



## CITY PLANNING COMMISSION

July 1, 2009/Calendar No. 20

C 090382 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. 13c, 13d, 14a, 14b and 17c:

1. eliminating from within an existing R4 District a C1-2 District bounded by:
  - a. 56<sup>th</sup> Avenue, a line 150 feet easterly of 61<sup>st</sup> Street, 56<sup>th</sup> Drive, and a line 150 feet westerly of 61<sup>st</sup> Street;
  - b. Grand Avenue, a line 150 feet northeasterly of 61<sup>st</sup> Street, Flushing Avenue, Grand Avenue, a westerly boundary line of Mount Olivet Cemetery and its northerly prolongation, a line 150 feet southeasterly of Grand Avenue, a line 150 feet southeasterly of Flushing Avenue, and 61<sup>st</sup> Street;
  - c. Grand Avenue, 66<sup>th</sup> Street, a line 150 feet southeasterly of Grand Avenue, and an easterly boundary line of Mount Olivet Cemetery and its northwesterly prolongation;
  - d. 60<sup>th</sup> Avenue, Fresh Pond Road, 60<sup>th</sup> Road, a line 150 feet northeasterly of Fresh Pond Road, Eliot Avenue, Fresh Pond Road, 60<sup>th</sup> Drive, and a line 150 feet southwesterly of Fresh Pond Road;
  - e. 63<sup>rd</sup> Avenue, Woodhaven Boulevard, 64<sup>th</sup> Road, and a line 150 feet southwesterly of Woodhaven Boulevard; and
  - f. Rutledge Avenue, a line 150 feet northeasterly of 88<sup>th</sup> Street, 75<sup>th</sup> Avenue, and 88<sup>th</sup> Street;
2. eliminating from within an existing R5 District a C1-2 District bounded by:
  - a. St. Felix Avenue, 60<sup>th</sup> Lane, Cooper Avenue, a line 150 feet westerly of 60<sup>th</sup> Lane, and a line 100 feet southwesterly of St. Felix Avenue;
  - b. Central Avenue, a line 100 feet northerly of Myrtle Avenue, 64<sup>th</sup> Street, a line 150 feet northerly of Myrtle Avenue, Cypress Hills Street, Central Avenue, a line midway between 65<sup>th</sup> Street and 65<sup>th</sup> Place, a line 150 feet northwesterly of Myrtle Avenue, 66<sup>th</sup> Place, Myrtle Avenue, 66<sup>th</sup> Place, a line 150 feet southerly of Myrtle Avenue, Cypress Hills Street, a line 100 feet southerly of Myrtle Avenue, 62<sup>nd</sup> Street, a line 150 feet southerly of Myrtle Avenue, 61<sup>st</sup> Street, and Myrtle

Avenue; and

- c. 67<sup>th</sup> Place, a line 150 feet northwesterly of Myrtle Avenue, 69<sup>th</sup> Place, a line 100 feet southerly of Myrtle Avenue, 69<sup>th</sup> Street, Myrtle Avenue, 68<sup>th</sup> Street, a line 150 feet southerly of Myrtle Avenue, 67<sup>th</sup> Place, and Myrtle Avenue;
3. eliminating from within an existing R5 District a C1-3 District bounded by 69<sup>th</sup> Place, a line 100 feet southeasterly of Cooper Avenue, a line midway between 69<sup>th</sup> Place and 70<sup>th</sup> Street, and a line perpendicular to the northeasterly street line of 69<sup>th</sup> Place distant 150 feet southeasterly (as measured along the street line) from the point of intersection of the southeasterly street line of Cooper Avenue and the northeasterly street line of 69<sup>th</sup> Place;
4. eliminating from within an existing R4 District a C2-2 District bounded by:
  - a. 56<sup>th</sup> Drive, a line 150 feet easterly of 59<sup>th</sup> Street, 58<sup>th</sup> Avenue, and 59<sup>th</sup> Street;
  - b. 58<sup>th</sup> Road, a line 150 feet easterly of 59<sup>th</sup> Street, 59<sup>th</sup> Avenue, and 59<sup>th</sup> Street;
  - c. 62<sup>nd</sup> Avenue, a line 150 feet northeasterly of Fresh Pond Road, 62<sup>nd</sup> Road, and Fresh Pond Road;
  - d. a line 150 feet northerly of Metropolitan Avenue, 65<sup>th</sup> Street, Metropolitan Avenue, and 64<sup>th</sup> Street;
  - e. 62<sup>nd</sup> Drive, 69<sup>th</sup> Place, Juniper Boulevard South, and 69<sup>th</sup> Street;
  - f. 71<sup>st</sup> Street, a line 150 feet northwesterly of Eliot Avenue, 75<sup>th</sup> Street, and Eliot Avenue; and
  - g. Cooper Avenue, Metropolitan Avenue, Aubrey Avenue, a line 150 feet southwesterly of Metropolitan Avenue, a line midway between Cooper Avenue and Aubrey Avenue, and a line perpendicular to the southeasterly street line of Cooper Avenue distant 150 feet southwesterly (as measured along the street line) from the point of intersection of the southeasterly street line of Cooper Avenue and the southwesterly street line of Metropolitan Avenue;
5. eliminating from an existing R5 District a C2-2 District bounded by 66<sup>th</sup> Place, a line 150 feet northerly of Myrtle Avenue, 67<sup>th</sup> Place, Myrtle Avenue, 67<sup>th</sup> Place, a line 150 feet southerly of Myrtle Avenue, 66<sup>th</sup> Place, and Myrtle Avenue;
6. eliminating from an existing R5 District a C2-3 District bounded by 70<sup>th</sup> Street, a line 150 feet northerly of Myrtle Avenue, a line midway between 70<sup>th</sup> Street and 71<sup>st</sup> Street, and a line perpendicular to the northeasterly street line of 70<sup>th</sup> Street distant 90 feet northwesterly (as measured along the street line) from the point of intersection of the northerly street line of Myrtle Avenue and the northeasterly street line of 70<sup>th</sup> Street;

7. changing from an R3-2 District to an R3A District property bounded by 61<sup>st</sup> Street and its southeasterly centerline prolongation, a line 160 feet southeasterly of 78<sup>th</sup> Avenue and its southwesterly prolongation, 64<sup>th</sup> Place, 78<sup>th</sup> Avenue, a line 100 feet northeasterly of 65<sup>th</sup> Street, a line 100 feet northwesterly of 80<sup>th</sup> Avenue, Cypress Hills Street, a northerly boundary line of Beth-El Cemetery and its northeasterly prolongation, and a northerly boundary line of Union Field Cemetery;
8. changing from an R5 District to an R3A District property bounded by a line midway between 60<sup>th</sup> Lane and 61<sup>st</sup> Street and its southeasterly prolongation, the southwesterly prolongation a line 160 feet southeasterly of 78<sup>th</sup> Avenue, 61<sup>st</sup> Street and its southeasterly prolongation, and a northerly boundary line of Union Field Cemetery;
9. changing from an R3-2 District to an R4-1 District property bounded by Cooper Avenue, 62<sup>nd</sup> Street, 78<sup>th</sup> Avenue, a line midway between 62<sup>nd</sup> Street and 64<sup>th</sup> Street, Cooper Avenue, 64<sup>th</sup> Place, a line 100 feet southeasterly of Cooper Avenue, 64<sup>th</sup> Lane, Cooper Avenue, 65<sup>th</sup> Street, a line 100 feet southeasterly of Cooper Avenue, a line 135 feet northeasterly of 65<sup>th</sup> Street, Cooper Avenue, Cypress Hills Street, a line 100 feet northwesterly of 80<sup>th</sup> Avenue, a line 100 feet northeasterly of 65<sup>th</sup> Street, 78<sup>th</sup> Avenue, 64<sup>th</sup> Place, a line 160 feet southeasterly of 78<sup>th</sup> Avenue and its southwesterly prolongation, and 61<sup>st</sup> Street;
10. changing from an R4 District to an R4-1 District property bounded by :
  - a. Queens Midtown Expressway, Perry Avenue and its northeasterly centerline prolongation, Hamilton Place, a line 100 feet northwesterly of Grand Avenue, 64<sup>th</sup> Street, Grand Avenue, 61<sup>st</sup> Street, 58<sup>th</sup> Avenue, a line perpendicular to the southerly street line of 58<sup>th</sup> Avenue distant 175 feet westerly (as measured along the street line) from the point of intersection of the southwesterly street line of 61<sup>st</sup> Street and the southerly street line of 58<sup>th</sup> Avenue, a line midway between 58<sup>th</sup> Avenue and 58<sup>th</sup> Road, a line 100 feet northwesterly of Flushing Avenue, a line midway between 58<sup>th</sup> Road and 58<sup>th</sup> Drive, 59<sup>th</sup> Street, 56<sup>th</sup> Drive, and 61<sup>st</sup> Street and its northerly centerline prolongation;
  - b. 59<sup>th</sup> Road, a line 100 feet southeasterly of Flushing Avenue, 60<sup>th</sup> Street, 59<sup>th</sup> Road, 60<sup>th</sup> Lane, 59<sup>th</sup> Avenue, a line midway between 60<sup>th</sup> Lane and 61<sup>st</sup> Street, a line 100 feet southeasterly of Flushing Avenue, Fresh Pond Road, a line perpendicular to the easterly street line of Fresh Pond Road distant 120 feet southeasterly (as measured along the street line) from the point of intersection of southeasterly street line of Flushing Avenue and the easterly street line of Fresh Pond Road, a line midway between Fresh Pond Road and 63<sup>rd</sup> Street, a line 100 feet southeasterly of Flushing Avenue, a line 100 feet southeasterly of Grand Avenue, a westerly boundary line of Mount Olivet Cemetery, a line 165 feet easterly of 64<sup>th</sup> Street, 59<sup>th</sup> Avenue, a line 200 feet easterly of 64<sup>th</sup> Street, 58<sup>th</sup> Road and its westerly centerline prolongation, 63<sup>rd</sup> Street, 59<sup>th</sup> Drive, 64<sup>th</sup> Street, the easterly prolongation of a line 100 feet northerly of 59<sup>th</sup> Drive, a westerly boundary line of Mount Olivet Cemetery and its southeasterly prolongation, Eliot

Avenue, a line 370 feet southwesterly of Mount Olivet Crescent, a line midway between 60<sup>th</sup> Drive and Eliot Avenue, a line perpendicular to the southeasterly street line of 60<sup>th</sup> Drive distant 190 feet northeasterly (as measured along the street line) from the point of intersection of the southeasterly street line of 60<sup>th</sup> Drive and the northeasterly street line of Fresh Pond Road, 60<sup>th</sup> Drive, a line 100 feet northeasterly of Fresh Pond Road, 60<sup>th</sup> Road, Fresh Pond Road, a line midway between 60<sup>th</sup> Road and 60<sup>th</sup> Drive and its southwesterly prolongation, a line 200 feet southwesterly of 60<sup>th</sup> Street, 60<sup>th</sup> Road, 59<sup>th</sup> Place, the southwesterly prolongation of a line 40 feet northwesterly of 60<sup>th</sup> Avenue, a line 100 feet southwesterly of 59<sup>th</sup> Place, the northeasterly prolongation of the terminus of 59<sup>th</sup> Street, 59<sup>th</sup> Street, 59<sup>th</sup> Drive, and 59<sup>th</sup> Street;

- c. Eliot Avenue, 62<sup>nd</sup> Street, a line 100 feet southeasterly of Eliot Avenue, a line midway between 63<sup>rd</sup> Street and 64<sup>th</sup> Street, 62<sup>nd</sup> Avenue, 65<sup>th</sup> Street, a line 110 feet northerly of Metropolitan Avenue, 64<sup>th</sup> Street, a line 125 feet northerly of Metropolitan Avenue, 62<sup>nd</sup> Street, 62<sup>nd</sup> Road, and Fresh Pond Road;
- d. a line 100 feet southeasterly of Grand Avenue, Brown Place and its northwesterly centerline prolongation, Queens Midtown Expressway, Mazeau Street and its northerly centerline prolongation, Caldwell Avenue, a line midway between 71<sup>st</sup> Street and 72<sup>nd</sup> Street, a line 100 feet southeasterly of 60<sup>th</sup> Avenue, 70<sup>th</sup> Street, a line 300 feet southeasterly of Caldwell Avenue, 69<sup>th</sup> Place, 60<sup>th</sup> Avenue, a line midway between 69<sup>th</sup> Place and 69<sup>th</sup> Lane, a line 225 feet southeasterly of 60<sup>th</sup> Avenue, 69<sup>th</sup> Place, 60<sup>th</sup> Road, a line 250 feet northeasterly of 69<sup>th</sup> Street, 60<sup>th</sup> Drive, a line 100 feet northeasterly of 69<sup>th</sup> Street, Eliot Avenue, 69<sup>th</sup> Street, a line midway between 60<sup>th</sup> Avenue and 60<sup>th</sup> Road, 68<sup>th</sup> Street, the southwesterly prolongation of a line 70 feet southeasterly of 60<sup>th</sup> Avenue, and an easterly boundary line of Mount Olivet Cemetery;
- e. a line midway between 61<sup>st</sup> Road and 61<sup>st</sup> Drive and its southwesterly prolongation, 69<sup>th</sup> Place, 62<sup>nd</sup> Avenue and its southwesterly prolongation, and an easterly boundary line of Lutheran Cemetery;
- f. Queens Midtown Expressway, 73<sup>rd</sup> Place and its northerly centerline prolongation, 58<sup>th</sup> Avenue, 74<sup>th</sup> Street, a line 200 feet northerly of Caldwell Avenue, 75<sup>th</sup> Street, Caldwell Avenue, a line 450 feet westerly of 74<sup>th</sup> Street, 58<sup>th</sup> Street, and 73<sup>rd</sup> Street and its northerly prolongation;
- g. Queens Midtown Expressway, a westerly boundary line of the New York Connecting Rail Road right-of-way, a line 100 feet northerly of 58<sup>th</sup> Avenue and its easterly prolongation, and a line 90 feet westerly of 75<sup>th</sup> Street, and its northerly prolongation;
- h. Queens Midtown Expressway, a line midway between 78<sup>th</sup> Street and 79<sup>th</sup> Street and its northwesterly prolongation, a line perpendicular to the northeasterly street line of 78<sup>th</sup> Street distant 100 feet northwesterly (as measured along the street

line) from the point of intersection of the northwesterly street line of Caldwell Avenue and the northeasterly street line of 78<sup>th</sup> Street, 78<sup>th</sup> Street, a line 90 feet northwesterly of Caldwell Avenue, a line midway between 77<sup>th</sup> Place and 78<sup>th</sup> Street, 58<sup>th</sup> Avenue, and 76<sup>th</sup> Street;

