b>Add industrial uses on the block bounded by Dikeman Street, Conover Street, Coffey Street, and Ferris Street.</b></li> <li>9. <b>Remove mixed uses on the northern portion of the block bounded by Coffey Street, Conover Street, Van Dyke Street, and Ferris Street.</b></li> <li>10. <b>Remove residential uses on the northern portion of the block bounded by Coffey Street, Richards Street, Van Dyke Street, and Van Brunt Street.</b></li> <li>11. <b>Remove residential uses approximately bounded by Dwight Street, Wolcott Street, Ostego Street, and Dikeman Street.</b></li> </ol>
Submitted By	<p>Brooklyn BP  Robert Hughes  Tug &amp; Barge Committee, Port of NY &amp; NJ  Local residents  Red Hook Civic Association  Councilmember Sara Gonzalez  Howard Weiss  Dustin Yellin LLC  JCF Associates</p>
Staff Recommendation	<ol style="list-style-type: none"> <li>1. Staff recommends NO CHANGE to the original recommendations along the Bowne Street corridor.</li> <li>2. Staff recommends NO CHANGE to the original staff recommendations in the area approximately bounded by Seabring Street, Dwight Street, Verona Street, and Van Brunt Street.</li> <li>3. Staff recommends NO CHANGE to the original recommendations on the block bounded by Imlay Street, Commerce Street, Bowne Street, and Commercial Wharf.</li> <li>4. Staff recommends a MODIFICATION to the original recommendations to remove the proposed nursing home site at 135 Conover Street.</li> <li>5. Staff recommends NO CHANGE to the original recommendations on the block bounded by Pioneer Street, Van Brunt Street, King Street, and Conover Street.</li> </ol>

	<ol style="list-style-type: none"> <li>6. Staff recommends NO CHANGE to the original recommendations at the ex-Revere Sugar site in Erie Basin.</li> <li>7. Staff recommends NO CHANGE to the original recommendations on the block bounded by Wolcott Street, Conover Street, Dikeman Street, and Ferris Street.</li> <li>8. Staff recommends a MODIFICATION to include one (1) industrial business on the block bounded by Dikeman Street, Conover Street, Coffey Street, and Ferris Street.</li> <li>9. Staff recommends a MODIFICATION to exclude <b>only</b> residential uses on the northern portion of the block bounded by Coffey Street, Conover Street, Van Dyke Street, and Ferris Street.</li> <li>10. Staff recommends a MODIFICATION to exclude only residential uses on the northern portion of the block bounded by Coffey Street, Richards Street, Van Dyke Street, and Van Brunt Street.</li> <li>11. Staff recommends a MODIFICATION to exclude only residential uses approximately bounded by Dwight Street, Wolcott Street, Ostego Street, and Dikeman Street.</li> </ol>
Accompanying Maps	Maps 6A, 6B, 6C, 6D, 6E

<b>IBZ</b>	<b>Southwest Brooklyn, Sunset Park Area</b>
Proposed Changes	<ol style="list-style-type: none"> <li>1. <b>Remove residential land uses within the Sunset Park IBZ in three areas between 3<sup>rd</sup> Avenue and 2<sup>nd</sup> Avenue:</b> between 44<sup>th</sup> Street and 46<sup>th</sup> Street; between 49<sup>th</sup> Street and 52<sup>nd</sup> Street; and between 52<sup>nd</sup> Street and 54<sup>th</sup> Street.</li> <li>2. <b>Add industrial uses between 54<sup>th</sup> Street and 58<sup>th</sup> Street, from 3<sup>rd</sup> Avenue to 1<sup>st</sup> Avenue.</b></li> </ol>
Submitted By	Brooklyn BP Southwest Brooklyn IDC
Staff Recommendation	<ol style="list-style-type: none"> <li>1. Staff recommends NO CHANGE to the original recommendations, as residential land uses may exist within the IBZ boundary and the proposed exclusions include thirty-two (32) industrial businesses.</li> <li>2. Staff recommends NO CHANGE to the original recommendations between 54th Street and 58th Street, from 3rd Avenue to 1st Avenue.</li> </ol>
Accompanying Maps	Maps 6A, 6B, 6C, 6D, 6E

<b>IBZ</b>	<b>Bathgate</b>
Proposed Changes	<ol style="list-style-type: none"> <li>1. <b>Reassess and potentially remove areas north of the Cross Bronx Expressway, except for parcels on the block north of the Cross Bronx between Webster Avenue and Park Avenue, and those fronting on 175<sup>th</sup> Street and east of Park Avenue to the existing IBZ boundary.</b></li> <li>2. <b>Remove areas south of the Cross Bronx Expressway, east of Webster Avenue.</b></li> <li>3. <b>Remove areas along Claremont Avenue from the IBZ.</b></li> </ol>
Submitted By	Bronx BP SOBRO
Staff Recommendation	<ol style="list-style-type: none"> <li>1. Staff recommends a MODIFICATION to exclude blocks north of the Cross Bronx Expressway and west of Webster Avenue, as well as a portion of the block bounded by Webster Avenue, East 176<sup>th</sup> Street, Park Avenue, and East Tremont Avenue.</li> <li>2. Staff recommends a MODIFICATION to exclude the block bounded by Carter Avenue, East 173<sup>rd</sup> Street, Anthony Avenue, and the Cross Bronx Expressway.</li> <li>3. Staff recommends NO CHANGE to the original recommendations in the area along Claremont Avenue.</li> </ol>
Accompanying Maps	Maps 7A, 7B, 7C

