



CITY PLANNING COMMISSION

August 11, 2008/Calendar No. 26

C 080462 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. 19a, 19b and 19c:

1. eliminating from an existing R3-2 District a C1-2 District bounded by 225th Street, a line 150 feet northeasterly of Merrick Boulevard, a northwesterly service road of Laurelton Parkway, and a line 150 feet southwesterly of Merrick Boulevard;
2. eliminating from an existing R3-2 District a C2-2 District bounded by:
 - a. a line 100 feet northeasterly of 141st Avenue, 225th Street, 141st Road, 224th Street, Prospect Court, a line 150 feet northwesterly of 224th Street, 141st Avenue, and 224th Street; and
 - b. 143rd Road, a line 150 feet southeasterly of Springfield Boulevard, 144th Avenue, North Conduit Avenue, and Springfield Boulevard;
3. changing from an R3-2 District to an R2 District property bounded by:
 - a. a line 75 feet northeasterly of 133rd Avenue, a line midway between 225th Street and 226th Street, 133rd Avenue, and 224th Street;
 - b. a line 150 feet northeasterly of Merrick Boulevard, a line midway between Francis Lewis Boulevard and 231st Street, a line 100 feet northeasterly of Merrick Boulevard, 229th Street, a line 95 feet northeasterly of Merrick Boulevard, 228th Street, a line 100 feet northeasterly of Merrick Boulevard, and 225th Street;
 - c. a line 100 feet southwesterly of 135th Avenue, 224th Street, 137th Avenue, 224th Street, a line 100 feet northeasterly of 141st Avenue, 225th Street, a line 80 feet northeasterly of 141st Avenue, 224th Street, Carson Street, a line midway between 222nd Street and 223rd Street, 139th Avenue, 222nd Street, a line 100 feet northeasterly of 139th Avenue, a line midway between 222nd Street and 223rd Street, 138th Avenue, the southwesterly prolongation of the southeasterly street line of 223rd Street, 137th Avenue, and 223rd Street;
 - d. a line 100 feet northeasterly of 137th Avenue, 226th Street, 137th Avenue,

and 225th Street; and

- e. 141st Avenue, 226th Street, Mentone Avenue, and 225th Street;
4. changing from a C8-1 District to an R2 District property bounded by a line 150 feet northeasterly of Merrick Boulevard, 225th Street, a line 100 feet northeasterly of Merrick Boulevard, and a line midway between 222nd Street and 223rd Street;
5. changing from an R2 District to an R2A District property bounded by:
- a. 121st Avenue, Laurelton Parkway, 131st Avenue and its southeasterly centerline prolongation, 232nd Street, a line 140 feet southwesterly of 131st Avenue, a line 90 feet southeasterly of 233rd Street, 133rd Avenue, a line 50 feet southeasterly of 234th Street, a line 150 feet northeasterly of Merrick Boulevard, 234th Street, the northwesterly prolongation of the southwesterly street line of 133rd Road, a line 80 feet southeasterly of 233rd Street, a line 150 feet northeasterly of Merrick Boulevard, a line midway between Francis Lewis Boulevard and 231st Street, 133rd Avenue, a line midway between Francis Lewis Boulevard and 230th Street, a line 330 feet northeasterly of 133rd Avenue, a line midway between 229th Street and 230th Street, 130th Avenue, 224th Street, 131st Avenue, 223rd Street, a line 100 feet southwesterly of 131st Avenue, a line midway between 222nd Street and 223rd Street, a line 100 feet northeasterly of 133rd Avenue, 223rd Street, a line 100 feet southwesterly of 133rd Avenue, a line midway between 222nd Street and 223rd Street, a line 150 feet northeasterly of Merrick Boulevard, 220th Street, 133rd Avenue, a line midway between 220th Street and 221st Street, a line 100 feet southwesterly of 131st Avenue, 220th Street, 131st Avenue, Springfield Boulevard, a northeasterly boundary line of Montefiore Cemetery, the southwesterly prolongation of a line midway between 227th Street and 228th Street, and Francis Lewis Boulevard; and
 - b. 137th Avenue, Francis Lewis Boulevard, 230th Place, a line 100 feet northeasterly of 141st Avenue, a line midway between 229th Street and 230th Street, a line 100 feet southwesterly of 139th Avenue, 228th Street, a line 100 feet northeasterly of 139th Avenue, a line midway between 228th Street and 229th Street, a line 100 feet southwesterly of 138th Avenue, 229th Street, 138th Avenue, 227th Street, a line 100 feet northeasterly of 138th Avenue, and a line midway between 225th Street and 226th Street;
6. changing from an R3-2 District to an R2A District property bounded by:
- a. a line 150 feet northeasterly of Merrick Boulevard, a line 80 feet southeasterly of 233rd Street, a line 100 feet northeasterly of Merrick

