



## CITY PLANNING COMMISSION

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December 4, 2006/Calendar No. 1

C 060562 ZMQ

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**IN THE MATTER OF** an application submitted by the Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter **for an amendment of the Zoning Map Section Nos. 11a, 11b, 11c and 11d:**

1. eliminating from an existing R1-2 District a C1-2 District bounded by Douglaston Parkway, 235th Street, and a line 200 feet southerly of 42nd Avenue;
2. eliminating from an existing R3-1 District a C1-2 District bounded by:
  - a. a boundary line of the City of New York, a line 100 feet northwesterly of Northern Boulevard, a line 200 feet northeasterly of Marathon Parkway, and a line 150 feet northwesterly of Northern Boulevard; and
  - b. a boundary line of the City of New York, Pembroke Avenue, 254th Street, and a line 100 feet southeasterly of Northern Boulevard;
3. eliminating from an existing R4 District a C1-2 District bounded by a boundary line of the City of New York, a line 100 feet northwesterly of Nassau Boulevard, Little Neck Parkway and a line 235 feet northwesterly of Nassau Boulevard;
4. eliminating from an existing R3-1 District a C2-2 District bounded by 249th Street, a line 100 feet northwesterly of Northern Boulevard, 248th Street, and a line 150 feet northwesterly of Northern Boulevard;
5. changing from an R1-2 District to an R1-1 District property bounded by West Drive and its northerly centerline prolongation, Bayview Avenue, a line 170 feet northwesterly of West Drive, Kenmore Road, a line 200 feet northwesterly of West Drive, Knollwood Avenue, a line 250 feet northwesterly of West Drive, a line midway between Knollwood Avenue and Richmond Road, West Drive, a line midway between Grosvenor Street and Beverly Road, a line 260 feet northwesterly of West Drive, Beverly Road, a line 300 feet westerly of West Drive, Manor Road, West Drive, Hollywood Avenue, a line 200 feet westerly of West Drive, Arleigh Road, West Drive, Bay Street, 233rd Place, a line 125 feet southeasterly of 37th Avenue, a line 120 feet southwesterly of 233rd Place and its northwesterly prolongation, Little Neck Bay, and a boundary line of the City of New York;
6. changing from an R3-1 District to an R1-2 District property bounded by:
  - a. 246th Street and its northwesterly centerline prolongation, the southwesterly centerline prolongation of 41st Avenue, and 243rd Street; and
  - b. the southwesterly centerline prolongation of 41st Avenue, a line 100 feet southwesterly of 247th Street, the southwesterly centerline prolongation of Depew Avenue, a line 115 feet southwesterly of 247th Street, 43rd Avenue, the northwesterly prolongation of the northeasterly boundary line of a park, the northwesterly boundary line of a park, and 246th Street and its southeasterly centerline prolongation;
7. changing from an R4 District to an R1-2 District property bounded by a boundary line of the City

- of New York, a line 100 feet northwesterly of Nassau Boulevard, Little Neck Parkway, and a line 235 feet northwesterly of Nassau Boulevard;
8. changing from a C3 District to an R1-2 District property bounded by a boundary line of the City of New York, the centerline of former Little Neck Parkway, Little Neck Parkway, the southeasterly boundary line of a park and its northeasterly prolongation, the northeasterly boundary line of a park, the centerline of former 35th Avenue, the centerline of former 248th Street, and a proposed Pierhead & Bulkhead Line;
  9. changing from an R4 District to an R2 District property bounded by 73rd Avenue, the northwesterly service road of Grand Central Parkway, a line 100 feet southwest of 244th Street, a line 150 feet southerly of 73rd Avenue, and a line perpendicular to the southerly street line of 73rd Avenue distant 195 feet westerly (as measured along the street line) from the point of intersection of the southerly street line of 73rd Avenue and the westerly street line of 244th Street;
  10. changing from an R1-2 District to an R2A district property bounded by:
    - a. 38th Drive, a line 95 feet southwest of 234th Street, 39th Avenue, a line 85 feet southwest of 234th Street, 40th Avenue, a line 90 feet southwest of 234th Street, 41st Avenue, and 233rd Street;
    - b. a line 150 feet southeasterly of Northern Boulevard, 251st Street, Gaskell Road, the southeasterly prolongation of a line 450 feet northeasterly of 251st Street, a line 140 feet northwesterly of Deepdale Place and its southwest prolongation, Morenci Lane, and a line 100 feet northeasterly of Marathon Parkway; and
    - c. Thornhill Avenue, Browvale Lane, a line perpendicular to the northeasterly street line of Browvale Lane distant 300 feet (as measured along the street line) from the point of intersection of the northeasterly street line of Browvale Lane and the northwesterly street line of Horace Harding Expressway, a line 100 feet westerly of 252nd Street, the northwesterly service road of Horace Harding Expressway, and Morenci Lane;
  11. changing from an R2 District to an R2A District property bounded by:
    - a. Little Neck Parkway, the centerline of former Little Neck Parkway, a boundary line of the City of New York, a line 150 feet northwesterly of Northern Boulevard, Little Neck Parkway, 41st Drive, a line 210 feet northeasterly of Little Neck Parkway (straight line portion) and its northwesterly prolongation, Westmoreland Street, 39th Road, Little Neck Parkway, the southeasterly boundary line of the Long Island Rail Road right-of-way (North side Division), 248th Street, and 38th Avenue;
    - b. Northern Boulevard, Zion Street, the southwest centerline prolongation of Gaskell Road, Marathon Parkway, a line 150 feet southeasterly of Northern Boulevard, a line 100 feet northeasterly of Marathon Parkway, Morenci Lane, a northwesterly service road of Horace Harding Expressway, 244th Street, Thornhill Avenue, a line 100 feet southwest of 248th Street, Van Zandt Avenue, Overbrook Street, Deepdale Avenue, a line 100 feet southwest of 248th Street, a line 150 feet southeasterly of Northern Boulevard, Alameda Avenue, and 245th Street;

