

## **KEYWORDS**

**CONTEXTUAL ZONING**, See ZONING

**FAIR SHARE GUIDELINES** are charter mandated guidelines developed by the City Planning Commission to make sure that public facilities are located and distributed fairly throughout the city and to avoid any undue concentrations of burdensome facilities.

**GOOD NEIGHBOR AGREEMENTS** represent a proactive approach to addressing local environmental and economic concerns raised by community and labor organizations. By promoting clean and safe industry, Good Neighbor Agreements can ensure that companies are operating in a way that provides the most protection for their neighbors.

**GREENING AND GREEN LINKS** refer to intensive use of tree planting, shrubs, flowers, signage, paving blocks, bicycle paths, etc. to create pedestrian friendly environments.

**HIGH PERFORMANCE ZONING DISTRICTS** are areas in which the present zoning designation would be modified to require performance-based evaluation of the enterprises located there. This designation would build on the existing zoning structure but would recognize that current “use” categories do not accurately reflect how any particular enterprise actually performs or if it can present a serious potential risk to adjacent uses. Performance based zoning employs standards and criteria rather than prescribed lists of uses and requirements. “The emphasis shifts away from direct specification of solution characteristics to specification of desired results. The principle of the performance standard is based on the use of tests to determine whether the impacts of a particular use in a particular location conform to standards of acceptability. That is, the degree to which hazards and nuisances are brought under control becomes the test, rather than whether the land use activity itself is on a list of suitable uses in that particular location” (F. Stuart Chapin, *Urban Land Use Planning*, p. 371). High performance standards would address degree of hazard, air pollution, smoke, dust, noise, glare, odor, erosion and sediment, runoff, liquid, solid or airborne wastes, fumes, traffic, and vibration. Standards and criteria might consider pollution prevention or control, amount of hazardous substances used or stored, engineering design, enclosure, size, scale, hours of operation, landscaping, etc. Considering changes in industrial and commercial practices resulting from pollution prevention and improved technology, our present way of determining what are and are not compatible uses is outdated. The Zoning Handbook (p. 3) stated that “uses listed in each use group have common functional or nuisance characteristics. Today, however, there are a number of activities whose processes and/or operations are designed to function with minimal environmental impacts, but their “use category” does not permit their location in areas near or adjoining residential areas. For example, Printing is listed as a single “use” even though we know that there are a variety of types of printing processes, from screen to flexographic to lithographic to gravure, etc. Each of these processes involves different materials and substances and different “nuisance characteristics”. Some types of printing are far more appropriate to site near residential uses than others. In addition, printers who have incorporated pollution prevention strategies, which eliminate the use of chemical solvents, could potentially even co-locate with residential uses. Similarly, with “cleaning establishments” which under the current use group system are allowed in commercial zones near or in residential areas, those “dry cleaner” using “perc” have the potential to pose a hazard while those “cleaners” using non-toxic cleaning processes do not pose a health hazard and, thus are more compatible with their neighbors. Certainly there are a broad band of other “uses” that, depending on how they perform or can be expected to perform, can successfully be located in “M” zones adjoining residential communities. Clearly, on the other hand, there is a limited number of “uses” whose processes and operations are by their very nature, toxic and/or noxious and should never be located near or adjoining residential or mixed use areas. These distinctions and appropriate zoning modifications are crucial if we are to address the environmental issues raised in the Greenpoint 197-a plan and at the same time assure the retention and expansion of employment in New York’s manufacturing sectors. Unfortunately, the current trend to use all “M” zones primarily for “unwanted noxious activities” rather than for needed manufacturing jeopardized our economy and health of communities located near them. Rather, “recognizing that the land use plan provides the basic rationale for a system of zoning districts, we should use the “desired results” of reduced levels of toxic chemicals, lead and dust elevations, odors, smoke, noise pollution and traffic, as described in the Greenpoint 197-a land use plan, as a guide for establishing specific environmental standards and criteria for the creation of a High Performance Zoning District.

**MIXED USE.** Post WWII planners encouraged the separation of residential and commercial uses from industrial uses. Older and more historic neighborhoods, such as Greenpoint, developed with these uses side-by-side, or mixed. Today, mixed-use districts are created to achieve a balance between residential and industrial uses, where such uses can coexist without conflict.

