



## CITY PLANNING COMMISSION

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June 22, 2005/Calendar No. 14

C 050400 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. 15b, 15d, 19a and 19c:

1. eliminating from an existing R2 District a C1-2 District bounded by Linden Boulevard, 235<sup>th</sup> Street and its northerly centerline prolongation, a line 150 feet southerly of Linden Boulevard, and 233<sup>rd</sup> Street;
2. eliminating from an existing R3-2 District a C1-2 District bounded by:
  - a. Francis Lewis Boulevard, a line 150 feet northerly of Linden Boulevard, 207<sup>th</sup> Street and its southerly centerline prolongation, and a line 150 feet southerly of Linden Boulevard; and
  - b. 217<sup>th</sup> Street, a line 150 feet northeasterly of Linden Boulevard, 226<sup>th</sup> Street, a line 150 feet southwesterly of Linden Boulevard, a line 100 feet southeasterly of Springfield Boulevard, and Linden Boulevard;
3. eliminating from an existing R2 District a C2-2 District bounded by 227<sup>th</sup> Street a line 150 feet northeasterly of Linden Boulevard, 230<sup>th</sup> Street, and a line 150 feet southwesterly of Linden Boulevard;
4. eliminating from an existing R3-2 District a C2-2 District bounded by 113<sup>th</sup> Avenue, a line 150 feet easterly of Springfield Boulevard, 114<sup>th</sup> Avenue, and Springfield Boulevard; and
5. changing from an R2 District to an R2A District property bounded by a line midway between 113<sup>th</sup> Avenue and Murdock Avenue and its easterly prolongation, the boundary line of the City of New York, 121<sup>st</sup> Avenue, Francis Lewis Boulevard, the southwesterly prolongation of a line midway between 227<sup>th</sup> Street and 228<sup>th</sup> Street, the northeasterly boundary line of the Montefiore Cemetery, a line 100 feet northwesterly of 217<sup>th</sup> Street and its southwesterly prolongation, Francis Lewis Boulevard, 219<sup>th</sup> Street, 118<sup>th</sup> Avenue, 220<sup>th</sup> Street, a line 150 feet southwesterly of Linden Boulevard, 227<sup>th</sup> Street, a line 150 feet northeasterly of Linden Boulevard, a line midway between 224<sup>th</sup> Street and 225<sup>th</sup> Street, 116<sup>th</sup> Avenue, 220<sup>th</sup> Street, 115<sup>th</sup> Road, 217<sup>th</sup> Street, 114<sup>th</sup> Road, and 221<sup>st</sup> Street;
6. changing from an R3-2 District to an R2A District property bounded by:
  - a. a line 150 feet northeasterly of Linden Boulevard, 227<sup>th</sup> Street, a line 100 feet northeasterly of Linden Boulevard, and a line midway between 224<sup>th</sup> Street and 225<sup>th</sup> Street;
  - b. a line 100 feet southwesterly of Linden Boulevard, 227<sup>th</sup> Street, a line 150 feet southwesterly of Linden Boulevard, 220<sup>th</sup> Street, 118<sup>th</sup> Avenue, and 219<sup>th</sup> Street; and
  - c. Francis Lewis Boulevard, a line 100 feet northwesterly of 217<sup>th</sup> Street

and its southwesterly prolongation, the northeasterly boundary line of the Montefiore Cemetery, and its northwesterly prolongation, and Springfield Boulevard;