- c. Nassau Boulevard, a boundary line of the City of New York, the southerly service road of Grand Central Parkway, the northwesterly centerline prolongation of 267th Street, Grand Central Parkway, a former service road of Grand Central Parkway, Commonwealth Boulevard, Marathon Parkway, 64th Avenue and its northeasterly centerline prolongation, 255th Street, Little Neck Parkway, 61st Avenue, 262nd Street, 60th Avenue, 260th Street, 59th Avenue, Little Neck Parkway, the northerly service road of Horace Harding Expressway, and 260th Street; and
  - d. Douglaston Parkway, the northwesterly street line of 242nd Street and its southwest and northeasterly prolongations, a southerly boundary line of a park, a westerly boundary line of a park and its southerly prolongation, and a line perpendicular to the northeasterly street line of Douglaston Parkway distant 100 feet southerly (as measured along the street line) from the point of intersection of the northeasterly street line of Douglaston Parkway and the southeasterly street line of 244th Street;
12. changing from an R3-1 District to an R2A District property bounded by:
- a. 40th Avenue, Little Neck Parkway, a line 275 feet southeasterly of 41st Avenue, a line 170 feet southwest of Little Neck Parkway, a line perpendicular to the northeasterly street line of 249th Street distant 50 feet northwesterly (as measured along the street line) from the point of intersection of the northerly street line of Depew Avenue and the northeasterly street line of 249th Street, 249th Street, Depew Avenue, 248th Street, a line 115 feet northwesterly of 43rd Avenue, a line 120 feet northeasterly of 247th Street, Depew Avenue, 247th Street, 41st Avenue, and 248th Street; and
  - b. Little Neck Parkway, a line 150 feet northwesterly of Northern Boulevard, a boundary line of the City of New York, a line 100 feet northwesterly of Northern Boulevard, a line 200 feet northeasterly of Marathon Parkway, a line 150 feet northwesterly of Northern Boulevard, Marathon Parkway, and the southwest centerline prolongation of 43rd Avenue;
13. changing from an R3-2 District to an R2A District property bounded 61st Avenue, Marathon Parkway, a northerly boundary line of a park and its easterly prolongation, a line 100 feet westerly and northerly of 63rd Avenue, and a line 100 feet southwest of Marathon Parkway;
14. changing an R3-2 District to an R3X District property bounded by:
- a. the northwesterly service road of Horace Harding Expressway, 255th Street and its northwesterly centerline prolongation, a line 100 feet southeasterly of 57th Avenue, 256th Street, a line 130 feet southerly of Horace Harding Expressway, a line midway between 256th Street and Little Neck Parkway, a line 120 feet northerly of 58th Avenue, Little Neck Parkway, 60th Avenue, a line 100 feet westerly of Little Neck Parkway, a line 100 feet southerly of 60th Avenue, a line 100 feet northeasterly of 255th Street, 61st Avenue, a line 100 feet southwest of 255th Street, 60th Avenue, a line 100 feet southwest of 254th Street, 58th Avenue, 251st Street, a line 150 feet southeasterly of 57th Avenue, the southeasterly centerline prolongation of Morenci Lane, 57th Avenue, and a line perpendicular to the southeasterly street line of Horace Harding Expressway distant 185 feet southwest (as measured along the street line) from the point of intersection of the southeasterly street line of Horace Harding Expressway and the westerly street line of 251st Street;

- b. Marathon Parkway, 61st Avenue, a line 100 feet southwesterly of Marathon Parkway, a line 100 feet southerly of 61st Avenue, 245th Lane, 61st Avenue, 60th Avenue, a line forming an angle of 73 degrees with the northwesterly street line of 60th Avenue distant 200 feet southwesterly (as measured along the street line) of the intersection of the northwesterly street line of 60th Avenue and the southwesterly street line of 246th Place, a line 350 feet northwesterly of 60th Avenue, a line 100 feet northeasterly of 246th Place (straight line portion), and 60th Avenue; and
  - c. 57th Drive, 61st Avenue, a line perpendicular to the northwesterly street line of 61st Avenue distant 540 feet southwesterly (as measured along the street line) from the point of intersection of the northwesterly street line of 61st Avenue and the southwesterly street line of 57th Drive, a line 90 feet northwesterly of 61st Avenue, and the southwesterly prolongation of a line 350 feet northwesterly of 60th Avenue;
15. changing from an R2 district to an R3-1 District property bounded by Little Neck Parkway, 38th Avenue, the centerline of former 248th Street, and the centerline of former 35th Avenue and its southwesterly prolongation;
  16. changing from a C3 District to an R3-1 District property bounded by Little Neck Parkway, the centerline of former 35th Avenue and its southwesterly prolongation, a northeasterly and southeasterly boundary line of a park and its northeasterly prolongation; and
  17. changing from an R4 District to an R4-1 District property bounded by the southerly boundary line of a park and its easterly prolongation, the northwesterly service road of Grand Central Parkway, 73rd Avenue, a line perpendicular to the southerly street line of 73rd Avenue (straight line portion) distant 195 feet westerly (as measured along the street line) from the point of intersection of the southerly street line of 73rd Avenue and the westerly street line of 244th Street, the westerly prolongation of a line 150 feet southerly of 73rd Avenue (straight line portion), and a line 100 feet westerly of 243rd Road (straight line portion) and its northerly and southerly prolongations;

as shown on a diagram (for illustrative purposes only) dated July 10, 2006, Community District 11, Borough of Queens.

The application for an amendment of the Zoning Map was filed by the Department of City Planning on June 30, 2006, to rezone all or portions of 135 blocks in the northeastern Queens neighborhoods of Douglaston and Little Neck, Community District 11.

**RELATED ACTION**

In addition to the amendment to the Zoning Map which is the subject of this report, implementation of the proposal also requires action by the City Planning Commission on the following application which is being considered concurrently with this application:

**BACKGROUND**

The Department of City Planning proposes to amend the Zoning Map on all or portions of 135 blocks in the northeastern Queens neighborhoods of Douglaston and Little Neck, Community District 11. The rezoning area is generally bounded by Little Neck Bay and Long Island Sound to the north, the boundary line of the City of New York and Nassau County to the east, Grand Central Parkway to the south and Douglaston Parkway, Alley Pond Park and Little Neck Bay to the west.

Residential development in the area dates to the early nineteenth century when estates first occupied large tracts on the Douglas Manor peninsula. The area south of the Manor was settled after the Long Island Rail Road began service in the area in the late 1860s, connecting Little Neck with the Long Island City ferry to Manhattan. Between 1906 and the 1930s, the Rickert-Finlay Company developed much of Douglaston and Little Neck, building a variety of housing styles with deed restrictions controlling the size and placement of homes on lots. The planning of these developments retained much of the area's natural beauty, incorporating the area's topography, water views and landscaping into its planned design for the area. The sections of Douglaston and Little Neck south of the Horace Harding Expressway were developed during the post-World War II construction boom with smaller single-family homes and garden apartment complexes to accommodate returning veterans.

In 1997, New York City's Landmarks Preservation Commission (LPC) designated the Douglaston area north of 39<sup>th</sup> Avenue an historic district. The Douglaston Hill area, north of Northern Boulevard and east of Alley Pond Park, was subsequently designated an historic district in 2004.

Douglaston and Little Neck are primarily residential communities. One- and two-family homes occupy 97percent of the residentially-developed lots. Less than three percent of the residential lots are occupied by multifamily buildings. Elevator apartment buildings comprise less than one percent of the housing stock and are concentrated along Douglaston Parkway near Northern Boulevard.