**THE MONITOR.** One of the most memorable achievements in Greenpoint’s long history of shipbuilding and waterborne commerce was the construction of the U.S.S. *Monitor*, the Union’s first ironclad. *The Monitor*, together with seven other ironclads, was built at the Continental Ironworks in Greenpoint. Greenpoint citizens have obtained a provisional charter for

“The Greenpoint Monitor Museum,” whose members are active in preserving and revitalizing the neighborhood’s historic sites, and protecting the environment.

**NEW VISION SCHOOLS** may include any or all grade levels, from pre-kindergarten to 12th grade. New Vision Schools are educational institutions with a limited enrollment, designed to offer their children a unique learning experience, based on the needs of the community and the particular contributions the sponsors are able to offer. Sponsors of New Vision Schools can be parent groups, community organizations, institutions, business organizations, labor unions, and others willing to commit both financial and human resources to a long-term partnership.

**197-A PLANS.** 197-A Plans are blueprints, or programs for action. The name “197-A” comes from a section of New York City’s Charter, which offers a framework that communities can use to develop plans for their “growth, improvement and future development.” In the charter, “community” is defined as a geographic area covered by a community board, or a section of it. Plans may be proposed and approved by a community board or local community groups, but before they can be implemented, they must be given final approval by the City Planning Commission and City Council. Once approved an adopted 197A Plan “serves as a policy to guide subsequent actions by city agencies.” If the plan is to have the force of law its recommendations should lead, where applicable, to rezoning actions that reflect the recommendations contained in the 197-A Plan. The Greenpoint 197-A Plan will be submitted for review to the City Planning Commission and the City Council by Community Board One after the public review and input process is complete. Community Board One has also prepared a plan for Williamsburg. The plan for Greenpoint was developed independently of the Williamsburg Waterfront 197-A Plan, but the two independent plans will be considered for adoption concurrently.

**POPULATION PYRAMID.** Demographers use a “population pyramid” to show population by age and sex, to compare the change in these groups over time, and to project population growth. The lower levels of the pyramid are made up of children and young adults, followed by mature and elderly residents. Women are on the right, and men on the left side. The shape of “pyramid” indicates whether the community is aging, regenerating itself or remaining static.

***PROMENADE**, as called for in the Greenpoint Plan, is envisioned as an inclusive and continuous environmental pathway along the East River and Newtown Creek waterfront with a variety of passive and active recreational uses, including walking, biking and access to and into the water for recreational boating and kayaking. We also envision the location of environmental education and monitoring stations, cultural and historic landmarks, community boathouses, launches and other amenities where and when appropriate. The entire promenade as delineated in the plan can be developed overtime. At present, there is only one property that breaks the continuity of the proposed promenade, but it could be bridged over. The promenade is envisioned as a continuous right of way for the enjoyment and environmental benefit of Greenpoint and New York City at large. (see Map 16 )*

***RIGHT TO KNOW SITES** are facilities that store toxic materials inclusive of 5,000 chemicals with lower thresholds, and which are required by the 1998 New York City Community Right to Know (RTK) law to be reported to the Department of Environmental Protection.*

**SUSTAINABLE DEVELOPMENT** refers to development that maintains or enhances economic opportunity and community well-being while protecting and restoring the resource base and the life support systems upon which people and economies depend. Sustainable development “ensures that the utilization of resources and the environment today does not damage prospects for their use by future generations.”

Sustainability includes:

- integration of conservation and development efforts
- satisfaction of basic human needs
- achievement of equity and social justice
- provision for social self-determination and cultural diversity
- maintenance of ecological integrity

***TOXIC RELEASE INVENTORY** is published under EPCRA (Emergency Planning and Community Right-to-Know Act), which is also known as Title III of SARA (Superfund Amendments and Reauthorization). Toxic Release Inventory provides a comprehensive list of what chemicals are released into the environment in a given year and how much of each chemical tainted air, water, and land. It also contains treatment efficiency information, pollution prevention information, and recycling activity information.*

**ZONING** is a key tool used by local government for regulating development and carrying out planning policy. Through Zoning, a city controls land use, density, building bulk, size and placement. Zoning regulations are legally binding and can only be modified under certain circumstances that require prior approval that, in turn, often triggers public review. **CONTEXTUAL ZONING** is “zoning that regulates the height and bulk of new buildings, their setback from the street line, and their width along the street frontage, to conform with the character of the neighborhood.”