



CITY PLANNING COMMISSION

July 23, 2008/Calendar No. 19

C 080371 ZMQ

IN THE MATTER OF an application submitted by the Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 25b, 30a, 30b, 30c, 31a:

1. eliminating from within an existing R3-2 District a C1-2 District bounded by a line 100 feet northerly of Beach Channel Drive, Beach 66th Street, Beach Channel Drive, and Beach 67th Street;
2. eliminating from within an existing R5 District a C1-2 District bounded by:
 - a. Beach Channel Drive, Beach 116th Street, a line 100 feet southeasterly of Beach Channel Drive, a line 150 feet northeasterly of Beach 116th Street, a line 150 feet northwesterly of Rockaway Beach Boulevard, the northwesterly prolongation of the northeasterly street line of Beach 114th Street, Rockaway Beach Boulevard, Beach 113th Street, a line 150 feet southeasterly of Rockaway Beach Boulevard, a line midway between Beach 115th Street and Beach 116th Street, Ocean Promenade, Beach 116th Street, a line 200 feet northwesterly of Ocean Promenade, a line midway between Beach 116th Street and Beach 117th Street, a line 100 feet southeasterly of Rockaway Beach Boulevard, Beach 117th Street, Rockaway Beach Boulevard, a line midway between Beach 116th Street and Beach 117th Street, Newport Avenue, and Beach 117th Street;
 - b. a line 100 feet northwesterly of Rockaway Beach Boulevard, Beach 109th Street, Rockaway Beach Boulevard, and a line 365 feet southwestly of Beach 109th Street;
 - c. Rockaway Beach Boulevard, Beach 108th Street, a line 150 feet southeasterly of Rockaway Beach Drive, and Beach 109th Street;
 - d. a line 150 feet northwesterly of Rockaway Beach Boulevard, Beach 101st Street, a line 150 feet southeasterly of Rockaway Beach Boulevard, and Beach 102nd Street; and
 - e. Beach Channel Drive, Beach 66th Street, a line 100 feet southerly of Beach Channel Drive, and Beach 67th Street;
3. eliminating from within an existing R6 District a C1-2 District bounded by Rockaway Beach Boulevard, Beach 90th Street, a line 150 feet southeasterly of Rockaway Beach Boulevard, and Beach 91st Street;
4. eliminating from within an existing R4 District a C2-2 District bounded by:
 - a. Beach Channel Drive, a line midway between Beach 102nd Street and Beach 101st Street), the centerline of a railroad right-of-way, and Seaside Avenue;

- b. the U.S. Bulkhead Line, a line 1110 feet northeasterly of Beach 92nd Street, Beach Channel Drive, and Beach 92nd Street; and
 - c. a line 100 feet northwesterly of Beach Channel Drive, Beach 59th Street, Beach Channel Drive, and Beach 61st Street;
5. eliminating from within the existing R6 District a C2-2 District bounded by a line 150 feet northwesterly and northerly of Rockaway Beach Boulevard, Beach 86th Street, Rockaway Beach Boulevard, and Beach 91st Street;
 6. eliminating from within an existing R4 District a C2-4 District bounded by:
 - a. Rockaway Beach Boulevard, the centerline of former Beach 43rd Street, a line 85 feet northerly of the Shorefront Parkway, and Beach 47th Street; and
 - b. Beach Channel Drive, Beach 35th Street, the northeasterly centerline prolongation of Rockaway Beach Boulevard, and Beach 36th Street;
 7. eliminating from within an existing R6 District a C2-4 District bounded by:
 - a. the northeasterly centerline prolongation of Rockaway Beach Boulevard, Beach 35th Street, Shore Front Parkway, the southerly centerline prolongation of Beach 36th Street; and
 - b. a line 100 feet southeasterly of Shore Front Parkway, Beach 35th Street, Ocean Front Road, the southerly prolongation of the centerline of Beach 36th Street, a line 100 feet northerly of Ocean Front Road, and a line 100 feet westerly of Beach 35th Street;
 8. changing from an R2 District to an R2X District property bounded by a boundary line of the City of New York, a line 100 feet southeasterly of Hicksville Road, Reads Lane, Hicksville Road, Beach 9th Street, and Empire Avenue;
 9. changing from an R5 District to an R3A District property bounded by a line 100 feet southeasterly of Rockaway Beach Drive, Beach 108th Street, a line 120 feet northwesterly of Rockaway Park and its northeasterly prolongation, a northwesterly boundary line of Rockaway Park, a line 100 feet southwesterly of 109th Street, a line 260 feet northwesterly of Rockaway Park, and Beach 109th Street;
 10. changing from an R6 District to an R3A District property bounded by Seagirt Boulevard, a line 240 feet easterly of Beach 25th Street, a line 200 feet southerly of Seagirt Boulevard, a line 80 feet easterly of Beach 25th Street, a line 330 feet northerly of Boardwalk, Beach 25th Street, a line 500 feet southerly of Seagirt Avenue, Beach 26th Street, Seagirt Avenue, and the northerly centerline prolongation of Beach 25th Street;
 11. changing from an R3A District to an R3X District property bounded by Newport Avenue, a line midway between Beach 124th and Beach 125th Street, a line 100 feet southeasterly of Newport Avenue, Beach 124th Street, a line 100 feet northwesterly of Rockaway Beach Boulevard, a line midway between Beach 124th Street and Beach 125th Street, Rockaway Beach Boulevard, and a

line midway between Beach 129th Street and 130th Street;

12. changing from an R3-1 District to an R3X District property bounded by the U.S. Pierhead Line, a northeasterly boundary line of Marine Park and its northwesterly and southeasterly prolongation, Beach Channel Drive, Beach 117th Street, Newport Avenue, Beach 122nd Street, a line 100 feet southeasterly of Newport Avenue, a line midway between Beach 124th Street and Beach 125th Street, Newport Avenue, and a line midway between Beach 129th Street and Beach 130th Street and its northwesterly prolongation;
13. changing from an R3-2 District to an R3X District property bounded by Newport Avenue, a line midway between Beach 119th Street and Beach 120th Street, a line 100 feet northwesterly of Rockaway Beach Boulevard, Beach 120th Street, a line 400 feet southeasterly of Newport Avenue, a line midway between Beach 121st Street and Beach 122nd Street, a line 100 feet southeasterly of Newport Avenue, and Beach 121st Street;
14. changing from an R4 District to an R3X District property bounded by Newport Avenue, Beach 121st Street, a line 100 feet southeasterly of Newport Avenue, a line midway between Beach 121st Street and Beach 122nd Street, a line 400 feet southeasterly of Newport Avenue, Beach 120th Street, a line 100 feet northwesterly of Rockaway Beach Boulevard, a line midway between Beach 119th Street and Beach 120th Street, Rockaway Beach Boulevard, a line midway between Beach 124th Street and Beach 125th Street, a line 100 feet northwesterly of Rockaway Beach Boulevard, Beach 124th Street, a line 100 feet southeasterly of Newport Avenue, and Beach 122nd Street;
15. changing from an R4-1 District to an R3X District property bounded by Rockaway Beach Boulevard, Beach 120th Street, a line 560 feet northwesterly of Ocean Promenade, a line midway between Beach 120th Street and Beach 121st Street, a line 390 feet northwesterly of Ocean Promenade and its northeasterly prolongation (at Beach 121st Street), and a line midway between Beach 124th Street and Beach 125th Street;
16. changing from an R4A District to an R3X District property bounded by Rockaway Beach Boulevard, a line midway between Beach 124th Street and Beach 125th Street, a line 100 feet northwesterly of Ocean Promenade, Beach 125th Street and its southeasterly centerline prolongation, the northwesterly boundary line of Rockaway Park, and Beach 126th Street and its southeasterly centerline prolongation;
17. changing from an R5 District to an R4 District property bounded by a line 150 feet southeasterly of Rockaway Beach Boulevard, Beach 109th Street, a line 260 feet northwesterly of Rockaway Park, a line 100 feet southwesterly of Beach 109th Street and its southeasterly prolongation, the northwesterly boundary line of Rockaway Park, Beach 115th Street and its southeasterly prolongation, a line 280 feet northwesterly of Ocean Promenade, Beach 113th Street, a line 200 feet northwesterly of Ocean Promenade, and Beach 112th Street;
18. changing from a C3 District to an R4 District property bounded by:
 - a. the U.S. Pierhead line, the southwesterly street line of Cross Bay Parkway, Beach Channel Drive, and the northerly centerline prolongation of Beach 106th Street; and
 - b. Alameda Avenue, a line 100 feet easterly of Beach 59th Street, Beach Channel Drive, and

Beach 59th Street;

19. changing from an R3-2 District to an R4-1 District property bounded by a U.S. Pierhead and Bulkhead Line, the westerly centerline prolongation of Alameda Avenue, a line 200 feet easterly of a proposed U.S. Pierhead and Bulkhead Line, a line 100 feet northerly of a proposed U.S. Pierhead and Bulkhead Line, the southerly prolongation of a westerly boundary line of a proposed U.S. Pierhead and Bulkhead Line, Parvine Avenue, Beach 61st Street, a line 100 feet northwesterly and northerly of Beach Channel Drive, a line midway between Beach 66th Street and Beach 67th Street, and Alameda Avenue;
20. changing from an R4 District to an R4-1 District property bounded by:
 - a. the U.S. Bulkhead Line, a line 1110 feet northeasterly of Beach 92nd Street, Beach Channel Drive, Barbadoes Drive and its northeasterly centerline prolongation, an easterly boundary line of a railroad right-of-way, a northeasterly boundary line of a railroad right-of-way, Rockaway Freeway, Beach 84th Street, Rockaway Freeway, a southeasterly boundary line of a railroad right-of-way, the northeasterly service road of the Cross Bay Parkway, Beach Channel Drive, and Beach 92nd Street;
 - b. a U.S. Pierhead and Bulkhead Line, a U.S. Bulkhead Line and its southerly prolongation, Norton Avenue, and the former centerline of 45th Street;
 - c. Ocean Crest Boulevard, Beach Channel Drive, Grassmere Terrace, Brookhaven Avenue, Beach 28th Street, a line 100 feet northerly of Deerfield Road, Beach 29th Street, Brookhaven Avenue, a line 200 feet southwesterly of Hartman Lane and its southeasterly prolongation, Beach Channel Drive, and Hartman Lane; and
 - d. Camp Road, Fernside Place, and Seagirt Avenue;
21. changing from an R5 District to an R4-1 District property bounded by:
 - a. the centerline of a railroad right-of-way, Beach 99th Street, a line 100 feet northwesterly of Rockaway Beach Boulevard, and Beach 100th Street;
 - b. Shore Front Parkway, the southeasterly centerline prolongation Beach 97th Street, Rockaway Beach, a line midway between Beach 98th Street and Beach 99th Street and its southeasterly prolongation;
 - c. Beach Channel Drive, a line 280 feet westerly of Beach 22nd Street, Cornaga Avenue, Beach 22nd Street, a line perpendicular to the westerly street line of Beach 22nd Street distant 150 feet southerly (as measured along the street line) from the point of intersection of the westerly street line of Beach 22nd Street and the southerly street line of Cornaga Avenue, a line 200 feet westerly of Beach 22nd Street, New Haven Avenue, a line perpendicular to the southerly street line of New Haven Avenue distant 150 feet easterly (as measured along the street line) from the point of intersection of the southerly street line of New Haven Avenue and the easterly street line of Grassmere Terrace, Brookhaven Avenue, and Grassmere Terrace; and
 - d. Frisco Avenue, Beach 12th Street, Hicksville Road, Beach 9th Street, Plainview Avenue,

Beach 12th Street, a line 100 feet northerly of Plainview Avenue, Beach 13th Street, a line 95 feet southwesterly of Davies Road, a line 280 feet southeasterly of Caffrey Avenue, Haven Avenue, Beach 15th Street, the easterly centerline prolongation of Plainview Avenue, Beach 17th Street, Brookhaven Avenue, Gateway Boulevard, a line 100 feet northeasterly of Haven Avenue, Caffrey Avenue, Davies Road, a line 100 feet southeasterly of Caffrey Avenue, and Mott Avenue;