- i. Eliot Avenue, a line midway between 76<sup>th</sup> Street and 77<sup>th</sup> Street and its southeasterly prolongation, a northerly boundary line of Juniper Valley Park, and a line midway between 75<sup>th</sup> Place and 76<sup>th</sup> Street and its southeasterly prolongation;
  - j. Queens Midtown Expressway, 84<sup>th</sup> Street and its northwesterly centerline prolongation, a line 240 feet northwesterly of 60<sup>th</sup> Avenue, 84<sup>th</sup> Place, 60<sup>th</sup> Avenue, a line 250 feet northeasterly of 84<sup>th</sup> Street, 60<sup>th</sup> Road, 84<sup>th</sup> Street, 60<sup>th</sup> Avenue, a line midway between 83<sup>rd</sup> Street and 83<sup>rd</sup> Place, a line 100 feet southeasterly of 58<sup>th</sup> Avenue, 83<sup>rd</sup> Street, 58<sup>th</sup> Avenue, and 82<sup>nd</sup> Street and its northwesterly centerline prolongation;
  - k. a line 240 feet southeasterly of 60<sup>th</sup> Avenue, 84<sup>th</sup> Street, a line midway between 60<sup>th</sup> Road and 60<sup>th</sup> Drive, 85<sup>th</sup> Street, 60<sup>th</sup> Road, a line 180 feet northeasterly of 85<sup>th</sup> Street, 60<sup>th</sup> Avenue, 86<sup>th</sup> Street, a line 100 feet northwesterly of Eliot Avenue and its northeasterly prolongation, 85<sup>th</sup> Street, a line 100 feet southeasterly of 60<sup>th</sup> Drive, a line 205 feet southwesterly of 85<sup>th</sup> Street, Eliot Avenue, 84<sup>th</sup> Street, the southwesterly centerline prolongation of 60<sup>th</sup> Drive, and 83<sup>rd</sup> Place;
  - l. 61<sup>st</sup> Road, a line 325 feet southwesterly of 85<sup>th</sup> Street, a line midway between Eliot Avenue and 61<sup>st</sup> Road, 85<sup>th</sup> Street, Dry Harbor Road, a line perpendicular to the northwesterly street line of Dry Harbor Road distant 200 feet northeasterly (as measured along the street line) from the point of intersection of the northwesterly street line of Dry Harbor Road and the northeasterly street line of 84<sup>th</sup> Street, a line 100 feet northwesterly of Dry Harbor Road, and 84<sup>th</sup> Street;
  - m. Cooper Avenue, a line perpendicular to the southeasterly street line of Cooper Avenue distant 160 feet southwesterly (as measured along the street line) from the point of intersection of the southeasterly street line of Cooper Avenue and the southwesterly street line of Metropolitan Avenue, a line midway between Cooper Avenue and Aubrey Avenue, a line 100 feet southwesterly of Metropolitan Avenue, a line 425 feet northeasterly of 89<sup>th</sup> Street and its northwesterly prolongation, a line 90 feet southeasterly of Doran Avenue, and a line 100 feet southwesterly of 89<sup>th</sup> Street, Doran Avenue, and a line 425 feet northeasterly of 88<sup>th</sup> Street; and
  - n. Cooper Avenue, Woodhaven Boulevard, and Metropolitan Avenue;
11. changing from an R5 District to an R4-1 District property bounded by:
- a. St. Felix Avenue, Seneca Avenue, a westerly boundary line of Evergreen Park

and its southwesterly and northeasterly prolongations, a line 100 feet northerly of 75<sup>th</sup> Avenue, a line midway between 60<sup>th</sup> Place and 60<sup>th</sup> Lane and its northerly prolongation, St. Felix Avenue, Cooper Avenue, 60<sup>th</sup> Lane, 78<sup>th</sup> Avenue, a line 130 feet westerly of 60<sup>th</sup> Lane, a line midway between 78<sup>th</sup> Avenue and Cooper Avenue, a line perpendicular to the northwesterly street line of Cooper Avenue distant 200 feet northeasterly (as measured along the street line) from the point of intersection of the northeasterly street line of 60<sup>th</sup> Street and the northwesterly street line of Cooper Avenue, Cooper Avenue, a line 300 feet westerly of 60<sup>th</sup> Lane, 80<sup>th</sup> Avenue, a line 200 feet northeasterly of 59<sup>th</sup> Street, a westerly boundary line of Union Field Cemetery and its southwesterly prolongation, 59<sup>th</sup> Street, a line 330 feet southeasterly of the northeasterly prolongation of the southeasterly street line of Clover Place, a line midway between Cypress Avenue and 59<sup>th</sup> Street, a line 30 feet southeasterly of the northeasterly prolongation of the southeasterly street line of Clover Place, Cypress Avenue, a northerly boundary line of the Cemetery of the Evergreens and its northeasterly prolongation, an easterly boundary line of Knollwood Park Cemetery, 57<sup>th</sup> Street, Cabot Road, Cypress Avenue, and Cooper Avenue;

- b. 70<sup>th</sup> Avenue, a line midway between 67<sup>th</sup> Street and 67<sup>th</sup> Place, Central Avenue, and a line midway between 66<sup>th</sup> Street and 66<sup>th</sup> Place; and
- c. 70<sup>th</sup> Avenue, a line midway between 69<sup>th</sup> Street and 69<sup>th</sup> Place, a line 100 feet northwesterly of Central Avenue, 69<sup>th</sup> Street, Central Avenue, 68<sup>th</sup> Street, a line 250 feet northwesterly of Central Avenue, and a line midway between 67<sup>th</sup> Place and 68<sup>th</sup> Street;

12. changing from an M1-1 District to an R4-1 District property bounded by:

- a. 58<sup>th</sup> Road, a line 200 feet easterly of 64<sup>th</sup> Street, 59<sup>th</sup> Avenue, and a line 165 feet easterly of 64<sup>th</sup> Street;
- b. 63<sup>rd</sup> Street, a line 100 feet northerly of 59<sup>th</sup> Drive, 64<sup>th</sup> Street, and 59<sup>th</sup> Drive;
- c. 62<sup>nd</sup> Road, 62<sup>nd</sup> Street, a line 100 feet northerly of Metropolitan Avenue, and Fresh Pond Road;
- d. the southerly boundary line of the Long Island Rail Road (Montauk Division) right-of-way, a line 100 feet northeasterly of 79<sup>th</sup> Place, a line 100 feet northwesterly of 77<sup>th</sup> Avenue, a line 160 feet northeasterly of 79<sup>th</sup> Place, 77<sup>th</sup> Avenue, 79<sup>th</sup> Place, 77<sup>th</sup> Avenue, 79<sup>th</sup> Street, 77<sup>th</sup> Avenue, and a line 125 feet southwesterly of 79<sup>th</sup> Street and its northwesterly prolongation; and
- e. Cooper Avenue, 80<sup>th</sup> Street, a line 250 feet southeasterly of Cooper Avenue, and a line 200 feet southwesterly of 80<sup>th</sup> Street;

13. changing from an R4 District to an R4A District property bounded by:

- a. 60<sup>th</sup> Avenue, a line midway between 69<sup>th</sup> Lane and 70<sup>th</sup> Street, Eliot Avenue, and a line midway between 69<sup>th</sup> Place and 69<sup>th</sup> Lane;
  - b. 60<sup>th</sup> Avenue, a line 90 feet northeasterly of 82<sup>nd</sup> Street, 60<sup>th</sup> Road, 82<sup>nd</sup> Street, a line 625 feet southeasterly of 58<sup>th</sup> Avenue, a line midway between 81<sup>st</sup> Street and 82<sup>nd</sup> Street, a line 300 feet southeasterly of 58<sup>th</sup> Avenue, and 82<sup>nd</sup> Street;
  - c. 62<sup>nd</sup> Avenue, 82<sup>nd</sup> Place, a line 115 feet southeasterly of 62<sup>nd</sup> Avenue, 83<sup>rd</sup> Street, 62<sup>nd</sup> Avenue, 84<sup>th</sup> Street, northwesterly street line 62<sup>nd</sup> Drive and its southwesterly prolongation, 84<sup>th</sup> Place, 62<sup>nd</sup> Drive, a line 100 feet northeasterly of 84<sup>th</sup> Place, a line 100 feet northwesterly of 63<sup>rd</sup> Avenue, 83<sup>rd</sup> Place, a line 100 feet southeasterly of 63<sup>rd</sup> Avenue, a line midway between 82<sup>nd</sup> Place and 83<sup>rd</sup> Street, a line 280 feet northwesterly of Penelope Avenue, a line midway between 83<sup>rd</sup> Street and 83<sup>rd</sup> Place, a line 100 feet northwesterly of Penelope Avenue, 83<sup>rd</sup> Place, a line 100 feet southeasterly of Penelope Avenue, 83<sup>rd</sup> Street, a line 100 feet northwesterly of Penelope Avenue, a line 100 feet northeasterly of Dry Harbor Road, a line midway between Dry Harbor Road and 82<sup>nd</sup> Place, a line 160 feet southeasterly of 63<sup>rd</sup> Avenue, 82<sup>nd</sup> Place, a line 100 feet northwesterly of 63<sup>rd</sup> Avenue, a line midway between 83<sup>rd</sup> Street and 83<sup>rd</sup> Place, Dry Harbor Road, 82<sup>nd</sup> Place, a line 320 feet southeasterly of 62<sup>nd</sup> Avenue, a line midway between 82<sup>nd</sup> Street and 82<sup>nd</sup> Place, a line 290 feet southeasterly of 62<sup>nd</sup> Avenue, and 82<sup>nd</sup> Street;
  - d. a line 100 feet southeasterly of 63<sup>rd</sup> Avenue, 84<sup>th</sup> Place, a line midway between 63<sup>rd</sup> Road and Dana Court, a line 100 feet southwesterly of Woodhaven Boulevard, a line 100 feet southeasterly of Penelope Avenue, 84<sup>th</sup> Street, a line 100 feet northwesterly of Penelope Avenue, and a line midway between 83<sup>rd</sup> Place and 84<sup>th</sup> Street;
  - e. a line 100 feet southeasterly of Penelope Avenue, a line midway between 82<sup>nd</sup> Place and 83<sup>rd</sup> Street, a line 140 feet northwesterly of 64<sup>th</sup> Road, 83<sup>rd</sup> Street, 64<sup>th</sup> Road, and Dry Harbor Road;
  - f. Fleet Court, a line 50 feet northeasterly of 84<sup>th</sup> Place, 64<sup>th</sup> Road, a line 125 feet northeasterly of 84<sup>th</sup> Place, Goldington Court, a line 225 feet northeasterly of 84<sup>th</sup> Place, Furmanville Avenue, and 84<sup>th</sup> Place; and
  - g. Cooper Avenue, a line 425 feet northeasterly of 88<sup>th</sup> Street, Doran Avenue, a line 100 feet southwesterly of 89<sup>th</sup> Street, a line 80 feet southeasterly of Doran Avenue, and 88<sup>th</sup> Street;
14. changing from an R4B District to an R4A District property bounded by Caldwell Avenue, a line 100 feet southeasterly of 61<sup>st</sup> Drive, 82<sup>nd</sup> Place, 62<sup>nd</sup> Avenue, 82<sup>nd</sup> Street, a line 100 feet northwesterly of 62<sup>nd</sup> Avenue, a line midway between 82<sup>nd</sup> Street and 82<sup>nd</sup> Place, a line 225 feet northwesterly of 62<sup>nd</sup> Avenue, and 82<sup>nd</sup> Place;

15. changing from an M1-1 District to an R4A District property bounded by a line 100 feet northwesterly of 78<sup>th</sup> Avenue, a line 280 feet northeasterly of 88<sup>th</sup> Street, 78<sup>th</sup> Avenue, and a line 100 feet northeasterly of 88<sup>th</sup> Street;
16. changing from an R4 District to an R4B District property bounded by:
  - a. a line 100 feet southeasterly of Flushing Avenue, a line midway between 60<sup>th</sup> Lane and 61<sup>st</sup> Street, 59<sup>th</sup> Avenue, 60<sup>th</sup> Lane, 59<sup>th</sup> Road, and 60<sup>th</sup> Street;
  - b. a line midway between 60<sup>th</sup> Road and 60<sup>th</sup> Drive, Fresh Pond Road, 60<sup>th</sup> Road, a line 100 feet northeasterly of Fresh Pond Road, 60<sup>th</sup> Drive, a line perpendicular to the southeasterly street line 60<sup>th</sup> Drive distant 190 feet northeasterly (as measured along the street line) from the point of intersection of the northeasterly street line of Fresh Pond Road and the southeasterly street line of 60<sup>th</sup> Drive, a line midway between 60<sup>th</sup> Drive and Eliot Avenue, a line 370 feet southwesterly of Mount Olivet Crescent, Eliot Avenue, Fresh Pond Road, a line 240 feet southeasterly of 60<sup>th</sup> Drive, a line midway between 60<sup>th</sup> Place and 60<sup>th</sup> Lane, a line 335 feet southeasterly of 60<sup>th</sup> Drive, 60<sup>th</sup> Place, 60<sup>th</sup> Court, 60<sup>th</sup> Street, the southwesterly centerline prolongation of 60<sup>th</sup> Drive, and a line 125 feet southwesterly of 60<sup>th</sup> Street;
  - c. Admiral Avenue, a line at an angle of 107 degrees to northeasterly street line of Admiral Avenue and passing through a point on the northeasterly street line of Admiral Avenue distant 100 feet southeasterly (as measured along the street line) of the northeasterly street line of Admiral Avenue and the easterly street line of 65<sup>th</sup> Lane, a line passing through 2 points: the first on the last named course distant 160 feet northeasterly (as measured on along the last named course) of Admiral Avenue and the second on a line 100 feet easterly of 65<sup>th</sup> Lane distant 150 feet southerly of Metropolitan Avenue, a line 100 feet easterly of 65<sup>th</sup> Lane, Metropolitan Avenue, and a line perpendicular to the southerly street line of Metropolitan Avenue distant 100 feet easterly (as measured along the street line) from the point of intersection of the southerly street line of Metropolitan Avenue and the northeasterly street line of Admiral Avenue;
  - d. a line 300 feet southeasterly of Caldwell Avenue, 70<sup>th</sup> Street, a line 100 feet southeasterly of 60<sup>th</sup> Avenue, a line midway between 71<sup>st</sup> Street and 72<sup>nd</sup> Street, Eliot Avenue, a line midway between 69<sup>th</sup> Lane and 70<sup>th</sup> Street, 60<sup>th</sup> Avenue, and 69<sup>th</sup> Place;
  - e. Queens Midtown Expressway, a line midway between 80<sup>th</sup> Street and 81<sup>st</sup> Street and its northwesterly prolongation, 58<sup>th</sup> Avenue, and a line midway between 79<sup>th</sup> Street and 80<sup>th</sup> Street and its northwesterly prolongation;
  - f. 62<sup>nd</sup> Avenue, 83<sup>rd</sup> Street, a line 115 feet southeasterly of 62<sup>nd</sup> Avenue, and 82<sup>nd</sup> Place;



- g. 82<sup>nd</sup> Street, a line 290 feet southeasterly of 62<sup>nd</sup> Avenue, a line midway between 82<sup>nd</sup> Street and 82<sup>nd</sup> Place, a line 320 feet southeasterly of 62<sup>nd</sup> Avenue, 82<sup>nd</sup> Place, Dry Harbor Road, a line midway between 83<sup>rd</sup> Street and 83<sup>rd</sup> Place, a line 100 feet northwesterly of 63<sup>rd</sup> Avenue, 82<sup>nd</sup> Place, a line 160 feet southeasterly of 63<sup>rd</sup> Avenue, a line midway between Dry Harbor Road and 82<sup>nd</sup> Place, a line 100 feet southeasterly of Dry Harbor Road, a line 100 feet northwesterly of Penelope Avenue, 83<sup>rd</sup> Street, a line 100 feet southeasterly of Penelope Avenue, 83<sup>rd</sup> Place, a line 100 feet northwesterly of Penelope Avenue, a line midway between 83<sup>rd</sup> Street and 83<sup>rd</sup> Place, a line 280 feet northwesterly of Penelope Avenue, a line midway between 82<sup>nd</sup> Place and 83<sup>rd</sup> Street, a line 100 feet southeasterly of 63<sup>rd</sup> Avenue, 83<sup>rd</sup> Place, a line 100 feet northwesterly of 63<sup>rd</sup> Avenue, a line 100 feet northeasterly of 84<sup>th</sup> Place, 62<sup>nd</sup> Drive, a line 100 feet southwest of Woodhaven Boulevard, a line midway between 63<sup>rd</sup> Road and Dana Court, 84<sup>th</sup> Place, a line 100 feet southeasterly of 63<sup>rd</sup> Avenue, a line midway between 83<sup>rd</sup> Place and 84<sup>th</sup> Street, a line 100 feet northwesterly of Penelope Avenue, 84<sup>th</sup> Street, a line 100 feet southeasterly of Penelope Avenue, 84<sup>th</sup> Place, Furmanville Avenue, Dry Harbor Road, 64<sup>th</sup> Road, 83<sup>rd</sup> Street, a line 140 feet northwesterly of 64<sup>th</sup> Road, a line midway between 82<sup>nd</sup> Place and 83<sup>rd</sup> Street, a line 100 feet southeasterly of Penelope Avenue, Dry Harbor Road, and Juniper Boulevard North;
- h. a line 100 feet northwesterly of Doran Avenue, 88<sup>th</sup> Street, a line 110 feet southeasterly of Doran Avenue, and 83<sup>rd</sup> Street and its southeasterly centerline prolongation; and
- i. 88<sup>th</sup> Street, a line 80 feet southeasterly of Doran Avenue, a line 100 feet southwest of 89<sup>th</sup> Street, a line 90 feet southeasterly of Doran Avenue, a line 140 feet northeasterly of 89<sup>th</sup> Street, Rutledge Avenue, a line 130 feet northeasterly of 89<sup>th</sup> Street, 74<sup>th</sup> Avenue, Woodhaven Boulevard, a line midway between 75<sup>th</sup> Avenue and 76<sup>th</sup> Avenue, a line 100 feet northeasterly of 88<sup>th</sup> Street, and a line 75 feet southeasterly of 75<sup>th</sup> Avenue;

17. changing from an M1-1 District to an R4B District property bounded by:

- a. Admiral Avenue, the southerly prolongation of the easterly street line of 65<sup>th</sup> Lane, a line at an angle of 107 degrees to northeasterly street line of Admiral Avenue and passing through a point on the northeasterly street line of Admiral Avenue distant 100 feet southeasterly (as measured along the street line) of the northeasterly street line of Admiral Avenue and the easterly street line of 65<sup>th</sup> Lane, a line 140 feet southwest of Admiral Avenue, and the southeasterly prolongation of the southwest street line of 64<sup>th</sup> Street; and
- b. a line 110 feet northwesterly of Doran Avenue, 88<sup>th</sup> Street, a line 100 feet northwesterly of Doran Avenue, and 83<sup>rd</sup> Street;

18. changing from an R3-2 District to an R5B District property bounded by:
  - a. Cooper Avenue, a line midway between 62<sup>nd</sup> Street and 64<sup>th</sup> Street, 78<sup>th</sup> Avenue, and 62<sup>nd</sup> Street;
  - b. Cooper Avenue, 64<sup>th</sup> Lane, a line 100 feet southeasterly of Cooper Avenue, and 64<sup>th</sup> Place; and
  - c. Cooper Avenue, a line 135 feet northeasterly of 65<sup>th</sup> Street, a line 100 feet southeasterly of Cooper Avenue, and 65<sup>th</sup> Street;
  
19. changing from an R4 District to an R5B District property bounded by:
  - a. 59<sup>th</sup> Street, a line midway between 58<sup>th</sup> Drive and 58<sup>th</sup> Road, a line 100 feet northwesterly of Flushing Avenue, a line midway between 58<sup>th</sup> Avenue and 58<sup>th</sup> Road, a line perpendicular to the southerly street line of 58<sup>th</sup> Avenue distant 175 feet westerly (as measured along the street line) from the point of intersection of the southerly street line of 58<sup>th</sup> Avenue and the westerly street line of 61<sup>st</sup> Street, 58<sup>th</sup> Avenue, 61<sup>st</sup> Street, Grand Avenue, 64<sup>th</sup> Street, a line 100 feet northwesterly of Grand Avenue, Hamilton Place, Perry Avenue and its northeasterly centerline prolongation, Queens Midtown Expressway, Brown Place and its northwesterly centerline prolongation, a line 100 feet southerly of Queens Midtown Expressway, a line 100 feet southeasterly of Grand Avenue, a northerly boundary line of Mount Olivet Cemetery, a line 100 feet southeasterly of Grand Avenue, a line 100 feet southeasterly of Flushing Avenue, a line midway between Fresh Pond Road and 63<sup>rd</sup> Street, a line perpendicular to the northeasterly street line of Fresh Pond Road distant 120 feet southeasterly (as measured along the street line) from the point of intersection of the northeasterly street line of Fresh Pond Road and the southeasterly street line of Flushing Avenue, Fresh Pond Road, a line 100 feet southeasterly of Flushing Avenue, and 59<sup>th</sup> Road; and
  - b. 62<sup>nd</sup> Street, a line 125 feet northerly of Metropolitan Avenue, 64<sup>th</sup> Street, a line 110 feet northerly of Metropolitan Avenue, 65<sup>th</sup> Street, Metropolitan Avenue, 64<sup>th</sup> Street, and a line 100 feet northerly of Metropolitan Avenue;
  
20. changing from an R5 District to an R5B District property bounded by:
  - a. a line 100 feet southerly of Myrtle Avenue, a line midway between 66<sup>th</sup> Place and 67<sup>th</sup> Street, Cooper Avenue, St. Felix Avenue, a line midway between 60<sup>th</sup> Place and 60<sup>th</sup> Lane and its northerly prolongation, a line 100 feet northerly of 75<sup>th</sup> Avenue, 60<sup>th</sup> Lane, a line 100 feet southeasterly of 60<sup>th</sup> Lane, and 61<sup>st</sup> Street;
  - b. 70<sup>th</sup> Avenue, a line midway between 67<sup>th</sup> Place and 68<sup>th</sup> Street, a line 250 feet northwesterly of Central Avenue, 68<sup>th</sup> Street, Central Avenue, 69<sup>th</sup> Street, a line 100 feet northwesterly of Central Avenue, a line midway between 69<sup>th</sup> Street and 69<sup>th</sup> Place, 70<sup>th</sup> Avenue, 69<sup>th</sup> Place, a line 100 feet northwesterly of Myrtle

Avenue, 66<sup>th</sup> Street, Central Avenue, and a line midway between 67<sup>th</sup> Street and 67<sup>th</sup> Place; and

- c. a line 100 feet southeasterly of Myrtle Avenue, 69<sup>th</sup> Place, Luther Road and its southwesterly centerline prolongation, an easterly boundary line of Cypress Cemetery and its northwesterly prolongation, Cooper Avenue, and a line midway between 67<sup>th</sup> Street and 67<sup>th</sup> Place;
21. changing from an M1-1 District to an R5B District property bounded by Fresh Pond Road, a line 100 feet northerly of Metropolitan Avenue, 64<sup>th</sup> Street, and Metropolitan Avenue;
22. changing from an M1-4D District to an R5B District property bounded by 60<sup>th</sup> Lane, a line 360 feet northerly of 75<sup>th</sup> Avenue, a line midway between 60<sup>th</sup> Lane and 61<sup>st</sup> Street, a line 440 feet northerly of 75<sup>th</sup> Avenue, and a line 100 feet southeasterly of 60<sup>th</sup> Lane;
23. changing from an R4 District to an R5D District property bounded by 63<sup>rd</sup> Avenue, Woodhaven Boulevard, 64<sup>th</sup> Road, a line 50 feet northeasterly of 84<sup>th</sup> Place, Fleet Court, 84<sup>th</sup> Place, a line 100 feet southeasterly of Penelope Avenue, and a line 100 feet southwesterly of Woodhaven Boulevard;
24. changing from an R5 District to an R5D District property bounded by Central Avenue, 64<sup>th</sup> Place, Otto Road, 70<sup>th</sup> Avenue, a line midway between 66<sup>th</sup> Street and 66<sup>th</sup> Place, Central Avenue, 66<sup>th</sup> Street, a line 100 feet northwesterly of Myrtle Avenue, 70<sup>th</sup> Street, a line 150 feet northwesterly of Myrtle Avenue, 71<sup>st</sup> Street, a line 100 feet northwesterly of Cooper Avenue, 71<sup>st</sup> Place, a line 100 feet northwesterly of Myrtle Avenue, 73<sup>rd</sup> Place, Myrtle Avenue, 72<sup>nd</sup> Street, a line 100 feet southeasterly of Myrtle Avenue, a line 100 feet southeasterly of Cooper Avenue, a line midway between 69<sup>th</sup> Place and 70<sup>th</sup> Street, a line perpendicular to northeasterly street line 69<sup>th</sup> Place distant 225 feet southeasterly (as measured along the street line) from the point of intersection of the southeasterly street line of Cooper Avenue and the northeasterly street line of 69<sup>th</sup> Place, 69<sup>th</sup> Place, a line 100 feet southeasterly of Myrtle Avenue, a line midway between 67<sup>th</sup> Street and 67<sup>th</sup> Place, Cooper Avenue, a line midway between 66<sup>th</sup> Place and 67<sup>th</sup> Street, a line 100 feet southeasterly of Myrtle Avenue, 61<sup>st</sup> Street, Myrtle Avenue, Central Avenue, a line 100 feet northwesterly of Myrtle Avenue, 64<sup>th</sup> Street, a line 150 feet northwesterly of Myrtle Avenue, and Cypress Hills Street;
25. changing from an M1-1 District to an R5D District property bounded by Cypress Hills Street, a line 150 feet northwesterly of Myrtle Avenue, 64<sup>th</sup> Street, a line 100 feet northwesterly of Myrtle Avenue, and Central Avenue;
26. establishing within an existing R4 District a C1-3 District bounded by 56<sup>th</sup> Avenue, 61<sup>st</sup> Street, 56<sup>th</sup> Drive, and a line 100 feet westerly of 61<sup>st</sup> Street;
27. establishing within a proposed R4-1 District a C1-3 District bounded by:

- a. 56<sup>th</sup> Avenue, a line 100 feet easterly of 61<sup>st</sup> Street, 56<sup>th</sup> Drive, and 61<sup>st</sup> Street;
  - b. a line 100 feet southeasterly of 58<sup>th</sup> Road, 69<sup>th</sup> Street, Caldwell Avenue, and Brown Place;
  - c. 60<sup>th</sup> Avenue, Fresh Pond Road, a line midway between 60<sup>th</sup> Road and 60<sup>th</sup> Drive, a line 90 feet southwesterly of Fresh Pond Road, 60<sup>th</sup> Road, and a line 100 feet southwesterly of Fresh Pond Road;
  - d. Cooper Avenue, 62<sup>nd</sup> Street, a line 100 feet southeasterly of Cooper Avenue, and a line perpendicular to the southeasterly street line of Cooper Avenue distant 130 feet southwesterly (as measured along the street line) from the point of intersection of the southeasterly street line of Cooper Avenue and the westerly street line of 62<sup>nd</sup> Street; and
  - e. Cooper Avenue, Cypress Hills Street, a line 100 feet southeasterly of Cooper Avenue, and a line 135 feet northeasterly of 65<sup>th</sup> Street;
28. establishing within a proposed R4B District a C1-3 District bounded by:
- a. a line midway between 60<sup>th</sup> Road and 60<sup>th</sup> Drive, Fresh Pond Road, 60<sup>th</sup> Road, a line 100 feet northeasterly of Fresh Pond Road, Eliot Avenue, Fresh Pond Road, 60<sup>th</sup> Drive, and a line 120 feet southwesterly of Fresh Pond Road;
  - b. Metropolitan Avenue, a line 100 feet easterly of 65<sup>th</sup> Lane, a line 60 feet southerly of Metropolitan Avenue, 65<sup>th</sup> Lane, a line 100 feet southerly of Metropolitan Avenue, and 65<sup>th</sup> Street; and
  - c. Rutledge Avenue, a line 80 feet northeasterly of 88<sup>th</sup> Street, 74<sup>th</sup> Avenue, a line 90 feet northeasterly of 88<sup>th</sup> Street, 75<sup>th</sup> Avenue, and 88<sup>th</sup> Street;
29. establishing within a proposed R5B District a C1-3 District bounded by:
- a. 58<sup>th</sup> Drive, Flushing Avenue, 59<sup>th</sup> Avenue, a line 180 feet easterly of 59<sup>th</sup> Street, a line midway between 58<sup>th</sup> Drive and 59<sup>th</sup> Avenue, and a line 250 feet easterly of 59<sup>th</sup> Street;
  - b. Grand Avenue, a line perpendicular to the southeasterly street line of Grand Avenue distant 100 feet northeasterly (as measured along the street line) from the point of intersection of the southeasterly street line of Grand Avenue and the easterly street line of 61<sup>st</sup> Street, a line midway between Grand Avenue and Flushing Avenue, a line perpendicular to the northwesterly street line of Flushing Avenue distant 340 feet northeasterly (as measured along the street line) from the point of intersection of the northwesterly street line of Flushing Avenue and the easterly street line of 61<sup>st</sup> Street, Flushing Avenue, Grand Avenue, a westerly boundary line of Mount Olivet Cemetery and its northerly prolongation, a line

100 feet southeasterly of Grand Avenue, a line 100 feet southeasterly of Flushing Avenue, a line midway between Fresh Pond Road and 63<sup>rd</sup> Street, a line perpendicular to the northeasterly street line of Fresh Pond Road distant 120 feet southeasterly (as measured along the street line) from the point of intersection of the southeasterly street line of Flushing Avenue and the northeasterly street line of Fresh Pond Road, Fresh Pond Road, a line 100 feet southeasterly of Flushing Avenue, 61<sup>st</sup> Street, Flushing Avenue, a line perpendicular to the southerly street line of 58<sup>th</sup> Avenue distant 225 feet westerly (as measured along the street line) from the point of intersection of the southerly street line of 58<sup>th</sup> Avenue and the westerly street line of 61<sup>st</sup> Street, a line midway between 58<sup>th</sup> Avenue and 58<sup>th</sup> Road, a line perpendicular to the southerly street line of 58<sup>th</sup> Avenue distant 175 feet westerly (as measured along the street line) from the point of intersection of the southerly street line of 58<sup>th</sup> Avenue and the westerly street line of 61<sup>st</sup> Street, 58<sup>th</sup> Avenue, and 61<sup>st</sup> Street;

- c. Grand Avenue, 66<sup>th</sup> Street, a line 100 feet southeasterly of Grand Avenue, and an easterly boundary line of Mount Olivet Cemetery; and
- d. 65<sup>th</sup> Street, a line perpendicular to the easterly street line of 65<sup>th</sup> Street distant 100 feet northerly (as measured along the street line) from the point of intersection of the easterly street line of 65<sup>th</sup> Street and the northerly street line of Cooper Avenue, a line 100 feet northeasterly of 65<sup>th</sup> Street, a line 100 feet northerly of the second-named course, Cypress Hills Street, and Cooper Avenue;

30. establishing within a proposed R5D District a C1-3 District bounded by:

- a. 63<sup>rd</sup> Avenue, Woodhaven Boulevard, 64<sup>th</sup> Road, and a line 100 feet southwestly of Woodhaven Boulevard;
- b. 61<sup>st</sup> Street, Myrtle Avenue, Central Avenue, a line 100 feet northwestly of Myrtle Avenue, 64<sup>th</sup> Street, Central Avenue, a line midway between 65<sup>th</sup> Street and 65<sup>th</sup> Place, a line 100 feet northwestly of Myrtle Avenue, 66<sup>th</sup> Street, Myrtle Avenue, 66<sup>th</sup> Street, and a line 100 feet southeasterly of Myrtle Avenue; and excluding the area bounded by Cypress Hills Street, Myrtle Avenue and 64<sup>th</sup> Place;
- c. a line 100 feet northwestly of Myrtle Avenue, 70<sup>th</sup> Street, a line 100 feet southeasterly of Cooper Avenue, 69<sup>th</sup> Place, Myrtle Avenue, 69<sup>th</sup> Street, a line 100 feet southeasterly of Myrtle Avenue, 67<sup>th</sup> Street, Myrtle Avenue, and 67<sup>th</sup> Street; and
- d. a line 100 feet northwestly of Myrtle Avenue, 73<sup>rd</sup> Place, Myrtle Avenue, and a line midway between 71<sup>st</sup> Place and 72<sup>nd</sup> Street;

31. establishing within an existing R4 District a C2-3 District bounded by:

- a. a line 100 feet northwesterly of Eliot Avenue, 75<sup>th</sup> Street, Eliot Avenue, and a line midway between 71<sup>st</sup> Street and 72<sup>nd</sup> Street;
  - b. 69<sup>th</sup> Street, a line midway between 62<sup>nd</sup> Drive and Juniper Boulevard South, 69<sup>th</sup> Place, and Juniper Boulevard South;
  - c. Cooper Avenue, Metropolitan Avenue, Aubrey Avenue, a line 100 feet southerly of Metropolitan Avenue, a line midway between Cooper Avenue and Aubrey Avenue, and a line perpendicular to the southeasterly street line of Cooper Avenue distant 160 feet southwest (as measured along the street line) from the point of intersection of the southeasterly street line of Cooper Avenue and the southwest street line of Metropolitan Avenue;
32. establishing within a proposed R4-1 District a C2-3 District bounded by:
- a. 56<sup>th</sup> Drive, a line 100 feet easterly of 59<sup>th</sup> Street, 58<sup>th</sup> Avenue, and 59<sup>th</sup> Street;
  - b. 58<sup>th</sup> Road, a line 100 feet easterly of 59<sup>th</sup> Street, a line midway between 58<sup>th</sup> Road and 58<sup>th</sup> Drive, and 59<sup>th</sup> Street; and
  - c. 62<sup>nd</sup> Avenue, a line 100 feet northeasterly of Fresh Pond Road, a line 100 feet northerly of Metropolitan Avenue, and Fresh Pond Road;
33. establishing within an existing R4A District a C2-3 District bounded by 71<sup>st</sup> Street, a line 150 feet northwesterly of Myrtle Avenue, a line midway between 70<sup>th</sup> Street and 71<sup>st</sup> Street, and a line perpendicular to the southwest street line of 71<sup>st</sup> Street distant 140 feet northwesterly (as measured along the street line) from the point of intersection of the southwest street line of 71<sup>st</sup> Street and the northwesterly street line of Cooper Avenue;
34. establishing within a proposed R4B District a C2-3 District bounded by 71<sup>st</sup> Street, a line 100 feet northwesterly of Eliot Avenue, a line midway between 71<sup>st</sup> Street and 72<sup>nd</sup> Street, and Eliot Avenue;
35. establishing within a proposed R5B District a C2-3 District bounded by:
- a. a line 100 feet northerly of Metropolitan Avenue, 62<sup>nd</sup> Street, a line 125 feet northerly of Metropolitan Avenue, 64<sup>th</sup> Street, a line 110 feet northerly of Metropolitan Avenue, 65<sup>th</sup> Street, Metropolitan Avenue, and Fresh Pond Road; and
  - b. 59<sup>th</sup> Street, a line midway between 58<sup>th</sup> Road and 58<sup>th</sup> drive, a line 100 feet easterly of 59<sup>th</sup> Street, and 59<sup>th</sup> Avenue; and
36. establishing within a proposed R5D District a C2-3 District bounded by:

- a. 66<sup>th</sup> Street, a line 100 feet northwesterly of Myrtle Avenue, 67<sup>th</sup> Street, Myrtle Avenue, 67<sup>th</sup> Street, a line 100 feet southeasterly of Myrtle Avenue, 66<sup>th</sup> Street, and Myrtle Avenue;
- b. Myrtle Avenue, 69<sup>th</sup> Place, a line 100 feet southeasterly of Myrtle Avenue, and 69<sup>th</sup> Street; and
- c. 71<sup>st</sup> Street, Cooper Avenue, Myrtle Avenue, 70<sup>th</sup> Street, a line perpendicular to the northeasterly street line of 70<sup>th</sup> Street distant 90 feet northwesterly (as measured along the street line) from the point of intersection of the northwesterly street line of Myrtle Avenue and the northeasterly street line of 70<sup>th</sup> Street, a line midway between 70<sup>th</sup> Street and 71<sup>st</sup> Street, and a line 150 feet northwesterly of Myrtle Avenue;

Borough of Queens, Community District 5 as shown in a diagram (for illustrative purposes only) dated April 20, 2009 and subject to the conditions of CEQR Declaration E-235.