- Boulevard, and a line midway between Francis Lewis Boulevard and 231st Street;
- b. a line 150 feet northeasterly of Merrick Boulevard, a line 50 feet southwesterly of 234th Street, a line 100 feet southwesterly of 133rd Road, and 234th Street;
 - c. a line 100 feet northeasterly of 137th Avenue, 230th Street, 137th Avenue, and 226th Street; and
 - d. 137th Avenue, the southwesterly prolongation of the southeasterly street line of 223rd Street, 138th Avenue, a line midway between 222nd Street and 223rd Street, a line 100 feet northeasterly of 139th Avenue, 222nd Street, 139th Avenue, a line midway between 222nd Street and 223rd Street, Carson Street, a line 100 feet northwesterly of 222nd Street, 138th Avenue, a line 100 feet southeasterly of 220th Place, 137th Road, and 220th Place;
7. changing from a C8-1 District to an R2A District property bounded by a line 150 feet northeasterly of Merrick Boulevard, a line midway between 222nd Street and 223rd Street, a line 100 feet northeasterly of Merrick Boulevard, and 220th Street;
 8. changing from an R3-2 District to an R3-1 District property bounded by:
 - a. a line 100 feet southwesterly of Merrick Boulevard, 229th Street, a line 95 feet southwesterly of Merrick Boulevard, 230th Street, 135th Avenue, and a line midway between 228th Street and 229th Street; and
 - b. 135th Avenue, a line midway between 228th Street and 229th Street, a line 120 feet southwesterly of 135th Avenue, 228th Street, a line 100 feet southwesterly of 135th Avenue, a line midway between 227th Street and 228th Street, a line 150 feet southwesterly of 135th Avenue, and a line midway between 226th Street and 227th Street;
 9. changing from an R2 District to an R3-2 District property bounded by:
 - a. 131st Avenue and its southeasterly centerline prolongation, Laurelton Parkway, Merrick Boulevard, a northwesterly service road of Laurelton Parkway, a line 150 feet northeasterly of Merrick Boulevard, a line 50 feet southeasterly of 234th Street, 133rd Avenue, a line 90 feet southeasterly of 233rd Street, a line 140 feet southwesterly of 131st Avenue, and 232nd Street; and
 - b. the northwesterly prolongation of the southwesterly street line of 133rd Road, 234th Street, and a line 150 feet northeasterly of Merrick Boulevard;

10. changing from an R3-2 District to an R3A District property bounded by:
 - a. Springfield Boulevard, 135th Avenue, a line 100 feet southeasterly of Springfield Boulevard, a line midway between 134th Road and 135th Avenue, a line 200 feet southeasterly of Springfield Boulevard, 134th Road, 217th Street, a line 175 feet southwesterly of Merrick Boulevard, a line 100 feet northwesterly of 218th Street, a line 150 feet southwesterly of Merrick Boulevard, 222nd Street, 134th Road, 223rd Street, a line 150 feet southwesterly of Merrick Boulevard, 225th Street, a line 100 feet southwesterly of Merrick Boulevard, 227th Street, a line 95 feet northeasterly of 135th Avenue, a line 80 feet southeasterly of 225th Street, a line 100 feet northeasterly of 135th Avenue, 225th Street, a line 75 feet northeasterly of 135th Avenue, 224th Street, a line 100 feet northeasterly of 135th Avenue, the northeasterly centerline prolongation of 223rd Street, 135th Avenue, 218th Street, 137th Avenue, 219th Street, 137th Road, 218th Street, 138th Avenue, and Carson Street; and
 - b. a line 100 feet southwesterly of Merrick Boulevard, a line 100 feet southeasterly of 234th Street, a line 100 feet northeasterly of 134th Road and its southeasterly prolongation, Laurelton Parkway and its southwesterly centerline prolongation (at North Conduit Avenue), South Conduit Avenue, the southwesterly centerline prolongation of 230th Place, the northeasterly boundary line of the Long Island Rail Road (Montauk Division) right-of-way, a line perpendicular to the southwesterly street line of Mentone Avenue distant 325 feet southeasterly (as measured along the street line) from the point of intersection of the southwesterly street line of Mentone Avenue and the southeasterly street line of 225th Street, Mentone Avenue, a line 100 feet southeasterly of 228th Street, 141st Avenue, 230th Place, Francis Lewis Boulevard, 137th Avenue, 230th Street, a line 100 feet northeasterly of 137th Avenue, a line midway between 229th Street and 230th Street, 135th Avenue, and 230th Street;

11. changing from a C8-1 District to an R3A District property bounded by a line 100 feet northeasterly of 219th Street, a line 125 feet southwesterly of Merrick Boulevard, a line 100 feet northeasterly of 220th Street, a line 100 feet southwesterly of Merrick Boulevard, 221st Street, a line 140 feet southwesterly of Merrick Boulevard, 222nd Street, a line 100 feet southwesterly of Merrick Boulevard, 223rd Street, 134th Road, 222nd Street, and a line 150 feet southwesterly of Merrick Boulevard;