22. changing from an R6 District to an R4-1 District property bounded by:
- a. the centerline of a railroad right-of-way, Beach 98th Street, Rockaway Beach Boulevard, Beach 97th Street, Shore Front Parkway, a line midway between Beach 98th Street and Beach 99th Street, Rockaway Beach Boulevard, and Beach 99th Street;
 - b. a southeasterly boundary line of a railroad right-of-way, Beach 90th Street, a line 100 feet northwesterly of Rockaway Beach Boulevard; and a line 175 feet southwesterly of Beach 92nd Street;
 - c. a southeasterly boundary line of a railroad right-of-way, Beach 86th Street, a line 100 feet northerly of Rockaway Beach Boulevard; and Beach 88th Street;
 - d. a U.S. Pierhead Line and its southerly prolongation, the centerline of former Norton Avenue, Norton Avenue, and a U.S. Bulkhead Line and its southerly prolongation;
 - e. Ocean Crest Boulevard, a line 250 feet southwesterly of Hartman Lane, Beach Channel Drive, a line 200 feet southwesterly of Hartman Lane and its southeasterly centerline prolongation, Brookhaven Avenue, Beach 29th Street, a line 100 feet northerly of Deerfield Road and its westerly prolongation, the southeasterly prolongation of a line 235 feet northeasterly of Beach 32nd Street, the centerline of a railroad right-of-way, and Beach 32nd Street; and
 - f. Seagirt Avenue, Beach 26th Street, Seagirt Boulevard, the northerly centerline prolongation of Beach 26th Street, Seagirt Avenue, Beach 26th Street, a line 500 feet southerly of Seagirt Avenue, Beach 25th Street, a line 330 feet northerly of Boardwalk, a line 80 feet easterly of Beach 25th Street and its southerly prolongation, Public Beach, and Beach 28th Street and its southerly centerline prolongation;
23. changing from a C3 District to an R4-1 District property bounded by:
- a. the U.S. Pierhead Line, the northerly centerline prolongation of Beach 86th Street, Barbadoes Drive, a line 1110 feet northeasterly of Beach 92nd Street, Beach 92nd Street, Beach Channel Drive, a northeasterly service road of Cross Bay Parkway, a southeasterly prolongation of the northeasterly roadway line of Cross Bay Parkway, Beach Channel Drive, and the northeasterly street line of Cross Bay Parkway and its southeasterly prolongation; and
 - b. the U.S. Pierhead and Bulkhead Line, the former centerline of 45th Street, Beach 45th Street, Norton Avenue and its northeasterly centerline prolongation, and the northerly centerline prolongation of Beach 47th Street;

24. changing from an R3-2 District to an R4A District property bounded by:
- a. Newport Avenue, a line midway between Beach 116th Street and Beach 117th Street, Rockaway Beach Boulevard, Beach 117th Street, a line 100 feet southeasterly of Rockaway Beach Boulevard, Beach 120th Street, Rockaway Beach Boulevard, Beach 119th Street, a line 100 feet northwesterly of Rockaway Beach Boulevard, and a line midway between Beach 119th Street, Beach 120th Street; and
 - b. Almeda Avenue, a line midway between Beach 66th Street and Beach 67th Street, a line 100 feet northerly of Beach Channel Drive, Beach 68th Street, a line 140 feet northerly of Beach Channel Drive, Beach 69th Street, Gouveneur Avenue, and Barbadoes Drive;
25. changing from an R4 District to an R4A District property bounded by:
- a. a line 100 feet northwesterly of Rockaway Beach Boulevard, Beach 119th Street, Rockaway Beach Boulevard, and a line midway between Beach 119th Street and Beach 120th Street;
 - b. a line 100 feet southeasterly of Rockaway Beach Boulevard, Beach 117th Street, a line 100 feet northwesterly of Ocean Promenade, a line midway between Beach 120th Street and Beach 121st Street, a line 560 feet northwesterly of Ocean Promenade, and Beach 120th Street; and
 - c. Brookhaven Avenue, Briar Place, Collier Avenue, Elk Drive, Fernside Place, Camp Road, Seagirt Boulevard, Beach 29th Street, a line 100 feet northerly of Deerfield Road, and Beach 28th Street;
26. changing from an R4-1 District to an R4A District property bounded by a line 390 feet northwesterly of Ocean Promenade and its northeasterly prolongation (at Beach 121st Street), a line midway between Beach 120th Street and Beach 121st Street, a line 100 feet northwesterly of Ocean Promenade, Beach 121st Street, a line 100 feet northwesterly of Ocean Promenade, and a line midway between Beach 124th Street and Beach 125th Street;
27. changing from an R5 District to an R4A District property bounded by:
- a. Rockaway Beach Boulevard, a line midway between Beach 116th Street and Beach 117th Street, a line 150 feet southeasterly of Rockaway Beach Boulevard, and Beach 117th Street;
 - b. Beach Channel Drive, a line midway between Beach 63rd Street and Beach 62nd Street, a line 75 feet northerly of Rockaway Beach Boulevard, a line 100 feet westerly of Beach 63rd Street, a line 100 feet southerly of Beach Channel Drive, and a line 120 feet westerly of Beach 63rd Street;
 - c. Brookhaven Avenue, Beach 17th Street, Seagirt Boulevard, Beach 20th Street, Plainview Avenue, and Beach 19th Street;
 - d. Gateway Boulevard, Cornaga Avenue, Beach 9th Street, Hicksville Road, Frisco Avenue, Mott Avenue, a line 100 feet southeasterly of Caffrey Avenue, Davies Road, Caffrey

Avenue, a line 165 feet southwesterly of Mott Avenue, a line 110 feet northwesterly of Caffrey Avenue, and Mott Avenue; and

- e. Heyson Road, Beach 13th Street, Seagirt Boulevard, and Beach 14th Street;
28. changing from an R6 District to an R4A District property bounded by:
- a. a line 100 feet northerly of Deerfield Road and its westerly prolongation, Beach 29th Street, Seagirt Boulevard, Beach 32nd Street, a line 180 feet northerly of Seagirt Boulevard, and a line 100 feet westerly of Beach 30th Street; and
 - b. Seagirt Boulevard, Beach 26th Street, Seagirt Avenue, and a line 110 feet westerly of Beach 27th Street;
29. changing from an R4 District to an R4B District property bounded by Beach Channel Drive, a line midway between Beach 102nd Street and Beach 101st Street, the center line of a railroad right-of-way, and Seaside Avenue;
30. changing from an R6 District to an R5 District property bounded by Seagirt Boulevard, a line 110 feet westerly of Beach 27th Street, Seagirt Avenue, Beach 28th Street and its southerly centerline prolongation, Rockaway Beach, and Beach 32nd Street and its southerly centerline prolongation;
31. changing from an R3-2 District to an R5A District property bounded by Gouverneur Avenue, Beach 69th Street, a line 140 feet northerly of Beach Channel Drive, Beach 68th Street, Beach Channel Drive, and Beach 72nd Street;
32. changing from an R5 District to an R5A District property bounded by:
- a. Rockaway Beach Boulevard, Beach 112th Street, a line 200 feet northwesterly of Ocean Promenade, Beach 113th Street, a line 280 feet northwesterly of Ocean Promenade, Beach 115th Street, a line 150 feet southeasterly of Rockaway Beach Boulevard, and Beach 113th Street; and
 - b. Beach Channel Drive, a line midway between Beach 67th Street and Beach 68th Street, the easterly and westerly prolongation of the southerly street line of Beach 70th Street, and a line 95 feet westerly of Beach 70th Street;
33. changing from an R6 District to an R5A District property bounded by a line 100 feet southeasterly of Rockaway Beach Boulevard, Beach 90th Street and its southerly centerline prolongation, Rockaway Beach, Cross Bay Parkway and its southeasterly centerline prolongation, Holland Avenue, and Beach 92nd Street;
34. changing from an R5 District to an R5B District property bounded by Beach Channel Drive, Beach 116th Street, a line 100 feet southeasterly of Beach Channel Drive, a line 150 feet northeasterly of Beach 116th Street, a line 150 feet northwesterly of Rockaway Beach Boulevard, the northwesterly prolongation of the northeasterly street line of Beach 114th Street, a line 100 feet northwesterly of Rockaway Beach Boulevard, Beach 109th Street, the northwesterly boundary line of a railroad right-of-way, Beach 108th Street, a line 100 feet southeasterly of

Rockaway Beach Drive, Beach 109th Street, a line 150 feet southeasterly of Rockaway Beach Boulevard, Beach 112th Street, Rockaway Beach Boulevard, Beach 113th Street, a line 150 feet southeasterly of Rockaway Beach Boulevard, a line midway between Beach 116th Street and Beach 117th Street, Newport Avenue, and Beach 117th Street;

35. changing from an R6 District to an R5B District property bounded by the southeasterly boundary line of a railroad right-of-way, Beach 97th Street, the northwesterly boundary line of a railroad right-of-way, Beach 96th Street, Rockaway Beach Boulevard, a line 175 feet southwesterly of Beach 92nd Street, a line 100 feet northwesterly of Rockaway Beach Boulevard, Beach 90th Street, a line 100 feet southeasterly of Rockaway Beach Boulevard, Beach 97th Street, Rockaway Beach Boulevard, and Beach 98th Street;
36. changing from an R3-2 District to an R5D District property bounded by a line 100 feet northerly of Beach Channel Drive, Beach 62nd Street, a line 100 feet northerly of Beach Channel Drive, Beach 61st Street, Beach Channel Drive, and Beach 68th Street;
37. changing from an R4 District to an R5D District property bounded by a line 100 feet northwesterly of Beach Channel Drive, Beach 59th Street, Beach Channel Drive, and Beach 61st Street;
38. changing from an R5 District to an R5D District property bounded by:
 - a. Rockaway Freeway, Beach 106th Street, Rockaway Beach Boulevard, and Beach 108th Street;
 - b. the centerline of a railroad right-of-way, Beach 100th Street, a line 100 feet northwesterly of Rockaway Beach Boulevard, Beach 99th Street, Shore Front Parkway, the southeasterly prolongation of a line midway between Beach 98th Street and Beach 99th Street, Rockaway Beach, Beach 102nd Street and its southeasterly centerline prolongation, Rockaway Beach Boulevard, and a line 420 feet southwesterly of Beach 102nd Street;
 - c. Beach Channel Drive, a line 120 feet westerly of Beach 63rd Street, a line 100 feet southerly of Beach Channel Drive, and a line midway between Beach 67th Street and Beach 68th Street; and
 - d. Beach Channel Drive, Beach 59th Street, a line 75 feet northerly of Beach Boulevard, and a line midway between Beach 62nd Street and Beach 63rd Street;
39. changing from an R6 District to an R5D District property bounded by:
 - a. Rockaway Beach Boulevard, a line midway between Beach 98th Street and Beach 99th Street, Shore Front Parkway, and Beach 99th Street;
 - b. a line 100 feet southeasterly of Rockaway Beach Boulevard, Beach 92nd Street, Holland Avenue, Cross Bay Parkway and its southeasterly centerline prolongation, Rockaway Beach, and Beach 97th Street and its southeasterly centerline prolongation; and
 - c. the centerline of a railroad right-of-way, Beach 88th Street, a line 100 feet northerly of Rockaway Beach Boulevard, Beach 86th Street, Rockaway Beach Boulevard, and Beach

90th Street;