7. changing from an R4 District to an R2A District property bounded by 115<sup>th</sup> Road, 220<sup>th</sup> Street, 116<sup>th</sup> Avenue, and 219<sup>th</sup> Street;
8. changing from an R3-2 District to an R3A District property bounded by:
  - a. Murdock Avenue, a line 100 feet easterly of Nashville Boulevard, Colfax Street, Nashville Boulevard, 115<sup>th</sup> Avenue, Springfield Boulevard, 116<sup>th</sup> Avenue, 208<sup>th</sup> Street, 115<sup>th</sup> Avenue, and a line midway between Francis Lewis Boulevard and 207<sup>th</sup> Street;
  - b. a line midway between Murdock Avenue and 113<sup>th</sup> Drive, 221<sup>st</sup> Street, 114<sup>th</sup> Road, 219<sup>th</sup> Street, a line 100 feet southerly of 114<sup>th</sup> Avenue, a line 100 feet easterly of Springfield Boulevard, 113<sup>th</sup> Drive, and 219<sup>th</sup> Street;
  - c. 116<sup>th</sup> Avenue, 208<sup>th</sup> Street, a line perpendicular to the northeasterly street line of 207<sup>th</sup> Street distant 100 feet northwesterly (as measured along the street line) from the point of intersection of the northeasterly street line of 207<sup>th</sup> Street and the northerly street line of Linden Boulevard, and a line midway between 207<sup>th</sup> Street and Francis Lewis Boulevard;
  - d. 116<sup>th</sup> Road, Springfield Boulevard, a line 200 feet northerly of Linden Boulevard, a line midway between Nashville Boulevard and Springfield Boulevard, a line 100 feet northerly of Linden Boulevard, and Nashville Boulevard;
  - e. a line 150 feet northeasterly of Linden Boulevard, 222<sup>nd</sup> Street, a line 100 feet northeasterly of Linden Boulevard, and a line midway between 218<sup>th</sup> Street and 219<sup>th</sup> Street; and
  - f. a line 100 feet southwesterly of Linden Boulevard, 219<sup>th</sup> Street, Francis Lewis Boulevard, Springfield Boulevard, a line 150 feet northeasterly of 119<sup>th</sup> Avenue, a line 130 feet northwesterly of 218<sup>th</sup> Street, 118<sup>th</sup> Avenue, a line 200 feet southeasterly of Springfield Boulevard, a line midway between 117<sup>th</sup> Road and 118<sup>th</sup> Avenue, a line 100 feet southeasterly of Springfield Boulevard, 117<sup>th</sup> Road, and Springfield Boulevard;
9. changing from an R4 District to an R3A District property bounded by a line 100 feet northeasterly of 115<sup>th</sup> Road, 217<sup>th</sup> Street, 115<sup>th</sup> Road, 219<sup>th</sup> Street, 116<sup>th</sup> Avenue, 222<sup>nd</sup> Street, a line 150 feet northeasterly of Linden Boulevard, a line midway between 218<sup>th</sup> Street and 219<sup>th</sup> Street, 116<sup>th</sup> Avenue, a line 100 feet northwesterly of 217<sup>th</sup> Street, a line 140 feet southwesterly of 115<sup>th</sup> Road, and a line 200 feet northwesterly of 217<sup>th</sup> Street;
10. changing from an R3-2 District to an R3-1 District property bounded by:
  - a. a line 100 feet southerly of Linden Boulevard, Springfield Boulevard, 117<sup>th</sup> Road, a line 100 feet southeasterly of Springfield Boulevard, a line midway

between 117<sup>th</sup> Road and 118<sup>th</sup> Avenue, a line 200 feet southeasterly of Springfield Boulevard, 118<sup>th</sup> Street, a line 130 feet northwesterly of 218<sup>th</sup> Street, a line 150 feet northeasterly of 119<sup>th</sup> Street, Springfield Boulevard, and Francis Lewis Boulevard; and

- b. a line 150 feet northeasterly of Linden Boulevard, a line midway between 224<sup>th</sup> Street and 225<sup>th</sup> Street, a line 100 feet northeasterly of Linden Boulevard, and 222<sup>nd</sup> Street;
11. changing from an R4 District to an R3-1 District property bounded by 116<sup>th</sup> Avenue, a line midway between 224<sup>th</sup> Street and 225<sup>th</sup> Street, a line 150 feet northeasterly of Linden Boulevard, and 222<sup>nd</sup> Street;
  12. changing from an R3-2 District to an R4B District property bounded by:
    - a. a line midway between 113<sup>th</sup> Avenue and Murdock Avenue, 221<sup>st</sup> Street, a line midway between Murdock Avenue and 113<sup>th</sup> Drive, 219<sup>th</sup> Street, 113<sup>th</sup> Drive, and a line 100 feet easterly of Springfield Boulevard;
    - b. 116<sup>th</sup> Avenue, Springfield Boulevard, 116<sup>th</sup> Road, Nashville Boulevard, and 208<sup>th</sup> Street; and
    - c. a line 150 feet northeasterly of Linden Boulevard, a line midway between 218<sup>th</sup> Street and 219<sup>th</sup> Street, a line 100 feet northeasterly of Linden Boulevard, and 217<sup>th</sup> Street; and
  13. changing from an R4 District to an R4B District property bounded by 115<sup>th</sup> Avenue and its westerly centerline prolongation, 217<sup>th</sup> Street, a line 100 feet northeasterly of 115<sup>th</sup> Road, a line 200 feet northwesterly of 217<sup>th</sup> Street, a line 100 feet southwestly of 115<sup>th</sup> Road, a line 140 feet northwesterly of 217<sup>th</sup> Street, 116<sup>th</sup> Avenue, a line midway between 218<sup>th</sup> Street and 219<sup>th</sup> Street, a line 150 feet northeasterly of Linden Boulevard, 217<sup>th</sup> Street, a line 100 feet northeasterly of Linden Boulevard, a line 100 feet southeasterly of Springfield Boulevard, a line 200 feet northeasterly of Linden Boulevard, and Springfield Boulevard;
  14. establishing within a proposed R2A District a C1-3 District bounded by Linden Boulevard, 235<sup>th</sup> Street and its northerly centerline prolongation, a line 100 feet southerly of Linden Boulevard, and 233<sup>rd</sup> Street;
  15. establishing within an existing R3-2 District a C1-3 District bounded by:
    - a. Francis Lewis Boulevard, a line 100 feet northerly of Linden Boulevard, 207<sup>th</sup> Street and its southerly centerline prolongation, and a line 100 feet southerly of Linden Boulevard; and
    - b. 217<sup>th</sup> Street, a line 100 feet northeasterly of Linden Boulevard, a line midway between 217<sup>th</sup> Street and 218<sup>th</sup> Street, Linden Boulevard, a line midway between 218<sup>th</sup> Street and 219<sup>th</sup> Street, a line 100 feet northeasterly of Linden Boulevard, 226<sup>th</sup> Street, a line 100 feet southwestly of Linden Boulevard, a line 100 feet southeasterly of Springfield Boulevard, and Linden Boulevard;