Mixed-use, commercial and office uses comprise three percent of the area's land use s and are concentrated along the length of Northern Boulevard and the service roads of the Horace Harding Expressway. These uses generally occupy two-story buildings with ground floor local convenience retail

uses. There are three- and four-story office and community facility buildings on Northern Boulevard near Douglaston Parkway, along with a few local convenience and office uses that occupy the two-story Tudor structures on Douglaston Parkway.

Vacant land and open space account for about six percent of the land area. Most of the vacant land is located adjacent to mapped parkland or private open space and has been identified as environmentally sensitive and identified for acquisition by the city, state or Trust for Public Land for conservation purposes. A large portion of the area's vacant land links Udall's Ravine along Northern Boulevard with Udall's Cove at Little Neck Bay to the north. The remaining vacant parcels are scattered throughout the rezoning area. Open space includes the Douglaston Golf Course and Alley Pond Park. Public facilities are limited to schools and houses of worship and constitute less than one percent of the land and includes the Douglaston Golf Course and Alley Pond Park.

The rezoning proposal is the result of a study undertaken by the Department of City Planning which responds to community requests to contextually rezone Douglaston and Little Neck. The proposed contextual and lower-density zoning districts address community concerns about large-scale homes and overdevelopment. The rezoning is intended to reinforce the established one- and two-family character of the area, maintain existing densities, prevent out-of-context development and ensure that future residential development will reflect the surrounding context. The proposed changes to the commercial overlay districts will reflect existing commercial development and prevent commercial encroachment into residential side streets.

## **EXISTING ZONING**

The Douglaston-Little Neck rezoning area has five general residential, lower-density zoning districts which allow a wide range of housing types, from single-family, detached homes, to multifamily buildings. They include R1-2, R2, R3-1, R3-2, R4 and C3 zoning districts. With the exception of the Little Neck Pines R3-1 district in the center of the rezoning area, which was rezoned from R3-2 in 2000 (C 000178 ZMQ), the current zoning districts in Douglaston and Little Neck have been in place since the 1961 Zoning Resolution became effective. The rezoning area also includes one M1-1 light industrial district, occupied by an electric manufacturing facility. No change in zoning is proposed for this area.

R1-2 districts on the northern, western and eastern edges of the rezoning area are developed with older, distinctively designed single-family, detached homes on large lots. The neighborhoods of Douglas

Manor, Douglaston and Little Neck Hills are zoned R1-2. R2 districts are located along the New York/Nassau boundary, in the center of the rezoning area and along the Grand Central Parkway in the southern part of the rezoning area. The Westmoreland neighborhood and parts of Little Neck Hills and Little Neck are zoned R2 and generally developed with single-family, detached homes, more modest in size than those in the R1-2 districts.

Both R1-2 and R2 districts permit only single-family, detached homes at the same floor area ratio (0.5FAR), but differ in their regulations governing lot size. R1-2 districts require 5,700 square-foot lots with a minimum width of 60 feet. The R2 district requires a minimum lot area of 3,800 square feet and a minimum width of 40 feet. R1-2 districts require a 20-foot front yard, and R2 zones require a 15-foot front yard. Both have a 30-foot rear yard requirement. The maximum building height in both districts is determined by a sky exposure plane calculation. Both districts have a maximum front wall height of 25 feet when located at the minimum front yard depth. Two side yards are required, totaling 20 feet (min. eight feet) in R1-2 districts and 13 feet (min. five feet) in R2 districts. The size of the building footprint is determined by an open space ratio (OSR) of 150. One parking space per dwelling unit is required and community facilities are permitted an FAR of 0.5 in both districts.

An R3-1 district is located in the Little Neck Pines area north of Northern Boulevard and is developed with one- and two-family semi-detached homes and a large number of single-family detached buildings. The R3-1 regulations allow residential development at a maximum FAR of 0.5 with an additional 0.1 attic allowance. Only one- and two-family detached and semi-detached housing is permitted on lots with a minimum of 3,800 and 1,700 square feet respectively. The maximum building height is 35 feet with a maximum perimeter wall height of 21 feet. Lot coverage is limited to 35 percent. Community facilities are permitted an FAR of 1.0. One parking space is required for each dwelling unit.

R3-2 and R4 general residence districts are located in the southern part of the rezoning area between the Horace Harding Expressway and the Grand Central Parkway and are developed with two-story garden apartment complexes and townhouse developments. Some parts of these districts are developed with one- and two-family detached and semi-detached homes.

The R3-2 district is the lowest-density general residence district in which multi-family structures are permitted. A variety of housing types are permitted including garden apartments, row houses and semi-detached and detached residences. The maximum FAR is 0.5, plus a 0.1 attic allowance. Minimum lot

width and lot area depend upon the housing configuration: detached structures require a 40-foot lot frontage and 3,800 square feet of lot area; other housing types require lots that have at least 18 feet of frontage and 1,700 square feet of lot area. The maximum building height is 35 feet with a maximum perimeter wall height of 21 feet. Lot coverage is limited to 35 percent. Community facilities are permitted an FAR of 1.0. One parking space is required for each dwelling unit.

The R4 district allows the same variety of housing types as the R3-2 but at a moderately higher density. Detached residences are limited to lots with a minimum lot area of 3,800 square feet and a minimum lot width of 40 feet. All other housing types require a minimum lot area of 1,700 square feet and minimum lot width of 18 feet. The maximum FAR is 0.9 which includes a 0.15 attic allowance. The maximum building height is 35 feet with a maximum perimeter wall height of 25 feet. Lot coverage is limited to 45 percent. On blocks that are predominantly built up, a maximum FAR of 1.35 is permitted with the R4 infill provision. Community facilities are permitted an FAR of 2.0. One parking space is required for each dwelling unit.

There is a C3 district near Udall's Cove on Little Neck Bay that permits waterfront recreational and residential uses. While most of the C3 district is vacant, the area in the vicinity of 37<sup>th</sup> Avenue is developed with one- and two-family semi-detached homes. C3 districts generally permit waterfront recreational activities, primarily boating and fishing, along waterfront areas that are adjacent to residential uses. Other permitted uses are included in Use Group 14 and are waterfront-related. Residential and community facility uses are also permitted. Commercial buildings are permitted an FAR of 0.5 and have a 30-foot or two-story height limit, whichever is less. Residential development is governed by the R3-2 general residence district regulations described above.

There area C1-2 and C2-2 commercial overlay districts along the area's major arterials and at major intersections: along Northern Boulevard, at the Douglaston Long Island Railroad station, at Douglaston Parkway and Northern Boulevard, along the north and south service roads of the expressway at the Marathon Parkway and Little Neck Parkway intersections. The C1-2 overlay districts are occupied by local convenience retail and service uses. The C2-2 block fronts on Northern Boulevard are occupied by auto sales, a shopping center and drive-thru fast food facilities. Two shopping centers occupy the C1-2 districts along the expressway service roads.