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The application for an amendment of the Zoning Map was filed by the Department of City Planning on April 10, 2009, to rezone all or portions of 300 blocks from R3-2, R4, R4B, R5, M1-1, and M1-4D, to R3A, R4A, R4B, R4-1, R5B, and R5D.

## **BACKGROUND**

The proposed rezoning covers 300 blocks in three neighborhoods in west-central Queens - Middle Village, Glendale, and Maspeth in Community District 5. These neighborhoods are generally bounded by the Queens-Midtown Expressway, Woodhaven Boulevard, Forest Park, Mt. Carmel Cemetery, Cypress Hills Cemetery, Fresh Pond Road, and 59<sup>th</sup> Street.

The neighborhoods of Middle Village, Glendale, and Maspeth are located in western Queens. Though they are adjacent, the neighborhoods developed at different times. Middle Village originated just after the opening of Metropolitan Avenue in 1816. The hamlet served as a place to rest for those traveling between Jamaica and Williamsburg along Metropolitan Ave. The first of many cemeteries to be developed in the area opened in 1852, and the town then catered to cemetery visitors. Only in the 1920's did the neighborhood become primarily residential, and a great deal of this 1920's housing stock remains today along with row houses built in the 1940's, 1950's and 1960's. Glendale was developed as a residential neighborhood in 1869. Farms were

sold and laid out with blocks and lots after a rail line was extended to the area in 1867. Much of Glendale's housing stock dates back to the 1920's and 1930's. The area now known as Maspeth was settled by the Dutch beginning in the late 1600's. Much like Middle Village, Maspeth was used as a resting point for travelers, especially Long Island farmers bringing produce to market in Brooklyn. Also like Middle Village, many of the businesses that developed during the latter half of the 19<sup>th</sup> century in the area were based upon the needs of local cemeteries, such as florists and monument makers.

Over the last several years, the neighborhoods within the rezoning area have been experiencing development pressure largely due to outdated zoning which generally has remained unchanged since 1961 when the current Zoning Resolution was adopted. Within existing R3-2, R4 and R5 a range of housing types can be constructed. These general residence designations allow multi-family apartments and row houses, which can be out-of-character with the prevailing lower-density housing. The proposed lower-density residential designations in these areas (R3A, R4A, R4B and R4-1) would more strongly correspond to the predominant built contexts of one- and two-family detached, semi-detached, and attached houses and ensure that future development will reinforce the established built character. Proposed R5B and R5D districts will ensure that future development will more closely align in scale in areas currently developed with multi-family housing. The proposed rezoning will also bring residential uses into conformance in discrete areas where the zoning would be changed from M1-1 or M1-4D to R4-1, R4A, R4B, R5B or R5D. A small section of the rezoning in Middle Village will update R4B zoning dating to 1994 by changing it to R4A in order to more closely reflect the predominantly detached character of housing in the area.

The proposed Middle Village–Glendale–Maspeth rezoning builds upon recently adopted lower-density and contextual rezonings in portions of these neighborhoods, including the Middle Village–Glendale rezoning (March 2006), Maspeth–Woodside rezoning (May 2006), and the Middle Village Follow-Up rezoning (August 2006), as well as the rezoning of a portion of Middle Village in 1994. The Department of City Planning implemented these rezonings in response to requests from Community Board 5, area residents, local elected officials, and civic groups who expressed concerns that the development occurring in these neighborhoods was out-



of-character with established development patterns and built contexts. The Middle Village–Glendale–Maspeth rezoning will extend similar protections from out-of-character development to portions of these neighborhoods which had not been covered by previous actions.

## **EXISTING ZONING**

The Middle Village–Glendale-Maspeth rezoning area primarily consists of three existing zoning districts: R3-2, R4, and R5. Also included in the rezoning area are small sections of R4B, M1-1, and M1-4D zones. Commercial districts within the rezoning area include C1-2, C1-3, C2-2, and C2-3 commercial overlays mapped along portions of Metropolitan, Myrtle, Cooper, Flushing, Grand, Elliot, and Caldwell Avenues, Juniper and Woodhaven Boulevards, and Fresh Pond and Dry Harbor roads.

### **R3-2**

The R3-2 district permits a variety of housing types, including garden apartments, row houses and semi-detached and detached houses. The maximum floor area ratio (FAR) is 0.6, which includes a 0.1 attic allowance. Minimum lot width and lot area depend upon the housing type: detached homes require at least a 40-foot lot width and 3,800 square feet of lot area; all other housing types require lots that are at least 18 feet wide and an area of 1,700 square feet. The maximum building height is 35 feet, with a maximum perimeter wall height of 21 feet. In R3-2 districts, the minimum front yard depth is 15 feet. For detached homes, two side yards are required with a minimum width of five feet and a minimum total width of 13 feet. For all other building types, one eight-foot side yard is required. Community facilities are permitted a maximum FAR of 1.0. One parking space is required for each dwelling unit.

### **R4**

The R4 district allows the same variety of housing types as the R3-2 district but at a slightly higher density. The maximum FAR is 0.9, which includes a 0.15 attic allowance. Detached residences require a minimum area of 3,800 square feet and a minimum lot width of 40 feet. Semi-detached and attached residences require lots with a minimum area of 1,700 square feet

and a minimum lot width of 18 feet. The maximum building height is 35 feet, with a maximum perimeter wall height of 25 feet. A front yard depth of at least ten feet is required, and if the front yard exceeds ten feet, then a front yard depth of 18 feet is required. For detached homes, two side yards are required with a minimum width of five feet and a minimum total width of 13 feet. For all other building types, one eight-foot side yard is required. In a predominantly built up area, a maximum FAR of 1.35 is permitted with the R4 infill zoning provisions. Community facilities are permitted at an FAR of 2.0. One parking space is required for each dwelling unit.

#### **R4B**

The R4B district permits one- and two-family residences and is primarily characterized by low-rise row houses with parking in the rear yard accessed from a shared driveway. The R4B district allows a maximum FAR of 0.9. The maximum building height is 24 feet. Detached residences require a minimum lot area of 2,375 square feet and a minimum lot width of 25 feet. All other housing types require a minimum area of 1,700 square feet and a minimum lot width of 18 feet. A front yard depth of at least five feet is required, and it must be as deep as an adjacent front yard not exceeding 20 feet in depth. Detached houses must have two side yards totaling at least eight feet; there is no minimum width for a side yard but there must be at least eight feet between buildings on adjacent zoning lots. Zero lot line buildings require one eight-foot side yard and semi-detached buildings require one side yard at least four feet wide. Community facilities are permitted an FAR of 2.0. One parking space is required for each dwelling unit, and accessory parking is not permitted in the front yard.

#### **R5**

R5 zoning districts allow all housing types including detached, semi-detached, attached and multi-family residences. The maximum FAR for all housing types is 1.25. Detached residences require lots with a minimum area of 3,800 square feet, and a minimum lot width of 40 feet. All other housing types require lots with a minimum area 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 30 feet. A front yard depth of at least ten feet is required, and if the front yard exceeds ten

feet, then a front yard depth of 18 feet is required. For detached homes, two side yards are required with a minimum width of five feet and a minimum total width of 13 feet. For all other building types, one eight-foot wide side yard is required. In a predominantly built up area, a maximum FAR of 1.65 is permitted with the R5 infill zoning provisions. Community facilities are permitted an FAR of 2.0. Off-street parking in a grouped facility is required for 85% of the dwelling units.

### **M1-1**

In M1-1 districts, new residential uses are prohibited and only light manufacturing and commercial uses are allowed. In M1-1 districts new buildings are allowed a maximum FAR of 1.0. In M1-1 districts, limited community facilities are allowed at a maximum FAR of 2.4. Building envelopes are regulated by the sky exposure plane. Parking requirements vary by use.

### **M1-4D**

The M1-4D district is a manufacturing district that allows limited expansion of existing residential uses and limited new residential uses by authorization of the City Planning Commission. The maximum FAR for residential use is 1.65, and the maximum residential building height is 32 feet. M1-4D zoning allows light manufacturing and commercial uses at a maximum FAR of 2.0 and limited community facilities at a maximum FAR of 6.5. Building envelopes for non-residential uses are regulated by the sky exposure plane. The use and parking provisions for industrial, commercial, and community facility uses in M1-D districts are the same as those in M1 districts without a “D” suffix.

### **Commercial Overlays – C1-2, C1-3, C2-2, and C2-3**

C1-2 and C1-3 districts are mapped within residential districts and permit Use Groups 1 through 6, which allow the kinds of daily retail and service establishments needed in residential neighborhoods. Maximum allowed floor area ratio for commercial use is 1.0. C2-2 and C2-3 districts are that are mapped within residential districts permit Use Groups 1 through 9, and 14, which allow a broader range of retail and service establishments needed in residential neighborhoods. Maximum allowed floor area ratio for commercial use is 1.0. In C1-2, C1-3, C2-

2, C2-3 commercial uses are limited to the first floor in mixed buildings containing residential or community facility uses. Most retail uses in C1-2 and C2-2 districts require one accessory parking space per 300 square feet of commercial floor space, although the requirements may range between one space per 200 square feet and one space per 800 square feet. In C1-3 and C2-3 districts most retail uses require one accessory parking space per 400 square feet of commercial floor space, although the requirements may range between one space per 200 square feet and one space per 800 square feet.

## **PROPOSED ZONING**

The Department's rezoning proposal has two components:

- **Lower Density / Contextual Zoning Changes:** Protect the character of these neighborhoods and reinforce the established built form by replacing existing zoning on 300 blocks (R3-2, R4, R4B, R5, M1-1 and M1-4D) with lower density and or contextual zoning districts where appropriate (R3A, R4-1, R4A, R4B, R5B, and R5D).
- **Commercial Overlay Changes:** Eliminating or reducing the depths of commercial overlay zones where appropriate to prevent commercial intrusion on residential blocks. Adding commercial overlays were appropriate in order to reflect current land uses and encourage retail continuity along prime shopping streets.

### **R3A (from R3-2 and R5)**

The proposed R3A zoning includes all or portions of nine blocks in the Liberty Park portion of western Glendale. The area being rezoned to R3A is generally bounded by 78<sup>th</sup> Avenue, Cypress Hills Street, Cypress Hills Cemetery, and 61<sup>st</sup> Street and is predominantly developed with one- and two-family detached homes.

The proposed R3A district would limit new residential development to one- and two-family detached houses at a maximum FAR of 0.6, including a 0.1 attic allowance. R3A districts require

a minimum lot width of 25 feet and a minimum lot area of 2,375 square feet. A front yard depth of at least ten feet is required and must be as deep as an adjacent front yard up to 20 feet. New detached houses must have two side yards totaling at least eight feet, but there is no minimum width requirement for either one. The maximum building height is 35 feet, with a maximum perimeter wall height of 21 feet. Community facilities are permitted a maximum FAR of 1.0. One off-street parking space is required for each dwelling unit.

The proposed R3A district would more closely reflect the predominant one- and two-family detached character of houses in this area, of which 98% are one- and two-family detached homes.

**R4A** (from R4B, R4, and M1-1)

The proposed R4A zoning includes all or portions of 35 blocks in seven sections located in eastern Glendale, Maspeth and Middle Village. The proposed R4A district would limit future development to one- and two-family detached residences and allow a maximum FAR of 0.9, including a 0.15 attic allowance. The minimum lot area is 2,850 square feet, and the minimum lot width is 30 feet. A front yard depth of at least ten feet is required and must be as deep as an adjacent front yard up to 20 feet. Two side yards with a minimum total width of 10 feet are required (with one having a minimum of two feet). The maximum building height is 35 feet, with a maximum perimeter wall height of 21 feet. One off-street parking space is required for each dwelling unit. Community facilities have a maximum FAR of 2.0.

The proposed R4A district more closely reflects the detached one- and two-family homes in these areas. In the proposed R4A districts, 89% of lots are developed with one- and two-family detached buildings.

**R4B** (from R4 and M1-1)

The proposed R4B zoning includes all or portions of 60 blocks in eight sections located in eastern Glendale, Maspeth, and Middle Village.

The proposed R4B district allows only one- and two-family houses at a maximum FAR of

0.9. Detached residences require lots with a minimum lot area of 2,375 square feet and a minimum lot width of 25 feet. All other housing types require lots with a minimum area of 1,700 square feet and a minimum lot width of 18 feet. The maximum building height is 24 feet. To maintain the characteristic row house streetscape of R4B districts, the front yard of a new house must be at least five feet deep and at least as deep as one adjacent front yard but no deeper than 20 feet. Detached houses must have two side yards totaling at least eight feet; there is no minimum width for a side yard. Zero lot line buildings require only one eight-foot side yard and semi-detached buildings require one side yard at least four feet wide. One off-street parking space is required for each dwelling unit, and accessory parking is not permitted in the front yard. Community facilities have a maximum FAR of 2.0.

The proposed R4B district would more closely reflect areas that are predominantly developed with one- and two-family row houses with parking located in rear yard portions..

**R4-1** (from R3-2, R4, R5, and M1-1)

The proposed R4-1 zoning district would cover all or portions of 161 blocks in 19 sections located in eastern Glendale, western Glendale, Maspeth, and Middle Village.

The R4-1 district allows one- and two-family detached and semi-detached residential development. The maximum FAR is 0.9, which includes a 0.15 attic allowance. For detached development, the minimum lot area is 2,375 square feet and the minimum lot width is 25 feet. For semi-detached development the minimum lot area is 1,700 square feet, and the minimum lot width is 18 feet. A front yard depth of at least 10 feet is required, and it must be as deep as an adjacent front yard up to 20 feet. For detached homes, two side yards are required with no minimum width, but a combined eight-foot total width. For semi-detached buildings, one four-foot side yard is required. The maximum building height is 35 feet, with a maximum perimeter wall height of 25 feet. Community facilities are permitted a maximum FAR of 2.0. One off-street parking space is required for each dwelling unit.

The proposed R4-1 zoning would more closely reflect the one- and two-family detached and semi-detached houses that comprise the predominant character of these sections of the

rezoning area. In these areas, 80% of residential lots are one- and two-family homes..

**R5B** (from R4, R5, M1-1, and M1-4D)

The proposed R5B zoning district would include all or portions of 56 blocks in five sections located in western Glendale and Maspeth.

The proposed R5B district permits all housing types at a maximum FAR of 1.35. Detached residences require a minimum lot area of 2,375 square feet and a minimum lot width of 25 feet. Semi-detached and attached residences require a minimum of 1,700 square feet in area and a minimum lot width of 18 feet. A front yard depth of at least five feet is required, and it must be as deep as an adjacent front yard up to 20 feet. For detached homes, two side yards are required with no minimum width, but a combined eight-foot total width. For all other building types, one four-foot side yard is required. The maximum street wall height is 30 feet, and the maximum building height is 33 feet. Parking is required for 66% of the total dwelling units. Community facilities are permitted a maximum FAR of 2.0.

The proposed R5B zoning will reinforce existing built scale and context in these areas which are predominately developed with two- and three-story row houses.

