



## CITY PLANNING COMMISSION

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March 22, 2006 / Calendar No. 19

C 060259 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. 25b and 31a:

1. changing from an R2 District to an R1-2 District property bounded by:
  - a. a line 100 feet southeasterly of Point Breeze Place and its southwesterly prolongation, Anchor Drive and its northwesterly and southeasterly centerline prolongation, a line 100 feet southeasterly of Dunbar Street, Mott Avenue, Egmont Place, a line 100 feet southwesterly of Edgewater Road, Faber Terrace, Edgewater Road, a line 100 feet northwesterly of Granada Place, Faber Terrace, Granada Place, a line 200 feet northeasterly of Mott Avenue, Bay 28<sup>th</sup> Street, a line 375 feet northeasterly of Mott Avenue, Sunnyside Street, Mott Avenue, a line perpendicular to a line bisecting the angle formed by the southwesterly street line of Mott Avenue and the northerly street line of Bayswater Avenue and passing through a point on the northerly street line of Bayswater Avenue distant 210 feet easterly (as measured along the street line) from the point of intersection of the northerly street line of Bayswater Avenue and the easterly street line of Bay 25<sup>th</sup> Street, Bayswater Avenue, a line 225 feet northwesterly of Bay 25<sup>th</sup> Street, a line 175 feet southerly of Bayswater Avenue, Bay 27<sup>th</sup> Street, a line 250 feet northerly of Coldspring Road, Bay Park Place, a line 100 feet northerly of Coldspring Road, a line midway between Waterview Street and Bay Park Place, a line perpendicular to the westerly street line of Bay Park Place distant 100 feet southerly (as measured along the street line) from the point of intersection of the westerly street line of Bay Park Place and the southerly street line of Bayswater Avenue, Bay Park Place, Bayswater Avenue, Trist Place, a line 80 feet southwesterly of Bailey Court, a line 85 feet northwesterly of Trist Place, a line perpendicular to the northwesterly street line of Trist Place distant 80 feet northeasterly (as measured along the street line) from the point of intersection of the northwesterly street line of Trist Place and the northeasterly street line of Bailey Court, Norton Drive, a line 125 feet southwesterly of Westbourne Avenue, a line 85 feet northwesterly of Trist Place, Westbourne Avenue, a line 90 feet southeasterly of Harbour Court (straight line portion), a line midway between Mott Avenue and Westbourne Avenue, a line perpendicular to the southwesterly street line of Mott Avenue distant 100 feet northwesterly (as measured along the street line) from the point of intersection of the southwesterly street line of Mott Avenue and the northwesterly street line of Bay 28<sup>th</sup> Street, Mott Avenue, a line 150 feet southeasterly of Waterloo Place, a line 250 feet southwesterly of Mott

Avenue, Waterloo Place, Westbourne Avenue, Dunbar Street and its southwesterly centerline prolongation, and the U.S. Bulkhead Line; and

- b. Coldspring Road, Bay 25<sup>th</sup> Street, Healy Avenue, Dickens Street, Healy Avenue, a line 100 feet easterly of Dickens Street, a line 600 feet southerly of Healy Avenue and its easterly prolongation, Bay 24<sup>th</sup> Street, a line 500 feet southerly of Healy Avenue, a line 200 feet easterly of Bay 25<sup>th</sup> Street, Bessemund Avenue and its northeasterly centerline prolongation, Hartman Lane, Healy Avenue, and a line 75 feet northeasterly of Waterview Street;
2. changing from a R3-2 District to an R1-2 District property bounded by Healy Avenue, Hartman Lane, a line 135 feet southerly of Healy Avenue, a line 170 feet westerly of Hartman Lane, a line 200 feet southerly of Healy Avenue, and a line 250 feet westerly of Hartman Lane;
  3. changing from an R5 District to an R3A District property bounded by Norton Avenue, a line 100 feet easterly of Eggert Place, Enright Road, Eggert Place, a line 550 feet northerly of Mott Avenue, and Dickens Street;
  4. changing from an R4 District to an R3X District property bounded by the northerly boundary line of the Long Island Rail Road Right-Of-Way (Far Rockaway Branch), a southern prolongation of the boundary line of the City of New York, the boundary line of the City of New York, Empire Avenue, a line 100 feet southwesterly of Virginia Street, a line 125 feet northwesterly of Empire Avenue, Virginia Street, a line 165 feet southerly of Bolton Road, Sage Street, a line 450 feet southerly of Bolton Road, a line 115 feet easterly of Beach 9<sup>th</sup> Street, a line 100 feet northerly of Dinsmore Avenue and its easterly prolongation, a line 100 feet westerly of Beach 9<sup>th</sup> Street, a line 100 feet southerly Dinsmore Avenue, Rose Street, Dinsmore Avenue, and Beach 12<sup>th</sup> Street;
  5. changing from an R5 District to an R3X District property bounded by:
    - a. Norton Avenue, a line 110 feet northwesterly of Beach Channel Drive, Dix Avenue and its northwesterly centerline prolongation, a line 100 feet southeasterly of Eggert Place, a line 100 feet southwesterly of Enright Road, and Gipson Street;
    - b. Brunswick Avenue, Beach 12<sup>th</sup> Street, Minton Street, Augustina Avenue, and Nameoke Avenue;
    - c. a line 125 feet southerly of Mott Avenue, a line 110 feet easterly of Gipson Street, the westerly prolongation of a line 100 feet northerly of Regina Avenue, a line 125 feet westerly of McBride Street, a line 500 feet northerly of Cornaga Avenue, a line 135 feet easterly of Gipson Street, a