12. changing an R3-2 District to an R3X District property bounded by:
 - a. 135 Avenue, 222nd Street, 136th Avenue, a line midway between 221st

Street and 222nd Street, a line 100 feet northeasterly of 137th Avenue, 221st Street, 137th Avenue, 220th Place, 137th Road, a line 100 feet southeasterly of 220th Place, 138th Avenue, a line 100 feet northwesterly of 222nd Street, Carson Street, a line 125 feet southeasterly of 219th Street, a line 145 feet southwesterly of 139th Avenue and its southeasterly prolongation, a line 240 feet southeasterly of 219th Street, 140th Avenue and its southeasterly centerline prolongation, a line 110 feet southeasterly of 219th Street, 141st Avenue, a line 300 feet southeasterly of 222nd Street, a line midway between 141st Avenue and 141st Road, a line 175 feet northwesterly of 224th Street, 141st Road, a line 100 feet northwesterly of 224th Street, Prospect Court and its southeasterly centerline prolongation, a line 210 feet southeasterly of 225th Street, North Conduit Avenue, 225th Street, South Conduit Avenue, Springfield Boulevard, a line 120 feet northwesterly of 142nd Road, a line 255 feet northwesterly of 221st Street, Edgewood Avenue, the northeasterly prolongation of a line 80 feet northwesterly of 221st Street, the southwesterly boundary line of the Long Island Rail Road (Montauk Division) right-of-way, a line 140 feet northwesterly of 222nd Street, 141st Road, a line 100 feet northwesterly of 219th Street, a line 150 feet easterly of Springfield Boulevard, a line 100 feet northeasterly of 138th Road, Carson Street, 138th Avenue, 218th Street, 137th Road, 219th Street, 137th Avenue, and 218th Street; and

- b. a line 100 feet southwesterly of Merrick Boulevard, a line midway between 228th Street and 229th Street, 135th Avenue, a line midway between 226th Street and 227th Street, a line 150 feet southwesterly of 135th Avenue, a line midway between 227th Street and 228th Street, a line 100 feet southwesterly of 135th Avenue, 228th Street, a line 120 feet southwesterly of 135th Avenue, a line midway between 228th Street and 229th Street, 135th Avenue, a line midway between 229th Street and 230th Street, a line 100 feet northeasterly of 137th Avenue, 225th Street, 137th Avenue, 224th Street, a line 290 feet southwesterly of 135th Avenue, a line midway between 225th Street and 226th Street, 135th Avenue, a line 80 feet southeasterly of 225th Street, a line 95 feet northeasterly of 135th Avenue, and 227th Street;

13. changing from an R2 District to an R4B District property bounded by:

- a. 130th Avenue, a line midway between 227th Street and 228th Street, a line 225 feet southwesterly of 130th Avenue, and a line midway between 226th Street and 227th Street;
- b. a line 100 feet northeasterly of 141st Avenue, a line midway between 227th Street and 228th Street, 141st Avenue, and 226th Street; and

- c. a line 100 feet northeasterly of 141st Avenue, 230th Place, and 141st Avenue, and a line midway between 228th Street and 229th Street;
14. changing from an R3-2 District to an R4B District property bounded by:
 - a. 130th Avenue, a line midway between 226th Street and 227th Street, 133rd Avenue, a line midway between 225th Street and 226th Street, a line 75 feet northeasterly of 133rd Avenue, and 224th Street; and
 - b. 141st Avenue, a line 100 feet southeasterly of 228th Street, Mentone Avenue, a line perpendicular to the southwesterly street line of Mentone Avenue distant 325 feet southeasterly (as measured along the street line) from the point of intersection of the southwesterly street line of Mentone Avenue and the southeasterly street line of 225th Street, a northeasterly boundary line of the Long Island Rail Road (Montauk Division) right-of-way, 225th Street, Mentone Avenue, and 226th Street;
 15. changing from an R2 District to an R5D District property bounded by 133rd Road, a line 100 feet southeasterly of Springfield Boulevard, a line midway between 133rd Road and Merrick Boulevard, and Springfield Boulevard;
 16. changing from an R3-2 District to an R5D District property bounded by a line 150 feet southwesterly of Merrick Boulevard and its northwesterly prolongation (at 217th Street), a line 100 feet northwesterly of 218th Street, a line 175 feet southwesterly of Merrick Boulevard, 217th Street, 134th Road, a line 200 feet southeasterly of Springfield Boulevard, a line midway between 134th Road and 135th Avenue, a line 100 feet southeasterly of Springfield Boulevard, 135th Avenue, and Springfield Avenue;
 17. changing from a C8-1 District to an R5D District property bounded by a line midway between Merrick Boulevard and 133rd Road, 218th Street, 133rd Road, 220th Street, a line 100 feet northeasterly of Merrick Boulevard, 225th Street, a line 150 feet southeasterly of Merrick Boulevard, 223rd Street, a line 100 feet southwesterly of Merrick Boulevard, 222nd Street, a line 140 feet southwesterly of Merrick Boulevard, 221st Street, a line 100 feet southwesterly of Merrick Boulevard, a line 100 feet northwesterly of 220th Street, a line 125 feet southwesterly of Merrick Boulevard, a line 100 feet northwesterly of 219th Street, a line 150 feet southwesterly of Merrick Boulevard and its northwesterly prolongation (at 217th Street), and Springfield Boulevard;
 18. establishing within a proposed R3X District a C1-3 District bounded by Springfield Boulevard, a line 60 feet northeasterly of 144th Avenue, a line 75 feet southeasterly of Springfield Boulevard, 144th Avenue, and North Conduit