**R5D** (from R5 and M1-1)

The proposed R5D district would include all or portions of 45 blocks in two sections located in western Glendale along Myrtle Avenue and in Middle Village for the western block fronts along Woodhaven Blvd between 65<sup>th</sup> Avenue and 64<sup>th</sup> Road.

The proposed R5D district permits all types of residential buildings at a maximum FAR of 2.0. Detached residences require a minimum lot area of 2,375 square feet and a minimum lot width of 25 feet. Semi-detached and attached residences require a minimum lot area of 1,700 square feet and a minimum lot width of 18 feet. A front yard depth of at least five feet is required, and it must be as deep as an adjacent front yard up to 20 feet. R5D districts

have a maximum building height of 40 feet. Side yards totaling a minimum width of eight feet are required for detached homes, and one side yard at a minimum width of four feet is required for semi-detached development. In R5D districts, off-street group parking is required for 66% of the dwelling units. Accessory residential parking can be waived if no more than one space is required.

The proposed R5D districts would ensure that new development will reinforce the built scale and density of surrounding buildings in these locations

### **Commercial Overlay District Modifications**

The proposal includes changes to certain existing commercial overlays within the rezoning area to more closely match existing land use and development patterns.

Several C1-2 and C2-2 overlays would be changed to C1-3 and C2-3 overlays and their depths would be changed from 150 feet to 100 feet to preclude commercial intrusion into residential mid-blocks. Changing the existing C1-2 and C2-2 commercial overlays to C1-3 and C2-3 commercial overlays would change the required accessory parking from generally one parking space per 300 square feet of commercial floor area to one space per 400 square feet of commercial area.

The proposal also includes the removal of C1-2 commercial overlays from two western block fronts in the western Glendale along 60<sup>th</sup> Lane between St. Felix Avenue and Cooper Avenue. New C1-3 commercial overlay districts would be established along certain sections of Myrtle, Metropolitan, Flushing and Cooper avenues, as well as a portion of 69<sup>th</sup> Street to reflect existing uses. New C2-3 commercial overlays would be established on the north side of Metropolitan Avenue between Fresh Pond Road and 64<sup>th</sup> Street. The new overlays are intended to extend the shopping street character of Metropolitan Avenue.

### **ENVIRONMENTAL REVIEW**

This application (C 090382 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 09DCP064Q. 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 April 20, 2009. The Negative Declaration included (E) designations to avoid the potential for hazardous material impacts; the proposed rezoning includes (E) designations on the following properties:

Hazardous Materials:

The proposed action would not result in significant adverse hazardous materials impacts. The hazardous materials analysis has identified past or present uses that suggest some sites may contain petroleum or non-petroleum based hazardous materials contamination. To preclude the potential for hazardous materials impacts, (E) designations would be mapped on these sites as part of the proposed action. The designation number is E-235. Of the lots where (E) designations would be mapped, there is the potential for *petroleum-based* contamination of soil and/or ground water from historic or current conditions and a potential for *non-petroleum-based* contamination.

The following properties would receive (E) designations:

| <u>Block</u> | <u>Lots</u>            |
|--------------|------------------------|
| 2713,        | 70, 72, 73             |
| 2770         | 1, 13, 16, 31, 34      |
| 2771         | 21, 38                 |
| 3594         | 7                      |
| 3639         | 1                      |
| 3675         | 1, 3, 4, 5, 10, 60, 61 |
| 3686         | 46                     |
| 3692         | 1                      |
| 3707         | 28                     |
| 3708         | 33                     |
| 3709         | 25                     |
| 3710         | 22                     |

The (E) designation would require that the fee owner of such a site conduct a testing and sampling protocol and remediation where appropriate, to the satisfaction of the NYCDEP before the issuance of a building permit by the Department of Buildings pursuant to the provisions of Section 11-15 of the Zoning Resolution (Environmental Requirements). The (E) designation

also includes a mandatory construction-related health and safety plan which must be approved by NYCDEP. The following is the proposed text of the (E) designations:

*On the sites receiving (E) designation for hazardous materials, the contamination can be classified as petroleum based, non-petroleum based or both. The NYCDEP has developed protocols for both petroleum and non-petroleum based (E) designated sites that must be followed in order to address possible contamination. The placement of the (E) designation on the Zoning Map would eliminate the potential for significant adverse impacts from hazardous materials and would ensure that appropriate testing and remediation, if needed, would be undertaken. The text of the (E) designation is as follows:*

#### ***Task 1-Sampling Protocol***

##### ***A. Petroleum***

*A soil, soil gas, and groundwater testing protocol (including a description of methods), and a site map with all sampling location represented clearly and precisely, must be submitted to the NYCDEP by the fee owner(s) of the lot which is restricted by this (E) designation, for review and approval.*

*A site map with the sampling locations clearly identified and a testing protocol with a description of methods, for soil, soil gas, and groundwater, must be submitted by the fee owner(s), of the lot which is restricted by the (E) designation, to the NYCDEP for review and approval.*

##### ***B. Non-Petroleum***

*The fee owner(s) of the lot restricted by this (E) designation will be required to prepare a scope of work for any sampling and testing needed to determine if contamination exists and to what extent remediation may be required. The scope of work will include all relevant supporting documentation, including site plans and sampling locations. This scope of work will be submitted to NYCDEP for review and approval prior to implementation. It will be reviewed to ensure that an adequate number of samples will be collected and that appropriate parameters are selected for laboratory analysis. For all non-petroleum (E) designated sites, the three generic NYCDEP soil and ground-water sampling protocols should be followed.*

*A scope of work for any sampling and testing to be completed, which will determine the extent of on-site contamination and the required remediation, must be prepared by the fee owner(s) of the lot restricted by this (E) designation. The scope of work will include the following: site plans, sampling locations, and all other relevant supporting documentation. The scope of work must be*

*submitted to the NYCDEP for review and confirmation that an adequate testing protocol (i.e., number of samples collected, appropriate parameters for laboratory analysis) has been prepared. The NYCDEP must approve the scope of work before it can be implemented.*

*For non-petroleum (E) designated sites, one of the three generic soil and groundwater sampling protocols prepared by the NYCDEP should be followed.*

*The protocols are based on three types of releases to soil and groundwater sampling protocols prepared by the NYCDEP should be followed.*

*The protocols are based on three types of releases to soil and groundwater, including: the release of a solid hazardous material to ground surface; the release of a liquid hazardous material to the ground surface; and the release of a hazardous material to the subsurface (i.e., storage tank or piping). The type of release defines the areas of soil to be sampled from surface, near-surface, to subsurface. Additionally, it determines the need for groundwater sampling.*

*A written approval of the sampling protocol must be received from the NYCDEP before commencement of sampling activities. Sample site quantity and location should be determined so as to adequately characterize the site, the source of contamination, and the condition of the remainder of the site. After review of the sampling data, the characterization should have been complete enough to adequately determine what remediation strategy (if any) is necessary. Upon request, NYCDEP will provide guidelines and criteria for choosing sampling sites and performing sampling.*

*Finally, a Health and Safety Plan must be devised and approved by the NYCDEP before the commencement on any on-site activities.*

#### *Task 2-Remediation Determination and Protocol*

*After sample collection and laboratory analysis have been completed on the soil and/or groundwater samples collected in Task 1, a summary of the data and findings in the form of a written report must be presented to the NYCDEP for review and approval. The NYCDEP will provide a determination as to whether remediation is necessary.*

*If it is determined that no remediation activities are necessary, a written notice will be released to that effect. However, if it is the NYCDEP's determination that remediation is necessary the fee owner(s) of the lot restricted by the (E) designation must submit a proposed remediation plan to the NYCDEP for review and approval. Once approval has been obtain, and the work completed, the fee owner(s) of the lot restricted by the (E) designation must provide proof to the NYCDEP that the work has been completed satisfactorily.*

The placement of (E) designations would ensure that no significant impacts related to hazardous materials would occur as a result of the proposed action.

Air Quality:

An analysis of emissions from individual HVAC systems was conducted to ensure that there are no significant impacts from the projected and potential development sites onto other development sites or existing buildings. The analysis was performed assuming No. 4 fuel oil, No. 2 fuel oil and Natural Gas as the HVAC systems' fuel type. A total of 22 development sites were analyzed using the HVAC Stationary Source Analysis. The analysis concluded that 15 development sites have no potential for significant adverse impacts while the remaining 7 development sites (4 Projected and 3 Potential) have the potential for significant adverse impacts unless specific minimum distances between each HVAC stack and the lot line are maintained or the exclusive use of Natural Gas is provided.

To preclude the potential for significant adverse air quality impacts related to HVAC emissions, an (E) designation would be incorporated into the rezoning proposal for each of the following properties:

- Block 2770, Lots 1, 13, 433, 16, 31, 34
- Block 3000, Lot 26
- Block 3014, Lot 26
- Block 3675, Lots 1, 3, 4, 5, 10, 60, 61

The text for the (E) designations is as follows:

Block 2770, Lot 1 (Projected Development Site 1)

**Any new residential development on the above-referenced properties must ensure that the HVAC stacks are located at least 32 feet for Oil No. 2 from the lot line facing 62nd Street or use Natural Gas as the type of fuel for space heating and hot water (HVAC) systems, to avoid any potential significant adverse air quality impacts.**

Block 2770, Lots 31, 34 (Projected Development Site 2)

**Any new residential development on the above-referenced properties must ensure that the HVAC stacks are located at least 32 feet for Oil No. 2 from the lot line facing Fresh Pond Road or use Natural Gas as the type of fuel for space heating and hot water (HVAC) systems, to avoid any potential significant adverse air quality impacts.**

Block 3014, Lot 26 (Projected Development Site 4)

**Any new residential development on the above-referenced properties must ensure that the HVAC stacks are located at least 40 feet for Oil No. 2 from the lot line**

**facing Penelope Avenue or use Natural Gas as the type of fuel for space heating and hot water (HVAC) systems, to avoid any potential significant adverse air quality impacts.**

Block 3675, Lots 1, 3, 4, 5, 60, 61 (Projected Development Site 5)

**Any new residential and/or commercial development on the above-referenced properties must ensure that the heating, ventilating and air conditioning stacks are located at least 40 feet for Oil No. 2 from the lot line facing 65<sup>h</sup> Street or use Natural Gas as the type of fuel for space heating and hot water (HVAC) systems, to avoid any potential significant adverse air quality impacts.**

Block 2770, Lot 13,433, 16 (Potential Development Site A)

**Any new residential development on the above-referenced properties must ensure that the HVAC stacks are located at least 32 feet for Oil No. 2 from the lot line facing Metropolitan Avenue or use Natural Gas as the type of fuel for space heating and hot water (HVAC) systems, to avoid any potential significant adverse air quality impacts.**

Block 3000, Lot 26 (Potential Development Site D)

**Any new residential and/or commercial development on the above-referenced properties must ensure that the HVAC stacks are located at least 32 feet for Oil No. 2 from the lot line facing Fleet Center or use Natural Gas as the type of fuel for space heating and hot water (HVAC) systems, to avoid any potential significant adverse air quality impacts.**

Block 3675, Lot 10 (Potential Development Site F)

**Any new residential and/or commercial development on the above-referenced properties must use only Natural Gas as the type of fuel for heating, ventilating and air conditioning (HVAC) systems, to avoid any potential significant adverse air quality impacts.**

With the placement of the (E) designations on the above blocks and lots, no significant adverse air quality impacts related to stationary sources are expected.

Noise:

The measured ambient noise levels are within the Marginally Unacceptable (II) category as per CEQR Technical Manual Table 3R-4 Required Attenuation Values To Achieve Acceptable Interior Noise Levels.

To preclude the potential for significant adverse impacts related to noise, an (E) designation would be incorporated into the rezoning proposal for each of the following properties:

Block 2770, Lots 1, 31, 34  
Block 2771, Lots 21, 38  
Block 3639, Lot 1

The text for the (E) designations is as follows:

**In order to ensure an acceptable interior noise environment, future residential/commercial uses must provide a closed window condition with a minimum of 35 dB(A) window/wall attenuation on all facades in order to maintain an interior noise level of 45 dB(A). In order to maintain a closed-window condition, an alternate means of ventilation must also be provided. Alternate means of ventilation includes, but is not limited to, central air conditioning or air conditioning sleeves containing air conditioners.**

With the placement of the (E) designation for noise, no impacts related to noise are expected and no further analysis is warranted.

## **UNIFORM LAND USE REVIEW**

This application (C 090382 ZMQ) was certified as complete by the Department of City Planning on April 20, 2009 and was duly referred to Community Board 5 and the Queens Borough President for information and review, in accordance with Title 62 of the Rules of the City of New York, Section 2-02(b).

### **Community Board Review**

Community Board 5 held a public hearing on this application on May 11, 2009 and on May 13, 2009, by a vote of 37 to 0 with no abstentions, adopted a resolution recommending approval of the application.

### **Borough President Review**

This application was considered by the Borough President, who issued a recommendation on May 15, 2009 approving the application.

## **City Planning Commission Public Hearing**

On June 3, 2009 (Calendar No. 1), the City Planning Commission scheduled June 17, 2009 for a public hearing on this application (C 090382 ZMQ). The hearing was duly held on June 17, 2009 (Calendar No. 29). There were two speakers in favor of the application and none in opposition.

The Council Member for 30<sup>th</sup> City Council District spoke in favor of the proposed rezoning. She described how the proposed rezoning would preserve the lower density residential character of the neighborhoods and prevent additional strain on local infrastructure resulting from out-of-character higher density residential development.

The District Manager for Community District 5 explained that the proposed rezoning was very large and complicated and that it had been finely crafted to address the concerns of the communities.

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

## **CONSIDERATION**

The Commission believes that this application (C 090382 ZMQ) for an amendment of the Zoning Map is appropriate.

The Commission believes that this action represents a comprehensive rezoning strategy for the neighborhoods of Middle Village, Glendale and Maspeth. The Commission recognizes that the current mismatch between the built character of many parts of the Middle Village-Glendale-Maspeth area and the housing type and density permitted by the existing zoning has increasingly resulted in tear downs of existing houses and the construction of out-of-character attached and multi-family buildings.

The Commission believes that changing the existing zoning to a fine-grained mix of R3A, R4A, R4B, R4-1, R5B and R5D districts will more closely match the predominant one- and two-family context of the area, as well as ensure future development is more consistent with established patterns of scale and density.