line 400 feet northerly of Cornaga Avenue, and a line 100 feet easterly of Dickens Street; and

- d. a line 200 feet southeasterly of Central Avenue, Beach 12<sup>th</sup> Street, Dinsmore Avenue, Rose Street, a line 100 feet southerly of Dinsmore Avenue and its westerly prolongation, a line 150 feet easterly of Neilson Street, Dinsmore Avenue, Neilson Street, a line 275 feet northerly of Cornaga Avenue, Nameoke Street, and a line perpendicular to the easterly street line of Nameoke Street distant 150 feet southerly (as measured along the street line) from the point of intersection of the easterly street line of Nameoke Street and the southeasterly street line of Central Avenue;
6. changing from an R3-2 District to an R4A District property bounded by Bessemund Avenue, Bay 30<sup>th</sup> Street, Dwight Avenue, Hartman Lane, Beach Channel Drive, a line 200 feet southwesterly of Hartman Lane, Ocean Crest Boulevard, a line 260 feet northeasterly of Beach 32<sup>nd</sup> Street, a line midway between Falcon Avenue and Ocean Crest Boulevard, a line 100 feet southwesterly of Hartman Lane, a line midway between Dwight Avenue and Falcon Avenue, and Bay 31<sup>st</sup> Street and its southeasterly centerline prolongation;
7. changing from an R4 District to an R4A District property bounded by a line 100 feet northerly of Dinsmore Avenue and its easterly prolongation, a line 115 feet easterly of Beach 9<sup>th</sup> Street, Empire Avenue, Cornaga Avenue, Rose Street, a line 100 feet southerly of Dinsmore Avenue, and a line 100 feet westerly of Beach 9<sup>th</sup> Street;
8. changing from an R5 District to an R4A District property bounded by a line 100 feet southerly of Dinsmore Avenue, Rose Street, Cornaga Avenue, and the southerly centerline prolongation of Beach 12<sup>th</sup> Street;
9. changing from an R6 District to an R4A District property bounded by Ocean Crest Boulevard, a line 200 feet southwesterly of Hartman Lane, Beach Channel Drive, and a line 250 feet southwesterly of Hartman Lane;
10. changing from an R3-2 District to an R4-1 District property bounded by Healy Avenue, a line 250 feet westerly of Hartman Lane, a line 200 feet southerly of Healy Avenue, a line 170 feet westerly of Hartman Lane, a line 135 feet southerly of Healy Avenue, Hartman Lane, Bessemund Avenue, Bay 31<sup>st</sup> Street and its southeasterly centerline prolongation, a line midway between Dwight Avenue and Falcon Avenue, a line 100 feet southwesterly of Hartman Lane, a line midway between Falcon Avenue and Ocean Crest Boulevard, a line 260 feet northeasterly of Beach 32<sup>nd</sup> Street, Ocean Crest Boulevard, and Beach 32<sup>nd</sup> Street;

