



CITY PLANNING COMMISSION

February 18, 2009 / Calendar No. 25

C 090112 ZMQ

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 No(s). 9d, 10a, 10b:

1. changing from an R6B District to an R5 District property bounded by:
 - a. a line 100 feet southerly of 35th Avenue, a line midway between 90th Street and 91st Street, a line 100 feet northerly of 37th Avenue, and 90th Street;
 - b. a line 100 feet southerly of 34th Avenue, 93rd Street, a line 100 feet northerly of 35th Avenue, 92nd Street, 35th Avenue, a line midway between 93rd Street and 94th Street, a line 100 feet northerly of 37th Avenue, 92nd Street, 37th Avenue, 91st Street, a line 100 feet northerly of 37th Avenue, a line midway between 91st Street and 92nd Street, 35th Avenue, and 91st Street;
 - c. a line 100 feet southerly of 37th Avenue, a line midway between 90th Street and 91st Street, a line 300 feet northerly of Roosevelt Avenue, Elmhurst Avenue, 92nd Street, 37th Avenue, a line midway between 94th Street and 95th Street, a line 100 feet southeasterly of 37th Avenue, a line midway between Warren Street and Junction Boulevard, a line 100 northerly of Roosevelt Avenue, a line midway between 91st Street and 92nd Street, a line 200 feet northerly of Roosevelt Avenue, and 89th Street;
 - d. 35th Avenue, 105th Street, 34th Avenue, 112th Street, a line 100 northwesterly and northerly of 37th Avenue, 106th Street, 37th Avenue, 107th Street, 37th Road, 104th Street, a line 100 feet northwesterly of 37th Avenue, and a line 100 feet northeasterly of 99th Street;
 - e. a line 100 feet southeasterly of 37th Avenue, a line 100 feet southwesterly of 103rd Street, 39th Avenue, 99th Street, a line 100 feet northwesterly of 39th Avenue, and a line 100 feet northeasterly of 99th Street; and
 - f. 38th Avenue, a line 125 feet northeasterly of 111th Street, a line 125 feet northwesterly of Roosevelt Avenue, and a line 100 feet northeasterly of 108th Street;
2. changing from an R5 District to an R5A District property bounded by a line 100 feet southerly of Northern Boulevard, a line 100 feet westerly of 101st Street, 34th Avenue, 102nd Street, 35th Avenue, a line midway between Junction Boulevard and 97th Street, the southerly street line of Brice Road and its easterly and westerly prolongation, Junction Boulevard, 34th Avenue, and a line 100 feet westerly of 96th Street;
3. changing from an R6B District to an R5A District property bounded by:
 - a. 35th Avenue, a line midway between 91st Street and 92nd Street, a line 100 feet northerly of 37th Avenue, 91st Street, 37th Avenue, 92nd Street, Elmhurst Avenue, a line 300 feet northerly of Roosevelt Avenue, and a line midway between 90th Street and 91st Street;