40. changing from an R6 District to an R6A District property bounded by:
 - a. the U.S. Pierhead Line, the northeasterly street line of Cross Bay Parkway and its southeasterly prolongation, Beach Channel Drive, a southeasterly prolongation of the northeasterly roadway line of Cross Bay Parkway, a northeasterly service road of Cross Bay Parkway, a southeasterly boundary line of a rail road right-of-way, a line 175 feet southwesterly of Beach 92nd Street, Rockaway Beach Boulevard, Beach 96th Street, the northwesterly boundary line of a rail road right-of-way, a southwesterly service road of Cross Bay Parkway, and the southwesterly street line of Cross Bay Parkway; and
 - b. Beach Channel Drive, Beach 32nd Street, and Far Rockaway Boulevard;
41. changing from an R5 District to an R7A District property bounded by:
 - a. a line 150 feet southeasterly of Rockaway Beach Boulevard, Beach 115th Street and its southeasterly centerline prolongation, a northwesterly boundary line of Rockaway Park, Beach 116th Street and its southeasterly centerline prolongation, a line 200 feet northerly of Ocean Promenade, a line midway between Beach 116th Street and Beach 117th Street, a line 100 feet northerly of Ocean Promenade, Beach 117th Street; and
 - b. the centerline of a railroad right-of-way, a line 420 feet southwesterly of Beach 102nd Street, Rockaway Beach Boulevard, and Beach 106th Street;
42. changing from an R4 District to a C4-3A District property bounded by:
 - a. Rockaway Beach Boulevard, the centerline of former Beach 43rd Street, a line 85 feet northerly of Shore Front Parkway, and Beach 47th Street; and
 - b. Beach Channel Drive, Beach 35th Street, the northeasterly centerline prolongation of Rockaway Beach Boulevard, and Beach 36th Street;
43. changing from an R6 District to a C4-3A District property bounded by the northeasterly centerline prolongation of Rockaway Beach Boulevard, Beach 35th Street, Shore Front Parkway, and Beach 36th Street and its southerly centerline prolongation;
44. changing from an R6 District to a C4-4 District property bounded by a line 100 feet southeasterly of Shore Front Parkway, Beach 35th Street and its southeasterly centerline prolongation, Ocean Front Road, and the southerly centerline prolongation of Beach 36th Street;
45. changing from an R4 District to an M1-1 District property bounded by Beach Channel Drive, Beach 104th Street, the centerline of a railroad right-of-way, and the northwesterly centerline prolongation of Beach 106th Street;
46. establishing within a proposed R3A District a C1-3 District bounded by Seagirt Avenue, Beach 25th Street, a line 100 feet southerly of Seagirt Avenue, and Beach 26th Street;
47. establishing within a proposed R4-1 District a C1-3 District bounded by:

- a. a line 100 feet northwesterly of Rockaway Beach Boulevard, Beach 98th Street, Rockaway Beach Boulevard, and Beach 99th Street; and
 - b. Seagirt Boulevard, the northerly centerline prolongation of Beach 25th Street, Seagirt Avenue, and Beach 26th Street;
48. establishing within a proposed R4A District a C1-3 District bounded by Rockaway Beach Boulevard, a line midway between Beach 116th Street and Beach 117th Street, a line 100 feet southeasterly of Rockaway Beach Boulevard, and Beach 117th Street;
49. establishing within a proposed R5A District a C1-3 District bounded by Beach Channel Drive, a line midway between Beach 69th Street and Beach 70th Street, a line 100 feet southerly of Beach Channel Drive, and a line 95 feet westerly of Beach 90th Street;
50. establishing within a proposed R5B District a C1-3 District bounded by:
- a. Beach Channel Drive, Beach 116th Street, a line 100 feet southeasterly of Beach Channel Drive, a line 150 feet northeasterly of Beach 116th Street, a line 150 feet northwesterly of Rockaway Beach Boulevard, the northwesterly prolongation of the northeasterly street line of Beach 114th Street, Rockaway Beach Boulevard, Beach 113th Street, a line 100 feet southeasterly of Rockaway Beach Boulevard, Beach 116th Street, a line 150 feet southeasterly of Rockaway Beach Boulevard, a line midway between Beach 116th Street and Beach 117th Street, Newport Avenue, and Beach 117th Street;
 - b. a line 100 feet northwesterly of Rockaway Beach Boulevard, Beach 109th Street, Rockaway Beach Boulevard, and the northwesterly prolongation of the southwesterly street line of Beach 111th Street;
 - c. Rockaway Beach Boulevard, Beach 108th Street, a line 100 feet southeasterly of Rockaway Beach Drive, and Beach 109th Street;
 - d. a line 100 feet northwesterly of Rockaway Beach Boulevard, Beach 96th Street, Rockaway Beach Boulevard, a line midway between Beach 96th Street and Cross Bay Parkway, a line 100 feet southeasterly of Rockaway Beach Boulevard, Beach 97th Street, Rockaway Beach Boulevard, and Beach 98th Street; and
 - e. Rockaway Beach Boulevard, Beach 90th Street, a line 100 feet southeasterly of Rockaway Beach Boulevard, and Cross Bay Parkway;
51. establishing within a proposed R5D District a C1-3 District bounded by:
- a. the centerline of a railroad right-of-way, a line midway between Beach 101st street and 102nd Street, a line 100 feet northwesterly of Rockaway Beach Boulevard, and Beach 102nd Street;
 - b. a line 100 feet northwesterly of Rockaway Beach Boulevard, Beach 99th Street, Rockaway Beach Boulevard, Beach 100th Street, a line 100 feet southeasterly of

Rockaway Beach Boulevard, Beach 102nd Street, Rockaway Beach Boulevard, and Beach 100th Street;

- c. a line 100 feet northerly of Beach Channel Drive, Beach 66th Street, a line 100 feet southerly of Beach Channel Drive, Beach 67th Street, Beach Channel Drive, and Beach 68th Street;
- d. a line 100 feet northerly of Beach Channel Drive, Beach 64th Street, Beach Channel Drive, and Beach 65th Street; and
- e. a line 100 feet northerly of Beach Channel Drive, Beach 62nd Street, a line 75 feet northerly of Shorefront Front Boulevard, a line midway between Beach 62nd Street and Beach 63rd Street, Beach Channel Drive, and Beach 63rd Street;

52. establishing within a proposed R7A District a C1-3 District bounded by a line 150 feet southeasterly of Rockaway Beach Boulevard, a line midway between Beach 115th Street and Beach 116th Street, Ocean Promenade, Beach 116th Street, a line 200 feet northwesterly of Ocean Promenade, and a line midway between Beach 116th Street and 117th Street;

53. establishing within a proposed R4-1 District a C2-3 District bounded by a U.S. Bulkhead Line, a line 235 feet northeasterly of Beach 92nd Street, Beach Channel Drive, and Beach 92nd Street;

54. establishing within a proposed R5B District a C2-3 District bounded by:

- a. a line 100 feet northwesterly of Rockaway Beach Boulevard, the northwesterly prolongation of the southwesterly street line of Beach 111th Street, Rockaway Beach Boulevard, and the northwesterly prolongation of the northeasterly street line of Beach 114th Street; and
- b. a line 100 feet northwesterly of Rockaway Beach Boulevard, Beach 90th Street, Rockaway Beach Boulevard, and a line 175 feet southwesterly of Beach 92nd Street;

55. establishing within a proposed R5D District a C2-3 District bounded by:

- a. Rockaway Freeway, Beach 106th Street, Rockaway Beach Boulevard, and Beach 108th Street;
- b. Rockaway Freeway, Beach 102nd Street, Rockaway Beach Boulevard, and a line 420 feet southwesterly of Beach 102nd Street;
- c. a line 100 feet northwesterly and northerly of Rockaway Beach Boulevard, Beach 86th Street, Rockaway Beach Boulevard, and Beach 90th Street; and
- d. a line 100 feet northwesterly of Beach Channel Drive, Beach 59th Street, Beach Channel Drive, and Beach 62nd Street; and

56. establishing within a proposed R7A District a C2-3 District bounded by Rockaway Freeway, a

line 420 feet southwesterly of Beach 102nd Street, Rockaway Beach Boulevard, and Beach 106th Street;

Community District 14, Borough of Queens as shown in a diagram (for illustrative purposes only) dated April 21, 2008 and subject to the conditions of CEQR declaration E-215.

The application for an amendment of the Zoning Map was filed by the Department of City Planning on April, 16 2008, to rezone all or portions of 280 blocks on the Rockaway Peninsula from R2, R3-1, R3A, R3-2, R4, R4A, R4-1, R5, R6, C3, C1-2 and C2-3 districts to R2X, R3A, R3X, R4, R4A, R4-1, R5, R5A, R5B, R5D, R6A, C4-3A, R7A, C4-4, C1-3 and C2-3 districts.

Related Action

In addition to the amendments to the Zoning Map which are the subject of this report (C 080371 ZMQ), implementation of the proposal also requires action by the City Planning Commission on the following application which is being considered concurrently with this application:

N 080372 ZRQ: modify Section 21-12 of the Zoning Resolution to allow designation of an R2X district in Queens, Community District 14

N 080373 ZRQ: modify Section 25-00 of the Zoning Resolution to apply the accessory off-street parking regulations of an R5 district to R6 and R7 districts within Queens Community District 14

BACKGROUND

The proposed zoning changes will encompass five neighborhoods stretching from the Nassau County border to B. 129th Street: Far Rockaway, Edgemere and Somerville on the eastern end of the peninsula Rockaway Beach and Rockaway Park in the western section. These neighborhoods share their peninsula location with 10 other communities, including Bayswater, Mott Creek, Hammels, Seaside, Belle Harbor, Roxbury, Neponsit, Rockaway Point and Breezy Point, as well as Jacob Riis Park, Fort Tilden, and a portion of the Gateway National Recreation Area.

During the early and mid-19th century, seaside hotels and summertime residences were

developed on the peninsula with the construction of the Rockaway turnpike and establishment of ferry service. For the first half of the 20th Century, Rockaway remained a popular recreation and amusement destination and summer colony for the middle- and working-classes, prompting a building boom of seasonal bungalow residences and the conversion of the summer mansions to rooming houses. By mid-century, the seasonal nature of the area waned; summer bungalows were converted into year-round homes and permanent residences were constructed.

Today, a wide variety of housing types can be found in the area's communities, including clusters of modest bungalows, superblocks with large apartment complexes, and suburban-style one- and two-family houses. Commercial uses are concentrated in downtown Far Rockaway and the Rockaway Beach Boulevard and Beach 116th Street corridors in Rockaway Beach and Rockaway Park. The elevated A train line arrives at Rockaway Beach and runs both eastward to Far Rockaway and westward to Rockaway Park.

The Department of City Planning has proposed a comprehensive rezoning strategy for 280 blocks of the Rockaway Peninsula extending more than six miles in Queens Community District 14. In the last several years, the neighborhoods of the Rockaways have witnessed a rapid increase in new development, buoyed by the success of the Arverne-by-the-Sea project and the desirability of living at or near the city's oceanfront. Much of the development, however, has been out of context with the existing neighborhoods due to outdated zoning that is largely unchanged from 1961. As a result, the neighborhoods have been threatened by new developments which are inconsistent with the prevailing scale, density and built character.

The proposed contextual rezoning changes aim to reinforce and protect the special character of the five Rockaway neighborhoods: Rockaway Park, Rockaway Beach, Somerville, Edgemere and Far Rockaway. The proposal would protect the low-scale of the peninsula's distinctive housing stock, including nearly 200 of the Rockaway's famed bungalows, as well as many blocks containing one-and two-family homes. The proposal would ensure the adequate provision of front and side yards. The proposal would also provide for moderate retail and housing opportunities in select locations near transit and establish new

regulations to address parking demand generated by new development. The proposal builds upon contextual zoning changes in the Rockaway Park community approved in November 1989, the Far Rockaway/Mott Creek community approved in September 2005 and the Bayswater neighborhood approved in April 2006.

Zoning

There are currently nine residential zoning districts and one commercial zoning district with residential equivalents within the Rockaway Neighborhoods Rezoning area. These existing zoning districts permit a wide range of housing types, including detached, semi-detached, attached residences, as well as large apartment buildings. The variety of building types and occupancies permitted in these zones has resulted in development that is inconsistent with the established built character of the Rockaway neighborhoods. Commercial overlay districts within the rezoning area (C1-2, C2-2 and C2-4) are mapped along portions of Rockaway Beach Boulevard, Shore Front Parkway, Beach 116th, Beach 53rd and Beach 50th streets. Smaller commercial overlay districts are scattered throughout the rezoning area.

R2

The R2 district permits one-family, detached residences on lots that have a minimum area of 3,800 square-feet and a minimum width of 40 feet. The maximum floor area ratio (FAR) is 0.5. There is no established maximum building height; instead, the building's maximum height is determined by its sky exposure plane, which has a varying height depending on where a building is located on its zoning lot. Community facilities are permitted at a maximum FAR of 0.5. One parking space per dwelling unit is required.

R3A

The R3A zoning district permits one- and two-family, detached residences. The minimum lot size for detached buildings is 2,375 square feet and lot width is 25 feet. The maximum FAR is 0.5, plus a 0.1 attic allowance. The maximum building height is 35 feet, with a maximum perimeter wall height of 21 feet. Community facilities are permitted an FAR of 1.0. One parking space is required for each dwelling unit.