16. establishing within a proposed R2A District a C2-3 District bounded by 227<sup>th</sup> Street a line 100 feet northeasterly of Linden Boulevard, 230<sup>th</sup> Street, and a line 100 feet southwesterly of Linden Boulevard; and
17. establishing within an existing R3-2 District a C2-3 District bounded by 113<sup>th</sup> Avenue, a line 100 feet easterly of Springfield Boulevard, 114<sup>th</sup> Avenue, and Springfield Boulevard;

as shown on a diagram (for illustrative purposes only) dated April 11, 2005, Community District 13, Borough of Queens.

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The application for an amendment of the Zoning Map was filed by the Department of City Planning (DCP) on April 5, 2005, to rezone approximately 196 blocks in Cambria Heights, Queens, Community District 13. The proposed zoning changes are intended to maintain the prevailing one- and two-family character of the neighborhood and ensure that new residential development reflects the context and scale of the area's existing housing mix.

#### **RELATED ACTION**

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

N 050401 ZRY	Zoning text amendments modifying the R2A zoning regulations concerning front yard controls and floor area exemptions.
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#### **BACKGROUND**

The Department of City Planning proposes Zoning Map amendments for approximately 196 blocks in the Cambria Heights neighborhood. The rezoning area is generally bounded on the north by Murdock Avenue, on the east by the Cross Island Parkway, on the south by 121<sup>st</sup> Avenue and on the west by Springfield and Francis Lewis boulevards. The Department proposes to replace the existing R4 and R3-2 general residence districts with R4B, R3A, R3-1 and R2A zoning districts, and to rezone the entire

existing R2 zoning district to R2A. In addition, the Department proposes to rezone the existing C1-2 and C2-2 commercial overlay districts on Linden and Springfield boulevards to C1-3 and C2-3 and reduce the depth of these overlay districts from 150 feet to 100 feet. These zoning actions are intended to preserve the predominant low-density character of the Cambria Heights neighborhood and ensure that future development will correspond to the area's context and existing building patterns.

Cambria Heights is located 14 miles from Manhattan. The surrounding communities of Queens Village to the north, St. Albans in Queens Community District 12 to the west, and the Laurelton and Rosedale neighborhoods to the south are all lower-density communities developed primarily with, detached one-, two- and three-family homes. The community is separated by the Cross Island Parkway from the village of Elmont in Nassau County to the east. Linden Boulevard is the commercial corridor of Cambria Heights, providing typical local service and convenience retail uses. Public open space is limited to one five-acre playground and a community garden on Linden Boulevard. The 114-acre Montefiore Cemetery lies along the southern boundary of the neighborhood.

Like other eastern Queens neighborhoods, most of the residential development in Cambria Heights occurred in two phases. The first was in the early part of the 20<sup>th</sup> Century, stimulated by improved rail and roadway access to Manhattan's central business district. The second development phase occurred during the general post-World War II residential construction boom and by 1970, Cambria Heights was almost fully developed. Today the prevailing character of Cambria Heights is that of a low-rise community of one- and two-family homes. The housing stock is mixed, but detached homes constitute a majority (78.5%) of the area's housing stock. There are row house developments, most of which are single-family homes, and two-family, semi-detached homes scattered throughout the northern and western sections of the neighborhood. Three garden apartment buildings are located in the western

section of the rezoning area near Springfield Boulevard.

The proposed Zoning Map amendments are part of the Department of City Planning's lower-density zoning initiatives in Queens. The zoning changes respond to concerns raised by the Cambria Heights Civic Association, Community Board 13 and the area's elected representatives that the existing zoning could encourage replacement of one- and two-family homes with multi-family structures. The community was also concerned that current alterations and new development within the existing R2 district were out of scale and character with the surrounding building patterns.

### **Existing Zoning**

Cambria Heights has three residential zoning districts that were established in 1961 when the current Zoning Resolution became effective. Most of the area, approximately 70% or 140 blocks, is zoned R2 which permits single-family, detached housing. This area is generally located between 219<sup>th</sup> Street and the City Line. There are also R3-2 and R4 general residence districts that are located in the western part of the rezoning area in the vicinity of Springfield and Francis Lewis boulevards. These districts permit higher density development in a variety of housing types, including detached and semi-detached houses, row houses, garden apartments and multi-family apartment structures.