Commercial overlay districts (C1-2 and C2-2) are generally mapped to a depth of 150 feet. C1 districts permit Use Groups 1 through 6, which allow retail and service establishments needed in residential neighborhoods. C2 districts permit Use Groups 1 through 9 and Use Group 14. Maximum commercial floor area can reach 1.0 FAR with the commercial uses limited to the first or second floor. Parking requirements are determined by the occupying use, requiring one accessory parking space per 300 to 800 square feet of commercial floor space.

### **PROPOSED ZONING (C 060652 ZMQ)**

The Department is proposing Zoning Map amendments for 135 blocks in Douglaston and Little Neck and has the following objectives:

- Preserve the area's predominant low-density character;
- Encourage new residential development that reflects the area's established scale and character;  
and
- Prevent encroachment of commercial development into residential areas.

#### **R1-1**

All or portions of 18 blocks that are developed with single-family, detached homes on large lots and currently zoned R1-2 are proposed to be rezoned to R1-1. The rezoning area is located within the Douglaston Historic District and is generally bounded by Little Neck Bay to the west and north, West Drive to the east and Bay Street to the south. Both the existing and proposed districts limit residential development to one-family detached homes and maintain the same FAR requirements, however, the R1-1 regulations for minimum lot size and lot width requirements increase to 9,500 square feet and 100 feet respectively for new development. The minimum side yards increase to 35 feet (total) from 20 feet (total). Seventy-five percent of the lots comply with the stricter yard and lot requirements. The more stringent lot area and yard requirements lessens the potential for subdividing lots and altering the density in the area.

#### **R1-2**

Three areas currently zoned R3-1, C3 and R4 would be rezoned to R1-2. The areas encompass approximately five blocks and are located adjacent to Udall's Ravine, west of 247<sup>th</sup> Street between 41<sup>st</sup> and 43<sup>rd</sup> avenues; at Little Neck Parkway and Northern Boulevard, adjacent to the City line and Udall's

Cove/Little Neck Bay, 34<sup>th</sup> Avenue and Brookside Street. This area is characterized by single-family, detached homes.

In the proposed R1-2 zoning districts, residential development would be limited to one-family, detached homes with a maximum 0.5 FAR. The minimum lot size and lot width requirements would increase from 3,800 square feet and 40 feet to 5,700 square feet and 60 feet respectively for any new development. The minimum front yard would increase to a 20-foot depth from the 15-foot depth currently required under R2, R3 and C3 and 18 feet under R4. Minimum side yards would increase to 20 feet (total) from 13 feet (total) under current regulations.

In the undeveloped areas near Udall's Cove, the R1-2 will introduce stricter density controls and reduce adverse impacts on the adjacent natural area in the event of future development. The proposed R1-2 zoning will provide a framework for new development to ensure that it will be in scale, density, character and context with the surrounding area.

## **R2**

A two-block area in the vicinity of Grand Central Parkway and 72<sup>nd</sup> Avenue, is proposed to be rezoned from R4 to R2. The proposed R2 zoning would limit residential development to one-family, detached homes and preclude development of multi-family housing. The proposed change from a general residence R4 district to an R2 district reflects the area's scale and housing patterns where most of the homes are single-family and detached.

## **R2A**

As certified, R2A districts are proposed to be located in eight areas throughout the Douglaston and Little Neck neighborhoods, encompassing approximately 97 blocks or more than 70 percent of the blocks in the rezoning area. The areas are currently zoned R1-2, R2, R3-1 and R3-2. Ninety-two percent of the residential lots in the proposed R2A districts are developed with single-family, detached homes. The areas to be rezoned are generally bounded by:

1. 233<sup>rd</sup> Street, 38<sup>th</sup> Road, 234<sup>th</sup> Street and 41<sup>st</sup> Avenue;
2. Little Neck Parkway and Udall's Cove, Nassau County and Northern Boulevard;
3. 40<sup>th</sup> Avenue, Little Neck Parkway, Depew Avenue and 247<sup>th</sup> Street;
4. Northern Boulevard, Gaskell road, Deepdale Place, Morenci Lane, 252<sup>nd</sup> Street, Horace Harding Expressway, 244<sup>th</sup> and Overbrook streets;

5. Horace Harding Expressway, Nassau County, Grand Central Parkway and Little Neck Parkway;
6. 64<sup>th</sup> Avenue, Little Neck Parkway, Grand Central Parkway and Commonwealth Boulevard;
7. vicinity of 61<sup>st</sup> Avenue and Marathon Parkway and
8. 70<sup>th</sup> Avenue, Douglaston Park Golf Course, Oak Park Drive and Cross Island Parkway.

In the proposed R2A zoning districts, residential development would be limited to one-family, detached houses. The minimum lot size and lot width requirements are 3,800 square feet and 40 feet respectively, maintaining the same lot area and lot width requirements for detached housing in R2, R3-1 and R3-2 districts. Lot requirements are reduced from 5,700 square feet and 60-foot lot widths in R1-2 districts. The allowable FAR is 0.5 and does not include the 20percent attic allowance permitted in the R3 districts. The minimum front yard is 15 feet and the minimum side yards require 13 feet total.

Building size and scale become more predictable in R2A districts. Floor area exemptions for mechanical and bulkhead space are eliminated. A maximum 300-square-foot exemption is allowed for an enclosed garage. A maximum building height is established at 35 feet and the maximum perimeter wall height is 21 feet. In addition to the 15-foot minimum front yard requirement, any new building would be required to match the yard depth of one adjacent yard up to 20 feet. Maximum lot coverage under R2A is 30 percent, including any exterior garage.

The proposed R2A zoning would prevent new residential development that would be out of scale with the surrounding context. The R2A zoning district more closely reflects the predominant built form in the areas to be rezoned.

### **R3-1**

R3-1 zoning is proposed for three blocks that are currently zoned R2 and C3 generally bounded by Little Neck Parkway to the west, Little Neck Bay to the North, Nassau County to the east, and 34<sup>th</sup> Road to the south. The proposed R3-1 district will limit any new development to one- and two-family homes and simply reflect the existing development patterns of the area where 81 percent are one- and two-family, detached and semi-detached homes.

### **R3X**

Three areas encompassing 18 blocks that are zoned R3-2 would be rezoned to R3X. The blocks are located in three areas generally bounded by:

1. 244<sup>th</sup> Street, 57<sup>th</sup> Drive and 61<sup>st</sup> Avenue;
2. 57<sup>th</sup> Drive, 57<sup>th</sup> Avenue, Marathon Parkway and 61<sup>st</sup> Avenue; and
3. 251<sup>st</sup> Street, Horace Harding Expressway, Little Neck Parkway and 61<sup>st</sup> Avenue.