R3-1

The R3-1 zoning district permits one- and two-family, detached or semi-detached residences. The

maximum FAR is 0.5, plus a 0.1 attic allowance. The minimum lot width and lot area depend upon the housing configuration: detached structures require a minimum 40-foot lot width and 3,800 square feet of lot area; semi-detached structures require lots that have at least 18 feet of width and 1,700 square feet of lot area. The maximum building height is 35 feet, with a maximum perimeter wall height of 21 feet. Community facilities are permitted an FAR of 1.0. One parking space is required for each dwelling unit.

R3-2

The R3-2 district is the lowest-density general residence district in which multi-family structures are permitted. A variety of housing types are permitted, including garden apartments, row houses and semi-detached and detached houses. The maximum FAR is 0.5, plus a 0.1 attic allowance. Minimum lot width and lot area depend upon the housing configuration: detached structures require a 40-foot lot width and 3,800 square feet of lot area; other housing types require lots that have at least 18 feet of width and 1,700 square feet of area. The maximum building height is 35 feet, with a maximum perimeter wall height of 21 feet. Community facilities are permitted an 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. In a predominantly built up area, a maximum FAR of 1.35 is permitted with the R4 infill provisions. Detached residences require a minimum lot area of 3,800 square feet and a minimum lot width of 40 feet. Semi-detached and attached residences are limited to lots with a minimum of 1,700 square feet in area and a minimum lot width of 18 feet. The maximum building height is 35 feet, with a maximum perimeter wall height of 25 feet. Community facilities are permitted at an FAR of 2.0. One parking space is required for each dwelling unit.

R4A

The R4A district allows one- and two-family detached houses. The maximum FAR is 0.9, which includes a 0.15 attic allowance. The minimum lot size is 2,850 square feet and the minimum lot width is 30 feet. The maximum building height is 35 feet, with a maximum perimeter wall height of 21 feet. Community facilities are permitted an FAR of 2.0. One parking space is required for each dwelling unit.

R4-1

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. The maximum building height is 35 feet, with a maximum perimeter wall height of 25 feet. Community facilities are permitted an FAR of 2.0. One parking space is required for each dwelling unit.

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. On blocks that are predominantly built up, a maximum FAR of 1.65 is permitted with the R5 infill provisions. Detached residences are limited to lots with a minimum of 3,800 square feet in area, and a minimum lot width of 40 feet. All other housing types are limited to lots with a minimum of 1,700 square feet in area and a minimum lot width of 18 feet. The maximum building height is 40 feet, with a maximum perimeter wall height of 35 feet. Community facilities are permitted an FAR of 2.0. Off street parking in a grouped facility is required for 85% of the dwelling units.

R6

R6 zoning districts allow all housing types. R6 is a height factor district wherein residential and community facility uses are permitted with no height limits and a maximum FAR of up to 2.43 for residential uses and up to 4.8 FAR for buildings containing community facility uses. Development under the Quality Housing Program has a maximum FAR of 2.2 on narrow streets with a 55-foot building height limit and a maximum of 3.0 FAR on wide streets with a height limit of 70 feet. Off-street parking is required for 70% of the dwelling units. If the lot area is less than 10,000 square feet off-street parking is required is for 50% of the dwelling units. In R6 districts, if fewer than five spaces are required, then off-street parking is waived.

C3

C3 districts permit waterfront recreational activities along waterfront areas adjacent to residential uses. Other permitted uses are included in Use Group 14 and are waterfront-related. Residential and community facility uses are also permitted. Residential development is governed by the R3-2 regulations which permit all types of housing. Commercial buildings in C3 districts are permitted an FAR of 0.5 and

have a 30-foot or two-story height limit, whichever is less. Parking requirements vary with the commercial use.

C1-2, C2-2 and C2-4 Commercial Overlay Districts

C1 overlay districts are mapped within residential districts and permit Use Groups 1 through 6. Use Group 6 allows the kinds of local retail and service establishments that serve the immediate neighborhood. C2 districts permit the same uses as in C1, in addition to a slightly wider range of commercial uses that typically serve a wider area. The maximum commercial FAR in both C1 and C2 districts is 1.0 in R1-R5 districts and 2.0 FAR in R6 districts. Commercial uses are limited to the ground floor in mixed buildings. Most retail uses 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 1,000 square feet.

Proposed Zoning Map Amendments (C 080371 ZMQ)

The proposed zoning changes will protect neighborhood character and reinforce established building scale by replacing existing zoning on 245 block (R3, R4, R5 and R6) with lower density or contextual zoning districts where appropriate (R3A, R3X, R4, R4A, R4-1, R5, R5A, and R5B). The proposed zoning changes will also, in very select locations on wide streets and in areas close to transit, facilitate a mix of residential and commercial uses to spur reinvestment and strengthen existing contexts by replacing existing R3-2, R4, R5 and R6 districts with moderate-density or contextual zoning districts (R5D, R6A, R7A, C4-3A and C4-4). In addition, commercial overlay changes will reinforce existing land uses, provide additional locations for retail and service uses and allows a mix of residential and commercial activities by replacing existing C1-2 and C2-2 commercial overlay zones with C1-3 and C2-3 zones. The depths of these new overlays will be 100 feet, instead of 150 feet, to prevent commercial intrusion onto residential blocks. Zoning text changes will also provide zoning flexibility for residents to enlarge one-family detached homes in Far Rockaway and address community concerns for additional accessory parking requirements in auto dependent locations.

R2X

R2X zoning is proposed on all or portions of 22 blocks located at the eastern edge of the rezoning area. This area is entirely zoned R2 and generally bounded by B. 9th Street, Empire Avenue, the Nassau

County line, and Hicksville Road. R2X districts are similar to R2 districts, but allow a maximum FAR of 0.85, or 1.02 with the attic allowance, instead of 0.5. The minimum required lot width of 30 feet in R2X districts is less than the 40 foot minimum lot requirement in R2 districts. The R2X district has a maximum building height of 35 feet and a maximum perimeter wall height of 21 feet compared to the flexible building envelopes allowed in R2 districts. The proposed change from R2 to R2X would reflect the detached single family residential character, while providing future opportunities for residents to enlarge their homes to more than the currently allowed FAR.

R3A

R3A zoning is proposed on all or portions of 5 blocks in two small areas. One is located in Rockaway Park north of the Shorefront Parkway between B. 108th and B. 109th Streets, and one is located in Far Rockaway south of Seagirt Boulevard between B. 24th and B. 25th Streets. The proposed R3A district would limit new residential development to one- and two-family detached homes and allow 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. 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. The proposed R3A districts will protect the distinct character of traditional bungalow developments found in these locations.

R3X

R3X zoning is proposed on 36 blocks at the western edge of the rezoning area generally bounded by Jamaica Bay on the north, B. 117th and 120th on the east, the Ocean Promenade on the south and 130th Street on the west. The proposed R3X district would limit new residential development to one- or two-family detached houses and allow a maximum FAR of 0.6, including a 0.1 attic allowance. R3X districts require a minimum lot width of 35 feet, and a minimum lot area of 3,325 square 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. The R3X district was not available when this area was rezoned in 1989. The proposed R3X district more closely reflects the existing character of one- and two- family detached dwellings on larger lots in these neighborhoods.

R4

R4 zoning is proposed along waterfront property on Jamaica Bay generally between Cross Bay Boulevard

and B. 106th Street and on all or a portion of 6 blocks north of the Ocean Promenade between B. 109th and B. 115th Streets. An existing R4 district is proposed to be extended to include 2 blocks bounded by Alameda Avenue, B. 58th Street, Beach Channel Drive and 59th Street. The proposed R4 district will more closely reflect the existing mix of lower density housing typically found in these areas. This proposed change lowers the permitted FAR from 1.25 to 0.9 in the area currently zoned R5. The change from C3 to R4 would restrict future land uses to residential and community facility uses, and more closely reflect existing uses such as Broad Channel High School. The maximum building height is 35 feet with a maximum perimeter wall height of 25 feet. One off-street parking space is required for each dwelling unit. The proposed R4 district would ensure that future development is consistent with the density and existing context of these areas.

R4-1

R4-1 zoning is proposed for 90 blocks in 7 areas of the Somerville, Edgemere, Far Rockaway and Rockaway Beach neighborhoods. The proposed R4-1 district would limit future development to one- or two-family, detached or semi-detached houses with a maximum FAR of 0.9, including a 0.15 attic allowance. The maximum building height is 35 feet, with a maximum perimeter wall height of 25 feet. One parking space is required for each dwelling unit. Infill zoning provisions are not applicable in R4-1 districts as well as the proposed R4A, R4B, R5A and R5B districts. The proposed R4-1 district more closely reflects the existing, character of these neighborhoods which is typified by one- or two- family detached and semi-detached homes.

R4A

R4A zoning is proposed for 60 blocks in 7 areas of the Far Rockaway, Somerville, and Rockaway Park communities. 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 in R4A districts is 30 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. The proposed R4A district more closely reflects the larger one and two-family home character in these areas and ensures predictable building patterns in the future.

R4B

R4B zoning is proposed on one block and a portion of another south of Beach Channel Drive and east of

Seaside Avenue. The proposed R4B district is primarily a low-rise row house district limited to one and two family residences that can also be detached or semi-detached. The proposed R4B district prohibits parking in front yards. The R4B district allows a maximum FAR of 0.9. 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. The maximum building height is 24 feet, and one off-street parking space is required for each dwelling unit.

R5

R5 zoning is proposed on approximately 8 blocks located south of Seagirt Boulevard, between B. 27th and B. 32nd Streets currently zoned R6. The proposed R5 district allows a similar range of building types as R6 zoning but at a reduced height and density. The proposed R5 district would reduce the maximum permitted FAR from 2.43 to 1.25 and limit the building height to 40 feet. Off-street group parking is required for 85% of the total dwelling units. The proposed R5 district would ensure new development will more closely match the existing lower-rise context and provide a more predictable building envelope and yard requirements.

R5A

R5A zoning is proposed on all or a portion of 15 blocks in 3 areas of the Somerville, Rockaway Park and Rockaway Beach communities. The proposed R5A district would limit future development to one- and two-family detached houses with a maximum FAR of 1.1. The maximum building height is 35 feet, with a maximum perimeter wall height of 25 feet. R5A districts require a minimum lot width of 30 feet and a minimum lot area of 2,850 feet. One off-street parking space is required for every dwelling unit. The proposed R5A district would protect the traditionally larger one- and two-family detached houses found in these areas.

R5B

R5B zoning is proposed along two sections of Rockaway Beach Boulevard between B.116th and B.108th streets, and between B. 90th and B. 98th Streets. The R5B district near 116th Street will extend north to Beach Channel Drive. The proposed R5B district will allow all housing types at maximum FAR of 1.35. The maximum building height is 33 feet, with a maximum street wall height of 30 feet. The parking requirement for group parking in the R5B district is 66% of the total dwelling units. The proposed R5B will reinforce existing built scale and context along portions of B. 116th Street and Rockaway Beach

Boulevard.

R5D

R5D zoning is proposed in 5 areas encompassing all or portions of 18 blocks. An R5D district is proposed along two major thoroughfares in the rezoning area: the north side of Rockaway Beach Boulevard between B.86th and B.90th streets and B.106 and B.108th streets and Beach Channel Drive between B.59th and B.68th streets. In addition, two areas between B. 102nd Street and B.98th Street and between B. 92nd and B. 97th Streets are also proposed to be rezoned to R5D. The proposed R5D district would permit all types of residential buildings and permit a maximum FAR of 2.0. R5D districts allow a maximum building height of 40 feet. In R5D districts, off-street group parking is required for 66% of the dwelling units. The proposed R5D will provide for moderate growth in areas currently zoned R3-2 and R5, while providing lower scale buildings in areas currently zoned R6.