Avenue;

19. establishing within an existing R3-2 District a C1-3 District bounded by:
 - a. 225th Street, a line 100 feet northeasterly of Merrick Boulevard, 228th Street, a line 95 feet northeasterly of Merrick Boulevard, 229th Street, a line 100 feet northeasterly of Merrick Boulevard, 234th Street, a line 100 feet southwesterly of 133rd Road (straight portion) and its southeasterly centerline prolongation, a northwesterly service road of Laurelton Parkway, a line 100 feet northeasterly of 134th Road, a line 100 feet southeasterly of 234th Street, a line 100 feet southwesterly of Merrick Boulevard, 230th Street, a line 95 feet southwesterly of Merrick Boulevard, 229th Street, and a line 100 feet southwesterly of Merrick Boulevard;
 - b. 224th Street, a line 80 feet northeasterly of 141st Avenue, a line midway between 224th Street and 225th Street, 141st Avenue, a line 90 feet northwesterly of 225th Street, 141st Road, 224th Street, and 141st Avenue; and
 - c. 141st Road, 224th Street, Prospect Court, and a line 100 feet northwesterly of 224th Street;
20. establishing within a proposed R5D District a C2-3 District bounded by Springfield Boulevard, 133rd Road, a line 100 feet southeasterly of Springfield Boulevard, a line midway between 133rd Road and Merrick Boulevard, 218th Street, a line 100 feet northeasterly of Merrick Boulevard, 225th Street, a line 100 feet southwesterly of Merrick Boulevard, 222nd Street, a line 140 feet southwesterly of Merrick Boulevard, 221st Street, a line 100 feet southwesterly of Merrick Boulevard, a line 100 feet northwesterly of 220th Street, a line 125 feet southwesterly of Merrick Boulevard, a line 100 feet northwesterly of 219th Street, a line 150 feet southwesterly of Merrick Boulevard, a line 100 feet northwesterly of 218th Street, a line 175 feet southwesterly of Merrick Boulevard, 217th Street, 134th Road, a line 200 feet southeasterly of Springfield Boulevard, a line midway between 134th Road and 135th Avenue, a line 100 feet southeasterly of Springfield Boulevard, and 135th Avenue;

as shown on a diagram (for illustrative purposes only) dated June 2, 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 May 29, 2008, to rezone all or portions of approximately 220 blocks in the

Laurelton neighborhood in southeast Queens. The proposed rezoning from R2, R3-2, C8-1, C1-2 and C2-2 districts to R2, R2A, R3A, R3X, R3-1, R3-2, R4B, R5D, C1-3 and C2-3 districts is intended to create a balance between preserving the predominant one- and two-family character and low scale of Laurelton while providing an appropriate area where modest residential growth can occur.

BACKGROUND

The Department of City Planning proposes to rezone approximately 220 blocks in the Laurelton neighborhood which is located two miles north of John F. Kennedy International Airport and less than a half mile west of Nassau County in Queens Community District 13. The rezoning area is generally bounded on the north by Montefiore Cemetery and 121st Avenue, Laurelton Parkway on the east, North Conduit Avenue and Belt Parkway on the south, and Springfield Boulevard on the west. Merrick Boulevard, a predominantly commercial corridor, extends west to east between Springfield Boulevard and the Laurelton Parkway, bisecting the neighborhood.

Residential development in Laurelton principally began in the early 1900's, following the opening of a Long Island Rail Road station near 224th Street and 141st Avenue that linked Laurelton with Jamaica and Manhattan. At this time, approximately one-third of Laurelton's current housing stock was built, replacing the area's gristmills and farmland. By 1960, more than 90% of the existing residential buildings in the rezoning area had been constructed, consisting predominantly of one- and two-family, detached homes.