R3X zoning districts limit residential development to one- and two-family, detached homes on lots that have a minimum of 3,325 square feet and a minimum width of 35 feet. The maximum FAR is 0.6. Multifamily structures permitted under the existing R3-2 zoning would be precluded. The R3X zoning would ensure that new residential construction would reflect the area's predominant detached building type and low density. In the proposed R3X districts, 94 percent of the homes are one- and two-family, detached buildings.

#### **R4-1**

Two areas currently zoned R4 would be rezoned to R4-1. The areas comprise two large, irregularly-shaped blocks bounded by 243<sup>rd</sup> Street, 72<sup>nd</sup> Avenue, the Douglaston Golf Course, Grand Central Parkway and 73<sup>rd</sup> Avenue.

The R4-1 zoning district allows one- and two-family, detached homes on lots that have a minimum of 2,375 square feet and 1,700 square feet respectively and a minimum lot width of 25 feet and 18 feet respectively. The maximum FAR is 0.9 that includes a 20 percent attic allowance. The maximum building height is 35 feet, with a maximum perimeter wall height of 25 feet. Lot coverage is determined by yard requirements, and one parking space is required per dwelling unit.

In the proposed R4-1 district, multifamily structures currently allowed under the existing R4 zoning would no longer be permitted. The proposed zoning will reflect the character and density of the area where all but one of the homes are one- and two-family detached or semi-detached buildings.

#### **Commercial Overlay Districts**

As certified, the Department proposes to change five existing commercial overlay districts in the rezoning area:

1. Reduce the depth of an existing C1-2 overlay district to 200 feet at 42<sup>nd</sup> Avenue and Douglaston Parkway.

2. Reduce the depth of an existing C1-2 overlay district to 100 feet north of Nassau Boulevard and east of Little Neck Parkway;
3. Reduce the depth of an existing C1-2 overlay district to 100 feet on four block fronts on the north side of Northern Boulevard between Marathon Parkway/250<sup>th</sup> Street and the city line;
4. Reduce the depth of an existing C1-2 overlay district to 100 feet on two block fronts on the south side of Northern Boulevard between 254<sup>th</sup> Street and the city line; and
5. Reducing the depth of an existing C2-2 overlay district to 200 feet on the north side of Northern Boulevard between 248<sup>th</sup> and 249<sup>th</sup> streets.

Reducing the depth of the commercial overlay districts will remove commercial zoning from residentially developed lots, reinforce the existing uses and prevent encroachment of commercial uses into residential side streets.

#### **ZONING TEXT AMENDMENT (N 060653 ZRY)**

A related citywide text change is also proposed, creating a new subsection, 11-335, which is intended to change and simplify the procedure to complete alterations on homes within new R2A districts after the effective date of a rezoning action.

After the first R2A rezoning in Bayside became effective in April, 2005, the Department of City Planning was made aware of numerous Stop Work Orders issued by the Department of Buildings to on-going alterations within newly-established R2A districts. Affected homeowners were directed to file with the Board of Standards and Appeals to renew their work permits to continue construction. Under the proposed text amendment, if the structural framing for the alteration is determined by the Department of Buildings to be complete on the date the new R2A zoning goes into effect, the work permit for the alteration would be allowed to remain in effect. If the structural framing is determined to be incomplete, the provisions of Section 11-332 apply and the homeowner must file with and obtain Board of Standards and Appeals approval to complete construction.

#### **ENVIRONMENTAL REVIEW**

This application (C 060562 ZMQ), in conjunction with the applications for the related action (N 060653 ZRY), was reviewed pursuant to the New York State Environmental Quality Review Act (SEQRA), and the SEQRA regulations set forth in Volume 6 of the New York Code of Rules and Regulations, Section 617.00 et seq. and the City Environmental Quality Review (CEQR) Rules of Procedure of 1991 and

Executive Order No. 91 of 1977. The designated CEQR number is 06DCP115Q. The lead is the City Planning Commission.

After a study of the potential environmental impact of the proposed action, a Negative Declaration was issued on July 10, 2006. Pursuant to the modifications made to the proposed action after the Negative Declaration was issued, it was further determined that the Negative Declaration dated July 10, 2006 remains in effect.

### **UNIFORM LAND USE REVIEW**

This application (C 060562 ZMQ), was certified as complete by the Department of City Planning on July 10, 2006, and was duly referred to Community Board 11 and the Borough President, in accordance with Article 3 of the Uniform Land Use Review Procedure (ULURP) rules, in conjunction with the related zoning text amendment (N 060653 ZRY) which was referred to the Queens Borough Board and Queens Community Boards 7, 8, 11 and 13 for review and comment.

### **Community Board Public Hearing**

Community Board 11 held a public hearing on this application on September 5, 2006 and on that date, by a vote of 29 to 12 with 2 abstentions, adopted a resolution recommending approval of the application, subject to the following condition:

...the area south of the commercial district on Northern Boulevard to the LIE and between Marathon Parkway and east to the R1-2 zoning line remain an R2 zone.

### **Borough President Recommendation**

This application was considered by the Borough President, who issued a recommendation approving the application on October 13, 2006, subject to the following conditions:

DCP should review and reconsider the proposal to rezone the areas east of Marathon Parkway to R2A. Upon reviewing those areas, DCP should consider whether R2A is the best fit for the existing housing stock and the immediately adjacent areas. If the R2A proposal would result in a high degree of noncompliance then another more appropriate zoning district should be assigned for those areas.

There is a proposed R2A district boundary line, in an existing R3-1 district south of 41<sup>st</sup> Avenue on the west side of Little Neck Parkway, drawn between lots developed with detached single family homes from lots developed with attached multifamily dwellings on the west side of Little Neck Parkway. This portion of Little Neck Parkway is located directly across the street from existing garden apartments and adjacent to multifamily

dwellings that characterize the block. DCP should review the proposed R2A district boundary on that portion of Little Neck Parkway and consider leaving the zoning for those parcels in the R3-1 district.

Additionally, the Board made a motion to recommend, as was done for the Bayside Zoning Application, that the R2A zoning text be changed to allow the following three conditions: that the perimeter wall be increased to 23' height, that a detached one car garage not be included in the 30percent lot coverage calculation, and that in existing homes, attic space above 5' but less than 8' should be exempt from F.A.R. calculation for future alterations, but new construction must conform to the 5' attic space restriction and be counted toward the F.A.R.