In addition, the Commission believes that the proposed revisions to existing commercial overlays and the proposed new overlay locations will more closely reflect locations of existing commercial development, support additional commercial opportunities along shopping streets and prevent the expansion of potentially incompatible commercial uses onto 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**, 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. 13c, 13d, 14a, 14b and 17c:

1. eliminating from within an existing R4 District a C1-2 District bounded by:
  - a. 56<sup>th</sup> Avenue, a line 150 feet easterly of 61<sup>st</sup> Street, 56<sup>th</sup> Drive, and a line 150 feet westerly of 61<sup>st</sup> Street;
  - b. Grand Avenue, a line 150 feet northeasterly of 61<sup>st</sup> Street, Flushing Avenue, Grand Avenue, a westerly boundary line of Mount Olivet Cemetery and its northerly prolongation, a line 150 feet southeasterly of Grand Avenue, a line 150 feet southeasterly of Flushing Avenue, and 61<sup>st</sup> Street;
  - c. Grand Avenue, 66<sup>th</sup> Street, a line 150 feet southeasterly of Grand Avenue, and an easterly boundary line of Mount Olivet Cemetery and its northwesterly prolongation;



- d. 60<sup>th</sup> Avenue, Fresh Pond Road, 60<sup>th</sup> Road, a line 150 feet northeasterly of Fresh Pond Road, Eliot Avenue, Fresh Pond Road, 60<sup>th</sup> Drive, and a line 150 feet southwesterly of Fresh Pond Road;
  - e. 63<sup>rd</sup> Avenue, Woodhaven Boulevard, 64<sup>th</sup> Road, and a line 150 feet southwesterly of Woodhaven Boulevard; and
  - f. Rutledge Avenue, a line 150 feet northeasterly of 88<sup>th</sup> Street, 75<sup>th</sup> Avenue, and 88<sup>th</sup> Street;
2. eliminating from within an existing R5 District a C1-2 District bounded by:
- a. St. Felix Avenue, 60<sup>th</sup> Lane, Cooper Avenue, a line 150 feet westerly of 60<sup>th</sup> Lane, and a line 100 feet southwesterly of St. Felix Avenue;
  - b. Central Avenue, a line 100 feet northerly of Myrtle Avenue, 64<sup>th</sup> Street, a line 150 feet northerly of Myrtle Avenue, Cypress Hills Street, Central Avenue, a line midway between 65<sup>th</sup> Street and 65<sup>th</sup> Place, a line 150 feet northwesterly of Myrtle Avenue, 66<sup>th</sup> Place, Myrtle Avenue, 66<sup>th</sup> Place, a line 150 feet southerly of Myrtle Avenue, Cypress Hills Street, a line 100 feet southerly of Myrtle Avenue, 62<sup>nd</sup> Street, a line 150 feet southerly of Myrtle Avenue, 61<sup>st</sup> Street, and Myrtle Avenue; and
  - c. 67<sup>th</sup> Place, a line 150 feet northwesterly of Myrtle Avenue, 69<sup>th</sup> Place, a line 100 feet southerly of Myrtle Avenue, 69<sup>th</sup> Street, Myrtle Avenue, 68<sup>th</sup> Street, a line 150 feet southerly of Myrtle Avenue, 67<sup>th</sup> Place, and Myrtle Avenue;
3. eliminating from within an existing R5 District a C1-3 District bounded by 69<sup>th</sup> Place, a line 100 feet southeasterly of Cooper Avenue, a line midway between 69<sup>th</sup> Place and 70<sup>th</sup> Street, and a line perpendicular to the northeasterly street line of 69<sup>th</sup> Place distant 150 feet southeasterly (as measured along the street line) from the point of intersection of the southeasterly street line of Cooper Avenue and the northeasterly street line of 69<sup>th</sup> Place;
4. eliminating from within an existing R4 District a C2-2 District bounded by:
- a. 56<sup>th</sup> Drive, a line 150 feet easterly of 59<sup>th</sup> Street, 58<sup>th</sup> Avenue, and 59<sup>th</sup> Street;
  - b. 58<sup>th</sup> Road, a line 150 feet easterly of 59<sup>th</sup> Street, 59<sup>th</sup> Avenue, and 59<sup>th</sup> Street;
  - c. 62<sup>nd</sup> Avenue, a line 150 feet northeasterly of Fresh Pond Road, 62<sup>nd</sup> Road, and Fresh Pond Road;
  - d. a line 150 feet northerly of Metropolitan Avenue, 65<sup>th</sup> Street, Metropolitan Avenue, and 64<sup>th</sup> Street;

- e. 62<sup>nd</sup> Drive, 69<sup>th</sup> Place, Juniper Boulevard South, and 69<sup>th</sup> Street;
  - f. 71<sup>st</sup> Street, a line 150 feet northwesterly of Eliot Avenue, 75<sup>th</sup> Street, and Eliot Avenue; and
  - g. Cooper Avenue, Metropolitan Avenue, Aubrey Avenue, a line 150 feet southwesterly of Metropolitan Avenue, a line midway between Cooper Avenue and Aubrey Avenue, and a line perpendicular to the southeasterly street line of Cooper Avenue distant 150 feet southwesterly (as measured along the street line) from the point of intersection of the southeasterly street line of Cooper Avenue and the southwesterly street line of Metropolitan Avenue;
5. eliminating from an existing R5 District a C2-2 District bounded by 66<sup>th</sup> Place, a line 150 feet northerly of Myrtle Avenue, 67<sup>th</sup> Place, Myrtle Avenue, 67<sup>th</sup> Place, a line 150 feet southerly of Myrtle Avenue, 66<sup>th</sup> Place, and Myrtle Avenue;
  6. eliminating from an existing R5 District a C2-3 District bounded by 70<sup>th</sup> Street, a line 150 feet northerly of Myrtle Avenue, a line midway between 70<sup>th</sup> Street and 71<sup>st</sup> Street, and a line perpendicular to the northeasterly street line of 70<sup>th</sup> Street distant 90 feet northwesterly (as measured along the street line) from the point of intersection of the northerly street line of Myrtle Avenue and the northeasterly street line of 70<sup>th</sup> Street;
  7. changing from an R3-2 District to an R3A District property bounded by 61<sup>st</sup> Street and its southeasterly centerline prolongation, a line 160 feet southeasterly of 78<sup>th</sup> Avenue and its southwesterly prolongation, 64<sup>th</sup> Place, 78<sup>th</sup> Avenue, a line 100 feet northeasterly of 65<sup>th</sup> Street, a line 100 feet northwesterly of 80<sup>th</sup> Avenue, Cypress Hills Street, a northerly boundary line of Beth-El Cemetery and its northeasterly prolongation, and a northerly boundary line of Union Field Cemetery;
  8. changing from an R5 District to an R3A District property bounded by a line midway between 60<sup>th</sup> Lane and 61<sup>st</sup> Street and its southeasterly prolongation, the southwesterly prolongation a line 160 feet southeasterly of 78<sup>th</sup> Avenue, 61<sup>st</sup> Street and its southeasterly prolongation, and a northerly boundary line of Union Field Cemetery;
  9. changing from an R3-2 District to an R4-1 District property bounded by Cooper Avenue, 62<sup>nd</sup> Street, 78<sup>th</sup> Avenue, a line midway between 62<sup>nd</sup> Street and 64<sup>th</sup> Street, Cooper Avenue, 64<sup>th</sup> Place, a line 100 feet southeasterly of Cooper Avenue, 64<sup>th</sup> Lane, Cooper Avenue, 65<sup>th</sup> Street, a line 100 feet southeasterly of Cooper Avenue, a line 135 feet northeasterly of 65<sup>th</sup> Street, Cooper Avenue, Cypress Hills Street, a line 100 feet northwesterly of 80<sup>th</sup> Avenue, a line 100 feet northeasterly of 65<sup>th</sup> Street, 78<sup>th</sup> Avenue, 64<sup>th</sup> Place, a line 160 feet southeasterly of 78<sup>th</sup> Avenue and its southwesterly prolongation, and 61<sup>st</sup> Street;
  10. changing from an R4 District to an R4-1 District property bounded by :
    - a. Queens Midtown Expressway, Perry Avenue and its northeasterly centerline

prolongation, Hamilton Place, a line 100 feet northwesterly of Grand Avenue, 64<sup>th</sup> Street, Grand Avenue, 61<sup>st</sup> Street, 58<sup>th</sup> Avenue, a line perpendicular to the southerly street line of 58<sup>th</sup> Avenue distant 175 feet westerly (as measured along the street line) from the point of intersection of the southwesterly street line of 61<sup>st</sup> Street and the southerly street line of 58<sup>th</sup> Avenue, a line midway between 58<sup>th</sup> Avenue and 58<sup>th</sup> Road, a line 100 feet northwesterly of Flushing Avenue, a line midway between 58<sup>th</sup> Road and 58<sup>th</sup> Drive, 59<sup>th</sup> Street, 56<sup>th</sup> Drive, and 61<sup>st</sup> Street and its northerly centerline prolongation;

- b. 59<sup>th</sup> Road, a line 100 feet southeasterly of Flushing Avenue, 60<sup>th</sup> Street, 59<sup>th</sup> Road, 60<sup>th</sup> Lane, 59<sup>th</sup> Avenue, a line midway between 60<sup>th</sup> Lane and 61<sup>st</sup> Street, a line 100 feet southeasterly of Flushing Avenue, Fresh Pond Road, a line perpendicular to the easterly street line of Fresh Pond Road distant 120 feet southeasterly (as measured along the street line) from the point of intersection of southeasterly street line of Flushing Avenue and the easterly street line of Fresh Pond Road, a line midway between Fresh Pond Road and 63<sup>rd</sup> Street, a line 100 feet southeasterly of Flushing Avenue, a line 100 feet southeasterly of Grand Avenue, a westerly boundary line of Mount Olivet Cemetery, a line 165 feet easterly of 64<sup>th</sup> Street, 59<sup>th</sup> Avenue, a line 200 feet easterly of 64<sup>th</sup> Street, 58<sup>th</sup> Road and its westerly centerline prolongation, 63<sup>rd</sup> Street, 59<sup>th</sup> Drive, 64<sup>th</sup> Street, the easterly prolongation of a line 100 feet northerly of 59<sup>th</sup> Drive, a westerly boundary line of Mount Olivet Cemetery and its southeasterly prolongation, Eliot Avenue, a line 370 feet southwesterly of Mount Olivet Crescent, a line midway between 60<sup>th</sup> Drive and Eliot Avenue, a line perpendicular to the southeasterly street line of 60<sup>th</sup> Drive distant 190 feet northeasterly (as measured along the street line) from the point of intersection of the southeasterly street line of 60<sup>th</sup> Drive and the northeasterly street line of Fresh Pond Road, 60<sup>th</sup> Drive, a line 100 feet northeasterly of Fresh Pond Road, 60<sup>th</sup> Road, Fresh Pond Road, a line midway between 60<sup>th</sup> Road and 60<sup>th</sup> Drive and its southwesterly prolongation, a line 200 feet southwesterly of 60<sup>th</sup> Street, 60<sup>th</sup> Road, 59<sup>th</sup> Place, the southwesterly prolongation of a line 40 feet northwesterly of 60<sup>th</sup> Avenue, a line 100 feet southwesterly of 59<sup>th</sup> Place, the northeasterly prolongation of the terminus of 59<sup>th</sup> Street, 59<sup>th</sup> Street, 59<sup>th</sup> Drive, and 59<sup>th</sup> Street;
- c. Eliot Avenue, 62<sup>nd</sup> Street, a line 100 feet southeasterly of Eliot Avenue, a line midway between 63<sup>rd</sup> Street and 64<sup>th</sup> Street, 62<sup>nd</sup> Avenue, 65<sup>th</sup> Street, a line 110 feet northerly of Metropolitan Avenue, 64<sup>th</sup> Street, a line 125 feet northerly of Metropolitan Avenue, 62<sup>nd</sup> Street, 62<sup>nd</sup> Road, and Fresh Pond Road;
- d. a line 100 feet southeasterly of Grand Avenue, Brown Place and its northwesterly centerline prolongation, Queens Midtown Expressway, Mazeau Street and its northerly centerline prolongation, Caldwell Avenue, a line midway between 71<sup>st</sup> Street and 72<sup>nd</sup> Street, a line 100 feet southeasterly of 60<sup>th</sup> Avenue, 70<sup>th</sup> Street, a line 300 feet southeasterly of Caldwell Avenue, 69<sup>th</sup> Place, 60<sup>th</sup> Avenue, a line midway between 69<sup>th</sup> Place and 69<sup>th</sup> Lane, a line 225 feet southeasterly of 60<sup>th</sup> Avenue, 69<sup>th</sup> Place, 60<sup>th</sup> Road, a line 250 feet northeasterly of 69<sup>th</sup> Street, 60<sup>th</sup>

Drive, a line 100 feet northeasterly of 69<sup>th</sup> Street, Eliot Avenue, 69<sup>th</sup> Street, a line midway between 60<sup>th</sup> Avenue and 60<sup>th</sup> Road, 68<sup>th</sup> Street, the southwesterly prolongation of a line 70 feet southeasterly of 60<sup>th</sup> Avenue, and an easterly boundary line of Mount Olivet Cemetery;

- e. a line midway between 61<sup>st</sup> Road and 61<sup>st</sup> Drive and its southwesterly prolongation, 69<sup>th</sup> Place, 62<sup>nd</sup> Avenue and its southwesterly prolongation, and an easterly boundary line of Lutheran Cemetery;
- f. Queens Midtown Expressway, 73<sup>rd</sup> Place and its northerly centerline prolongation, 58<sup>th</sup> Avenue, 74<sup>th</sup> Street, a line 200 feet northerly of Caldwell Avenue, 75<sup>th</sup> Street, Caldwell Avenue, a line 450 feet westerly of 74<sup>th</sup> Street, 58<sup>th</sup> Street, and 73<sup>rd</sup> Street and its northerly prolongation;
- g. Queens Midtown Expressway, a westerly boundary line of the New York Connecting Rail Road right-of-way, a line 100 feet northerly of 58<sup>th</sup> Avenue and its easterly prolongation, and a line 90 feet westerly of 75<sup>th</sup> Street, and its northerly prolongation;
- h. Queens Midtown Expressway, a line midway between 78<sup>th</sup> Street and 79<sup>th</sup> Street and its northwesterly prolongation, a line perpendicular to the northeasterly street line of 78<sup>th</sup> Street distant 100 feet northwesterly (as measured along the street line) from the point of intersection of the northwesterly street line of Caldwell Avenue and the northeasterly street line of 78<sup>th</sup> Street, 78<sup>th</sup> Street, a line 90 feet northwesterly of Caldwell Avenue, a line midway between 77<sup>th</sup> Place and 78<sup>th</sup> Street, 58<sup>th</sup> Avenue, and 76<sup>th</sup> Street;
- i. Eliot Avenue, a line midway between 76<sup>th</sup> Street and 77<sup>th</sup> Street and its southeasterly prolongation, a northerly boundary line of Juniper Valley Park, and a line midway between 75<sup>th</sup> Place and 76<sup>th</sup> Street and its southeasterly prolongation;
- j. Queens Midtown Expressway, 84<sup>th</sup> Street and its northwesterly centerline prolongation, a line 240 feet northwesterly of 60<sup>th</sup> Avenue, 84<sup>th</sup> Place, 60<sup>th</sup> Avenue, a line 250 feet northeasterly of 84<sup>th</sup> Street, 60<sup>th</sup> Road, 84<sup>th</sup> Street, 60<sup>th</sup> Avenue, a line midway between 83<sup>rd</sup> Street and 83<sup>rd</sup> Place, a line 100 feet southeasterly of 58<sup>th</sup> Avenue, 83<sup>rd</sup> Street, 58<sup>th</sup> Avenue, and 82<sup>nd</sup> Street and its northwesterly centerline prolongation;
- k. a line 240 feet southeasterly of 60<sup>th</sup> Avenue, 84<sup>th</sup> Street, a line midway between 60<sup>th</sup> Road and 60<sup>th</sup> Drive, 85<sup>th</sup> Street, 60<sup>th</sup> Road, a line 180 feet northeasterly of 85<sup>th</sup> Street, 60<sup>th</sup> Avenue, 86<sup>th</sup> Street, a line 100 feet northwesterly of Eliot Avenue and its northeasterly prolongation, 85<sup>th</sup> Street, a line 100 feet southeasterly of 60<sup>th</sup> Drive, a line 205 feet southwesterly of 85<sup>th</sup> Street, Eliot Avenue, 84<sup>th</sup> Street, the southwesterly centerline prolongation of 60<sup>th</sup> Drive, and 83<sup>rd</sup> Place;

- l. 61<sup>st</sup> Road, a line 325 feet southwesterly of 85<sup>th</sup> Street, a line midway between Eliot Avenue and 61<sup>st</sup> Road, 85<sup>th</sup> Street, Dry Harbor Road, a line perpendicular to the northwesterly street line of Dry Harbor Road distant 200 feet northeasterly (as measured along the street line) from the point of intersection of the northwesterly street line of Dry Harbor Road and the northeasterly street line of 84<sup>th</sup> Street, a line 100 feet northwesterly of Dry Harbor Road, and 84<sup>th</sup> Street;
  - m. Cooper Avenue, a line perpendicular to the southeasterly street line of Cooper Avenue distant 160 feet southwesterly (as measured along the street line) from the point of intersection of the southeasterly street line of Cooper Avenue and the southwesterly street line of Metropolitan Avenue, a line midway between Cooper Avenue and Aubrey Avenue, a line 100 feet southwesterly of Metropolitan Avenue, a line 425 feet northeasterly of 89<sup>th</sup> Street and its northwesterly prolongation, a line 90 feet southeasterly of Doran Avenue, and a line 100 feet southwesterly of 89<sup>th</sup> Street, Doran Avenue, and a line 425 feet northeasterly of 88<sup>th</sup> Street; and
  - n. Cooper Avenue, Woodhaven Boulevard, and Metropolitan Avenue;
11. changing from an R5 District to an R4-1 District property bounded by:
- a. St. Felix Avenue, Seneca Avenue, a westerly boundary line of Evergreen Park and its southwesterly and northeasterly prolongations, a line 100 feet northerly of 75<sup>th</sup> Avenue, a line midway between 60<sup>th</sup> Place and 60<sup>th</sup> Lane and its northerly prolongation, St. Felix Avenue, Cooper Avenue, 60<sup>th</sup> Lane, 78<sup>th</sup> Avenue, a line 130 feet westerly of 60<sup>th</sup> Lane, a line midway between 78<sup>th</sup> Avenue and Cooper Avenue, a line perpendicular to the northwesterly street line of Cooper Avenue distant 200 feet northeasterly (as measured along the street line) from the point of intersection of the northeasterly street line of 60<sup>th</sup> Street and the northwesterly street line of Cooper Avenue, Cooper Avenue, a line 300 feet westerly of 60<sup>th</sup> Lane, 80<sup>th</sup> Avenue, a line 200 feet northeasterly of 59<sup>th</sup> Street, a westerly boundary line of Union Field Cemetery and its southwesterly prolongation, 59<sup>th</sup> Street, a line 330 feet southeasterly of the northeasterly prolongation of the southeasterly street line of Clover Place, a line midway between Cypress Avenue and 59<sup>th</sup> Street, a line 30 feet southeasterly of the northeasterly prolongation of the southeasterly street line of Clover Place, Cypress Avenue, a northerly boundary line of the Cemetery of the Evergreens and its northeasterly prolongation, an easterly boundary line of Knollwood Park Cemetery, 57<sup>th</sup> Street, Cabot Road, Cypress Avenue, and Cooper Avenue;
  - b. 70<sup>th</sup> Avenue, a line midway between 67<sup>th</sup> Street and 67<sup>th</sup> Place, Central Avenue, and a line midway between 66<sup>th</sup> Street and 66<sup>th</sup> Place; and
  - c. 70<sup>th</sup> Avenue, a line midway between 69<sup>th</sup> Street and 69<sup>th</sup> Place, a line 100 feet northwesterly of Central Avenue, 69<sup>th</sup> Street, Central Avenue, 68<sup>th</sup> Street, a line 250 feet northwesterly of Central Avenue, and a line midway between 67<sup>th</sup> Place

and 68<sup>th</sup> Street;