- b. 35th Avenue, a line 100 feet northeasterly of 99th Street, a line 100 feet northwesterly of 37th Avenue, and a line 100 feet northeasterly of Junction Boulevard;
 - c. a line 100 feet southeasterly of 37th Avenue, a line 100 feet northeasterly of 99th Street, a line 100 feet northwesterly of 39th Avenue, a line 100 feet northerly of Roosevelt Avenue, 98th Street, 38th Avenue, and 97th Street;
 - d. 37th Road, 107th Street, 37th Drive, a line 100 feet southwesterly of 108th Street, a line 125 feet northwesterly and northerly of Roosevelt Avenue, a line 100 feet northeasterly of 104th Street, 39th Avenue, and 104th Street; and
 - e. 37th Avenue, 111th Street, a line 125 feet northwesterly of 38th Avenue, 112th Street, a line midway between 37th Avenue and 38th Avenue, a line 125 feet southwesterly of 114th Street, a line 125 feet northwesterly of Roosevelt Avenue, a line 125 feet northeasterly of 111th Street, 38th Avenue, and a line 100 feet northeasterly of 108th Street; and
4. changing from an R6 District to an R6A District property bounded by:
- a. Astoria Boulevard, 112th Place, a line perpendicular to the easterly street line of 112th Street distant 200 feet southerly (as measured along the street line) from the point of intersection of the easterly street line of 112th Street and the southwesterly street line of Astoria Boulevard, a line midway between 111th Street and 112th Street, a line perpendicular to the westerly street line of 111th Street distant 250 feet southerly (as measured along the street line) from the point of intersection of the westerly street line of 111th Street and the southwesterly street line of Astoria Boulevard, a line midway between 110th Street and 111th Street, a line perpendicular to the easterly street line of 110th Street distant 150 feet southerly (as measured along the street line) from the point of intersection of the easterly street line of 110th Street and the southwesterly street line of Astoria Boulevard, a line midway between 108th Street and 110th Street, the easterly prolongation of the southerly street line of 32nd Avenue, and 108th Street; and
 - b. a line 100 northerly of Northern Boulevard, 112th Place, Northern Boulevard, a line 100 feet easterly of 112th Street, a line 100 feet southerly of Northern Boulevard, 96th Street, Northern Boulevard, and 95th Street;

Borough of Queens, Community District 3, as shown on a diagram (for illustrative purposes only), dated October 6, 2008.

The application for an amendment of the Zoning Map (C 090112 ZMQ) was filed by the Department of City Planning on September 30, 2008 to change from existing R5, R6 and R6B districts to lower-density or contextual R5, R5A and R6A zones within an area of 100 blocks generally bounded on

the south by Roosevelt Avenue, on the west by a staggered line beginning at 89th Street and Roosevelt Avenue running northward and eastward to Junction and Northern boulevards, on the north by Northern and Astoria boulevards, and on the east by 112th and 114th streets.

BACKGROUND

North Corona is located in the southeast corner of Community District 3 and comprises approximately one-quarter of the total number of tax blocks within the community district. North of this neighborhood is East Elmhurst and further to the north, is LaGuardia Airport. Jackson Heights, a large, densely developed community, is directly west of North Corona. Flushing Bay and Flushing Meadows – Corona Park, lie to the northeast and southeast of the neighborhood, respectively. The Grand Central Parkway runs to the east and north of the neighborhood, and the #7 elevated subway line runs along Roosevelt Avenue, providing a transit link to Downtown Flushing and Manhattan.

In 2003, all, or portions of 120 blocks within North Corona were rezoned. Prior to this rezoning action, the area's R5 and R6 zoning had not been substantially changed since the 1961 Amendment to the Zoning Resolution. The following changes were enacted as parts of the 2003 Rezoning: an R6A District centered on Junction Boulevard was established extending from Northern Boulevard to Roosevelt Avenue; an R6B zone replaced R6 zoning on most of the blocks south of 35th and 34th avenues; and an R5 District on both sides of Northern Boulevard and the south side of Astoria Boulevard was changed to R6 allowing higher-density for mixed-use and residential development.

Since the 2003 Rezoning, North Corona has continued to experience new residential development, predominately on lots within the R6B District, and much of it has been out-of-character with surrounding building patterns. In particular, these new developments generally have lacked side

yards and have been four or five stories in height while nearby buildings are primarily two or three stories. Along Northern Boulevard, new buildings built or proposed since the rezoning have utilized the higher FAR permitted for buildings containing community facilities. This was not the intent of that rezoning which was to encourage residential development.