### **City Planning Commission Public Hearing**

On October 11, 2006 (Calendar No. 7), the City Planning Commission scheduled October 25, 2006, for a public hearing on this application (C 060562 ZMQ). The hearing was duly held on October 25, 2006 (Calendar No. 12) in conjunction with the public hearing on the application for the related action (N 060563 ZRY). There were 11 speakers in favor of the this application and 23 in opposition.

Those in support included the City Council member from the 19<sup>th</sup> Council District, the presidents of the Westmoreland, Douglaston and Little Neck Pines civic associations and eight area residents. Two of those residents were members of Community Board 11 and one was a member of the Douglaston Historical Society.

The councilmember testified in favor of the rezoning, stating he was aware that some Little Neck Hills residents were opposed to the R2A zoning change for their area . He noted that their issues and concerns will be considered. The councilmember also testified in favor of the proposed text amendment, stating that it eliminates an unfair burden on homeowners who want to continue alteration work after a rezoning becomes effective. The Councilmember encouraged the Department to propose another text change that would apply the same procedure to alterations in all other lower density districts.

The civic association presidents testified that their memberships overwhelmingly supported the rezoning application. The president of the Little Neck Pines Association testified that incorrect information about the R2A zoning that had been distributed in the community and that residents were misled concerning its restrictions. The president of the Douglaston Civic Association submitted petitions from the association membership in support of the proposed rezoning and spoke against the community board's recommendation to modify the rezoning proposal and alter the R2A text. The remaining residents who favored the rezoning application testified that they supported the changes recommended by the

community board. They also testified that the proposed zoning districts would prevent dramatic changes to the character of their neighborhoods and that new housing would be in context with the community. The president of the Westmoreland Civic Association stated he had no objection to the community board recommendation to retain R2 zoning in Little Neck Hills.

There were 23 speakers in opposition to specific aspects of the proposed rezoning. Twenty speakers identified themselves as residents of the Little Neck Hills area between Northern Boulevard and the Horace Harding Expressway. These residents testified that they prefer the existing R2 zoning and the buildings that are allowed under that zoning. They testified that the proposed R2A would limit their ability to upgrade and expand their homes. Some residents testified that many alterations have already been completed in Little Neck Hills and that the proposed R2A would impose an unfair limitation on homeowners who have not yet expanded. Others testified that the R2A zoning regulations would make properties non-complying and limit their expansion options.

Two residents of the Little Neck Pines area requested that the six ranch homes on Little Neck Parkway, south of 40<sup>th</sup> Avenue, retain their R3-1 zoning. The residents testified that Little Neck Parkway is a busy thoroughfare and that the surrounding neighborhood context is predominantly row housing and garden apartment buildings. They stated that the R3-1 zoning is necessary for them to expand their homes.

The owner of a two-story commercial and retail building on Northern Boulevard between 248<sup>th</sup> and 249<sup>th</sup> streets testified in opposition to the proposed reduction of a C2-2 commercial overlay district. He stated that his building is 146 feet deep and that future rentals on the property would be problematic without the commercial zoning.

There were no other speakers and the hearing was closed.

### **Waterfront Revitalization Program Consistency Review**

This application was reviewed by the Department of City Planning for consistency with the policies of the New York City Waterfront Revitalization Program (WRP), as amended, approved by the New York City Council on October 13, 1999 and by the New York State Department of State on May 28, 2002, pursuant to the New York State Waterfront Revitalization and Coastal Resources Act of 1981 (New York State Executive Law, Section 910 et seq.). The designated WRP number is 06-039Q.

This action was determined to be consistent with the policies of the New York City Waterfront Revitalization Program.

## **CONSIDERATION**

The Commission believes that this amendment of the Zoning Map, as modified herein, in conjunction with the amendment to the Zoning Resolution, is appropriate.

The Commission believes that this rezoning action is a comprehensive zoning strategy for the Douglaston and Little Neck neighborhoods that will preserve the area's predominant low-density character, limit subdivision of properties, encourage residential development that reflects and reinforces the area's traditional building patterns and prevent encroachment of commercial development into residential areas.

The Commission acknowledges that the existing zoning creates an incentive in parts of Douglaston and Little Neck to alter the density and character of these areas by replacing detached one- and two-family homes with semi-detached or attached multifamily structures. Changing all or portions of existing R4, R3-2, R3-1, R2 and C3 districts to a mix of lower-density and contextual districts that include R1-2, R2, R2A, R3X and R4-1 will appropriately reflect the area's predominant development patterns and its one- and two-family character.

The Commission notes that the R1-1 district zoning district proposed in Douglas Manor is the first to be established in the borough of Queens and that the R1-1 zoning will help maintain the area's low density character by limiting lot subdivisions. The Commission believes that the proposed R1-2 near Udall's Ravine and Udall's Cove will introduce stricter density controls and provide a framework for new development that would limit adverse impacts on those natural areas in the event of future development.

The Commission believes the proposed zoning text amendment simplifies the process to maintain work permits for alterations already underway in new R2A districts. The Commission acknowledges that if structural framing for an expansion or enlargement is complete on the date the new R2A zoning goes into effect, the work permit for the alteration would be allowed to remain in effect.

In response to the recommendations of the Community Board and Borough President and the testimony at the Commission's public hearing, the Commission is approving the rezoning application with three modifications.

The Commission notes that the portion of Little Neck Hills generally bounded by Northern Boulevard, Deepdale Place, Morenci Lane and 251<sup>st</sup> Street, the Horace Harding Expressway and Marathon Parkway is currently zoned both R2 and R1-2 and the certified application proposed to rezone the area to R2A. The existing R2 district runs along the east side of Marathon Parkway to a depth of 100 feet between Northern Boulevard and Morenci Lane then follows the center line of Morenci Lane south to the expressway. The area to the east is now zoned R1-2.

The Commission notes the great variety of building sizes, house styles, building and perimeter wall height and lot coverage of the existing structures in the Little Neck Hills area and acknowledges that a number of buildings east of Marathon Parkway have been enlarged using the existing R2 and R1-2 regulations. Based on testimony at its hearing, that homeowners in the area east of Marathon Parkway want to have the ability to expand their homes, the Commission, therefore, is modifying the application to retain the existing R2 zoning east of Marathon Parkway and to change the proposed zoning designation from R2A to R2 on the remaining lots in this area. The Commission notes that the rezoning from R1-2 to R2 brings the existing dwellings more into compliance with lot size and lot area regulations. The R2 district would also lessen any possible constraints to enlarging the existing homes in this area.

The Commission is also modifying the application by retaining the existing R3-1 zoning on six properties on the west side of Little Neck Parkway, south of 40<sup>th</sup> Avenue, originally proposed to be rezoned R2A. Although this small area is developed with one- and two-family detached, ranch style homes, the Commission notes the development along Little Neck Parkway are predominantly multifamily structures. The properties are adjacent to multifamily, row house buildings and across from six three-family row houses and a multi-building apartment complex.