12. changing from an M1-1 District to an R4-1 District property bounded by:
  - a. 58<sup>th</sup> Road, a line 200 feet easterly of 64<sup>th</sup> Street, 59<sup>th</sup> Avenue, and a line 165 feet easterly of 64<sup>th</sup> Street;
  - b. 63<sup>rd</sup> Street, a line 100 feet northerly of 59<sup>th</sup> Drive, 64<sup>th</sup> Street, and 59<sup>th</sup> Drive;
  - c. 62<sup>nd</sup> Road, 62<sup>nd</sup> Street, a line 100 feet northerly of Metropolitan Avenue, and Fresh Pond Road;
  - d. the southerly boundary line of the Long Island Rail Road (Montauk Division) right-of-way, a line 100 feet northeasterly of 79<sup>th</sup> Place, a line 100 feet northwesterly of 77<sup>th</sup> Avenue, a line 160 feet northeasterly of 79<sup>th</sup> Place, 77<sup>th</sup> Avenue, 79<sup>th</sup> Place, 77<sup>th</sup> Avenue, 79<sup>th</sup> Street, 77<sup>th</sup> Avenue, and a line 125 feet southwesterly of 79<sup>th</sup> Street and its northwesterly prolongation; and
  - e. Cooper Avenue, 80<sup>th</sup> Street, a line 250 feet southeasterly of Cooper Avenue, and a line 200 feet southwesterly of 80<sup>th</sup> Street;
  
13. changing from an R4 District to an R4A District property bounded by:
  - a. 60<sup>th</sup> Avenue, a line midway between 69<sup>th</sup> Lane and 70<sup>th</sup> Street, Eliot Avenue, and a line midway between 69<sup>th</sup> Place and 69<sup>th</sup> Lane;
  - b. 60<sup>th</sup> Avenue, a line 90 feet northeasterly of 82<sup>nd</sup> Street, 60<sup>th</sup> Road, 82<sup>nd</sup> Street, a line 625 feet southeasterly of 58<sup>th</sup> Avenue, a line midway between 81<sup>st</sup> Street and 82<sup>nd</sup> Street, a line 300 feet southeasterly of 58<sup>th</sup> Avenue, and 82<sup>nd</sup> Street;
  - c. 62<sup>nd</sup> Avenue, 82<sup>nd</sup> Place, a line 115 feet southeasterly of 62<sup>nd</sup> Avenue, 83<sup>rd</sup> Street, 62<sup>nd</sup> Avenue, 84<sup>th</sup> Street, northwesterly street line 62<sup>nd</sup> Drive and its southwesterly prolongation, 84<sup>th</sup> Place, 62<sup>nd</sup> Drive, a line 100 feet northeasterly of 84<sup>th</sup> Place, a line 100 feet northwesterly of 63<sup>rd</sup> Avenue, 83<sup>rd</sup> Place, a line 100 feet southeasterly of 63<sup>rd</sup> Avenue, a line midway between 82<sup>nd</sup> Place and 83<sup>rd</sup> Street, a line 280 feet northwesterly of Penelope Avenue, a line midway between 83<sup>rd</sup> Street and 83<sup>rd</sup> Place, a line 100 feet northwesterly of Penelope Avenue, 83<sup>rd</sup> Place, a line 100 feet southeasterly of Penelope Avenue, 83<sup>rd</sup> Street, a line 100 feet northwesterly of Penelope Avenue, a line 100 feet northeasterly of Dry Harbor Road, a line midway between Dry Harbor Road and 82<sup>nd</sup> Place, a line 160 feet southeasterly of 63<sup>rd</sup> Avenue, 82<sup>nd</sup> Place, a line 100 feet northwesterly of 63<sup>rd</sup> Avenue, a line midway between 83<sup>rd</sup> Street and 83<sup>rd</sup> Place, Dry Harbor Road, 82<sup>nd</sup> Place, a line 320 feet southeasterly of 62<sup>nd</sup> Avenue, a line midway between 82<sup>nd</sup> Street and 82<sup>nd</sup> Place, a line 290 feet southeasterly of 62<sup>nd</sup> Avenue, and 82<sup>nd</sup> Street;

- d. a line 100 feet southeasterly of 63<sup>rd</sup> Avenue, 84<sup>th</sup> Place, a line midway between 63<sup>rd</sup> Road and Dana Court, a line 100 feet southwesterly of Woodhaven Boulevard, a line 100 feet southeasterly of Penelope Avenue, 84<sup>th</sup> Street, a line 100 feet northwesterly of Penelope Avenue, and a line midway between 83<sup>rd</sup> Place and 84<sup>th</sup> Street;
  - e. a line 100 feet southeasterly of Penelope Avenue, a line midway between 82<sup>nd</sup> Place and 83<sup>rd</sup> Street, a line 140 feet northwesterly of 64<sup>th</sup> Road, 83<sup>rd</sup> Street, 64<sup>th</sup> Road, and Dry Harbor Road;
  - f. Fleet Court, a line 50 feet northeasterly of 84<sup>th</sup> Place, 64<sup>th</sup> Road, a line 125 feet northeasterly of 84<sup>th</sup> Place, Goldington Court, a line 225 feet northeasterly of 84<sup>th</sup> Place, Furmanville Avenue, and 84<sup>th</sup> Place; and
  - g. Cooper Avenue, a line 425 feet northeasterly of 88<sup>th</sup> Street, Doran Avenue, a line 100 feet southwesterly of 89<sup>th</sup> Street, a line 80 feet southeasterly of Doran Avenue, and 88<sup>th</sup> Street;
14. changing from an R4B District to an R4A District property bounded by Caldwell Avenue, a line 100 feet southeasterly of 61<sup>st</sup> Drive, 82<sup>nd</sup> Place, 62<sup>nd</sup> Avenue, 82<sup>nd</sup> Street, a line 100 feet northwesterly of 62<sup>nd</sup> Avenue, a line midway between 82<sup>nd</sup> Street and 82<sup>nd</sup> Place, a line 225 feet northwesterly of 62<sup>nd</sup> Avenue, and 82<sup>nd</sup> Place;
15. changing from an M1-1 District to an R4A District property bounded by a line 100 feet northwesterly of 78<sup>th</sup> Avenue, a line 280 feet northeasterly of 88<sup>th</sup> Street, 78<sup>th</sup> Avenue, and a line 100 feet northeasterly of 88<sup>th</sup> Street;
16. changing from an R4 District to an R4B District property bounded by:
- a. a line 100 feet southeasterly of Flushing Avenue, a line midway between 60<sup>th</sup> Lane and 61<sup>st</sup> Street, 59<sup>th</sup> Avenue, 60<sup>th</sup> Lane, 59<sup>th</sup> Road, and 60<sup>th</sup> Street;
  - b. a line midway between 60<sup>th</sup> Road and 60<sup>th</sup> Drive, Fresh Pond Road, 60<sup>th</sup> Road, a line 100 feet northeasterly of Fresh Pond Road, 60<sup>th</sup> Drive, a line perpendicular to the southeasterly street line 60<sup>th</sup> Drive distant 190 feet northeasterly (as measured along the street line) from the point of intersection of the northeasterly street line of Fresh Pond Road and the southeasterly street line of 60<sup>th</sup> Drive, a line midway between 60<sup>th</sup> Drive and Eliot Avenue, a line 370 feet southwesterly of Mount Olivet Crescent, Eliot Avenue, Fresh Pond Road, a line 240 feet southeasterly of 60<sup>th</sup> Drive, a line midway between 60<sup>th</sup> Place and 60<sup>th</sup> Lane, a line 335 feet southeasterly of 60<sup>th</sup> Drive, 60<sup>th</sup> Place, 60<sup>th</sup> Court, 60<sup>th</sup> Street, the southwesterly centerline prolongation of 60<sup>th</sup> Drive, and a line 125 feet southwesterly of 60<sup>th</sup> Street;
  - c. Admiral Avenue, a line at an angle of 107 degrees to northeasterly street line of Admiral Avenue and passing through a point on the northeasterly street line of

Admiral Avenue distant 100 feet southeasterly (as measured along the street line) of the northeasterly street line of Admiral Avenue and the easterly street line of 65<sup>th</sup> Lane, a line passing through 2 points: the first on the last named course distant 160 feet northeasterly (as measured on along the last named course) of Admiral Avenue and the second on a line 100 feet easterly of 65<sup>th</sup> Lane distant 150 feet southerly of Metropolitan Avenue, a line 100 feet easterly of 65<sup>th</sup> Lane, Metropolitan Avenue, and a line perpendicular to the southerly street line of Metropolitan Avenue distant 100 feet easterly (as measured along the street line) from the point of intersection of the southerly street line of Metropolitan Avenue and the northeasterly street line of Admiral Avenue;

- d. a line 300 feet southeasterly of Caldwell Avenue, 70<sup>th</sup> Street, a line 100 feet southeasterly of 60<sup>th</sup> Avenue, a line midway between 71<sup>st</sup> Street and 72<sup>nd</sup> Street, Eliot Avenue, a line midway between 69<sup>th</sup> Lane and 70<sup>th</sup> Street, 60<sup>th</sup> Avenue, and 69<sup>th</sup> Place;
- e. Queens Midtown Expressway, a line midway between 80<sup>th</sup> Street and 81<sup>st</sup> Street and its northwesterly prolongation, 58<sup>th</sup> Avenue, and a line midway between 79<sup>th</sup> Street and 80<sup>th</sup> Street and its northwesterly prolongation;
- f. 62<sup>nd</sup> Avenue, 83<sup>rd</sup> Street, a line 115 feet southeasterly of 62<sup>nd</sup> Avenue, and 82<sup>nd</sup> Place;
- g. 82<sup>nd</sup> Street, a line 290 feet southeasterly of 62<sup>nd</sup> Avenue, a line midway between 82<sup>nd</sup> Street and 82<sup>nd</sup> Place, a line 320 feet southeasterly of 62<sup>nd</sup> Avenue, 82<sup>nd</sup> Place, Dry Harbor Road, a line midway between 83<sup>rd</sup> Street and 83<sup>rd</sup> Place, a line 100 feet northwesterly of 63<sup>rd</sup> Avenue, 82<sup>nd</sup> Place, a line 160 feet southeasterly of 63<sup>rd</sup> Avenue, a line midway between Dry Harbor Road and 82<sup>nd</sup> Place, a line 100 feet southeasterly of Dry Harbor Road, a line 100 feet northwesterly of Penelope Avenue, 83<sup>rd</sup> Street, a line 100 feet southeasterly of Penelope Avenue, 83<sup>rd</sup> Place, a line 100 feet northwesterly of Penelope Avenue, a line midway between 83<sup>rd</sup> Street and 83<sup>rd</sup> Place, a line 280 feet northwesterly of Penelope Avenue, a line midway between 82<sup>nd</sup> Place and 83<sup>rd</sup> Street, a line 100 feet southeasterly of 63<sup>rd</sup> Avenue, 83<sup>rd</sup> Place, a line 100 feet northwesterly of 63<sup>rd</sup> Avenue, a line 100 feet northeasterly of 84<sup>th</sup> Place, 62<sup>nd</sup> Drive, a line 100 feet southwesterly of Woodhaven Boulevard, a line midway between 63<sup>rd</sup> Road and Dana Court, 84<sup>th</sup> Place, a line 100 feet southeasterly of 63<sup>rd</sup> Avenue, a line midway between 83<sup>rd</sup> Place and 84<sup>th</sup> Street, a line 100 feet northwesterly of Penelope Avenue, 84<sup>th</sup> Street, a line 100 feet southeasterly of Penelope Avenue, 84<sup>th</sup> Place, Furmanville Avenue, Dry Harbor Road, 64<sup>th</sup> Road, 83<sup>rd</sup> Street, a line 140 feet northwesterly of 64<sup>th</sup> Road, a line midway between 82<sup>nd</sup> Place and 83<sup>rd</sup> Street, a line 100 feet southeasterly of Penelope Avenue, Dry Harbor Road, and Juniper Boulevard North;



- h. a line 100 feet northwesterly of Doran Avenue, 88<sup>th</sup> Street, a line 110 feet southeasterly of Doran Avenue, and 83<sup>rd</sup> Street and its southeasterly centerline prolongation; and
  - i. 88<sup>th</sup> Street, a line 80 feet southeasterly of Doran Avenue, a line 100 feet southwestly of 89<sup>th</sup> Street, a line 90 feet southeasterly of Doran Avenue, a line 140 feet northeasterly of 89<sup>th</sup> Street, Rutledge Avenue, a line 130 feet northeasterly of 89<sup>th</sup> Street, 74<sup>th</sup> Avenue, Woodhaven Boulevard, a line midway between 75<sup>th</sup> Avenue and 76<sup>th</sup> Avenue, a line 100 feet northeasterly of 88<sup>th</sup> Street, and a line 75 feet southeasterly of 75<sup>th</sup> Avenue;
17. changing from an M1-1 District to an R4B District property bounded by:
- a. Admiral Avenue, the southerly prolongation of the easterly street line of 65<sup>th</sup> Lane, a line at an angle of 107 degrees to northeasterly street line of Admiral Avenue and passing through a point on the northeasterly street line of Admiral Avenue distant 100 feet southeasterly (as measured along the street line) of the northeasterly street line of Admiral Avenue and the easterly street line of 65<sup>th</sup> Lane, a line 140 feet southwestly of Admiral Avenue, and the southeasterly prolongation of the southwestly street line of 64<sup>th</sup> Street; and
  - b. a line 110 feet northwesterly of Doran Avenue, 88<sup>th</sup> Street, a line 100 feet northwesterly of Doran Avenue, and 83<sup>rd</sup> Street;
18. changing from an R3-2 District to an R5B District property bounded by:
- a. Cooper Avenue, a line midway between 62<sup>nd</sup> Street and 64<sup>th</sup> Street, 78<sup>th</sup> Avenue, and 62<sup>nd</sup> Street;
  - b. Cooper Avenue, 64<sup>th</sup> Lane, a line 100 feet southeasterly of Cooper Avenue, and 64<sup>th</sup> Place; and
  - c. Cooper Avenue, a line 135 feet northeasterly of 65<sup>th</sup> Street, a line 100 feet southeasterly of Cooper Avenue, and 65<sup>th</sup> Street;
19. changing from an R4 District to an R5B District property bounded by:
- a. 59<sup>th</sup> Street, a line midway between 58<sup>th</sup> Drive and 58<sup>th</sup> Road, a line 100 feet northwesterly of Flushing Avenue, a line midway between 58<sup>th</sup> Avenue and 58<sup>th</sup> Road, a line perpendicular to the southerly street line of 58<sup>th</sup> Avenue distant 175 feet westerly (as measured along the street line) from the point of intersection of the southerly street line of 58<sup>th</sup> Avenue and the westerly street line of 61<sup>st</sup> Street, 58<sup>th</sup> Avenue, 61<sup>st</sup> Street, Grand Avenue, 64<sup>th</sup> Street, a line 100 feet northwesterly of Grand Avenue, Hamilton Place, Perry Avenue and its northeasterly centerline prolongation, Queens Midtown Expressway, Brown Place and its northwesterly centerline prolongation, a line 100 feet southerly of Queens Midtown