During the public review of the 2003 zoning changes, the Department promised local political leaders and the community that it would monitor subsequent development and it would consult them to determine if further zoning changes would be needed to preserve the neighborhood's built character, particularly along the lower-scaled side streets. In fall 2005, the Department began examining recent developments after receiving requests from local elected officials and community groups about out-of-character new construction. Subsequently, it initiated a full rezoning study to develop fine-grained contextual rezoning recommendations for area side streets and mid-blocks as well as the Northern Boulevard corridor and nearby block-fronts on Astoria Boulevard. The proposed rezoning is intended to more closely reflect the context of the area side streets with predominantly lower density and one- and two-family detached dwellings and to provide a more predictable zoning framework that includes firm height limits for residential and mixed-use buildings on Northern and Astoria Boulevards.

EXISTING LAND USE AND ZONING

The proposed rezoning area consists of 2,626 lots of which 2,226 (85%) are residentially developed. Nearly 50 percent of the structures in the area are one- and two-family houses and 35 percent are multi-family homes. Commercial and mixed-use residential / commercial development is concentrated on the major thoroughfares within the rezoning area, including Northern and Junction boulevards and Roosevelt Avenue; these streets along with 103rd and 108th streets and 37th Avenue

have commercial overlays. The floor area ratio for commercial development is 2.0 in districts with R6 and higher density zones and 1.0 in R5 and lower density residential districts.

R5

R5 zoning districts allow all housing types, including detached, semi-detached, attached and multi-family residences. The maximum floor area ratio (FAR) for all housing types is 1.25. On blocks that are predominantly built up, a maximum FAR of 1.65 is permitted with the R5 infill provisions. Detached residences require lots with a minimum 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 and a minimum lot width of 18 feet. The maximum building height is 40 feet, with a maximum street wall height of 35 feet. Community facilities are permitted an FAR of 2.0. Off street parking in a grouped facility is required for 85% of the dwelling units.

R6B

R6B zoning allows all housing types with a maximum 2.0 FAR for residential or community facility use. Buildings are limited to a maximum height of 50 feet, above a maximum base height of 40 feet and setback of either 10 feet on wide streets or 15 feet on narrow streets. Front building walls must line-up with front walls of an abutting development. No front or side yards are required. Parking for 50% of the units is required, but can be waived if 5 spaces or fewer are required.

R6

R6 zoning allows all housing types and is a height factor district with no fixed height limit. Building height is regulated by the sky exposure plane. The maximum FAR is 2.43 for residential development or 4.8 FAR for buildings containing community facility uses. Development under the

optional Quality Housing Program has a maximum FAR of 2.2 on narrow streets with a 55-foot building height limit and a maximum of 3.0 FAR on wide streets with a height limit of 70 feet. Off-street parking is required for 70% of the dwelling units or 50% if Quality Housing is used. In all R6 districts, if fewer than five spaces are required off-street parking can be waived.

PROPOSED ZONING

The proposed zoning changes will replace existing zoning (R5, R6 and R6B) on 100 blocks with lower density or contextual zoning districts (R5A, R5 and R6A) where appropriate. The proposed changes from R6B and R5 to R5A and R5 on all or portions of 68 blocks would protect and reinforce the lower scaled character on neighborhood side streets and mid-blocks. These proposed zones would ensure new residential construction includes appropriate front and side yards and reduce the maximum building heights and density. The proposed change from R6 to R6A on both sides of Northern Boulevard between 95th and 96th streets on the west and 112th Street and 112th Place on the west, as well as on the south side of Astoria Boulevard between 108th Street and 112th Place would establish a consistent maximum building height of 70 feet above base heights ranging from 40-60 feet along these corridors.

R5A from R5 and R6B

This contextual zone which was not available for the 2003 North Corona rezoning since it was not established as a citywide text change until December 2005. It is proposed for five full blocks and eight partial blocks currently zoned R5 generally located east of Junction Boulevard, west of 102nd Street and between 35th Avenue and Northern Boulevard. There also are five areas where R5A is proposed to replace R6B zoning. One area is comprised of four partial blocks located between 35th and Elmhurst avenues between 90th and 92nd streets. Two areas are located just east of Junction

Boulevard: one area is north of 37th Avenue and west of 100th Street comprised of four partial blocks, and one is south of 37th Avenue and west of 100th Street comprised of five partial blocks. Further east R5A is proposed for an area of one full block and three partial blocks east of 104th Street and south of 37th Road. The final area where R5A is proposed is comprised of eight partial blocks east of 108th Street and south of 37th Avenue.