Linden Boulevard is the commercial corridor in the Cambria Heights, running east/west from Springfield Boulevard to the City Line. C1-2 and C2-2 commercial overlay districts are mapped to a depth of 150 feet on 27 blockfronts of the boulevard. There are three blockfronts on Springfield Boulevard near Murdock Avenue where C2-2 overlay districts are mapped.

## **Proposed Zoning Map Amendments (C 050400 ZMQ)**

The Department is proposing Zoning Map amendments for 196 blocks in Cambria Heights. The existing R2, R3-2 and R4 zoning districts would be replaced by R2A, R3A, R3-1 and R4B zoning districts. The existing C1-2 and C2-2 commercial overlay districts would be eliminated or replaced by C1-3 and C2-3 zoning districts that would be mapped to a depth of 100 feet. These contextual and lower-density residential zoning districts would address the community's development concerns and prevent out-of-character development in the areas that are developed with one- and two-family residences. The proposed zoning better reflects the existing development, housing types and densities. The zoning changes will also preserve the predominant low-density character of the Cambria Heights neighborhood and ensure that new development would be consistent with the area's scale, context and existing building patterns. The proposed modifications to the commercial overlay districts would prevent commercial uses from encroaching into the residential side streets and reflect the existing built conditions along the area's commercial corridor.

R4B zoning districts are proposed in two areas encompassing approximately 14 blocks that are currently zoned R3-2 and R4. The areas are generally bounded by:

1. Murdock Avenue, 221<sup>st</sup> Street, 113<sup>th</sup> Drive and Springfield Boulevard, and
2. Springfield Boulevard, 217<sup>th</sup> and 218<sup>th</sup> streets, Linden Boulevard and 208<sup>th</sup> Street.

The R4B district regulations, which are intended to preserve and promote row house development, will reflect the area's predominant development pattern of single-family row housing with accessory parking in the rear of the property accessed by way of a common drive. The R4B district also permits detached and semi-detached houses, but typical development would be two-story, flat-roofed row houses with no

front yard parking. Occupancy is limited to one- or two-family homes. The maximum FAR is 0.9, and the maximum building height is 24 feet. Lot area and lot width requirements depend on the housing type: detached homes require lot area of 2,375 square feet and lot width of 25 feet. Semi-detached and row houses require 1,700 square feet of lot area with a minimum lot width of 18 feet. A minimum front yard of 5 feet is required with a provision requiring a front yard “line-up” with adjoining buildings.

R3-1 zoning districts are proposed for two areas encompassing approximately fifty-five blocks that are currently zoned R4 and R3-2, but predominantly developed with detached and semi-detached, one- and two-family houses. The areas to be rezoned are generally bounded by:

1. 118<sup>th</sup> Avenue, 223<sup>rd</sup> Street, Linden Boulevard and 222<sup>nd</sup> Street, and
2. Linden Boulevard, 219<sup>th</sup> Street, Francis Lewis Boulevard and Springfield Boulevard.

In R3-1 zoning districts residential development would be limited to one- and two- family detached and semi-detached houses. New attached and multi-family buildings would be prohibited. Lot area and lot width requirements depend on the housing type: detached homes require lot area of 3,800 square feet and lot width of 40 feet. Semi-detached structures require 1,700 square feet of lot area with a minimum lot width of 18 feet. FAR, yard requirements, parking and community facility FAR are the same as R3-2 district regulations. The maximum FAR is 0.5 plus a 0.1 attic allowance. Semi-detached homes require two side yards totaling 13 feet with a minimum of 5 feet. Semi-detached houses require one side yard ,with a minimum of 8 feet. One parking space is required per dwelling unit. Community facilities are permitted an FAR of 1.0.

R3A districts are proposed for five areas encompassing approximately 35 blocks that are currently zoned R3-2 and R4. The proposed R3A districts will reflect the one- and two-family, detached homes on narrow lots that characterize the area. The proposed R3A districts are generally bounded by:



1. 113<sup>th</sup> Drive, 221<sup>st</sup> Street, 114<sup>th</sup> Road and Springfield Boulevard;
2. 115<sup>th</sup> Road, 218<sup>th</sup> and 222<sup>nd</sup> streets to the east , Linden Boulevard to the south and 218<sup>th</sup> Street and Springfield Boulevard to the west;
3. Murdock Avenue, Springfield Boulevard, 116<sup>th</sup> Avenue and Linden Boulevard, 208<sup>th</sup> and 207<sup>th</sup> Streets;
4. Linden Boulevard, 219<sup>th</sup> Street, Francis Lewis and Springfield boulevards and
5. 116<sup>th</sup> Avenue, 208<sup>th</sup> Street, Linden Boulevard and Springfield Boulevard.