11. changing from an R4 District to an R4-1 District property bounded by a line 165 feet southerly of Bolton Road, Virginia Street, a line 125 feet northwesterly of Empire Avenue, a line 100 feet southwesterly of Virginia Street, Empire Avenue, a line 115 feet easterly of Beach 9<sup>th</sup> Street, a line 450 feet southerly of Bolton Road, and Sage Street; and
12. changing from an R5 District to an R4-1 District property bounded by:
  - a. Healy Avenue, Beach 32nd Street, Dwight Avenue, and the U.S. Bulkhead Line;
  - b. Norton Avenue, Gipson Street, a line 100 feet southerly of Enright Road, a line 100 feet easterly of Eggert Place, the westerly centerline prolongation of Dix Avenue, McBride Street, a line 150 feet northerly of Mott Avenue, Eggert Place, Enright Road, and a line 100 feet easterly of Eggert Place; and
  - c. Mott Avenue, the southerly prolongation (at Mott Avenue) of a line 200 feet westerly of Beach Channel Drive, a line 200 feet southerly of Mott Avenue, Beach Channel Drive, a line 100 feet easterly of Dickens Street, a line 400 feet northerly of Cornaga Avenue, a line 135 feet easterly of Gipson Street, a line 500 feet northerly of Cornaga Avenue, a line 125 feet westerly of McBride Street, a line 100 feet northerly of Regina Avenue and its westerly prolongation, a line 100 feet westerly of Grassmere Terrace, a line 200 feet southerly of Mott Avenue, and Grassmere Terrace, Community District 14, Borough of Queens.

as shown on a diagram (for illustrative purposes only) dated December 19, 2005.

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The application for an amendment of the Zoning Map was filed by the New York City Department of City Planning on December 14, 2005 to address subdivision issues and out-of-character residential development in the Bayswater and Far Rockaway neighborhoods of Queens Community District 14. The proposed Zoning Map amendments would rezone all or parts of the existing R2, R3-2, R4, and R5 zones to R1-2, R3A, R3X, R4A, and R4-1.

## **BACKGROUND**

The Department of City Planning proposes to rezone all or portions of 82 blocks in the southeastern Queens neighborhoods of Bayswater (57 blocks) and Far Rockaway (25 blocks). The rezoning proposal is the result of a Department of City Planning study that was initiated in

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response to overdevelopment concerns raised by representatives of the Bayswater Civic Association, the Far Rockaway Neighborhood Association, Community Board 14, and the area's elected representatives. Primary concerns were the subdivision of large lots into much smaller ones, and replacement of one- and two-family homes with out-of-character multi-family buildings.

The two distinct areas to be rezoned are separated by the Downtown Far Rockaway commercial district:

(1) The Bayswater area lies west of the commercial district and is generally bounded by Beach Channel Drive to the south and east, Mott Basin to the north, and Norton Basin to the west. This area is presently zoned R2 on the northwestern end of the peninsula, and R5 and R3-2 along Beach Channel Drive.

(2) The Far Rockaway area lies east of the commercial district and is generally bounded by Empire Avenue and Cornaga Avenue to the south, Nameoke Street to the west, Brunswick Avenue to the north, and the Nassau County line to the east. This area is currently zoned R4 and R5.

#### Area Characteristics and Land Use

The Bayswater neighborhood was laid out around 1878 by William Trist Bailey, who built cottages and a brick hotel called the Bayswater House. With the arrival of the LIRR in the mid-1880's wealthy residents of Brooklyn and Manhattan constructed summer mansions in the area as the Rockaway peninsula developed into a popular seaside resort. The popularity of the Rockaway area and Bayswater as a vacation spot began to decline significantly after World War II and residents moved into the area to live year round. Today the area features a variety of housing stock with some surviving homes from the resort era mixed with more contemporary homes constructed in the decades since that time.

Residential uses occupy almost ninety percent of all lots. Housing construction has been predominantly low-density one- and two-family detached homes. There are some small concentrations of semi-attached homes and some larger, multi-family apartment buildings that

are located along Mott Avenue, Cornaga Avenue and Central Avenue. The area also contains several parks, schools, religious facilities, and a Long Island Power Authority power plant.

### Existing Zoning

The existing zoning in this area of the Rockaway Peninsula has been in place since the current Zoning Resolution was adopted in 1961. The existing zoning generally does not closely reflect the current built context of the Bayswater and Far Rockaway neighborhoods except in a few locations along the major roads serving the area.