Existing Zoning

There are currently two residential districts and one commercial zone within the Laurelton rezoning area in addition to C1-2 and C2-2 commercial overlay districts. This zoning has been in place since 1961. Roughly half the Laurelton neighborhood, primarily south of Merrick Boulevard, is zoned R3-2. There is also a six-block R3-2 district north of Merrick Boulevard. R2 zoning districts cover most of the rezoning area north of Merrick Boulevard and 21 blocks south of Merrick Boulevard.

R3-2 is a general residence district that permits all building types, including multifamily apartments. 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 lot width and 1,700 square feet of area. The maximum floor area ratio (FAR) is 0.6, including a 0.1 attic allowance, and 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.

R2 zoning permits only single-family, detached residences on lots measuring 3,800 square feet or larger, with a minimum width of 40 feet. The maximum floor area ratio (FAR) is 0.5. The maximum front wall height is 25 feet at the minimum front yard depth of 15 feet; each additional linear foot in depth to the front yard yields an additional allowable foot to the building's maximum front wall height. 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 a FAR of 0.5. One parking space is required for each dwelling unit.

The western portion of Merrick Boulevard from Springfield Boulevard to 225th Street is zoned C8-1 and developed primarily with automotive repair, vehicle storage and heavy commercial uses. C8-1 zoning is usually mapped along major traffic arteries and permits heavy commercial and automotive uses. Housing is not permitted. The maximum commercial FAR is 1.0.

Community facilities are permitted a 2.4 FAR. The maximum street wall height is 30 feet, with the maximum building height determined by a sky exposure plane beginning at 30 feet above the street line. Off-street parking requirements vary with the use.

C1-2 commercial overlays districts are mapped along portions of Merrick Boulevard between 225th Street and the Laurelton Parkway and on the blocks surrounding the Laurelton LIRR station at 141st Avenue and 224th Street. A C2-2 overlay district is mapped on Springfield Boulevard at 143rd Avenue. C1 overlay districts are mapped within residential districts and permit the Use Groups 1 through 6, which allow the kinds of daily retail and service establishments needed in residential neighborhoods. Maximum commercial floor area is 1.0 FAR with commercial uses limited to the first or second floor. Off-street parking requirements vary with the use. 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 800 square feet. C2 overlay districts have the same FAR and parking regulations as C1 districts, but they permit a wider range of retail and service uses.

Recent development trends have raised community concerns about the changing neighborhood character in Laurelton. The existing zoning permits new residential development that is inconsistent with the prevailing scale, density and built character of the area since it generally does not reflect the area's one- and two-family, low-density development patterns. Lot subdivision is common and single-family homes have been replaced with attached or semi-detached buildings and multifamily structures that are out of context with the area's predominant one- and two-family character.

The proposed recommendations are the result of extensive outreach and consultation with local civic and block associations, the community board and the City Council representative and aim to reinforce and protect the special character of Laurelton. The lower-density or contextual zones proposed for Laurelton are intended to preserve the area's predominant lower-density character and ensure that future residential development is consistent with the existing built form. Additionally, the proposed zoning would establish a residential district along a portion of Merrick Boulevard allowing for new moderate-density housing opportunities where residential uses are precluded by existing zoning.

Proposed Zoning

The Department of City Planning proposes to rezone the area to reflect the building patterns throughout the neighborhood and to more closely match lot size and housing occupancy patterns. The proposed rezoning, therefore, would change portions of R2 districts to R2A or R3-2;

portions of R3-2 districts would be rezoned to R2, R2A, R3A, R3X, R3-1, R4B or R5D districts; and the C8-1 district would be rezoned primarily to R5D, with smaller portions rezoned R2, R2A, R3A and R3-1.

Existing R2 districts are proposed to be expanded in two areas that are currently zoned C8-1 or R3-2. The rezoning areas include portions of 10 blocks that are located 100 feet north of Merrick Boulevard, between 222nd Street and Francis Lewis Boulevard, and six blocks that are generally bounded by 135th Avenue, 224th Street, Carson Street and 222nd Street. In addition, one block bounded by 141st Avenue, 226th Street, Mentone Avenue and 225th Street would be rezoned R2 from R3-2.

The R2 district permits one-family, detached residences on 3,800 square-foot lots that have a minimum width of 40 feet. The maximum floor area ratio (FAR) is 0.5. The maximum front wall height is 25 feet at the minimum front yard depth of 15 feet; each additional linear foot in depth to the front yard yields an additional foot to the building's maximum front wall height. 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 a FAR of 0.5. One parking space is required for each dwelling unit. The proposed changes to R2 would more closely reflect the predominantly single-family detached housing character of these areas.