<b>IBZ</b>	<b>Port Morris</b>
Proposed Changes	<ol style="list-style-type: none"> <li>1. <b>Expand the IBZ to include the M1-2 and M1-4 zoned, non-residential areas west of Morris Avenue and east of the Grand Concourse.</b></li> </ol>
Submitted By	Bronx BP SOBRO
Staff Recommendation	<ol style="list-style-type: none"> <li>1. Staff recommends a NO CHANGE to the original recommendations in the area west of Morris Avenue and east of the Grand Concourse</li> </ol>
Accompanying Maps	Maps 10A, 10B, 10C

<b>IBZ</b>	<b>Zerega</b>
Proposed Changes	<ol style="list-style-type: none"> <li>1. <b>Retain the area proposed to be removed from the IBZ at the terminus of Brush Avenue</b></li> <li>2. <b>Follow original recommendations at the terminus of Brush Avenue.</b></li> </ol>
Submitted By	Community Board 10 Local landowners, residents Ferry Point Community Advocates Betty Buildings and James Carey
Staff Recommendation	<ol style="list-style-type: none"> <li>1. Staff recommends a MODIFICATION to the original recommendations at the terminus of Brush Avenue, to follow existing IBZ boundaries. This area includes three (3) existing industrial businesses.</li> </ol>
Accompanying Maps	Maps 11A, 11B, 11C

<b>IBZ</b>	<b>Maspeth</b>
Proposed Changes	<ol style="list-style-type: none"> <li>1. <b>Add the block bounded by Rust Street, 57<sup>th</sup> Drive, 58<sup>th</sup> Street, and 57<sup>th</sup> Road</b>, which is solidly industrial.</li> <li>2. <b>Remove a portion of the block bounded by Onderdonk Avenue, Troutman Street, Cypress Avenue, and Flushing Avenue</b>, which includes a historic home.</li> </ol>
Submitted By	Business Outreach Center Network
Staff Recommendation	<ol style="list-style-type: none"> <li>1. Staff recommends NO CHANGE to the area bounded by Rust Street, 57th Drive, 58th Street, and 57th Road.</li> <li>2. Staff recommends a MODIFICATION to the original recommendations to remove a portion of the block bounded by Onderdonk Avenue, Troutman Street, Cypress Avenue, and Flushing Avenue.</li> </ol>
Accompanying Maps	Maps 15A, 15B, 15C

<b>IBZ</b>	<b>Ridgewood</b>
Proposed Changes	<ol style="list-style-type: none"> <li>1. <b>Add the M-zoned (M1-4D, M1-1, M1-4) areas approximately bounded by Cypress Avenue, Hancock Street, Irving Avenue, and the NY Connecting Railroad Bayridge Line.</b></li> </ol>
Submitted By	Julian A. McDermott Corp Ridgewood Local Development Corporation Councilmember Reyna
Staff Recommendation	<ol style="list-style-type: none"> <li>1. Staff recommends NO CHANGE to the original recommendations, due to the fragmented nature of the industrial uses within the M-zoned areas in Ridgewood.</li> </ol>

Accompanying Maps	Maps 16A
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<b>IBZ</b>	<b>Woodside</b>
Proposed Changes	1. <b>Add industrial uses along 37<sup>th</sup> Avenue, from Broadway to 38<sup>th</sup> Avenue.</b>
Submitted By	Councilmember Van Bramer
Staff Recommendation	1. Staff recommends a MODIFICATION to add the M-zoned areas in Woodside, given the industrial nature of the area.
Accompanying Maps	Maps 18A, 18B

<b>IBZ</b>	<b>Staten Island, North Shore</b>
Proposed Changes	<ol style="list-style-type: none"> <li>1. <b>Remove all areas under consideration by Brownfields Opportunity Areas on the North Shore.</b></li> <li>2. <b>Preserve original recommendations along the North Shore, which is home to 22 tug and barge operators and other maritime-related uses.</b></li> </ol>
Submitted By	Local residents Northfield Community LDC Friends of Abandoned Cemeteries West Brighton Community LDC North Shore Waterfront Greenway Tug & Barge Committee, Port of NY/NJ
Staff Recommendation	<ol style="list-style-type: none"> <li>1. Staff recommends a MODIFICATION to exclude existing parks as well as forthcoming park land.</li> <li>2. Staff recommends further MODIFICATIONS to exclude properties in the North Shore in which non-maritime industrial activity is taking place.</li> </ol>
Accompanying Maps	Maps 19A, 19B, 19C

## NEXT STEPS

The Commission will reconvene in the afternoon on September 13, 2013 to review public comment and staff recommendations. Additionally, there will be a public hearing in the morning of September 13, 2013 to consider the proposed Woodside IBZ, a proposal that was offered during the public review process. This public hearing will consider only testimony for the proposed Woodside IBZ. The IBZ Boundaries will take effect upon the Commission's ratification. Once ratified, the IBZ Boundaries will be published in the *City Record* along with a notice of final rulemaking and Statement of Basis and Purpose. The speaker of the Council will receive copies of the IBZ



boundaries and an accompanying letter from the Commission within 30 days from ratification.