### **R2**

The R2 district is located in northwestern Bayswater west of Dickens Street. Predominant development is single-family detached residences. In certain sections of Bayswater homes are built on lots with areas more than twice the 3,800 required in the R2 district. Homes on these lots could be demolished and replaced by two or more residences.

This zone allows only single-family, detached homes. Buildings are required to be located on a lot with a minimum area of 3,800 square feet and a minimum lot width of 40 feet. R2 zoning allows a maximum floor area ratio (FAR) of 0.5. There is no absolute maximum building height; building height is governed by the sky exposure plane. One parking space per dwelling unit is required.

### **R3-2**

The only R3-2 zoning is located in the southwestern corner of the rezoning area between Hartman Lane and Bay 32<sup>nd</sup> Street. This area has a mix of one- and two-family detached and semi-detached residences, with a majority having an FAR above the permitted 0.6 FAR.

Under the existing R3-2 zoning district all housing types are allowed, including detached and semi-detached units, garden apartments, and rowhouses. The R3-2 district has a maximum FAR of 0.6 (including a 0.1 attic allowance), and it limits the maximum building height to 35 feet. Minimum lot width and lot area requirements depend upon the housing type. Detached structures require at least a 40 foot lot width and 3,800 square feet of lot area. Attached and

semi-detached structures require lots that are at least 18 feet wide with 1,700 square feet of lot area. One parking space per dwelling unit is required.

#### **R4**

The area from Beach 12<sup>th</sup> Street to the Nassau County border in the Far Rockaway rezoning area is zoned R4, which also allows all housing types. This area features a predominant number of one- and two-family detached residences with some semi-detached residences along Empire Avenue.

Detached residences require a minimum lot area of 3,800 square feet and a minimum lot width of 40 feet. Semi-detached and attached residences are permitted on lots with a minimum of 1,700 square feet in area, and a minimum lot width of 18 feet. The maximum allowable FAR is 0.9 (including a 0.15 attic allowance), and the maximum building height is 35 feet. On blocks that qualify for R4 infill provisions a maximum FAR of 1.35 is permitted. One parking space per dwelling unit is required.

#### **R5**

There are three separate areas currently zoned R5 within the rezoning area: the area west of Beach 12<sup>th</sup> Street to Nameoke Street; the area between Beach Channel Drive and Dickens Street; and a small area near Michaelis-Bayswater Park. These areas feature all types of development with sections of one- and two-family detached and semi-detached residences, as well as multi-family apartment buildings along Mott Avenue, Central Avenue, and Cornaga Avenue.

This zone also allows all housing types. Detached residences require a minimum lot area of 3,800 square feet and a minimum lot width of 40 feet. All other housing types require lots with a minimum of 1,700 square feet in area, and a minimum lot width of 18 feet. The maximum FAR for all housing types is 1.25. The maximum street wall height is 30 feet and the maximum building height is 40 feet. On blocks that qualify for R5 infill provisions a maximum FAR of 1.65 is permitted. One parking space per residential unit is required, or 85 percent of units when parking is grouped.

## Proposed Zoning Map Amendments

In order to ensure that new development better matches the existing housing types and densities found in Bayswater and Far Rockaway, the Department of City Planning is proposing to replace the existing R3-2, R4, and R5 districts with lower density contextual districts R3A, R3X, and R4A and R4-1. Parts of the mapped R2 areas are proposed to be rezoned R1-2 in order to recognize the larger lots in this area.

### **R1-2 (R2 to R1-2)**

Two areas are proposed to be rezoned R1-2: an area centered along Mott and Bayswater Avenues; and the area surrounding Healy Avenue. A predominant number of single family, detached homes in these areas are built on lots much larger than the minimum requirement under the existing R2 district.

In the proposed R1-2, residential development would still be limited to one-family detached houses and the maximum FAR would remain 0.5. The minimum lot size and lot width requirements are 5,700 square feet and 60 feet respectively. The minimum front yard requirement is a depth of 20 feet, and two side yards are required totaling 20 feet. There is no absolute maximum building height; building height is governed by the sky exposure plane. One parking space per dwelling unit is required.

### **R3A (R5 to R3A)**

A small section of the rezoning area between Eggert and Dickens Streets is proposed to be rezoned R3A. The homes in this area are predominantly one- and two-family detached residences.