R2A zoning is proposed for all or parts of 87 blocks that include a large portion of the existing R2 district north of Merrick Boulevard and two sections south of Merrick. The northerly proposed R2A district is generally bounded by 121st Avenue, Laurelton Parkway, Merrick Boulevard and Springfield Boulevard. The two districts south of Merrick Boulevard are within an area generally bounded by 137th Avenue, 230th Place, 141st Avenue and 221st Street.

The proposed R2A district also permits single-family, detached homes at a maximum FAR of 0.5, but produces a smaller building because additional floor area allowances associated with attic, mechanical space and enclosed accessory parking are lower than those permitted under the existing R2 zoning. The maximum building height is 35 feet, and the maximum perimeter wall height is 21 feet, replacing a maximum building height established by a sky exposure plane in R2 districts. In addition to the 15-foot minimum front yard requirement, any new building would be required to match the front yard depth of one adjacent building up to 20 feet. The maximum lot coverage under R2A is 30%, including any accessory garage building.

The proposed R2A zoning would prevent development of overly large homes that would be out-of-scale with the surrounding development. It would help guide development to better match the existing character of neighborhood and more closely reflect the predominant built form of the homes in these areas.

An R3A district is proposed to replace primarily R3-2 zoning for all or portions of 56 blocks in the western and eastern sections of the rezoning area, south of Merrick Boulevard. The western

R3A district is generally bounded by Springfield Boulevard, 218th Street, Merrick Boulevard and Carson Street. The eastern R3A district is generally bounded by 230th Street, Laurelton Parkway, Merrick Boulevard and North Conduit Avenue.

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 retain the existing neighborhood character of one- and two-family detached houses on narrow lots. The proposed change from R3-2 and a small portion of C8-1 to R3A would more closely reflect the predominant character of houses in these areas.

R3X zoning is proposed for portions of 57 blocks in two areas that are primarily zoned R3-2 and located south of Merrick Boulevard. The smaller proposed R3X district is generally bounded by Merrick Boulevard, 229th Street, 137th Avenue, and 224th Street. The larger proposed R3X district is generally bounded by 135th Avenue, 221st, 223rd and 225th streets, North Conduit Avenue and Springfield Boulevard. R3X zoning 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 proposed

R3X district better reflects the existing one- and two- family detached homes in these sections of Laurelton where lots are typically less than 40 feet in width.

All or portions of five blocks are proposed to be rezoned from R3-2 to R3-1. This area is generally bounded by Merrick Boulevard, 230th Street, 135th Avenue and 227th Street. The R3-1 district would limit new residential development to one- or two-family detached or semi-detached homes with an FAR of 0.6, including a 0.1 attic allowance. Minimum lot width for detached structures require a 40-foot lot width and 3,800 square feet of lot area; Semi-detached house 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 a FAR of 1.0 and one parking space is required for each dwelling unit. The R3-1 district would more closely reflect the existing semi-detached building pattern on these blocks.

R3-2 zoning is proposed for all or portions of four blocks north of Merrick Boulevard, generally bounded by 131st Avenue, Laurelton Parkway, Merrick Boulevard and 232nd Street. 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 0.6, including 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 a FAR of 1.0. One parking space is required for each dwelling unit. The proposed R3-2 district would include only the blocks encompassing the Laurelton Gardens garden-apartment complex and would bring the development into conformance and compliance with zoning regulations.

R4B zoning is proposed for all or portions of 15 blocks in two areas. The area north of Merrick Boulevard is generally bounded by 130th Avenue, 227th Street, 133rd Avenue and 224th Street. The area south of Merrick Boulevard is generally bounded by 141st Avenue, 230th Place, Mentone Avenue and 225th Street. These areas are predominantly built with one- and two-family row houses that have parking in the rear. R4B zoning allows all housing types, but limits future residential developments to one- and two-family buildings. The proposed R4B district also restricts the location of accessory parking to the rear of buildings and prohibits front yard curb cuts. The R4B district regulations allow a maximum FAR of 0.9. Detached residences require lots with a minimum lot area of 2,375 square feet and a minimum lot width of 25 feet. All other housing types require lots with a minimum area of 1,700 square feet and a minimum lot width of 18 feet. The maximum building height is 24 feet and one off-street parking space is required for each dwelling unit.

R5D zoning is proposed for all or portions of 17 blocks along Springfield and Merrick boulevards from Springfield Boulevard to 225th Street. These block fronts are currently zoned C8-1 or R3-2 and developed with automotive repair, vehicular and equipment

storage yards as well as some retail, office and community facility uses. The proposed R5D district would permit all types of residential buildings with a maximum FAR of 2.0 and 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 would allow as-of-right residential uses on portions of the boulevard where residential use is currently restricted, providing modest opportunities for new housing to serve current and future neighborhood needs.

The proposed changes to the residential zoning districts would ensure that new development would correspond to the area's context of one- and two-family homes. The modest upzoning proposed along Merrick and Springfield boulevards would strengthen the surrounding residential context by encouraging medium-density residential development and new convenience retail, based on commercial overlay changes described below.