R6A

R6A zoning is proposed in two small areas located in the Rockaway Beach and Far Rockaway communities. The proposed R6A in Far Rockaway consists of one block bounded by Far Rockaway Boulevard, Beach Channel Drive and B. 32nd Street. The property is developed with a commercial building and currently zoned R6 with a C2-2 commercial overlay extending over it entirely. The proposal would change only the residential zoning on this block, and the existing C2-2 would remain. The second area proposed to be rezoned to R6A is located in Rockaway Beach. The proposed boundaries would extend from the bulkhead line to the elevated A train tracks between 94th and 95th Streets and south of the elevated tracks to Rockaway Beach Boulevard between Beach 93rd and 96th Streets. This area is currently zoned R6 and developed with medium density residential and community facility buildings. The proposed R6A district has a maximum FAR of 3.0 and mandates development pursuant to the Quality Housing Program. The proposed R6A district has a maximum building height of 70 feet, with a base height of 40 to 60 feet. Off-street group parking is required for 50% of the dwelling units but is waived if less than 5 spaces are required. The proposed R6A district would more closely match the existing mid-rise context of these areas.

R7A

An existing R7A district is proposed to be extended to portions of two blocks just north of the Ocean Promenade between B. 115th and B. 117th Streets currently zoned R5 and developed with a mix of

apartment buildings, commercial and community facility uses. R7A is also proposed on portions of two blocks which both flank B. 105th Street and are located on the north side of Rockaway Beach Boulevard. The proposed R7A district requires development pursuant to the Quality Housing Program and has a maximum FAR of 4.0. The maximum building height in an R7A district is 80 feet, with a base height ranging from 40 to 65 feet. Off-street parking is required for 50% of the dwelling units but is waived if less than 15 spaces are required. The proposed R7A would provide new opportunities for mixed use development at similar densities as nearby existing buildings at these focused locations on wide streets.

C4-3A

C4-3A is proposed on a portion of one block south of Beach Channel Drive between B. 35th and B. 36th Streets currently zoned R4/C2-2 and R6/C2-2, and on one block and a portion of another located south of Rockaway Beach Boulevard between B. 43rd and B. 47th Streets in a R4/C2-2 zoning district in the Edgemere Urban Renewal Area. The proposed C4-3A would allow a mix of residential, commercial and community facility development at a maximum FAR of 3.0 and a maximum building height of 70 feet. The proposed C4-3A zone would provide new opportunities for mixed commercial and residential buildings to be developed on currently vacant lots at densities appropriate for these very select locations served by the A train line and located on wide streets.

C4-4

An extension of an existing C4-4 district is proposed on a portion of one block located south of Shore Front Parkway between B. 35th and B. 36th Streets within the Arverne Urban Renewal Area. The proposed C4-4 would allow commercial development at densities higher than permitted in the current R6/C2-2. Current zoning limits commercial development at a maximum FAR of 2.0. C4-4 districts allow commercial development at an FAR of 3.4, residential development at a maximum FAR of 3.44 (4.0 using the optional Quality Housing regulations) and community facility development at a maximum FAR of 6.5. The height of the building is regulated by the sky exposure plane. C4-4 districts are regional commercial districts that serve a larger area than neighborhood shopping areas and encourage continuous retail frontage by prohibiting service establishments that tend to break up retail continuity. The proposed extension of the C4-4 district would allow the proposed mid-rise mixed-use developments that would anchor the central portion of the Arverne East master plan for which a development team was selected in November, 2006.

M1-1

An existing M1-1 district is proposed to be extended on a portion of one block located south of Beach Channel Drive between B. 104th and B. 106th Streets that is currently zoned R4. This proposal would more closely reflect current and future operations of an existing treatment plant. The proposed M1-1 district would allow light manufacturing uses and a broad range of commercial uses at a maximum FAR of 1.0. Building heights in M1-1 districts are governed by the sky exposure plane.

Commercial Overlay Changes:

New C1-3 and C2-3 commercial overlays are proposed to be mapped along B. 116th Street between Beach Channel Drive and the Ocean Promenade, portions of Rockaway Beach Boulevard between B. 116th and 108th Streets, between B. 86th and 102nd Streets, and between B. 59th and 68th Streets to reflect existing commercial uses and provide for additional commercial service and retail uses. These properties are currently developed with a mix of commercial, community facility and residential uses.

Existing C1-2 and C2-2 overlays, currently mapped at a depth of 150 feet are proposed to be reduced to a depth of 100 feet and changed to C1-3. The reduction in depth reflects the existing location of commercial uses and precludes the expansion of commercial uses into residential streets.

The proposal also eliminates an existing C1-2 commercial overlay located on the north side of Rockaway Beach Boulevard between B. 101st and B. 102nd streets, and C2-2 commercial overlays located on the south side of Beach Channel Drive between Seaside and a line midway between B. 101st and B. 102nd Streets, and the north side of Beach Channel Drive between B. 91st Street and the bulkhead line. There are no commercial uses in these areas.

Parking regulations would be reduced slightly in the proposed C1-3 and C2-3 zones. Most retail uses in the proposed C1-3 and C2-3 districts would require one accessory parking space per 400 square feet of commercial floor area, although the requirements would range between one space per 300 square feet and one space per 1000 square feet.

Proposed Zoning Text Amendments (N 080372 ZRQ and N 080373 ZRQ):

As part of this comprehensive zoning strategy, the Department of City Planning is also proposing zoning text amendments that will reflect request made by residents in Far Rockaway and Community Board 14 during the rezoning study. The text amendments address concerns regarding the need for establishing regulations to address the accessory parking demand generated by medium density residential developments and the ability for homeowners to expand their single-family detached homes.

An R2X district is proposed to be mapped on 22 blocks at the eastern edge of the Far Rockaway rezoning area, an area predominantly developed with single family detached homes on lots that are at least 30 feet in width. Currently the R2X district can only be mapped in the Special Ocean Parkway District in Brooklyn. This proposed text amendment would modify Section 21-12 of the Zoning Resolution to allow designation of an R2X district in Queens, Community District 14.

The proposed text amendments would also modify Section 25-00 of the Zoning Resolution to apply the accessory off-street parking regulations of an R5 district to R6 and R7 districts within Queens Community District 14. The text amendment would increase the ratio of off-street accessory parking to new dwelling units from current rates of 50 percent to 70 percent (depending on zone and whether Quality Housing provisions are used) to 85 percent and more closely match the demand for such parking in medium density developments in this more auto-dependent area of the city.

This proposed text amendment would affect two areas proposed to be zoned to R7A in the Rockaway Beach and Rockaway Park communities and two areas proposed to be rezoned to R6A in the Rockaway Beach and Far Rockaway communities. Parking requirements in R6 and R7 zones within existing urban renewal areas would retain unchanged.

ENVIRONMENTAL REVIEW

This application (C 080371 ZMQ) in conjunction with the application for the related actions (N 080372 ZRQ and N 080373 ZRQ) 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 08DCP065Q. 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 21, 2008. The Negative Declaration included (E) designations to avoid the potential for hazardous material impacts; the proposed rezoning includes (E) designations on the following properties:

Block	Lots
15852	60, 64, 68, 84, 86, 88
5901	8, 57
15907	65, 67, 80
16011	105
15913	67, 70
16013	1
16014	1
16038	68, 70
16155	1, 5
16156	1, 6, 7, 8
16159	94, 95, 96, 97, 98, 99, 100, 101, 102, 103
16173	28
16176	1
16178	1, 65, 80
16188	15, 75

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 Negative Declaration also included (E) designations to avoid the potential for air quality impacts; the proposed rezoning includes (E) designations on the following properties:

Block	Lots
15852	60, 64, 68, 84, 86, 88
5901	8, 57
15907	65, 67, 80
16011	105
16013	1
16014	1
16155	1, 5
16156	1, 6, 7, 8
16159	94, 95, 96, 97, 98, 99, 100, 101, 102, 103
16173	28
16174	22, 47
16176	1
16178	1, 65, 80
16188	15, 17, 19, 21, 23, 25, 28, 30, 34, 62, 66, 68, 70, 75
16226	25

The (E) designation would place limitations on the type of fuel to be used for heating or hot water systems and limit the location of HVAC ventilation stacks.

Subsequent to the issuance of the April 21, 2008 Negative Declaration, the City Planning Commission considered two modifications to the proposed zoning map change as discussed in the Consideration section below.

A revised EAS which analyzed the modifications and a revised Negative Declaration were issued on July 23, 2008.

As a result of the modifications, the (E) designation for air quality would be modified for the following locations:

- Block 16176, Lot 1
- Block 16178, Lot 65
- Block 16178, Lot 80

The revised requirements of the (E) designations for air quality are presented in the revised EAS.

UNIFORM LAND USE REVIEW

On April 21, 2008, this application (C 080371 ZMQ) was certified as complete by the Department of City Planning, and was duly referred to Community Board 14 and the Borough President, in accordance with Title 62 of the Rules of the City of New York, Section 2-0299(b) along with the related application for zoning text amendments, (N 080372 ZRQ and N 080373 ZRQ), which were referred for information and review in accordance with the procedures for non-ULURP matters.

Community Board Public Hearing

Community Board 14 held a public hearing on this application on May 13, 2008, and on that day, by a vote of 32 to 12 with 2 abstentions, adopted a resolution recommending approval of the application.

Borough President Recommendation

The application (C 080371 ZMQ), along with the related application (N 080372 ZRQ and N 080373 ZRQ), was considered by the Borough President, who issued on June 2, 2008 recommendation approving the proposed zoning map application subject to the following condition:

The rezoning proposal for Beach 116th Street between Ocean Promenade north towards Rockaway Beach Boulevard should be reconsidered by the Department of City Planning. Beach 116th Street is definitely in need of revitalization. However, the effects of increased heights and density may negatively impact the bordering streets on either side - particularly the low-density areas to the west.

City Planning Commission Public Hearing

On June 4, 2008 (Calendar No. 4), the City Planning Commission scheduled June 18, 2008 for a public hearing on this application (C 080371 ZMQ) along with the related application (N 080372 ZRQ and N 080373 ZRQ). The hearing was duly held on June 18, 2008 (Calendar No. 14) in conjunction with the hearing on the related application (N 080372 ZRQ and N 080373 ZRQ). There were 9 speakers in favor and 6 opposed.

Those in support included the District Manager of Queens Community District 14, members of Community Board 14, and local residents within the study area.

The district manager testified in favor of the rezoning, but requested further study of all areas proposed to be zoned to R7A.

A resident of Rockaway Park testified in favor of the proposed R7A district on Beach 116th Street citing the deteriorated quality of the corridor and the lack of viable retail and services. Another resident of the area also testified in favor of the proposed R7A on Beach 116th Street. The speaker indicated that the existing R5 zoning, in place since 1961, has not provided enough incentive to encourage redevelopment and improvement on the southern end of Beach 116th Street. The speaker also testified recent developments in the existing R7A provided nearly 100% off-street parking exceeding both the current 50% parking requirement and the proposed text change for an 85% parking requirement.

Six speakers indicated that they were in favor of the rezoning but also expressed specific concerns. Two speakers expressed concerns about the proposed R7A extension on Beach 116th Street. The two speakers testified that the proposed R7A could add to traffic congestion and further complicate finding off-street parking. Both speakers requested R5D be considered instead of the proposed R7A. Four speakers testified in favor of the rezoning but requested that portion of proposed R4A and R4-1 districts north of Seagirt Boulevard in Far Rockaway remain R5. They stated that the proposed rezoning would affect plans to expand Yeshiva Darchei Torah. The Executive Director of the Jewish Community Council of Far Rockaway, testified in support of the proposed R7A on Beach 116th Street, but also requested to retain portions of the existing R5 district north of Seagirt Boulevard.

There were 6 speakers, residents of the areas being rezoned R7A, in opposition to the proposed rezoning. One speaker testified that the environmental assessment was inadequate and that too few sites were considered in the analysis. The executive vice-president of the Belle Harbor Property Owners Association testified that R5D would be more appropriate than R7A. Two residents of Rockaway Park testified that the proposed R7A districts were not in context with the character of the neighborhood and that new development would not be required to provide new commercial uses. Two members of the Coalition to Save the Rockaways noted that 1,200 emails had been sent to elected officials by area residents in

opposition to R7A. The speakers also testified that too few sites were considered in the environmental assessment, R7A would be out of context with the surrounding neighborhood and that R5D would encourage more reasonable development.

There were no other speakers and the hearing was closed.