The R3A zoning district has a smaller minimum lot area and lot width requirement than the R3-2 and R3-1 zoning districts. Minimum lot area is 2,375 square feet, with a 25-foot minimum lot width. The minimum side yard is 8 feet, and the minimum front yard is 10 feet, with a provision that stipulates that the front yard be at least as deep as one of the adjacent front yards. The FAR, building height and setback requirements are the same as R3-2 zoning district regulations.

The existing R2 zoning district, as well as portions of fourteen blocks that are zoned R3-2 and one block zoned R4, are proposed to be changed to R2A. The new R2A zoning district would encompass approximately 140 blocks generally bounded by Murdock Avenue to the north, the Cross Island Parkway to the east, 121<sup>st</sup> Avenue to the south and an irregular line on the west that is defined by the eastern boundary lines of the proposed R3A, R3-1 and R4B districts and an existing R3-2 district.

The proposed R2A district is a contextual zone that will reflect the prevailing character of this area of single-family, detached homes and ensure that new development reflects the existing scale of the neighborhood. The R2A district regulations would impose more stringent height and setback and lot coverage requirements on any new residential development and would result in a smaller, more appropriate building envelope to guide future residential development.

In R2 zoning districts detached homes require a 3,800 square-foot lot that has a minimum width of 40 feet. A 15-foot front yard must be provided. Two side yards are required that total 13 feet with the smaller of the side yards measuring a minimum of 8 feet. The maximum floor area ratio (FAR) permitted in R2 zoning districts is 0.5. The maximum building height is determined by a sky exposure plane calculation. One parking space is required per dwelling unit. Community facilities are permitted an FAR of 0.5.

While the R2A district regulations that govern lot size, lot width, FAR, housing type and occupancy, as well as most yard regulations, are similar to the R2 district regulations, the R2A district regulations differ from R2 with respect to existing floor area definitions and regulations, height and setback parameters and some yard provisions. Under the R2A regulations, the maximum allowable floor area that may be exempted for providing accessory parking is limited to 300 square feet. Attic space that could be exempt from floor area calculations must have ceiling heights less than five feet. There is a maximum building height of 35 feet at the ridgeline and a maximum perimeter wall height of 21 feet. Under the R2A regulations, one 20-foot side yard would be required on all corner lots. The maximum lot coverage is 30% and includes any accessory parking structure.

In addition to the proposed changes to the area's residential zoning, the Department proposes to rezone the existing C1-2 and C2-2 commercial overlay districts on Linden Boulevard and Springfield Boulevard to C1-3 and C2-3, eliminate the commercial overlay districts on the north side of Linden Boulevard at the 217<sup>th</sup> Street intersection and reduce the depth of all overlay districts in the rezoning area from 150 feet to 100 feet. The proposed changes to the commercial overlay districts are intended to prevent commercial encroachment into the residential side streets, reinforce the local convenience retail and service uses along the neighborhood's main commercial corridor and to encourage future commercial development that reflects the existing built character along the commercial spine.

### **Proposed Zoning Text Amendments (N 050401 ZRY)**

The Department is also proposing zoning text amendments to the R2A district regulations. The proposed zoning text amendments provide for the addition of a front yard line-up requirement and the removal of floor area exemptions for elevator or stair bulkheads and for mechanical space.

Similar to other low-density and contextual zoning districts, the proposed text amendment would establish in Section 23-45 of the Zoning Resolution a front yard line-up requirement. Under the proposed text, the minimum front yard depth of 15 feet would be required, but new developments would be required to provide a deeper minimum front yard in order to match the depth of an adjacent front yard, up to a maximum depth of 20 feet.

The zoning text amendments also include revisions to the definition of floor area as stated in Section 12-10 of the Zoning Resolution that eliminates exemptions for elevator or stair bulkheads as well as mechanical equipment for developments in R2A districts.

The zoning text amendments to the new R2A regulations will help guide development to better match the existing character of neighborhoods where the R2A district designation is applied.

### **ENVIRONMENTAL REVIEW**

This application (C 050400 ZMQ), in conjunction with the application for the related action (C 050401 ZRY), was reviewed pursuant to the New York State Environmental Quality Review Act (SEQRA), and the SEQRA regulations set forth in Volume 6 of the New York Code of Rules and Regulations, Section 617.00 et seq. and the City Environmental Quality Review (CEQR) Rules of Procedure of 1991 and Executive Order No. 91 of 1977. The designated CEQR number is 050DCP072Y. The lead is the City Planning Commission.

After a study of the potential environmental impact of the proposed action, a Negative Declaration was issued on April 11, 2005.

### **UNIFORM LAND USE REVIEW**

This application (C 050400 ZMQ) was certified as complete by the Department of City Planning on April 11, 2005, and was duly referred to Community Board 13 and the Borough President, in accordance with Article 3 of the Uniform Land Use Review Procedure (ULURP) rules, along with the related non-ULURP text change application (N050401 ZRY), which was also sent to Queens Community Board 11, the Queens Borough President and the Queens Borough Board for information and review.