Finally, the Commission is modifying the proposed reduction of the C2-2 commercial overlay district on Northern Boulevard and 249<sup>th</sup> Street. The overlay would now be 125 feet in depth instead of the proposed 100 feet. This would allow the entire existing commercial development to be considered within a commercial district.

The Commission believes that the proposed commercial overlay changes, as modified, will better reflect the existing commercial development and will prevent the expansion of commercial uses into the residential side streets.

## **RESOLUTION**

**RESOLVED**, that the City Planning Commission finds that the action described herein will have no significant impact on the environment; and be it further

**RESOLVED**, that the City Planning Commission, in its capacity as the City Coastal Commission, has reviewed the waterfront aspects of this application and finds that the proposed action is consistent with WRP policies; and be it further

**RESOLVED**, by the City Planning Commission, pursuant to Sections 197-c and 200 of the New York City Charter, that based on the environmental determination and the consideration described in this report, the Zoning Resolution of the City of New York, effective as of December 15, 1961, and as subsequently amended, is further amended by changing the Zoning Map, Section Nos. 11a, 11b, 11c and 11d:

1. eliminating from an existing R1-2 District a C1-2 District bounded by Douglaston Parkway, 235th Street, and a line 200 feet southerly of 42nd Avenue;
2. eliminating from an existing R3-1 District a C1-2 District bounded by:
  - a. a boundary line of the City of New York, a line 100 feet northwesterly of Northern Boulevard, a line 200 feet northeasterly of Marathon Parkway, and a line 150 feet northwesterly of Northern Boulevard; and
  - b. a boundary line of the City of New York, Pembroke Avenue, 254th Street, and a line 100 feet southeasterly of Northern Boulevard;
3. eliminating from an existing R4 District a C1-2 District bounded by a boundary line of the City of New York, a line 100 feet northwesterly of Nassau Boulevard, Little Neck Parkway and a line 235 feet northwesterly of Nassau Boulevard;
4. eliminating from an existing R3-1 District a C2-2 District bounded by 249th Street, a line 125 feet northwesterly of Northern Boulevard, a line 140 feet northeasterly of 248<sup>th</sup> Street, a line 100 feet northwesterly of Northern Boulevard, 248th Street, and a line 150 feet northwesterly of Northern Boulevard;

5. changing from an R1-2 District to an R1-1 District property bounded by West Drive and its northerly centerline prolongation, Bayview Avenue, a line 170 feet northwesterly of West Drive, Kenmore Road, a line 200 feet northwesterly of West Drive, Knollwood Avenue, a line 250 feet northwesterly of West Drive, a line midway between Knollwood Avenue and Richmond Road, West Drive, a line midway between Grosvenor Street and Beverly Road, a line 260 feet northwesterly of West Drive, Beverly Road, a line 300 feet westerly of West Drive, Manor Road, West Drive, Hollywood Avenue, a line 200 feet westerly of West Drive, Arleigh Road, West Drive, Bay Street, 233rd Place, a line 125 feet southeasterly of 37th Avenue, a line 120 feet southwestwesterly of 233rd Place and its northwesterly prolongation, Little Neck Bay, and a boundary line of the City of New York;
6. changing from an R3-1 District to an R1-2 District property bounded by:
  - a. 246th Street and its northwesterly centerline prolongation, the southwestwesterly centerline prolongation of 41st Avenue, and 243rd Street; and
  - b. the southwestwesterly centerline prolongation of 41st Avenue, a line 100 feet southwestwesterly of 247th Street, the southwestwesterly centerline prolongation of Depew Avenue, a line 115 feet southwestwesterly of 247th Street, 43rd Avenue, the northwesterly prolongation of the northeasterly boundary line of a park, the northwesterly boundary line of a park, and 246th Street and its southeasterly centerline prolongation;
6. changing from an R4 District to an R1-2 District property bounded by a boundary line of the City of New York, a line 100 feet northwesterly of Nassau Boulevard, Little Neck Parkway, and a line 235 feet northwesterly of Nassau Boulevard;
7. changing from a C3 District to an R1-2 District property bounded by a boundary line of the City of New York, the centerline of former Little Neck Parkway, Little Neck Parkway, the southeasterly boundary line of a park and its northeasterly prolongation, the northeasterly boundary line of a park, the centerline of former 35th Avenue, the centerline of former 248th Street, and a proposed Pierhead & Bulkhead Line;
8. changing from an R1-2 District to an R2 District property bounded by:
  - a. Thornhill Avenue, Browvale Lane, a line perpendicular to the northeasterly street line of Browvale Lane distant 300 feet (as measured along the street line) from the point of intersection of the northeasterly street line of Browvale Lane and the northwesterly street line of Horace Harding Expressway, a line 100 feet westerly of 252nd Street, the northwesterly service road of Horace Harding Expressway, and Morenci Lane; and
  - b. a line 150 feet southeasterly of Northern Boulevard, 251st Street, Gaskell Road, the southeasterly prolongation of a line 450 feet northeasterly of 251st Street, a line 140 feet northwesterly of Deepdale Place and its southwestwesterly prolongation,

Morenci Lane, and a line 100 feet northeasterly of Marathon Parkway;

9. changing from an R4 District to an R2 District property bounded by 73rd Avenue, the northwesterly service road of Grand Central Parkway, a line 100 feet southwesterly of 244th Street, a line 150 feet southerly of 73rd Avenue, and a line perpendicular to the southerly street line of 73rd Avenue distant 195 feet westerly (as measured along the street line) from the point of intersection of the southerly street line of 73rd Avenue and the westerly street line of 244th Street;
10. changing from an R1-2 District to an R2A district property bounded by 38th Drive, a line 95 feet southwesterly of 234th Street, 39th Avenue, a line 85 feet southwesterly of 234th Street, 40th Avenue, a line 90 feet southwesterly of 234th Street, 41st Avenue, and 233rd Street;
11. changing from an R2 District to an R2A District property bounded by:
  - a. Little Neck Parkway, the centerline of former Little Neck Parkway, a boundary line of the City of New York, a line 150 feet northwesterly of Northern Boulevard, Little Neck Parkway, 41st Drive, a line 210 feet northeasterly of Little Neck Parkway (straight line portion) and its northwesterly prolongation, Westmoreland Street, 39th Road, Little Neck Parkway, the southeasterly boundary line of the Long Island Rail Road right-of-way (Northside Division), 248th Street, and 38th Avenue;
  - b. Northern Boulevard, Zion Street, the southwesterly centerline prolongation of Gaskell Road, Marathon Parkway, a northwesterly service road of Horace Harding Expressway, 244th Street, Thornhill Avenue, a line 100 feet southwesterly of 248th Street, Van Zandt Avenue, Overbrook Street, Deepdale Avenue, a line 100 feet southwesterly of 248th Street, a line 150 feet southeasterly of Northern Boulevard, Alameda Avenue, and 245th Street;
  - c. Nassau Boulevard, a boundary line of the City of New York, the southerly service road of Grand Central Parkway, the northwesterly centerline prolongation of 267th Street, Grand Central Parkway, a former service road of Grand Central Parkway, Commonwealth Boulevard, Marathon Parkway, 64th Avenue and its northeasterly centerline prolongation, 255th Street, Little Neck Parkway, 61st Avenue, 262nd Street, 60th Avenue, 260th Street, 59th Avenue, Little Neck Parkway, the northerly service road of Horace Harding Expressway, and 260th Street; and
  - d. Douglaston Parkway, the northwesterly street line of 242nd Street and its southwesterly and northeasterly prolongations, a southerly boundary line of a park, a westerly boundary line of a park and its southerly prolongation, and a line perpendicular to the northeasterly street line of Douglaston Parkway distant 100 feet southerly (as measured along the street line) from the point of intersection of the northeasterly street line of Douglaston Parkway and the southeasterly street