Waterfront Revitalization Program Consistency Review

This application was reviewed by the Department of City Planning for consistency with the policies of the New York City Waterfront Revitalization Program (WRP), as amended, approved by the New York City Council on October 13, 1999 and by the New York State Department of State on May 28, 2002, pursuant to the New York State Waterfront Revitalization and Coastal Resources Act of 1981 (New York State Executive Law, Section 910 et seq.). The designated WRP number is 08-041. This action was determined to be consistent with the policies of the New York City Waterfront Revitalization Program.

CONSIDERATION

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

The Commission believes that this rezoning represents a comprehensive zoning update for the Rockaways. Existing zoning permits a wide range of housing types, including detached, semi-detached residences, attached rowhouses, as well as large apartment buildings. The variety of building types and occupancies permitted has resulted in development that is inconsistent with the established built character of the Rockaway neighborhoods. The proposed lower-density and contextual zoning will preserve the scale and character of the individual Rockaway neighborhoods and ensure that future residential development will be predictable and in context with traditional building patterns. The Commission also believes the rezoning provides very focused opportunities for moderate growth on Beach Channel Drive, Rockaway Beach Boulevard and Beach 116th Street.

The Commission believes that the few areas proposed to be rezoned to R5D, R6A, R7A, C4-3A and C4-4

would spur reinvestment and encourage new mixed-used, moderate-density development on largely vacant or underutilized sites close to transit hubs, along the area's wider streets and key commercial corridors.

The Commission believes that the proposed extension of the R7A district is appropriate on Beach 116th Street. The proposed R7A district is easily accessible to the last stop on the A train and, when mapped with C1-3 commercial overlay, will generally promote mixed-use buildings at moderate densities which would also foster commercial reinvestment along Beach 116th Street, Rockaway Park's main commercial street. The rezoning would extend the existing R7A district to reinforce the mid-rise character on the waterfront blocks.

Based on discussions with the Department of Environmental Protection (DEP) the Commission is modifying the proposed R7A zoning on two block portions on Beach 105th Street and Rockaway Beach Boulevard to R5D. Development to the maximum height of 80 feet as permitted by the R7A could affect the renewal of NYS DEC permits for the DEP water pollution control facility located to the north of Beach 105th Street. The Commission notes the modified rezoning of the two block portions to an R5D district will simply extend the zoning currently proposed on adjacent block portions located on the north side of Rockaway Beach Boulevard between Beach 102nd Street and Beach 108th Street. The extension of the proposed R5D district will set a 40 foot maximum building height, the same as the existing R5 district but will increase the maximum FAR from 1.25 to 2.0. The Commission believes this change to the proposal will ensure that new development on the corridor will be consistent with recent four story development accomplished on an adjacent block portion

The Commission is also modifying the application to retain existing R5 zoning in Far Rockaway: on the block portion south of Plainview Avenue between Beach 18th Street and Beach 17th Street originally proposed to be zoned R4A and on the block portion south of New Haven Avenue between Beach 17th Street and Beach 15th Street originally proposed to be zoned R4-1. The Commission notes the testimony at its hearing by representatives of Yeshiva Darchei Torah that the existing R5 zoning will permit the expansion of a school on one block portion and related single-family, semi-detached residential buildings

on another. The Commission notes that building plans have already been submitted and approved by the Department of Buildings pursuant to the existing R5 zoning. The Commission believes the existing R5 zoning is appropriate for these two block portions and that new development will be consistent with the surrounding context.

The Commission believes that the reduction of the existing commercial overlays will better preserve existing neighborhood character by preventing the expansion of potentially incompatible commercial uses onto residentially developed side streets. The Commission notes the introduction of new C1-3 and C2-3 overlays on Rockaway Beach Boulevard and Beach Channel Drive will help generate new local retail opportunities and bring existing commercial uses into compliance.

The Commission also believes the proposed zoning text amendments are appropriate. The Commission notes the unique demand for additional accessory off-street parking in the moderate density, auto-dependant sections of Queens Community District 14. Additionally, the Commission believes that permitting mapping of the R2X district in Far Rockaway will allow for the expansion of single family homes that meet the needs of residents in this portion of Far Rockaway. The Commission also believes the proposed R2X will ensure more predictable development than the existing R2 zoning by establishing a consistent perimeter wall height of 21 feet and a maximum building height of 35 feet.

RESOLUTION

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

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

RESOLVED, by the City Planning Commission, pursuant to Sections 197-c and 200 of the New York City Charter, that based on the environmental determination and the consideration described in this report,

the Zoning Resolution of the City of New York, effective as of December 15, 1961, and as subsequently amended, is further amended by changing the Zoning Map, Section Nos. 25b, 30a, 30b, 30c, 31a:

1. eliminating from within an existing R3-2 District a C1-2 District bounded by a line 100 feet northerly of Beach Channel Drive, Beach 66th Street, Beach Channel Drive, and Beach 67th Street;
2. eliminating from within an existing R5 District a C1-2 District bounded by:
 - a. Beach Channel Drive, Beach 116th Street, a line 100 feet southeasterly of Beach Channel Drive, a line 150 feet northeasterly of Beach 116th Street, a line 150 feet northwesterly of Rockaway Beach Boulevard, the northwesterly prolongation of the northeasterly street line of Beach 114th Street, Rockaway Beach Boulevard, Beach 113th Street, a line 150 feet southeasterly of Rockaway Beach Boulevard, a line midway between Beach 115th Street and Beach 116th Street, Ocean Promenade, Beach 116th Street, a line 200 feet northwesterly of Ocean Promenade, a line midway between Beach 116th Street and Beach 117th Street, a line 100 feet southeasterly of Rockaway Beach Boulevard, Beach 117th Street, Rockaway Beach Boulevard, a line midway between Beach 116th Street and Beach 117th Street, Newport Avenue, and Beach 117th Street;
 - b. a line 100 feet northwesterly of Rockaway Beach Boulevard, Beach 109th Street, Rockaway Beach Boulevard, and a line 365 feet southwesterly of Beach 109th Street;
 - c. Rockaway Beach Boulevard, Beach 108th Street, a line 150 feet southeasterly of Rockaway Beach Drive, and Beach 109th Street;
 - d. a line 150 feet northwesterly of Rockaway Beach Boulevard, Beach 101st Street, a line 150 feet southeasterly of Rockaway Beach Boulevard, and Beach 102nd Street; and
 - e. Beach Channel Drive, Beach 66th Street, a line 100 feet southerly of Beach Channel Drive, and Beach 67th Street;
3. eliminating from within an existing R6 District a C1-2 District bounded by Rockaway Beach Boulevard, Beach 90th Street, a line 150 feet southeasterly of Rockaway Beach Boulevard, and Beach 91st Street;
4. eliminating from within an existing R4 District a C2-2 District bounded by:
 - a. Beach Channel Drive, a line midway between Beach 102nd Street and Beach 101st Street, the centerline of a railroad right-of-way, and Seaside Avenue;
 - b. the U.S. Bulkhead Line, a line 1110 feet northeasterly of Beach 92nd Street,

Beach Channel Drive, and Beach 92nd Street; and

- c. a line 100 feet northwesterly of Beach Channel Drive, Beach 59th Street, Beach Channel Drive, and Beach 61st Street;
5. eliminating from within an existing R5 District, a C2-2 District bounded by:
 - a. a line 100 feet northwesterly of Rockaway Beach Boulevard, the northwesterly prolongation of the southwesterly street line of Beach 111th Street, Rockaway Beach Boulevard, and the northwesterly prolongation of the northeasterly street line of Beach 114th Street; and
 - b. Rockaway Freeway, Beach 102nd Street, Rockaway Beach Boulevard, and Beach 108th Street;
 6. eliminating from within an existing R6 District a C2-2 District bounded by a line 150 feet northwesterly and northerly of Rockaway Beach Boulevard, Beach 86th Street, Rockaway Beach Boulevard, and Beach 91st Street;
 7. eliminating from within an existing R4 District a C2-4 District bounded by:
 - a. Rockaway Beach Boulevard, the centerline of former Beach 43rd Street, a line 85 feet northerly of the Shorefront Parkway, and Beach 47th Street; and
 - b. Beach Channel Drive, Beach 35th Street, the northeasterly centerline prolongation of Rockaway Beach Boulevard, and Beach 36th Street;
 8. eliminating from within an existing R6 District a C2-4 District bounded by:
 - a. the northeasterly centerline prolongation of Rockaway Beach Boulevard, Beach 35th Street, Shore Front Parkway, the southerly centerline prolongation of Beach 36th Street; and
 - b. a line 100 feet southeasterly of Shore Front Parkway, Beach 35th Street, Ocean Front Road, the southerly prolongation of the centerline of Beach 36th Street, a line 100 feet northerly of Ocean Front Road, and a line 100 feet westerly of Beach 35th Street;
 9. changing from an R2 District to an R2X District property bounded by a boundary line of the City of New York, a line 100 feet southeasterly of Hicksville Road, Reads Lane, Hicksville Road, Beach 9th Street, and Empire Avenue;
 10. changing from an R5 District to an R3A District property bounded by a line 100 feet southeasterly of Rockaway Beach Drive, Beach 108th Street, a line 120 feet northwesterly of Rockaway Park and its northeasterly prolongation, a northwesterly boundary line of Rockaway Park, a line 100 feet southwesterly of 109th Street, a line 260 feet northwesterly of Rockaway Park, and Beach 109th Street;
 11. changing from an R6 District to an R3A District property bounded by Seagirt Boulevard, a line 240 feet easterly of Beach 25th Street, a line 200 feet southerly of Seagirt Boulevard, a line 80 feet easterly of Beach 25th Street, a line 330 feet northerly of Boardwalk, Beach 25th Street, a line 500

- feet southerly of Seagirt Avenue, Beach 26th Street, Seagirt Avenue, and the northerly centerline prolongation of Beach 25th Street;
12. changing from an R3A District to an R3X District property bounded by Newport Avenue, a line midway between Beach 124th and Beach 125th Street, a line 100 feet southeasterly of Newport Avenue, Beach 124th Street, a line 100 feet northwesterly of Rockaway Beach Boulevard, a line midway between Beach 124th Street and Beach 125th Street, Rockaway Beach Boulevard, and a line midway between Beach 129th Street and Beach 130th Street;
 13. changing from an R3-1 District to an R3X District property bounded by the U.S. Pierhead Line, a northeasterly boundary line of Marine Park and its northwesterly and southeasterly prolongation, Beach Channel Drive, Beach 117th Street, Newport Avenue, Beach 122nd Street, a line 100 feet southeasterly of Newport Avenue, a line midway between Beach 124th Street and Beach 125th Street, Newport Avenue, and a line midway between Beach 129th Street and Beach 130th Street and its northwesterly prolongation;
 14. changing from an R3-2 District to an R3X District property bounded by Newport Avenue, a line midway between Beach 119th Street and Beach 120th Street, a line 100 feet northwesterly of Rockaway Beach Boulevard, Beach 120th Street, a line 400 feet southeasterly of Newport Avenue, a line midway between Beach 121st Street and Beach 122nd Street, a line 100 feet southeasterly of Newport Avenue, and Beach 121st Street;
 15. changing from an R4 District to an R3X District property bounded by Newport Avenue, Beach 121st Street, a line 100 feet southeasterly of Newport Avenue, a line midway between Beach 121st Street and Beach 122nd Street, a line 400 feet southeasterly of Newport Avenue, Beach 120th Street, a line 100 feet northwesterly of Rockaway Beach Boulevard, a line midway between Beach 119th Street and Beach 120th Street, Rockaway Beach Boulevard, a line midway between Beach 124th Street and Beach 125th Street, a line 100 feet northwesterly of Rockaway Beach Boulevard, Beach 124th Street, a line 100 feet southeasterly of Newport Avenue, and Beach 122nd Street;
 16. changing from an R4-1 District to an R3X District property bounded by Rockaway Beach Boulevard, Beach 120th Street, a line 560 feet northwesterly of Ocean Promenade, a line midway between Beach 120th Street and Beach 121st Street, a line 390 feet northwesterly of Ocean Promenade and its northeasterly prolongation (at Beach 121st Street), and a line midway between Beach 124th Street and Beach 125th Street;
 17. changing from an R4A District to an R3X District property bounded by Rockaway Beach Boulevard, a line midway between Beach 124th Street and Beach 125th Street, a line 100 feet northwesterly of Ocean Promenade, Beach 125th Street and its southeasterly centerline prolongation, the northwesterly boundary line of Rockaway Park, and Beach 126th Street and its southeasterly centerline prolongation;
 18. changing from an R5 District to an R4 District property bounded by a line 150 feet southeasterly of Rockaway Beach Boulevard, Beach 109th Street, a line 260 feet northwesterly of Rockaway Park, a line 100 feet southwesterly of Beach 109th Street and its southeasterly prolongation, the northwesterly boundary line of Rockaway Park, Beach 115th Street and its southeasterly prolongation, a line 280 feet northwesterly of Ocean Promenade, Beach 113th Street, a line 200