### **Community Board Public Hearing**

Community Board 13 held a public hearing on this application on May 9, 2005, and on that date, by a vote of 23 to 0 with no abstentions, adopted a resolution recommending approval of the application.

### **Borough President Recommendation**

This application was considered by the Borough President, who issued a recommendation approving the application on May 23, 2005.

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

On May 25, 2005 (Calendar No. 10), the City Planning Commission scheduled June 8, 2005, for a public hearing on this application (C 050400 ZMQ). The hearing was duly held on June 8, 2005 (Calendar No. 22), in conjunction with the public hearing on the application for the related action (N 050401 ZRY). There were two speakers in favor of the application.

The president of the Cambria Heights Civic Association described the collaborative efforts of the

community, elected officials and the Department of City Planning to produce a rezoning proposal that was unanimously supported by the community. He stated that the proposed zoning changes protect the community from overdevelopment, but allow modest development opportunities. He stated there were sections of the neighborhood where existing single-family homes can add an additional unit and that there were multiple dwellings in parts of the community that continue to provide rental housing. He also explained how the community was fully informed about the implications of each of the proposed zoning districts.

The Chairman of Community Board 13 spoke about the full support of the proposal by the board and elected officials. He stated that the rezoning proposal will maintain the exceptional quality of housing in southeast Queens and that the Community Board has officially requested similar contextual rezoning studies for other areas in the district.

There were no other speakers and the hearing was closed.

## **CONSIDERATION**

The Commission believes that the application for an amendment to the Zoning Map, in conjunction with the amendments to the Zoning Resolution as modified herein, is appropriate.

The Commission believes that the proposed R2A, R3-A, R3-1 and R4B zoning districts more closely reflect the area's development patterns and that the zoning changes will preserve the low-density character of the neighborhoods. The Commission recognizes that the existing R3-2 and R4 zoning does not correspond to the one- and two-family character of Cambria Heights and that these zoning districts could create an incentive to replace such structures with multi-family dwellings.

The Commission notes that the R4B, R3-1 and R3A zoning district regulations limit new residential development to one- and two-family occupancy. The Commission also notes that the proposed Zoning Map amendments will better reflect the area's existing detached, semi-detached and rowhouse building characteristics. The Commission believes that these zoning changes will reinforce the neighborhood character by allowing development to be at a density more compatible with existing conditions. The Commission also notes that the proposed R2A zoning district will better protect the existing character of the single-family area by ensuring that enlargements and new construction will more closely match the existing building patterns.

The Commission believes changing the existing C1-2 and C2-2 commercial overlay districts to C1-3 and C2-3 and modifying the depth of the districts from 150 feet to 100 feet would reflect the existing commercial building characteristics along Linden Boulevard and would prevent intrusion of commercial uses into the residential side streets.

The Commission believes that the zoning actions would be consistent with land use and development in the area and will maintaining the prevailing character of Cambria Heights without precluding future residential development opportunities.

The Commission understands that the proposed zoning text amendments to the R2A zoning regulations (N050401 ZRY) will provide more design certainty and will further ensure that new housing will closely fit with the established development patterns in the neighborhoods where the R2A district is applied.

## **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 and findings described in this report, the application of Department of City Planning for an amendment to the Zoning Map, Section Nos. 15b, 15d, 19a and 19c:

1. eliminating from an existing R2 District a C1-2 District bounded by Linden Boulevard, 235<sup>th</sup> Street and its northerly centerline prolongation, a line 150 feet southerly of Linden Boulevard, and 233<sup>rd</sup> Street;
2. eliminating from an existing R3-2 District a C1-2 District bounded by:
  - a. Francis Lewis Boulevard, a line 150 feet northerly of Linden Boulevard, 207<sup>th</sup> Street and its southerly centerline prolongation, and a line 150 feet southerly of Linden Boulevard; and
  - b. 217<sup>th</sup> Street, a line 150 feet northeasterly of Linden Boulevard, 226<sup>th</sup> Street, a line 150 feet southwesterly of Linden Boulevard, a line 100 feet southeasterly of Springfield Boulevard, and Linden Boulevard;
3. eliminating from an existing R2 District a C2-2 District bounded by 227<sup>th</sup> Street a line 150 feet northeasterly of Linden Boulevard, 230<sup>th</sup> Street, and a line 150 feet southwesterly of Linden Boulevard;
4. eliminating from an existing R3-2 District a C2-2 District bounded by 113<sup>th</sup> Avenue, a line 150 feet easterly of Springfield Boulevard, 114<sup>th</sup> Avenue, and Springfield Boulevard; and
5. changing from an R2 District to an R2A District property bounded by a line midway between 113<sup>th</sup> Avenue and Murdock Avenue and its easterly prolongation, the boundary line of the City of New York, 121<sup>st</sup> Avenue, Francis Lewis Boulevard, the southwesterly prolongation of a line midway between 227<sup>th</sup> Street and 228<sup>th</sup> Street, the northeasterly boundary line of the Montefiore Cemetery, a line 100 feet northwesterly of 217<sup>th</sup> Street and its southwesterly prolongation, Francis Lewis Boulevard, 219<sup>th</sup> Street, 118<sup>th</sup> Avenue, 220<sup>th</sup> Street, a line 150 feet southwesterly of Linden Boulevard, 227<sup>th</sup> Street, a line 150 feet northeasterly of Linden Boulevard, a line midway between 224<sup>th</sup> Street and 225<sup>th</sup> Street, 116<sup>th</sup> Avenue, 220<sup>th</sup> Street, 115<sup>th</sup> Road, 217<sup>th</sup> Street, 114<sup>th</sup> Road, and 221<sup>st</sup> Street;
6. changing from an R3-2 District to an R2A District property bounded by:
  - a. a line 150 feet northeasterly of Linden Boulevard, 227<sup>th</sup> Street, a line 100 feet northeasterly of Linden Boulevard, and a line midway between 224<sup>th</sup>