The proposed R5A zoning would limit new development to a one- or two-family detached dwellings with a maximum FAR of 1.1. R5A requires a minimum front yard of 10 feet or more to line up with an adjacent front yard up to 20 feet in depth. Two side yards would be required having a combined total width of 10 feet, one with a minimum width of 2 feet. The minimum lot width would be 30 feet. Building height would be limited to 35 feet with a maximum perimeter wall height of 25 feet. Off street parking would be required with one space per dwelling unit. On 37th Avenue between 90th and 92nd street lots which have existing commercial overlays would have commercial FAR reduced from a maximum 2.0 to 1.0 FAR. The proposed R5A district would protect the predominant detached houses found in these areas.

R5 from R6B

There are six areas where R5 zoning is proposed to replace R6B. The first is comprised of a single, partial block on east side of 89th Street between 35th and 37th avenues. To the south, another area is comprised of eight partial blocks located between 37th and Roosevelt avenues, bounded on the west by 89th Street and then extending eastward to lots along Warren Street. The proposed zoning for both of these areas would extend the existing R5 District located to the west. East of Junction Boulevard is a large area comprised of five full blocks and eleven partial blocks generally located south of 34th and 35th avenues, north of 37th Road and 37th Avenue between 100th and 112th streets.

This rezoning would extend an existing R5 District located north of 34th and 35th avenues. The last two areas include one comprised of five partial blocks between 100th and 102nd streets between 37th and Roosevelt avenues, and one consisting of four partial blocks east of 108th Street, south of 38th Avenue and lots facing 39th Avenue. The maximum FAR would be reduced from 2.0 to 1.25 FAR and limit the building height to 40 feet. The minimum front yard would be 10 feet and side yards totaling 8 or 13 feet in width would be required depending on building type. Off-street group parking is required for 85 percent of the dwelling units. The proposed R5 district would ensure that new development more closely matches the lower-rise context of these areas and provides appropriate front and side yards.

R6A from R6

The proposed R6A District would replace R6 zoning along Northern Boulevard from 95th and 96th streets to 112th Place and along the south side of Astoria Boulevard between 108th Street and 112th Place. The R6A zoning has a maximum FAR of 3.0 for residential, community facility and mixed-use development. It mandates new development pursuant to the Quality Housing Program. The proposed R6A District has a maximum building height of 70 feet, with a base height of 40 to 60 feet. Off-street group parking is required for 50% of the dwelling units, but can be waived if fewer than five spaces are required. The proposed R6A zone would provide more predictable building heights than current R6 zoning. The existing commercial overlays on Northern Boulevard would not be affected by this residential zoning change and would continue to allow an FAR of 2.0 for commercial buildings.

ENVIRONMENTAL REVIEW

This application (C 090112 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 09DCP014Q. 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 October 6, 2008.

UNIFORM LAND USE REVIEW

This application (C 0900112 ZMQ) was certified as complete by the Department of City Planning on October 6, 2008, and was duly referred to Queens Community Board 3 and the Queens Borough President, in accordance with Title 62 of the Rules of New York, Section 2-02b.

COMMUNITY BOARD PUBLIC HEARING

Community Board 3 held a public hearing on this application on November 13, 2008, and on November 20, 2008, by a vote of 28 to 0 with 4 abstentions, adopted a resolution recommending approval of the application with the following considerations:

1. The intent of the rezoning proposal is to preserve, protect and reinforce existing development.
2. There are no proposed changes to the commercial overlay zoning within the rezoning area.
3. The operators of the McGrath Funeral Home at 91-20 37th Avenue will work with CPC pertaining to their future development plans.
4. CPC will come back to the Community Board for review of all planned revisions to the original proposal.
5. CPC will continue to monitor development within the proposed zoning area.