Commercial Overlay Changes

Existing C1-2 overlay districts that are mapped to a depth of 150 feet on 22 block fronts along Merrick Boulevard between 225th Street and Laurelton Parkway are proposed to be changed to C1-3 and most reduced to a depth of 100 feet. C2-2 overlay districts are proposed to be eliminated on four blocks located at the northwest corner of 225th Street and 141st Avenue; the southwest corner of 225th Street and 141st Avenue; the west side of 224th Street between 141 Avenue and 141st Road. There are no commercial uses in these areas.

Existing C2-2 overlay districts are proposed to be rezoned to C1-3 and the depth of the districts reduced from 150 feet to 100 feet. These districts are located on the east side of Springfield Boulevard between 144th Avenue and North Conduit Avenue and on three blocks in the vicinity of the LIRR station, generally bounded by 141st Avenue, 225th Street, Prospect Court and 224th Street. These areas are currently developed with mixed commercial, community facilities and some residential uses.

A new C2-3 commercial overlay district is proposed for 17 block fronts along Merrick and Springfield boulevards within the proposed R5D district. The depths of these commercial overlay districts would vary with the depth of commercially-developed lots. These properties are currently developed with a mix of automotive, open vehicular storage, commercial and community facility uses.

C1 and C2 commercial overlays are mapped along streets that serve the local needs of the surrounding residential neighborhood. C1 districts permit uses that generally serve the immediate neighborhood, while C2 districts permit a slightly wider range of local retail and service uses. The proposed changes would result in a change in parking regulations. Most retail uses in the existing C1-2 and C2-2 zones require one accessory parking space per 300 square feet of commercial floor area, although the requirements may range between one space per 200 square feet and one space per 1,000 square feet.

Parking regulations for most retail uses in the proposed C1-3 and C2-3 zones would be changed to require one accessory parking space per 400 square feet of commercial floor area, instead of one space per 300 square feet of commercial area. Some parking requirements would range between one space per 300 square feet and one space per 800 square feet.

The proposed modifications to the area's commercial overlay districts would more closely match existing land use and development patterns and to encourage more local retail and service establishments. The reduction in depth reflects the existing location of commercial uses and precludes the expansion of commercial uses into residential streets.

ENVIRONMENTAL REVIEW

This application (C 080462 ZMQ) was reviewed pursuant to the New York State Environmental Quality Review Act (SEQRA), and the SEQRA regulations set forth in Volume 6 of the New York Code of Rules and Regulations, Section 617.00 et seq. and the City Environmental Quality Review (CEQR) Rules of Procedure of 1991 and Executive Order No. 91 of 1977. The designated CEQR number is 08DCP073Q. 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 June 2, 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
12958	50,111,114
12960	1
12962	51,84,85
12963	308
13010	18, 49
13011	12,46
13012	39
13098	21, 31
13100	22,26,37
13102	10,16
13103	18, 21
13105	33, 41
12956	29

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.

UNIFORM LAND USE REVIEW

This application (C 080462 ZMQ) was certified as complete by the Department of City Planning on June 2, 2008, and was duly referred to Community Board 13 and the Borough President, in accordance with Title 62 of the Rules of the City of New York, Section 2-02(b).

Community Board Public Hearing

Community Board 13 held a public hearing on this application (C 080462 ZMQ) on June 23, 2008, and on that day, by a vote of 35 to 0 with no abstentions, adopted a resolution

recommending approval of the application.

Borough President Recommendation

The application (C 080462 ZMQ) was considered by the Borough President, who issued a recommendation approving the application on June 15, 2008.

City Planning Commission Public Hearing

On July 2, 2008 (Calendar No. 11), the City Planning Commission scheduled July 23, 2008 for a public hearing on this application (C 080462 ZMQ). The hearing was duly held on July 23, 2008 (Calendar No. 30). There were seven speakers in favor of the application.

Those speaking in favor of the application included the City Councilmember from District 31, the Chair of Queens Community Board 13, and several neighborhood residents including a community board member, a representative of the Federation of Laurelton Block Associations and the President of the 224-225th Street Block Association.

The City Councilmember from District 31 testified that the rezoning proposals constituted a good plan for Laurelton and requested that the Commission adopt the zoning amendments expeditiously.

The Federation of Laurelton Block Associations representative stated that many landmark-quality homes were demolished and replaced with multifamily dwellings while the rezoning

study was underway. The chair of the community board testified that all the work and community outreach resulted in a fine-tuned zoning plan for the area. The 224th-225th Block Association president stated that the rezoning proposal would help Laurelton remain a low density residential community. The community board member stated that the Laurelton community was willing to accept moderate-density zoning on Merrick Boulevard because the rest of Laurelton's one- and two-family homes were being preserved. She also requested, as did the two remaining speakers, that the Commission quickly adopt the proposed zoning.