In the proposed R3A zoning district, residential development would be limited to one- and two-family detached houses with a maximum height of 35 feet. The minimum lot size is 2,375 square feet and lot width is 25 feet. The maximum FAR is 0.6 (including a 0.1 attic allowance). The minimum front yard requirement is a depth of ten feet with one required side yard at a minimum of eight feet. One parking space per dwelling unit is required.



**R3X** (R5 and R4 to R3X)

Three areas are proposed to be rezoned R3X: between Dix Avenue and Mott Basin; along Gipson Street south of Mott Avenue; and a large portion of the Far Rockaway study area from Nameoke St. to the Nassau County border. The homes in this area are predominantly one- and two-family detached residences with larger lot sizes than those in the proposed R3A.

In R3X districts, the residential development would be limited to one- and two-family detached residences with a maximum height of 35 feet. The minimum lot size is 3,325 square feet and lot width is 35 feet. The maximum FAR would be reduced to 0.6 (including a 0.1 attic allowance). The minimum front yard requirement is a depth of ten feet, and two side yards are required totaling ten feet. One parking space per dwelling unit is required.

**R4A** (R5, R4 and R3-2 to R4A)

Two areas are proposed to be rezoned R4A: the area immediately west of Far Rockaway High School, and the area surrounding Rose and Beach 9<sup>th</sup> Streets. The homes in this area are predominantly one- and two-family detached residences with higher FAR's than those in the proposed R3A and R3X areas.

In R4A districts, the residential development would be limited to one- and two-family detached residences with a maximum height of 35 feet. The minimum lot size is 2,850 square feet and lot width is 30 feet. The maximum FAR would be 0.9 (including a 0.15 attic allowance). The 0.9 FAR is representative of the current built environment in the existing R3-2 area. The minimum front yard requirement is a depth of ten feet, and two side yards are required totaling ten feet. One parking space per dwelling unit is required. Infill regulations would not be applicable.

**R4-1** (R5, R4, and R3-2 to R4-1)

Four areas are proposed to be rezoned R4-1: along Bay 32<sup>nd</sup> Street between Healy Avenue and Ocean Crest Boulevard; north of Empire Avenue near the Nassau County border; north of Beach Channel Drive around Gipson Street and Grassmere Terrace; and east of Eggert Street north of Mott Avenue. These areas are predominantly built with one- and two-family detached and semi-detached buildings.

In R4-1 districts, the residential development would be limited to one- and two-family detached and semi-detached residences with a maximum height of 35 feet. The minimum lot size and width requirements are 2,375 square feet and 25 linear feet for new residential detached development and 1,700 square feet and 18 feet for semi-detached development. The maximum FAR would be 0.9 (including a 0.15 attic allowance). The minimum front yard requirement is a depth of ten feet, and one side yard is required (eight feet for detached, four feet for semi-detached). Infill regulations would not be applicable.

### **ENVIRONMENTAL REVIEW**

This application (C 060259 ZMQ) 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 06DCP053Q. The lead agency is the City Planning Commission.

After a study of the potential environmental impact of the proposed action, a Negative Declaration was issued on December 19, 2005.

### **UNIFORM LAND USE REVIEW**

This application (C 060259 ZMQ) was certified as complete by the Department of City Planning on December 19, 2005, and was duly referred to Community Board 14 and the Borough President, in accordance with Article 3 of the Uniform Land Use Review Procedure (ULURP) rules.

### **Community Board Public Hearing**

Community Board 14 held a public hearing on this application on January 10, 2006, and on that date, by a vote of 35 to 0 with 0 abstentions, adopted a resolution recommending approval of the application.

### **Borough President Recommendation**

This application was considered by the Borough President, who issued a recommendation approving the application on January 19, 2006.

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

On February 8, 2006 (Calendar No. 9), the City Planning Commission scheduled February 22, 2006, for a public hearing on this application (C 060259 ZMQ). The hearing was duly held on February 22, 2006 (Calendar No. 35). There were ten speakers in favor of the application and two speakers in opposition.

The speakers in favor of the proposal included local home owners and representatives of the Bayswater Civic and Far Rockaway Neighborhood associations. In general, the speakers addressed the need to curb overdevelopment and prevent the increasing demolition of sound one- and two-family detached homes in their community.