- feet northwesterly of Ocean Promenade, and Beach 112th Street;
19. changing from a C3 District to an R4 District property bounded by:
- a. the U.S. Pierhead line, the southwesterly street line of Cross Bay Parkway, Beach Channel Drive, and the northerly centerline prolongation of Beach 106th Street; and
 - b. Alameda Avenue, a line 100 feet easterly of Beach 59th Street, Beach Channel Drive, and Beach 59th Street;
20. changing from an R3-2 District to an R4-1 District property bounded by a U.S. Pierhead and Bulkhead Line, the westerly centerline prolongation of Alameda Avenue, a line 200 feet easterly of a proposed U.S. Pierhead and Bulkhead Line, a line 100 feet northerly of a proposed U.S. Pierhead and Bulkhead Line, the southerly prolongation of a westerly boundary line of a proposed U.S. Pierhead and Bulkhead Line, Parvine Avenue, Beach 61st Street, a line 100 feet northwesterly and northerly of Beach Channel Drive, a line midway between Beach 66th Street and Beach 67th Street, and Alameda Avenue;
21. changing from an R4 District to an R4-1 District property bounded by:
- a. the U.S. Bulkhead Line, a line 1110 feet northeasterly of Beach 92nd Street, Beach Channel Drive, Barbadoes Drive and its northeasterly centerline prolongation, an easterly boundary line of a railroad right-of-way, a northeasterly boundary line of a railroad right-of-way, Rockaway Freeway, Beach 84th Street, Rockaway Freeway, a southeasterly boundary line of a railroad right-of-way, the northeasterly service road of the Cross Bay Parkway, Beach Channel Drive, and Beach 92nd Street;
 - b. a U.S. Pierhead and Bulkhead Line, a U.S. Bulkhead Line and its southerly prolongation, Norton Avenue, and the former centerline of 45th Street;
 - c. Ocean Crest Boulevard, Beach Channel Drive, Grassmere Terrace, Brookhaven Avenue, Beach 28th Street, a line 100 feet northerly of Deerfield Road, Beach 29th Street, Brookhaven Avenue, a line 200 feet southwesterly of Hartman Lane and its southeasterly prolongation, Beach Channel Drive, and Hartman Lane; and
 - d. Camp Road, Fernside Place, and Seagirt Avenue;
22. changing from an R5 District to an R4-1 District property bounded by:
- a. the centerline of a railroad right-of-way, Beach 99th Street, a line 100 feet northwesterly of Rockaway Beach Boulevard, and Beach 100th Street;
 - b. Shore Front Parkway, the southeasterly centerline prolongation Beach 97th Street, Rockaway Beach, a line midway between Beach 98th Street and Beach 99th Street and its southeasterly prolongation;
 - c. Beach Channel Drive, a line 280 feet westerly of Beach 22nd Street, Cornaga Avenue, Beach 22nd Street, a line perpendicular to the westerly street line of Beach 22nd Street

distant 150 feet southerly (as measured along the street line) from the point of intersection of the westerly street line of Beach 22nd Street and the southerly street line of Cornaga Avenue, a line 200 feet westerly of Beach 22nd Street, New Haven Avenue, a line perpendicular to the southerly street line of New Haven Avenue distant 150 feet easterly (as measured along the street line) from the point of intersection of the southerly street line of New Haven Avenue and the easterly street line of Grassmere Terrace, Brookhaven Avenue, and Grassmere Terrace; and

- d. Frisco Avenue, Beach 12th Street, Hicksville Road, Beach 9th Street, Plainview Avenue, Beach 12th Street, a line 100 feet northerly of Plainview Avenue, Beach 13th Street, a line 95 feet southwesterly of Davies Road, a line 280 feet southeasterly of Caffrey Avenue, New Haven Avenue, Beach 15th Street, Brookhaven Avenue and its southeasterly centerline prolongation, Gateway Boulevard, a line 100 feet northeasterly of New Haven Avenue, Caffrey Avenue, Davies Road, a line 100 feet southeasterly of Caffrey Avenue, and Mott Avenue;
23. changing from an R6 District to an R4-1 District property bounded by:
- a. the centerline of a railroad right-of-way, Beach 98th Street, Rockaway Beach Boulevard, Beach 97th Street, Shore Front Parkway, a line midway between Beach 98th Street and Beach 99th Street, Rockaway Beach Boulevard, and Beach 99th Street;
 - b. a southeasterly boundary line of a railroad right-of-way, Beach 90th Street, a line 100 feet northwesterly of Rockaway Beach Boulevard; and a line 175 feet southwesterly of Beach 92nd Street;
 - c. a southeasterly boundary line of a railroad right-of-way, Beach 86th Street, a line 100 feet northerly of Rockaway Beach Boulevard; and Beach 88th Street;
 - d. a U.S. Pierhead Line and its southerly prolongation, the centerline of former Norton Avenue, Norton Avenue, and a U.S. Bulkhead Line and its southerly prolongation;
 - e. Ocean Crest Boulevard, a line 250 feet southwesterly of Hartman Lane, Beach Channel Drive, a line 200 feet southwesterly of Hartman Lane and its southeasterly centerline prolongation, Brookhaven Avenue, Beach 29th Street, a line 100 feet northerly of Deerfield Road and its westerly prolongation, the southeasterly prolongation of a line 235 feet northeasterly of Beach 32nd Street, the centerline of a railroad right-of-way, and Beach 32nd Street; and
 - f. Seagirt Avenue, Beach 26th Street, Seagirt Boulevard, the northerly centerline prolongation of Beach 26th Street, Seagirt Avenue, Beach 26th Street, a line 500 feet southerly of Seagirt Avenue, Beach 25th Street, a line 330 feet northerly of Boardwalk, a line 80 feet easterly of Beach 25th Street and its southerly prolongation, Public Beach, and Beach 28th Street and its southerly centerline prolongation;
24. changing from a C3 District to an R4-1 District property bounded by:
- a. the U.S. Pierhead Line, the northerly centerline prolongation of Beach 86th Street,

Barbadoes Drive, a line 1110 feet northeasterly of Beach 92nd Street, Beach 92nd Street, Beach Channel Drive, a northeasterly service road of Cross Bay Parkway, a southeasterly prolongation of the northeasterly roadway line of Cross Bay Parkway, Beach Channel Drive, and the northeasterly street line of Cross Bay Parkway and its southeasterly prolongation; and

- b. the U.S. Pierhead and Bulkhead Line, the former centerline of 45th Street, Beach 45th Street, Norton Avenue and its northeasterly centerline prolongation, and the northerly centerline prolongation of Beach 47th Street;
25. changing from an R3-2 District to an R4A District property bounded by:
- a. Newport Avenue, a line midway between Beach 116th Street and Beach 117th Street, Rockaway Beach Boulevard, Beach 117th Street, a line 100 feet southeasterly of Rockaway Beach Boulevard, Beach 120th Street, Rockaway Beach Boulevard, Beach 119th Street, a line 100 feet northwesterly of Rockaway Beach Boulevard, and a line midway between Beach 119th Street, Beach 120th Street; and
 - b. Alameda Avenue, a line midway between Beach 66th Street and Beach 67th Street, a line 100 feet northerly of Beach Channel Drive, Beach 68th Street, a line 140 feet northerly of Beach Channel Drive, Beach 69th Street, Gouverneur Avenue, and Barbadoes Drive;
26. changing from an R4 District to an R4A District property bounded by:
- a. a line 100 feet northwesterly of Rockaway Beach Boulevard, Beach 119th Street, Rockaway Beach Boulevard, and a line midway between Beach 119th Street and Beach 120th Street;
 - b. a line 100 feet southeasterly of Rockaway Beach Boulevard, Beach 117th Street, a line 100 feet northwesterly of Ocean Promenade, a line midway between Beach 120th Street and Beach 121st Street, a line 560 feet northwesterly of Ocean Promenade, and Beach 120th Street; and
 - c. Brookhaven Avenue, Briar Place, Collier Avenue, Elk Drive, Fernside Place, Camp Road, Seagirt Boulevard, Beach 29th Street, a line 100 feet northerly of Deerfield Road, and Beach 28th Street;
27. changing from an R4-1 District to an R4A District property bounded by a line 390 feet northwesterly of Ocean Promenade and its northeasterly prolongation (at Beach 121st Street), a line midway between Beach 120th Street and Beach 121st Street, a line 100 feet northwesterly of Ocean Promenade, Beach 121st Street, a line 100 feet northwesterly of Ocean Promenade, and a line midway between Beach 124th Street and Beach 125th Street;
28. changing from an R5 District to an R4A District property bounded by:
- a. Rockaway Beach Boulevard, a line midway between Beach 116th Street and Beach 117th Street, a line 150 feet southeasterly of Rockaway Beach Boulevard, and Beach 117th Street;

- b. Beach Channel Drive, a line midway between Beach 63rd Street and Beach 62nd Street, a line 75 feet northerly of Rockaway Beach Boulevard, a line 100 feet westerly of Beach 63rd Street, a line 100 feet southerly of Beach Channel Drive, and a line 120 feet westerly of Beach 63rd Street;
 - c. Brookhaven Avenue, Beach 17th Street, a line 150 feet southerly of Plainview Avenue, Beach 19th Street, Seagirt Boulevard, Beach 20th Street, Plainview Avenue, and Beach 19th Street;
 - d. Gateway Boulevard, Cornaga Avenue, Beach 9th Street, Hicksville Road, Frisco Avenue, Mott Avenue, a line 100 feet southeasterly of Caffrey Avenue, Davies Road, Caffrey Avenue, a line 165 feet southwestly of Mott Avenue, a line 110 feet northwestly of Caffrey Avenue, and Mott Avenue; and
 - e. Heyson Road, Beach 13th Street, Seagirt Boulevard, and Beach 14th Street;
29. changing from an R6 District to an R4A District property bounded by:
- a. a line 100 feet northerly of Deerfield Road and its westerly prolongation, Beach 29th Street, Seagirt Boulevard, Beach 32nd Street, a line 180 feet northerly of Seagirt Boulevard, and a line 100 feet westerly of Beach 30th Street; and
 - b. Seagirt Boulevard, Beach 26th Street, Seagirt Avenue, and a line 110 feet westerly of Beach 27th Street;
30. changing from an R4 District to an R4B District property bounded by Beach Channel Drive, a line midway between Beach 102nd Street and Beach 101st Street, the center line of a railroad right-of-way, and Seaside Avenue;
31. changing from an R6 District to an R5 District property bounded by Seagirt Boulevard, a line 110 feet westerly of Beach 27th Street, Seagirt Avenue, Beach 28th Street and its southerly centerline prolongation, Rockaway Beach, and Beach 32nd Street and its southerly centerline prolongation;
32. changing from an R3-2 District to an R5A District property bounded by Gouveneur Avenue, Beach 69th Street, a line 140 feet northerly of Beach Channel Drive, Beach 68th Street, Beach Channel Drive, and Beach 72nd Street;
33. changing from an R5 District to an R5A District property bounded by:
- a. Rockaway Beach Boulevard, Beach 112th Street, a line 200 feet northwestly of Ocean Promenade, Beach 113th Street, a line 280 feet northwestly of Ocean Promenade, Beach 115th Street, a line 150 feet southeasterly of Rockaway Beach Boulevard, and Beach 113th Street; and
 - b. Beach Channel Drive, a line midway between Beach 67th Street and Beach 68th Street, the easterly and westerly prolongation of the southerly street line of Beach 70th Street, and a line 95 feet westerly of Beach 70th Street;