6. An important component of the proposal should include a professional assessment of Northern Boulevard and surrounding commercial districts. Consultation and resources must be made available to ensure that those commercial areas remain viable and competitive.

BOROUGH PRESIDENT RECOMMENDATION

This application was considered by the Borough President, who issued a recommendation approving the application on December 17, 2008 with the following condition:

The Department of City Planning should reevaluate the proposed rezoning along 37th Avenue in the vicinity of 92nd Street to assure that the operations of the businesses on 37th Avenue are not negatively impacted.

CITY PLANING COMMISSION PUBLIC HEARING

On January 7, 2009 (Calendar No. 8), the City Planning Commission scheduled January 21, 2009 for a public hearing on the application (C 090112 ZMQ). The hearing was duly held on January 21, 2009 (Calendar No. 27). There were one speaker in favor of the application and seven opposed.

The speaker in favor, the Director of Planning and Development for the Queens Borough President supported the rezoning for its fine-grained delineation of proposed lower density and contextual zones, especially the application of the R5A contextual zone that was not available as part of the 2003 rezoning to insure building heights and density for new development would be in scale with existing houses. However he noted that some properties on 37th Avenue and 92nd Street with commercial overlays would be negatively affected by the reduced commercial FAR available under the proposed R5A zoning and urged the Commission to carefully examine the zoning in this vicinity.

One speaker in opposition was an owner of property on 37th Avenue and 92nd Street who explained that the proposed R5A zoning would prevent replacing the 1934 frame building currently used as a funeral home with a newer structure that would enable the business to be competitive with the

funeral homes in this part of Queens.

Another speaker, an attorney representing the funeral home owner, explained that the commercial FAR would be reduced from 2.0 to 1.0 under the proposed change from R6B to R5A zoning and that the planned expansion of the funeral home would be more complicated than if the R6B zoning were retained since a variance from the Board of Standards and Appeals (BSA) would be required..

An attorney representing a property owner on Northern Boulevard objected to the proposed R6A zone because it would reduce the maximum FAR allowed under the current R6 District for a mixed-use building containing community facility uses from 4.8 to 3.0. He explained that this change would preclude his proposal. He added that the owner would agree to provide a deed restriction that would limit the new building height to 70 feet as required by the R6A zoning.

An attorney representing another property owner on Northern Boulevard requested that the R6 zoning be retained on the south side of the boulevard to 104th Street to allow for his client to proceed with a planned seven-story mixed-use building to replace two two-story buildings on 25-foot wide lots. He noted that the owner acquired these two lots following the 2003 rezoning that changed lots fronting on Northern Boulevard from R5 to R6.

The owner of the aforementioned lots presented a rendering of a seven-story mixed-use building that would have five floors of apartments and use the additional community facility FAR provided by the current R6 zoning along with ground floor retail space for two additional floors. He stated that he had bought the lots in 2007 and 2008.

A developer claimed that lowering the density on the side streets below the current 2.0 FAR were preclude the marketplace from providing new housing that would be more affordable compared to housing costs in Flushing or Elmhurst communities.

A representative for unionized construction trades asked that new development be required to use local union workers and that construction workers be paid 'living' wages commensurate with union pay scales.

There were no other speakers, and the hearing was closed.

CONSIDERATION

The Commission believes that this amendment of the Zoning Map, as modified herein, is appropriate.

The Commission believes that the proposed zoning changes will better reflect the variety of existing contexts and development patterns that comprise the built fabric of the North Corona neighborhood than the current zoning implemented in 2003. The Commission notes that the proposal reflects a commitment made to residents, community leaders and elected officials during the 2003 rezoning process that zoning changes to curb subsequent out-of-character buildings would be considered and implemented where needed.