The chairman of the Bayswater Civic Association discussed the traffic and sewer problems that have resulted due to the new construction in the area. She added that the local property owners are not against all development in the neighborhood, but that new development should be in context with the existing residences. Another member of the Bayswater Civic Association explained how the area had accepted undesirable projects in the past such as the Long Island Power Authority facility, but that the scale of the current overdevelopment was destroying the character of the neighborhood.

The President of the Far Rockaway Neighborhood Association and several other property owners spoke of the impacts on community resources and the reliability of evacuation routes in the event of a major storm due to increased density in the area.

The current owner of 13-50 Norton Drive and her niece testified in opposition to the rezoning of their lot from the existing R2 zone to the proposed R1-2 district. They claimed that the house on the site is in disrepair and will be demolished regardless of the zoning change. They contended that the zoning change will reduce the value of the property that they are currently attempting to

sell, and that the R1-2 line unfairly projects out to include their lot. They requested an alteration of the perimeter of the R1-2 boundary to remove their lot from the rezoning proposal.

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 05-092.

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

### **CONSIDERATION**

The Commission believes that this amendment of the Zoning Map is appropriate.

The Commission believes that this action represents a comprehensive zoning strategy for the neighborhoods of Bayswater and Far Rockaway. The Commission believe that the rezoning will aid in the preservation of the area's predominant low-density character and ensure that future residential development will be more consistent with surrounding neighborhood contexts.

The Commission notes that the existing, general residence districts of R3-2, R4 and R5 found in the rezoning area allow housing types and densities inconsistent with the existing character of the neighborhoods. The Commission believes that the proposed lower-density and contextual districts of R3A, R3X, R4A, and R4-1 would produce development that better fits within the existing built environment of the area.

In addition, the Commission believes that the proposed R1-2 district will address the over-development in the Bayswater area due to excessive subdivision by increasing the minimum lot

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size and width required for all new developments. It is expected that this change would produce development that will better reflect the character of those areas.

Regarding the testimony of the property owner at 1350 Norton Drive (block 15697, lot 24), the Commission notes that the property could still be subdivided under the proposed R1-2 designation and that development to be expected under the proposal would be consistent with the existing built character immediately to the east and throughout much of the surrounding area.

## **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. 25b and 31a:

1. changing from an R2 District to an R1-2 District property bounded by:
  - a. a line 100 feet southeasterly of Point Breeze Place and its southwesterly prolongation, Anchor Drive and its northwesterly and southeasterly centerline prolongation, a line 100 feet southeasterly of Dunbar Street, Mott Avenue, Egmont Place, a line 100 feet southwesterly of Edgewater Road, Faber Terrace, Edgewater Road, a line 100 feet northwesterly of Granada Place, Faber Terrace, Granada Place, a line 200 feet northeasterly of Mott Avenue, Bay 28<sup>th</sup> Street, a line 375 feet northeasterly of Mott Avenue, Sunnyside Street, Mott Avenue, a line perpendicular to a line bisecting the angle formed by the southwesterly street line of Mott Avenue and the northerly street line of Bayswater Avenue and passing through a point on the northerly street line of Bayswater Avenue distant 210 feet

easterly (as measured along the street line) from the point of intersection of the northerly street line of Bayswater Avenue and the easterly street line of Bay 25<sup>th</sup> Street, Bayswater Avenue, a line 225 feet northwesterly of Bay 25<sup>th</sup> Street, a line 175 feet southerly of Bayswater Avenue, Bay 27<sup>th</sup> Street, a line 250 feet northerly of Coldspring Road, Bay Park Place, a line 100 feet northerly of Coldspring Road, a line midway between Waterview Street and Bay Park Place, a line perpendicular to the westerly street line of Bay Park Place distant 100 feet southerly (as measured along the street line) from the point of intersection of the westerly street line of Bay Park Place and the southerly street line of Bayswater Avenue, Bay Park Place, Bayswater Avenue, Trist Place, a line 80 feet southwestly of Bailey Court, a line 85 feet northwesterly of Trist Place, a line perpendicular to the northwesterly street line of Trist Place distant 80 feet northeasterly (as measured along the street line) from the point of intersection of the northwesterly street line of Trist Place and the northeasterly street line of Bailey Court, Norton Drive, a line 125 feet southwestly of Westbourne Avenue, a line 85 feet northwesterly of Trist Place, Westbourne Avenue, a line 90 feet southeasterly of Harbour Court (straight line portion), a line midway between Mott Avenue and Westbourne Avenue, a line perpendicular to the southwestly street line of Mott Avenue distant 100 feet northwesterly (as measured along the street line) from the point of intersection of the southwestly street line of Mott Avenue and the northwesterly street line of Bay 28<sup>th</sup> Street, Mott Avenue, a line 150 feet southeasterly of Waterloo Place, a line 250 feet southwestly of Mott Avenue, Waterloo Place, Westbourne Avenue, Dunbar Street and its southwestly centerline prolongation, and the U.S. Bulkhead Line; and