line of 244th Street;

12. changing from an R3-1 District to an R2A District property bounded by:
  - a. 40th Avenue, Little Neck Parkway, 41<sup>st</sup> Avenue, a line 95 feet southwesterly of Little Neck Parkway, a line 120 feet southeasterly of 41<sup>st</sup> Avenue, a line midway between 249<sup>th</sup> Street and Little Neck Parkway, a line 275 feet southeasterly of 41<sup>st</sup> Avenue, a line 170 feet southwesterly of Little Neck Parkway, a line perpendicular to the northeasterly street line of 249th Street distant 50 feet northwesterly (as measured along the street line) from the point of intersection of the northerly street line of Depew Avenue and the northeasterly street line of 249th Street, 249th Street, Depew Avenue, 248th Street, a line 115 feet northwesterly of 43rd Avenue, a line 120 feet northeasterly of 247th Street, Depew Avenue, 247th Street, 41st Avenue, and 248th Street; and
  - b. Little Neck Parkway, a line 150 feet northwesterly of Northern Boulevard, a boundary line of the City of New York, a line 100 feet northwesterly of Northern Boulevard, a line 200 feet northeasterly of Marathon Parkway, a line 150 feet northwesterly of Northern Boulevard, Marathon Parkway, and the southwesterly centerline prolongation of 43rd Avenue;
13. changing from an R3-2 District to an R2A District property bounded 61st Avenue, Marathon Parkway, a northerly boundary line of a park and its easterly prolongation, a line 100 feet westerly and northerly of 63rd Avenue, and a line 100 feet southwesterly of Marathon Parkway;
14. changing an R3-2 District to an R3X District property bounded by:
  - a. the northwesterly service road of Horace Harding Expressway, 255th Street and its northwesterly centerline prolongation, a line 100 feet southeasterly of 57th Avenue, 256th Street, a line 130 feet southerly of Horace Harding Expressway, a line midway between 256th Street and Little Neck Parkway, a line 120 feet northerly of 58th Avenue, Little Neck Parkway, 60th Avenue, a line 100 feet westerly of Little Neck Parkway, a line 100 feet southerly of 60th Avenue, a line 100 feet northeasterly of 255th Street, 61st Avenue, a line 100 feet southwesterly of 255th Street, 60th Avenue, a line 100 feet southwesterly of 254th Street, 58th Avenue, 251st Street, a line 150 feet southeasterly of 57th Avenue, the southeasterly centerline prolongation of Morenci Lane, 57th Avenue, and a line perpendicular to the southeasterly street line of Horace Harding Expressway distant 185 feet southwesterly (as measured along the street line) from the point of intersection of the southeasterly street line of Horace Harding Expressway and the westerly street line of 251st Street;
  - b. Marathon Parkway, 61st Avenue, a line 100 feet southwesterly of Marathon Parkway, a line 100 feet southerly of 61st Avenue, 245th Lane, 61st Avenue, 60th Avenue, a line forming an angle of 73 degrees with the northwesterly street line

of 60th Avenue distant 200 feet southwesterly (as measured along the street line) of the intersection of the northwesterly street line of 60th Avenue and the southwesterly street line of 246th Place, a line 350 feet northwesterly of 60th Avenue, a line 100 feet northeasterly of 246th Place (straight line portion), and 60th Avenue; and

- c. 57th Drive, 61st Avenue, a line perpendicular to the northwesterly street line of 61st Avenue distant 540 feet southwesterly (as measured along the street line) from the point of intersection of the northwesterly street line of 61st Avenue and the southwesterly street line of 57th Drive, a line 90 feet northwesterly of 61st Avenue, and the southwesterly prolongation of a line 350 feet northwesterly of 60th Avenue;
15. changing from an R2 district to an R3-1 District property bounded by Little Neck Parkway, 38th Avenue, the centerline of former 248th Street, and the centerline of former 35th Avenue and its southwesterly prolongation;
16. changing from a C3 District to an R3-1 District property bounded by Little Neck Parkway, the centerline of former 35th Avenue and its southwesterly prolongation, a northeasterly and southeasterly boundary line of a park and its northeasterly prolongation; and
17. changing from an R4 District to an R4-1 District property bounded by the southerly boundary line of a park and its easterly prolongation, the northwesterly service road of Grand Central Parkway, 73rd Avenue, a line perpendicular to the southerly street line of 73rd Avenue (straight line portion) distant 195 feet westerly (as measured along the street line) from the point of intersection of the southerly street line of 73rd Avenue and the westerly street line of 244th Street, the westerly prolongation of a line 150 feet southerly of 73rd Avenue (straight line portion), and a line 100 feet westerly of 243rd Road (straight line portion) and its northerly and southerly prolongations;

as shown on a diagram (for illustrative purposes only) dated July 10, 2006 and modified by the City Planning Commission on December 4, 2006.

The above resolution (C 060652ZMQ), duly adopted by the City Planning Commission on December 4, 2006 (Calendar No. 1), is filed with the Office of the Speaker, City Council, and the Borough President in accordance with the requirements of Section 197-d of the New York City Charter.

**AMANDA M. BURDEN, AICP, Chair**  
**KENNETH KNUCKLES, Vice Chairman**  
**ANGELA M. BATTAGLIA, IRWIN CANTOR, P.E., ANGELA R. CAVALUZZI, R.A.,**  
**ALFRED C. CERULLO, III, RICHARD W. EADDY, JANE D. GOL, LISA GOMEZ,**  
**CHRISTOPHER KUI, JOHN MEROLO, KAREN A. PHILLIPS, DOLLY WILLIAMS,**  
**Commissioners**