Street and 225<sup>th</sup> Street;

- b. a line 100 feet southwesterly of Linden Boulevard, 227<sup>th</sup> Street, a line 150 feet southwesterly of Linden Boulevard, 220<sup>th</sup> Street, 118<sup>th</sup> Avenue, and 219<sup>th</sup> Street; and
  - c. Francis Lewis Boulevard, a line 100 feet northwesterly of 217<sup>th</sup> Street and its southwesterly prolongation, the northeasterly boundary line of the Montefiore Cemetery, and its northwesterly prolongation, and Springfield Boulevard;
7. changing from an R4 District to an R2A District property bounded by 115<sup>th</sup> Road, 220<sup>th</sup> Street, 116<sup>th</sup> Avenue, and 219<sup>th</sup> Street;
8. changing from an R3-2 District to an R3A District property bounded by:
- a. Murdock Avenue, a line 100 feet easterly of Nashville Boulevard, Colfax Street, Nashville Boulevard, 115<sup>th</sup> Avenue, Springfield Boulevard, 116<sup>th</sup> Avenue, 208<sup>th</sup> Street, 115<sup>th</sup> Avenue, and a line midway between Francis Lewis Boulevard and 207<sup>th</sup> Street;
  - b. a line midway between Murdock Avenue and 113<sup>th</sup> Drive, 221<sup>st</sup> Street, 114<sup>th</sup> Road, 219<sup>th</sup> Street, a line 100 feet southerly of 114<sup>th</sup> Avenue, a line 100 feet easterly of Springfield Boulevard, 113<sup>th</sup> Drive, and 219<sup>th</sup> Street;
  - c. 116<sup>th</sup> Avenue, 208<sup>th</sup> Street, a line perpendicular to the northeasterly street line of 207<sup>th</sup> Street distant 100 feet northwesterly (as measured along the street line) from the point of intersection of the northeasterly street line of 207<sup>th</sup> Street and the northerly street line of Linden Boulevard, and a line midway between 207<sup>th</sup> Street and Francis Lewis Boulevard;
  - d. 116<sup>th</sup> Road, Springfield Boulevard, a line 200 feet northerly of Linden Boulevard, a line midway between Nashville Boulevard and Springfield Boulevard, a line 100 feet northerly of Linden Boulevard, and Nashville Boulevard;
  - e. a line 150 feet northeasterly of Linden Boulevard, 222<sup>nd</sup> Street, a line 100 feet northeasterly of Linden Boulevard, and a line midway between 218<sup>th</sup> Street and 219<sup>th</sup> Street; and
  - f. a line 100 feet southwesterly of Linden Boulevard, 219<sup>th</sup> Street, Francis Lewis Boulevard, Springfield Boulevard, a line 150 feet northeasterly of 119<sup>th</sup> Avenue, a line 130 feet northwesterly of 218<sup>th</sup> Street, 118<sup>th</sup> Avenue, a line 200 feet southeasterly of Springfield Boulevard, a line midway between 117<sup>th</sup> Road and 118<sup>th</sup> Avenue, a line 100 feet southeasterly of Springfield Boulevard, 117<sup>th</sup> Road, and Springfield Boulevard;
9. changing from an R4 District to an R3A District property bounded by a line 100 feet northeasterly of 115<sup>th</sup> Road, 217<sup>th</sup> Street, 115<sup>th</sup> Road, 219<sup>th</sup> Street, 116<sup>th</sup> Avenue, 222<sup>nd</sup> Street, a line 150 feet northeasterly of Linden Boulevard, a line midway between 218<sup>th</sup>