Expressway, a line 100 feet southeasterly of Grand Avenue, a northerly boundary line of Mount Olivet Cemetery, a line 100 feet southeasterly of Grand Avenue, a line 100 feet southeasterly of Flushing Avenue, a line midway between Fresh Pond Road and 63<sup>rd</sup> Street, a line perpendicular to the northeasterly street line of Fresh Pond Road distant 120 feet southeasterly (as measured along the street line) from the point of intersection of the northeasterly street line of Fresh Pond Road and the southeasterly street line of Flushing Avenue, Fresh Pond Road, a line 100 feet southeasterly of Flushing Avenue, and 59<sup>th</sup> Road; and

- b. 62<sup>nd</sup> Street, a line 125 feet northerly of Metropolitan Avenue, 64<sup>th</sup> Street, a line 110 feet northerly of Metropolitan Avenue, 65<sup>th</sup> Street, Metropolitan Avenue, 64<sup>th</sup> Street, and a line 100 feet northerly of Metropolitan Avenue;
20. changing from an R5 District to an R5B District property bounded by:
- a. a line 100 feet southerly of Myrtle Avenue, a line midway between 66<sup>th</sup> Place and 67<sup>th</sup> Street, Cooper Avenue, St. Felix Avenue, a line midway between 60<sup>th</sup> Place and 60<sup>th</sup> Lane and its northerly prolongation, a line 100 feet northerly of 75<sup>th</sup> Avenue, 60<sup>th</sup> Lane, a line 100 feet southeasterly of 60<sup>th</sup> Lane, and 61<sup>st</sup> Street;
  - b. 70<sup>th</sup> Avenue, a line midway between 67<sup>th</sup> Place and 68<sup>th</sup> Street, a line 250 feet northwesterly of Central Avenue, 68<sup>th</sup> Street, Central Avenue, 69<sup>th</sup> Street, a line 100 feet northwesterly of Central Avenue, a line midway between 69<sup>th</sup> Street and 69<sup>th</sup> Place, 70<sup>th</sup> Avenue, 69<sup>th</sup> Place, a line 100 feet northwesterly of Myrtle Avenue, 66<sup>th</sup> Street, Central Avenue, and a line midway between 67<sup>th</sup> Street and 67<sup>th</sup> Place; and
  - c. a line 100 feet southeasterly of Myrtle Avenue, 69<sup>th</sup> Place, Luther Road and its southwesterly centerline prolongation, an easterly boundary line of Cypress Cemetery and its northwesterly prolongation, Cooper Avenue, and a line midway between 67<sup>th</sup> Street and 67<sup>th</sup> Place;
21. changing from an M1-1 District to an R5B District property bounded by Fresh Pond Road, a line 100 feet northerly of Metropolitan Avenue, 64<sup>th</sup> Street, and Metropolitan Avenue;
22. changing from an M1-4D District to an R5B District property bounded by 60<sup>th</sup> Lane, a line 360 feet northerly of 75<sup>th</sup> Avenue, a line midway between 60<sup>th</sup> Lane and 61<sup>st</sup> Street, a line 440 feet northerly of 75<sup>th</sup> Avenue, and a line 100 feet southeasterly of 60<sup>th</sup> Lane;
23. changing from an R4 District to an R5D District property bounded by 63<sup>rd</sup> Avenue, Woodhaven Boulevard, 64<sup>th</sup> Road, a line 50 feet northeasterly of 84<sup>th</sup> Place, Fleet Court, 84<sup>th</sup> Place, a line 100 feet southeasterly of Penelope Avenue, and a line 100 feet southwesterly of Woodhaven Boulevard;
24. changing from an R5 District to an R5D District property bounded by Central Avenue,

64<sup>th</sup> Place, Otto Road, 70<sup>th</sup> Avenue, a line midway between 66<sup>th</sup> Street and 66<sup>th</sup> Place, Central Avenue, 66<sup>th</sup> Street, a line 100 feet northwesterly of Myrtle Avenue, 70<sup>th</sup> Street, a line 150 feet northwesterly of Myrtle Avenue, 71<sup>st</sup> Street, a line 100 feet northwesterly of Cooper Avenue, 71<sup>st</sup> Place, a line 100 feet northwesterly of Myrtle Avenue, 73<sup>rd</sup> Place, Myrtle Avenue, 72<sup>nd</sup> Street, a line 100 feet southeasterly of Myrtle Avenue, a line 100 feet southeasterly of Cooper Avenue, a line midway between 69<sup>th</sup> Place and 70<sup>th</sup> Street, a line perpendicular to northeasterly street line 69<sup>th</sup> Place distant 225 feet southeasterly (as measured along the street line) from the point of intersection of the southeasterly street line of Cooper Avenue and the northeasterly street line of 69<sup>th</sup> Place, 69<sup>th</sup> Place, a line 100 feet southeasterly of Myrtle Avenue, a line midway between 67<sup>th</sup> Street and 67<sup>th</sup> Place, Cooper Avenue, a line midway between 66<sup>th</sup> Place and 67<sup>th</sup> Street, a line 100 feet southeasterly of Myrtle Avenue, 61<sup>st</sup> Street, Myrtle Avenue, Central Avenue, a line 100 feet northwesterly of Myrtle Avenue, 64<sup>th</sup> Street, a line 150 feet northwesterly of Myrtle Avenue, and Cypress Hills Street;

25. changing from an M1-1 District to an R5D District property bounded by Cypress Hills Street, a line 150 feet northwesterly of Myrtle Avenue, 64<sup>th</sup> Street, a line 100 feet northwesterly of Myrtle Avenue, and Central Avenue;
26. establishing within an existing R4 District a C1-3 District bounded by 56<sup>th</sup> Avenue, 61<sup>st</sup> Street, 56<sup>th</sup> Drive, and a line 100 feet westerly of 61<sup>st</sup> Street;
27. establishing within a proposed R4-1 District a C1-3 District bounded by:
  - a. 56<sup>th</sup> Avenue, a line 100 feet easterly of 61<sup>st</sup> Street, 56<sup>th</sup> Drive, and 61<sup>st</sup> Street;
  - b. a line 100 feet southeasterly of 58<sup>th</sup> Road, 69<sup>th</sup> Street, Caldwell Avenue, and Brown Place;
  - c. 60<sup>th</sup> Avenue, Fresh Pond Road, a line midway between 60<sup>th</sup> Road and 60<sup>th</sup> Drive, a line 90 feet southwestery of Fresh Pond Road, 60<sup>th</sup> Road, and a line 100 feet southwestery of Fresh Pond Road;
  - d. Cooper Avenue, 62<sup>nd</sup> Street, a line 100 feet southeasterly of Cooper Avenue, and a line perpendicular to the southeasterly street line of Cooper Avenue distant 130 feet southwestery (as measured along the street line) from the point of intersection of the southeasterly street line of Cooper Avenue and the westerly street line of 62<sup>nd</sup> Street; and
  - e. Cooper Avenue, Cypress Hills Street, a line 100 feet southeasterly of Cooper Avenue, and a line 135 feet northeasterly of 65<sup>th</sup> Street;
28. establishing within a proposed R4B District a C1-3 District bounded by:
  - a. a line midway between 60<sup>th</sup> Road and 60<sup>th</sup> Drive, Fresh Pond Road, 60<sup>th</sup> Road, a line 100 feet northeasterly of Fresh Pond Road, Eliot Avenue, Fresh Pond Road,

60th Drive, and a line 120 feet southwesterly of Fresh Pond Road;

- b. Metropolitan Avenue, a line 100 feet easterly of 65<sup>th</sup> Lane, a line 60 feet southerly of Metropolitan Avenue, 65<sup>th</sup> Lane, a line 100 feet southerly of Metropolitan Avenue, and 65<sup>th</sup> Street; and
  - c. Rutledge Avenue, a line 80 feet northeasterly of 88<sup>th</sup> Street, 74<sup>th</sup> Avenue, a line 90 feet northeasterly of 88<sup>th</sup> Street, 75<sup>th</sup> Avenue, and 88<sup>th</sup> Street;
29. establishing within a proposed R5B District a C1-3 District bounded by:
- a. 58<sup>th</sup> Drive, Flushing Avenue, 59<sup>th</sup> Avenue, a line 180 feet easterly of 59<sup>th</sup> Street, a line midway between 58<sup>th</sup> Drive and 59<sup>th</sup> Avenue, and a line 250 feet easterly of 59<sup>th</sup> Street;
  - b. Grand Avenue, a line perpendicular to the southeasterly street line of Grand Avenue distant 100 feet northeasterly (as measured along the street line) from the point of intersection of the southeasterly street line of Grand Avenue and the easterly street line of 61<sup>st</sup> Street, a line midway between Grand Avenue and Flushing Avenue, a line perpendicular to the northwesterly street line of Flushing Avenue distant 340 feet northeasterly (as measured along the street line) from the point of intersection of the northwesterly street line of Flushing Avenue and the easterly street line of 61<sup>st</sup> Street, Flushing Avenue, Grand Avenue, a westerly boundary line of Mount Olivet Cemetery and its northerly prolongation, a line 100 feet southeasterly of Grand Avenue, a line 100 feet southeasterly of Flushing Avenue, a line midway between Fresh Pond Road and 63<sup>rd</sup> Street, a line perpendicular to the northeasterly street line of Fresh Pond Road distant 120 feet southeasterly (as measured along the street line) from the point of intersection of the southeasterly street line of Flushing Avenue and the northeasterly street line of Fresh Pond Road, Fresh Pond Road, a line 100 feet southeasterly of Flushing Avenue, 61<sup>st</sup> Street, Flushing Avenue, a line perpendicular to the southerly street line of 58<sup>th</sup> Avenue distant 225 feet westerly (as measured along the street line) from the point of intersection of the southerly street line of 58<sup>th</sup> Avenue and the westerly street line of 61<sup>st</sup> Street, a line midway between 58<sup>th</sup> Avenue and 58<sup>th</sup> Road, a line perpendicular to the southerly street line of 58<sup>th</sup> Avenue distant 175 feet westerly (as measured along the street line) from the point of intersection of the southerly street line of 58<sup>th</sup> Avenue and the westerly street line of 61<sup>st</sup> Street, 58<sup>th</sup> Avenue, and 61<sup>st</sup> Street;
  - c. Grand Avenue, 66<sup>th</sup> Street, a line 100 feet southeasterly of Grand Avenue, and an easterly boundary line of Mount Olivet Cemetery; and
  - d. 65<sup>th</sup> Street, a line perpendicular to the easterly street line of 65<sup>th</sup> Street distant 100 feet northerly (as measured along the street line) from the point of intersection of the easterly street line of 65<sup>th</sup> Street and the northerly street line of Cooper Avenue, a line 100 feet northeasterly of 65<sup>th</sup> Street, a line 100 feet northerly of the

second-named course, Cypress Hills Street, and Cooper Avenue;

30. establishing within a proposed R5D District a C1-3 District bounded by:
  - a. 63<sup>rd</sup> Avenue, Woodhaven Boulevard, 64<sup>th</sup> Road, and a line 100 feet southwesterly of Woodhaven Boulevard;
  - b. 61<sup>st</sup> Street, Myrtle Avenue, Central Avenue, a line 100 feet northwesterly of Myrtle Avenue, 64<sup>th</sup> Street, Central Avenue, a line midway between 65<sup>th</sup> Street and 65<sup>th</sup> Place, a line 100 feet northwesterly of Myrtle Avenue, 66<sup>th</sup> Street, Myrtle Avenue, 66<sup>th</sup> Street, and a line 100 feet southeasterly of Myrtle Avenue; and excluding the area bounded by Cypress Hills Street, Myrtle Avenue and 64<sup>th</sup> Place;
  - c. a line 100 feet northwesterly of Myrtle Avenue, 70<sup>th</sup> Street, a line 100 feet southeasterly of Cooper Avenue, 69<sup>th</sup> Place, Myrtle Avenue, 69<sup>th</sup> Street, a line 100 feet southeasterly of Myrtle Avenue, 67<sup>th</sup> Street, Myrtle Avenue, and 67<sup>th</sup> Street; and
  - d. a line 100 feet northwesterly of Myrtle Avenue, 73<sup>rd</sup> Place, Myrtle Avenue, and a line midway between 71<sup>st</sup> Place and 72<sup>nd</sup> Street;
31. establishing within an existing R4 District a C2-3 District bounded by:
  - a. a line 100 feet northwesterly of Eliot Avenue, 75<sup>th</sup> Street, Eliot Avenue, and a line midway between 71<sup>st</sup> Street and 72<sup>nd</sup> Street;
  - b. 69<sup>th</sup> Street, a line midway between 62<sup>nd</sup> Drive and Juniper Boulevard South, 69<sup>th</sup> Place, and Juniper Boulevard South;
  - c. Cooper Avenue, Metropolitan Avenue, Aubrey Avenue, a line 100 feet southerly of Metropolitan Avenue, a line midway between Cooper Avenue and Aubrey Avenue, and a line perpendicular to the southeasterly street line of Cooper Avenue distant 160 feet southwesterly (as measured along the street line) from the point of intersection of the southeasterly street line of Cooper Avenue and the southwesterly street line of Metropolitan Avenue;
32. establishing within a proposed R4-1 District a C2-3 District bounded by:
  - a. 56<sup>th</sup> Drive, a line 100 feet easterly of 59<sup>th</sup> Street, 58<sup>th</sup> Avenue, and 59<sup>th</sup> Street;
  - b. 58<sup>th</sup> Road, a line 100 feet easterly of 59<sup>th</sup> Street, a line midway between 58<sup>th</sup> Road and 58<sup>th</sup> Drive, and 59<sup>th</sup> Street; and
  - c. 62<sup>nd</sup> Avenue, a line 100 feet northeasterly of Fresh Pond Road, a line 100 feet northerly of Metropolitan Avenue, and Fresh Pond Road;

33. establishing within an existing R4A District a C2-3 District bounded by 71<sup>st</sup> Street, a line 150 feet northwesterly of Myrtle Avenue, a line midway between 70<sup>th</sup> Street and 71<sup>st</sup> Street, and a line perpendicular to the southwesterly street line of 71<sup>st</sup> Street distant 140 feet northwesterly (as measured along the street line) from the point of intersection of the southwesterly street line of 71<sup>st</sup> Street and the northwesterly street line of Cooper Avenue;
34. establishing within a proposed R4B District a C2-3 District bounded by 71<sup>st</sup> Street, a line 100 feet northwesterly of Eliot Avenue, a line midway between 71<sup>st</sup> Street and 72<sup>nd</sup> Street, and Eliot Avenue;
35. establishing within a proposed R5B District a C2-3 District bounded by:
  - a. a line 100 feet northerly of Metropolitan Avenue, 62<sup>nd</sup> Street, a line 125 feet northerly of Metropolitan Avenue, 64<sup>th</sup> Street, a line 110 feet northerly of Metropolitan Avenue, 65<sup>th</sup> Street, Metropolitan Avenue, and Fresh Pond Road; and
  - b. 59<sup>th</sup> Street, a line midway between 58<sup>th</sup> Road and 58<sup>th</sup> drive, a line 100 feet easterly of 59<sup>th</sup> Street, and 59<sup>th</sup> Avenue; and
36. establishing within a proposed R5D District a C2-3 District bounded by:
  - a. 66<sup>th</sup> Street, a line 100 feet northwesterly of Myrtle Avenue, 67<sup>th</sup> Street, Myrtle Avenue, 67<sup>th</sup> Street, a line 100 feet southeasterly of Myrtle Avenue, 66<sup>th</sup> Street, and Myrtle Avenue;
  - b. Myrtle Avenue, 69<sup>th</sup> Place, a line 100 feet southeasterly of Myrtle Avenue, and 69<sup>th</sup> Street; and
  - c. 71<sup>st</sup> Street, Cooper Avenue, Myrtle Avenue, 70<sup>th</sup> Street, a line perpendicular to the northeasterly street line of 70<sup>th</sup> Street distant 90 feet northwesterly (as measured along the street line) from the point of intersection of the northwesterly street line of Myrtle Avenue and the northeasterly street line of 70<sup>th</sup> Street, a line midway between 70<sup>th</sup> Street and 71<sup>st</sup> Street, and a line 150 feet northwesterly of Myrtle Avenue;

Borough of Queens, Community District 5 as shown in a diagram (for illustrative purposes only) dated April 20, 2009 and which includes CEQR Designation E-235

The above resolution (C 090382 ZMQ), duly adopted by the City Planning Commission on July 1, 2009 (Calendar No. 20), 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, RAYANN BESSER, IRWIN CANTOR, P.E.,**  
**ALFRED C. CERULLO, III,**  
**BETTY Y. CHEN, MARIA M. DEL TORO,**  
**RICHARD W. EADDY, NATHAN LEVENTHAL,**  
**SHIRLEY A. McRAE,-Commissioners**