The Commission notes that on 55 blocks or block portions where R6B zoning will be replaced

with R5 and R5A districts, future development will be required to provide front and side yards and building heights will be reduced from 50 feet to 40 or 35 feet to ensure the lower density residential character is protected. The Commission further notes that in the six areas where R5A zoning is proposed, future development will be limited to only detached houses to more closely reflect the development patterns in these areas.

The Commission believes the proposed change from R6 zoning to an R6A District on portions of Northern and Astoria boulevards will provide a consistent, more predictable scale for future development appropriate to their wide street character while complementing adjacent lower density contexts. The Commission notes that the R6 zoning designated on these boulevards in the 2003 rezoning lacked a fixed height limit and allowed an increase in the maximum floor area if a building contains community facility use. The Commission believes the 2003 Rezoning to R6 does not ensure a predictable building density and height. The Commission notes the proposed rezoning to R6A would limit any building to a maximum FAR of 3.0 and a maximum building height of 70 feet and would result in a predictable pattern of height and bulk for new construction. The Commission further notes that the proposed R6A zoning along Northern Boulevard extends existing R6A District on Junction Boulevard.

The Commission is modifying the proposed zoning on the portion of 37th Avenue generally between 90th and 92nd streets to retain existing R6B zoning. This is in response to comments raised by a property owner during the public review process, and the recommendations of the Borough President and Community Board 3. The Commission notes that the retention of R6B would maintain the 2.0 FAR of the commercial overlay, thereby allowing modest expansion of existing

commercial businesses. The Commission believes that this modification maintains the balance between preventing out-of-character residential development while supporting commercial uses on streets that serve area needs.

The Commission believes it is especially important to achieve such a balance in dynamic and growing communities such as North Corona, and recognizes the important contributions made by the community, its representatives and the Borough President to create and achieve consensus on this important rezoning. The Commission believes that the rezoning proposal will reinforce and enhance the qualities of the North Corona community that its residents value.

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, 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 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 No(s).9d, 10a and 10b:

1. changing from an R6B District to an R5 District property bounded by:
 - a. a line 100 feet southerly of 35th Avenue, a line midway between 90th Street and 91st Street, a line 100 feet northerly of 37th Avenue, and 90th Street;
 - b. a line 100 feet southerly of 34th Avenue, 93rd Street, a line 100 feet northerly of 35th Avenue, 92nd Street, 35th Avenue, a line midway between 93rd Street and 94th Street, a line 100 feet northerly of 37th Avenue, a line midway between 91st Street and 92nd Street, 35th Avenue, and 91st Street;
 - c. a line 100 feet southerly of 37th Avenue, a line midway between 90th Street and 91st Street, a line 300 feet northerly of Roosevelt Avenue, Elmhurst Avenue, 92nd Street, 37th Avenue, a line midway between 94th Street and 95th Street, a line 100 feet southeasterly of 37th Avenue, a line midway between Warren Street and Junction Boulevard, a line 100