- Street and 219<sup>th</sup> Street, 116<sup>th</sup> Avenue, a line 100 feet northwesterly of 217<sup>th</sup> Street, a line 140 feet southwesterly of 115<sup>th</sup> Road, and a line 200 feet northwesterly of 217<sup>th</sup> Street;
10. changing from an R3-2 District to an R3-1 District property bounded by:
    - a. a line 100 feet southerly of Linden Boulevard, Springfield Boulevard, 117<sup>th</sup> Road, a line 100 feet southeasterly of Springfield Boulevard, a line midway between 117<sup>th</sup> Road and 118<sup>th</sup> Avenue, a line 200 feet southeasterly of Springfield Boulevard, 118<sup>th</sup> Street, a line 130 feet northwesterly of 218<sup>th</sup> Street, a line 150 feet northeasterly of 119<sup>th</sup> Street, Springfield Boulevard, and Francis Lewis Boulevard; and
    - b. a line 150 feet northeasterly of Linden Boulevard, a line midway between 224<sup>th</sup> Street and 225<sup>th</sup> Street, a line 100 feet northeasterly of Linden Boulevard, and 222<sup>nd</sup> Street;
  11. changing from an R4 District to an R3-1 District property bounded by 116<sup>th</sup> Avenue, a line midway between 224<sup>th</sup> Street and 225<sup>th</sup> Street, a line 150 feet northeasterly of Linden Boulevard, and 222<sup>nd</sup> Street;
  12. changing from an R3-2 District to an R4B District property bounded by:
    - a. a line midway between 113<sup>th</sup> Avenue and Murdock Avenue, 221<sup>st</sup> Street, a line midway between Murdock Avenue and 113<sup>th</sup> Drive, 219<sup>th</sup> Street, 113<sup>th</sup> Drive, and a line 100 feet easterly of Springfield Boulevard;
    - b. 116<sup>th</sup> Avenue, Springfield Boulevard, 116<sup>th</sup> Road, Nashville Boulevard, and 208<sup>th</sup> Street; and
    - c. a line 150 feet northeasterly of Linden Boulevard, a line midway between 218<sup>th</sup> Street and 219<sup>th</sup> Street, a line 100 feet northeasterly of Linden Boulevard, and 217<sup>th</sup> Street; and
  13. changing from an R4 District to an R4B District property bounded by 115<sup>th</sup> Avenue and its westerly centerline prolongation, 217<sup>th</sup> Street, a line 100 feet northeasterly of 115<sup>th</sup> Road, a line 200 feet northwesterly of 217<sup>th</sup> Street, a line 100 feet southwesterly of 115<sup>th</sup> Road, a line 140 feet northwesterly of 217<sup>th</sup> Street, 116<sup>th</sup> Avenue, a line midway between 218<sup>th</sup> Street and 219<sup>th</sup> Street, a line 150 feet northeasterly of Linden Boulevard, 217<sup>th</sup> Street, a line 100 feet northeasterly of Linden Boulevard, a line 100 feet southeasterly of Springfield Boulevard, a line 200 feet northeasterly of Linden Boulevard, and Springfield Boulevard;
  14. establishing within a proposed R2A District a C1-3 District bounded by Linden Boulevard, 235<sup>th</sup> Street and its northerly centerline prolongation, a line 100 feet southerly of Linden Boulevard, and 233<sup>rd</sup> Street;
  15. establishing within an existing R3-2 District a C1-3 District bounded by:
    - a. Francis Lewis Boulevard, a line 100 feet northerly of Linden Boulevard, 207<sup>th</sup> Street and its southerly centerline prolongation, and a line 100 feet southerly of Linden Boulevard; and

- b. 217<sup>th</sup> Street, a line 100 feet northeasterly of Linden Boulevard, a line midway between 217<sup>th</sup> Street and 218<sup>th</sup> Street, Linden Boulevard, a line midway between 218<sup>th</sup> Street and 219<sup>th</sup> Street, a line 100 feet northeasterly of Linden Boulevard, 226<sup>th</sup> Street, a line 100 feet southwesterly of Linden Boulevard, a line 100 feet southeasterly of Springfield Boulevard, and Linden Boulevard;
- 16. establishing within a proposed R2A District a C2-3 District bounded by 227<sup>th</sup> Street a line 100 feet northeasterly of Linden Boulevard, 230<sup>th</sup> Street, and a line 100 feet southwesterly of Linden Boulevard; and
- 17. establishing within an existing R3-2 District a C2-3 District bounded by 113<sup>th</sup> Avenue, a line 100 feet easterly of Springfield Boulevard, 114<sup>th</sup> Avenue, and Springfield Boulevard;

as shown on a diagram (for illustrative purposes only) dated April 11, 2005, Borough of Queens, Community District 13, is approved.

The above resolution (C 050400 ZMQ), duly adopted by the City Planning Commission on June 22, 2005 (Calendar No. 14), is filed with the Office of the Speaker, City Council, and the Borough President in accordance with the requirements of Section 197-d of the New York City Charter.

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