34. changing from an R6 District to an R5A District property bounded by a line 100 feet southeasterly of Rockaway Beach Boulevard, Beach 90th Street and its southerly centerline prolongation, Rockaway Beach, Cross Bay Parkway and its southeasterly centerline prolongation, Holland Avenue, and Beach 92nd Street;
35. changing from an R5 District to an R5B District property bounded by Beach Channel Drive, Beach 116th Street, a line 100 feet southeasterly of Beach Channel Drive, a line 150 feet northeasterly of Beach 116th Street, a line 150 feet northwesterly of Rockaway Beach Boulevard, the northwesterly prolongation of the northeasterly street line of Beach 114th Street, a line 100 feet northwesterly of Rockaway Beach Boulevard, Beach 109th Street, the northwesterly boundary line of a railroad right-of-way, Beach 108th Street, a line 100 feet southeasterly of Rockaway Beach Drive, Beach 109th Street, a line 150 feet southeasterly of Rockaway Beach Boulevard, Beach 112th Street, Rockaway Beach Boulevard, Beach 113th Street, a line 150 feet southeasterly of Rockaway Beach Boulevard, a line midway between Beach 116th Street and Beach 117th Street, Newport Avenue, and Beach 117th Street;
36. changing from an R6 District to an R5B District property bounded by the southeasterly boundary line of a railroad right-of-way, Beach 97th Street, the northwesterly boundary line of a railroad right-of-way, Beach 96th Street, Rockaway Beach Boulevard, a line 175 feet southwestly of Beach 92nd Street, a line 100 feet northwesterly of Rockaway Beach Boulevard, Beach 90th Street, a line 100 feet southeasterly of Rockaway Beach Boulevard, Beach 97th Street, Rockaway Beach Boulevard, and Beach 98th Street;
37. changing from an R3-2 District to an R5D District property bounded by a line 100 feet northerly of Beach Channel Drive, Beach 62nd Street, a line 100 feet northerly of Beach Channel Drive, Beach 61st Street, Beach Channel Drive, and Beach 68th Street;
38. changing from an R4 District to an R5D District property bounded by a line 100 feet northwesterly of Beach Channel Drive, Beach 59th Street, Beach Channel Drive, and Beach 61st Street;
39. changing from an R5 District to an R5D District property bounded by:
 - a. Rockaway Freeway, the centerline of a railroad right-of-way, Beach 100th Street, a line 100 feet northwesterly of Rockaway Beach Boulevard, Beach 99th Street, Rockaway Beach Boulevard, a line midway between Beach 98th Street and Beach 99th Street and its southeasterly prolongation, the shoreline, the southeasterly centerline prolongation of Beach 102nd Street, Beach 102nd Street, Rockaway Beach Boulevard; and Beach 108th Street;
 - b. Beach Channel Drive, a line 120 feet westerly of Beach 63rd Street, a line 100 feet southerly of Beach Channel Drive, and a line midway between Beach 67th Street and Beach 68th Street; and
 - c. Beach Channel Drive, Beach 59th Street, a line 75 feet northerly of Rockaway Beach Boulevard, and a line midway between Beach 62nd Street and Beach 63rd Street;

40. changing from an R6 District to an R5D District property bounded by:
- a. Rockaway Beach Boulevard, a line midway between Beach 98th Street and Beach 99th Street, Shore Front Parkway, and Beach 99th Street;
 - b. a line 100 feet southeasterly of Rockaway Beach Boulevard, Beach 92nd Street, Holland Avenue, Cross Bay Parkway and its southeasterly centerline prolongation, Rockaway Beach Boulevard, and Beach 97th Street and its southeasterly centerline prolongation; and
 - c. the centerline of a railroad right-of-way, Beach 88th Street, a line 100 feet northerly of Rockaway Beach Boulevard, Beach 86th Street, Rockaway Beach Boulevard, and Beach 90th Street;
41. changing from an R6 District to an R6A District property bounded by:
- a. the U.S. Pierhead Line, the northeasterly street line of Cross Bay Parkway and its southeasterly prolongation, Beach Channel Drive, a southeasterly prolongation of the northeasterly roadway line of Cross Bay Parkway, a northeasterly service road of Cross Bay Parkway, a southeasterly boundary line of a rail road right-of-way, a line 175 feet southwesterly of Beach 92nd Street, Rockaway Beach Boulevard, Beach 96th Street, the northwesterly boundary line of a rail road right-of-way, a southwesterly service road of Cross Bay Parkway, and the southwesterly street line of Cross Bay Parkway; and
 - b. Beach Channel Drive, Beach 32nd Street, and Far Rockaway Boulevard;
42. changing from an R5 District to an R7A District property bounded by a line 150 feet southeasterly of Rockaway Beach Boulevard, Beach 115th Street and its southeasterly centerline prolongation, a northwesterly boundary line of Rockaway Park, Beach 116th Street and its southeasterly centerline prolongation, a line 200 feet northerly of Ocean Promenade, a line midway between Beach 116th Street and Beach 117th Street, a line 100 feet northerly of Ocean Promenade, Beach 117th Street;
43. changing from an R4 District to a C4-3A District property bounded by:
- a. Rockaway Beach Boulevard, the centerline of former Beach 43rd Street, a line 85 feet northerly of Shore Front Parkway, and Beach 47th Street; and
 - b. Beach Channel Drive, Beach 35th Street, the northeasterly centerline prolongation of Rockaway Beach Boulevard, and Beach 36th Street;
44. changing from an R6 District to a C4-3A District property bounded by the northeasterly centerline prolongation of Rockaway Beach Boulevard, Beach 35th Street, Shore Front Parkway, and Beach 36th Street and its southerly centerline prolongation;
45. changing from an R6 District to a C4-4 District property bounded by a line 100 feet southeasterly of Shore Front Parkway, Beach 35th Street and its southeasterly centerline prolongation, Ocean Front Road, and the southerly centerline prolongation of Beach 36th Street;

46. changing from an R4 District to an M1-1 District property bounded by Beach Channel Drive, Beach 104th Street, the centerline of a railroad right-of-way, and the northwesterly centerline prolongation of Beach 106th Street;
47. establishing within a proposed R3A District a C1-3 District bounded by Seagirt Avenue, Beach 25th Street, a line 100 feet southerly of Seagirt Avenue, and Beach 26th Street;
48. establishing within a proposed R4-1 District a C1-3 District bounded by:
 - a. a line 100 feet northwesterly of Rockaway Beach Boulevard, Beach 98th Street, Rockaway Beach Boulevard, and Beach 99th Street; and
 - b. Seagirt Boulevard, the northerly centerline prolongation of Beach 25th Street, Seagirt Avenue, and Beach 26th Street;
49. establishing within a proposed R4A District a C1-3 District bounded by Rockaway Beach Boulevard, a line midway between Beach 116th Street and Beach 117th Street, a line 100 feet southeasterly of Rockaway Beach Boulevard, and Beach 117th Street;
50. establishing within a proposed R5A District a C1-3 District bounded by Beach Channel Drive, a line midway between Beach 69th Street and Beach 70th Street, a line 100 feet southerly of Beach Channel Drive, and a line 95 feet westerly of Beach 90th Street;
51. establishing within a proposed R5B District a C1-3 District bounded by:
 - a. Beach Channel Drive, Beach 116th Street, a line 100 feet southeasterly of Beach Channel Drive, a line 150 feet northeasterly of Beach 116th Street, a line 150 feet northwesterly of Rockaway Beach Boulevard, the northwesterly prolongation of the northeasterly street line of Beach 114th Street, Rockaway Beach Boulevard, Beach 113th Street, a line 100 feet southeasterly of Rockaway Beach Boulevard, Beach 116th Street, a line 150 feet southeasterly of Rockaway Beach Boulevard, a line midway between Beach 116th Street and Beach 117th Street, Newport Avenue, and Beach 117th Street;
 - b. a line 100 feet northwesterly of Rockaway Beach Boulevard, Beach 109th Street, Rockaway Beach Boulevard, and the northwesterly prolongation of the southwesterly street line of Beach 111th Street;
 - c. Rockaway Beach Boulevard, Beach 108th Street, a line 100 feet southeasterly of Rockaway Beach Drive, and Beach 109th Street;
 - d. a line 100 feet northwesterly of Rockaway Beach Boulevard, Beach 96th Street, Rockaway Beach Boulevard, a line midway between Beach 96th Street and Cross Bay Parkway, a line 100 feet southeasterly of Rockaway Beach Boulevard, Beach 97th Street, Rockaway Beach Boulevard, and Beach 98th Street; and
 - e. Rockaway Beach Boulevard, Beach 90th Street, a line 100 feet

southeasterly of Rockaway Beach Boulevard, and Cross Bay Parkway;

52. establishing within a proposed R5D District a C1-3 District bounded by:
- a. the centerline of a railroad right-of-way, a line midway between Beach 101st Street and 102nd Street, a line 100 feet northwesterly of Rockaway Beach Boulevard, and Beach 102nd Street;
 - b. a line 100 feet northwesterly of Rockaway Beach Boulevard, Beach 99th Street, Rockaway Beach Boulevard, Beach 100th Street, a line 100 feet southeasterly of Rockaway Beach Boulevard, Beach 102nd Street, Rockaway Beach Boulevard, and Beach 100th Street;
 - c. a line 100 feet northerly of Beach Channel Drive, Beach 66th Street, a line 100 feet southerly of Beach Channel Drive, Beach 67th Street, Beach Channel Drive, and Beach 68th Street;
 - d. a line 100 feet northerly of Beach Channel Drive, Beach 64th Street, Beach Channel Drive, and Beach 65th Street; and
 - e. a line 100 feet northerly of Beach Channel Drive, Beach 62nd Street, a line 75 feet northerly of Rockaway Beach Boulevard, a line midway between Beach 62nd Street and Beach 63rd Street, Beach Channel Drive, and Beach 63rd Street;
53. establishing within a proposed R7A District a C1-3 District bounded by a line 150 feet southeasterly of Rockaway Beach Boulevard, a line midway between Beach 115th Street and Beach 116th Street, Ocean Promenade, Beach 116th Street, a line 200 feet northwesterly of Ocean Promenade, and a line midway between Beach 116th Street and Beach 117th Street;
54. establishing within a proposed R4-1 District a C2-3 District bounded by a U.S. Bulkhead Line, a line 235 feet northeasterly of Beach 92nd Street, Beach Channel Drive, and Beach 92nd Street;
55. establishing within a proposed R5B District a C2-3 District bounded by:
- a. a line 100 feet northwesterly of Rockaway Beach Boulevard, the northwesterly prolongation of the southwesterly street line of Beach 111th Street, Rockaway Beach Boulevard, and the northwesterly prolongation of the northeasterly street line of Beach 114th Street; and
 - b. a line 100 feet northwesterly of Rockaway Beach Boulevard, Beach 90th Street, Rockaway Beach Boulevard, and a line 175 feet southwesterly of Beach 92nd Street;
56. establishing within a proposed R5D District a C2-3 District bounded by:
- a. Rockaway Freeway, Beach 102nd Street, Rockaway Beach Boulevard, and Beach 108th Street;
 - b. a line 100 feet northwesterly and northerly of Rockaway Beach Boulevard,

Beach 86th Street, Rockaway Beach Boulevard, and Beach 90th Street; and

- c. a line 100 feet northwesterly of Beach Channel Drive, Beach 59th Street, Beach Channel Drive, and Beach 62nd Street;

as shown in a diagram (for illustrative purposes only) dated April 21, 2008, modified by the City Planning Commission on July 23, 2008, and subject to the conditions of CEQR declaration E-215.

The above resolution (C 080371 ZMQ), duly adopted by the City Planning Commission on July 23, 2008 (Calendar No.19), is filed with the Office of the Speaker, City Council, and the Borough President in accordance with the requirements of Section 197-d of the New York City Charter.

AMANDA M. BURDEN, FAICP, Chair
KENNETH J. KNUCKLES, Esq., Vice Chairman
ANGELA M. BATTAGLIA, ANGELA R. CAVALUZZI, AIA,
ALFRED C. CERRULLO, III, BETTY Y. CHEN,
MARIA M. DEL TORO, RICHARD W. EADDY,
NATHAN LEVENTHAL, JOHN MEROLO,
KAREN A. PHILLIPS, Commissioners