- northerly of Roosevelt Avenue, a line midway between 91st Street and 92nd Street, a line 200 feet northerly of Roosevelt Avenue, and 89th Street;
- d. 35th Avenue, 105th Street, 34th Avenue, 112th Street, a line 100 northwesterly and northerly of 37th Avenue, 106th Street, 37th Avenue, 107th Street, 37th Road, 104th Street, a line 100 feet northwesterly of 37th Avenue, and a line 100 feet northeasterly of 99th Street;
 - e. a line 100 feet southeasterly of 37th Avenue, a line 100 feet southwestery of 103rd Street, 39th Avenue, 99th Street, a line 100 feet northwesterly of 39th Avenue, and a line 100 feet northeasterly of 99th Street; and
 - f. 38th Avenue, a line 125 feet northeasterly of 111th Street, a line 125 feet northwesterly of Roosevelt Avenue, and a line 100 feet northeasterly of 108th Street;
2. changing from an R5 District to an R5A District property bounded by a line 100 feet southerly of Northern Boulevard, a line 100 feet westerly of 101st Street, 34th Avenue, 102nd Street, 35th Avenue, a line midway between Junction Boulevard and 97th Street, the southerly street line of Brice Road and its easterly and westerly prolongation, Junction Boulevard, 34th Avenue, and a line 100 feet westerly of 96th Street;
3. changing from an R6B District to an R5A District property bounded by:
- a. 35th Avenue, a line midway between 91st Street and 92nd Street, a line 100 feet northerly of 37th Avenue, and a line midway between 90th Street and 91st Street;
 - b. a line 100 feet southerly of 37th Avenue, 92nd Street, Elmhurst Avenue, a line 300 feet northerly of Roosevelt Avenue, and a line midway between 90th Street and 91st Street;
 - c. 35th Avenue, a line 100 feet northeasterly of 99th Street, a line 100 feet northwesterly of 37th Avenue, and a line 100 feet northeasterly of Junction Boulevard;
 - d. a line 100 feet southeasterly of 37th Avenue, a line 100 feet northeasterly of 99th Street, a line 100 feet northwesterly of 39th Avenue, a line 100 feet northerly of Roosevelt Avenue, 98th Street, 38th Avenue, and 97th Street;
 - e. 37th Road, 107th Street, 37th Drive, a line 100 feet southwestery of 108th Street, a line 125 feet northwesterly and northerly of Roosevelt Avenue, a line 100 feet northeasterly of 104th Street, 39th Avenue, and 104th Street; and
 - f. 37th Avenue, 111th Street, a line 125 feet northwesterly of 38th Avenue, 112th Street, a line midway between 37th Avenue and 38th Avenue, a line 125 feet southwestery of 114th Street, a line 125 feet northwesterly of Roosevelt Avenue, a line 125 feet northeasterly of 111th Street, 38th Avenue, and a line 100 feet northeasterly of 108th Street; and

4. changing from an R6 District to an R6A District property bounded by:
 - a. Astoria Boulevard, 112th Place, a line perpendicular to the easterly street line of 112th Street distant 200 feet southerly (as measured along the street line) from the point of intersection of the easterly street line of 112th Street and the southwesterly street line of Astoria Boulevard, a line midway between 111th Street and 112th Street, a line perpendicular to the westerly street line of 111th Street distant 250 feet southerly (as measured along the street line) from the point of intersection of the westerly street line of 111th Street and the southwesterly street line of Astoria Boulevard, a line midway between 110th Street and 111th Street, a line perpendicular to the easterly street line of 110th Street distant 150 feet southerly (as measured along the street line) from the point of intersection of the easterly street line of 110th Street and the southwesterly street line of Astoria Boulevard, a line midway between 108th Street and 110th Street, the easterly prolongation of the southerly street line of 32nd Avenue, and 108th Street; and
 - b. a line 100 northerly of Northern Boulevard, 112th Place, Northern Boulevard, a line 100 feet easterly of 112th Street, a line 100 feet southerly of Northern Boulevard, 96th Street, Northern Boulevard, and 95th Street.

Borough of Queens, Community District 3, as shown on a diagram (for illustrative purposes only), dated October 6, 2008, and modified on February 18, 2009.

The above resolution, duly adopted by the City Planning Commission on February 18, 2009

(Calendar No. 25), 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, FAICP, Chair

KENNETH J. KNUCKLES, Esq., Vice Chairman

ANGELA M. BATTAGLIA, IRWIN G. CANTOR, P.E., ANGELA R. CAVALUZZI, AIA,

ALFRED C. CERULLO, III, BETTY Y. CHEN, MARIA M. DEL TORO,

RICHARD W. EADDY, SHIRLEY A. McRAE,

JOHN MEROLO, KAREN A. PHILLIPS, Commissioners