- b. Coldspring Road, Bay 25<sup>th</sup> Street, Healy Avenue, Dickens Street, Healy Avenue, a line 100 feet easterly of Dickens Street, a line 600 feet southerly of Healy Avenue and its easterly prolongation, Bay 24<sup>th</sup> Street, a line 500 feet southerly of Healy Avenue, a line 200 feet easterly of Bay 25<sup>th</sup> Street, Bessemund Avenue and its northeasterly centerline prolongation, Hartman Lane, Healy Avenue, and a line 75 feet northeasterly of Waterview Street;
2. changing from a R3-2 District to an R1-2 District property bounded by Healy Avenue, Hartman Lane, a line 135 feet southerly of Healy Avenue, a line 170 feet westerly of Hartman Lane, a line 200 feet southerly of Healy Avenue, and a line 250 feet westerly of Hartman Lane;
3. changing from an R5 District to an R3A District property bounded by Norton Avenue, a line 100 feet easterly of Eggert Place, Enright Road, Eggert Place, a line 550 feet northerly of Mott Avenue, and Dickens Street;

4. changing from an R4 District to an R3X District property bounded by the northerly boundary line of the Long Island Rail Road Right-Of-Way (Far Rockaway Branch), a southern prolongation of the boundary line of the City of New York, the boundary line of the City of New York, Empire Avenue, a line 100 feet southwesterly of Virginia Street, a line 125 feet northwesterly of Empire Avenue, Virginia Street, a line 165 feet southerly of Bolton Road, Sage Street, a line 450 feet southerly of Bolton Road, a line 115 feet easterly of Beach 9<sup>th</sup> Street, a line 100 feet northerly of Dinsmore Avenue and its easterly prolongation, a line 100 feet westerly of Beach 9<sup>th</sup> Street, a line 100 feet southerly Dinsmore Avenue, Rose Street, Dinsmore Avenue, and Beach 12<sup>th</sup> Street;
5. changing from an R5 District to an R3X District property bounded by:
  - a. Norton Avenue, a line 110 feet northwesterly of Beach Channel Drive, Dix Avenue and its northwesterly centerline prolongation, a line 100 feet southeasterly of Eggert Place, a line 100 feet southwesterly of Enright Road, and Gipson Street;
  - b. Brunswick Avenue, Beach 12<sup>th</sup> Street, Minton Street, Augustina Avenue, and Nameoke Avenue;
  - c. a line 125 feet southerly of Mott Avenue, a line 110 feet easterly of Gipson Street, the westerly prolongation of a line 100 feet northerly of Regina Avenue, a line 125 feet westerly of McBride Street, a line 500 feet northerly of Cornaga Avenue, a line 135 feet easterly of Gipson Street, a line 400 feet northerly of Cornaga Avenue, and a line 100 feet easterly of Dickens Street; and
  - d. a line 200 feet southeasterly of Central Avenue, Beach 12<sup>th</sup> Street, Dinsmore Avenue, Rose Street, a line 100 feet southerly of Dinsmore Avenue and its westerly prolongation, a line 150 feet easterly of Neilson Street, Dinsmore Avenue, Neilson Street, a line 275 feet northerly of Cornaga Avenue, Nameoke Street, and a line perpendicular to the easterly street line of Nameoke Street distant 150 feet southerly (as measured along the street line) from the point of intersection of the easterly street line of Nameoke Street and the southeasterly street line of Central Avenue;
6. changing from an R3-2 District to an R4A District property bounded by Bessemund Avenue, Bay 30<sup>th</sup> Street, Dwight Avenue, Hartman Lane, Beach Channel Drive, a line 200 feet southwesterly of Hartman Lane, Ocean Crest Boulevard, a line 260 feet northeasterly of Beach 32<sup>nd</sup> Street, a line midway between Falcon Avenue and Ocean Crest Boulevard, a line 100 feet southwesterly of Hartman Lane, a line midway between Dwight Avenue and Falcon Avenue, and Bay 31<sup>st</sup> Street and its southeasterly centerline prolongation;

7. changing from an R4 District to an R4A District property bounded by a line 100 feet northerly of Dinsmore Avenue and its easterly prolongation, a line 115 feet easterly of Beach 9<sup>th</sup> Street, Empire Avenue, Cornaga Avenue, Rose Street, a line 100 feet southerly of Dinsmore Avenue, and a line 100 feet westerly of Beach 9<sup>th</sup> Street;
8. changing from an R5 District to an R4A District property bounded by a line 100 feet southerly of Dinsmore Avenue, Rose Street, Cornaga Avenue, and the southerly centerline prolongation of Beach 12<sup>th</sup> Street;
9. changing from an R6 District to an R4A District property bounded by Ocean Crest Boulevard, a line 200 feet southwesterly of Hartman Lane, Beach Channel Drive, and a line 250 feet southwesterly of Hartman Lane;
10. changing from an R3-2 District to an R4-1 District property bounded by Healy Avenue, a line 250 feet westerly of Hartman Lane, a line 200 feet southerly of Healy Avenue, a line 170 feet westerly of Hartman Lane, a line 135 feet southerly of Healy Avenue, Hartman Lane, Bessemund Avenue, Bay 31<sup>st</sup> Street and its southeasterly centerline prolongation, a line midway between Dwight Avenue and Falcon Avenue, a line 100 feet southwesterly of Hartman Lane, a line midway between Falcon Avenue and Ocean Crest Boulevard, a line 260 feet northeasterly of Beach 32<sup>nd</sup> Street, Ocean Crest Boulevard, and Beach 32<sup>nd</sup> Street;
11. changing from an R4 District to an R4-1 District property bounded by a line 165 feet southerly of Bolton Road, Virginia Street, a line 125 feet northwesterly of Empire Avenue, a line 100 feet southwesterly of Virginia Street, Empire Avenue, a line 115 feet easterly of Beach 9<sup>th</sup> Street, a line 450 feet southerly of Bolton Road, and Sage Street; and
12. changing from an R5 District to an R4-1 District property bounded by:
  - a. Healy Avenue, Beach 32<sup>nd</sup> Street, Dwight Avenue, and the U.S. Bulkhead Line;
  - b. Norton Avenue, Gipson Street, a line 100 feet southerly of Enright Road, a line 100 feet easterly of Eggert Place, the westerly centerline prolongation of Dix Avenue, McBride Street, a line 150 feet northerly of Mott Avenue, Eggert Place, Enright Road, and a line 100 feet easterly of Eggert Place; and
  - c. Mott Avenue, the southerly prolongation (at Mott Avenue) of a line 200 feet westerly of Beach Channel Drive, a line 200 feet southerly of Mott Avenue, Beach Channel Drive, a line 100 feet easterly of Dickens Street, a



line 400 feet northerly of Cornaga Avenue, a line 135 feet easterly of Gipson Street, a line 500 feet northerly of Cornaga Avenue, a line 125 feet westerly of McBride Street, a line 100 feet northerly of Regina Avenue and its westerly prolongation, a line 100 feet westerly of Grassmere Terrace, a line 200 feet southerly of Mott Avenue, and Grassmere Terrace; Community District 14, Borough of Queens.

as shown on a diagram (for illustrative purposes only) dated December 19, 2005.

The above resolution (C 060259 ZMQ), duly adopted by the City Planning Commission on March 22, 2006 (Calendar No. 19), 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 J. KNUCKLES, Esq. Vice Chair**

**IRWIN G. CANTOR, P.E., ANGELA R. CAVALUZZI, R.A.,**

**ALFRED C. CERULLO, III, RICHARD W. EADDY, JANE D. GOL, LISA A. GOMEZ,**

**CHRISTOPHER KUI, JOHN MEROLO, KAREN A. PHILLIPS,**

**DOLLY WILLIAMS, Commissioners**