There were no other speakers and the hearing was closed.

CONSIDERATION

The Commission believes that this application to amend the Zoning Map is appropriate.

The Commission notes that the existing zoning in Laurelton is unchanged since 1961, and it has increasingly resulted in housing types and occupancies that are inconsistent with the area's established one- and two-family character. The Commission also notes that the proposed lower-density and contextual residential zoning designations closely correspond to the area's existing and distinct building patterns, reflecting Laurelton's built context.

The Commission believes that expanding an existing R2 will reflect and preserve the predominant single-family character of those blocks. The Commission also believes the

proposed R2A zoning will ensure that new development and expansions of existing homes would be within an envelope that better reflects the area's existing context.

The Commission notes that the proposed R3A and R3X districts permit only detached one- or two-family structures on lots with a minimum width of 25 feet and 35 feet, respectively.

Therefore, the potential for subdivision of the area's lots will be reduced and development of semi-detached and row house structures will be prevented in most of the rezoning area. The Commission further notes that the proposed R3-1 district reflects the one- and two-family, semi-detached structures that predominate in that district. The Commission believes that these zoning designations will reinforce the existing neighborhood character by allowing development to be at a density more compatible with existing conditions.

The Commission believes that an R3-2 district proposed for four blocks currently zoned R2 is appropriate. The proposed district is limited to blocks that are occupied by a garden apartment complex and the action would bring the development into conformance and compliance with zoning regulations. The proposed R4B zoning district will better reflect the existing two-story row houses that are predominant on the subject blocks.

The Commission believes that the proposed R5D district will provide opportunities for moderate growth along Merrick Boulevard. This action will facilitate contextual residential, community facility or mixed-use development with local retail services on Laurelton's primary thoroughfare where housing is currently prohibited under the existing zoning.

The Commission believes that the new C1-3 and C2-3 overlays will encourage new and reinforce existing local convenience retail and service uses along Merrick Boulevard and around the railroad station. The Commission also believes that eliminating commercial overlays from certain block fronts and reducing the depth of most overlay districts on Merrick Boulevard will more closely match existing land use and development patterns and prevent encroachment of potentially incompatible commercial uses into the residential side streets.

RESOLUTION

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

RESOLVED, by the City Planning Commission, pursuant to Sections 197-c and 200 of the New York City Charter, that based on the environmental determination and the consideration described in this report, the Zoning Resolution of the City of New York, effective as of December 15, 1961, and as subsequently amended, is further amended by changing the Zoning Map, Section Nos. 19a, 19b and 19c:

1. eliminating from an existing R3-2 District a C1-2 District bounded by 225th Street, a line 150 feet northeasterly of Merrick Boulevard, a northwesterly service road of Laurelton Parkway, and a line 150 feet southwesterly of Merrick Boulevard;
2. eliminating from an existing R3-2 District a C2-2 District bounded by:
 - a. a line 100 feet northeasterly of 141st Avenue, 225th Street, 141st Road, 224th Street, Prospect Court, a line 150 feet northwesterly of 224th Street,

- 141st Avenue, and 224th Street; and
- b. 143rd Road, a line 150 feet southeasterly of Springfield Boulevard, 144th Avenue, North Conduit Avenue, and Springfield Boulevard;
3. changing from an R3-2 District to an R2 District property bounded by:
 - a. a line 75 feet northeasterly of 133rd Avenue, a line midway between 225th Street and 226th Street, 133rd Avenue, and 224th Street;
 - b. a line 150 feet northeasterly of Merrick Boulevard, a line midway between Francis Lewis Boulevard and 231st Street, a line 100 feet northeasterly of Merrick Boulevard, 229th Street, a line 95 feet northeasterly of Merrick Boulevard, 228th Street, a line 100 feet northeasterly of Merrick Boulevard, and 225th Street;
 - c. a line 100 feet southwesterly of 135th Avenue, 224th Street, 137th Avenue, 224th Street, a line 100 feet northeasterly of 141st Avenue, 225th Street, a line 80 feet northeasterly of 141st Avenue, 224th Street, Carson Street, a line midway between 222nd Street and 223rd Street, 139th Avenue, 222nd Street, a line 100 feet northeasterly of 139th Avenue, a line midway between 222nd Street and 223rd Street, 138th Avenue, the southwesterly prolongation of the southeasterly street line of 223rd Street, 137th Avenue, and 223rd Street;
 - d. a line 100 feet northeasterly of 137th Avenue, 226th Street, 137th Avenue, and 225th Street; and
 - e. 141st Avenue, 226th Street, Mentone Avenue, and 225th Street;
 4. changing from a C8-1 District to an R2 District property bounded by a line 150 feet northeasterly of Merrick Boulevard, 225th Street, a line 100 feet northeasterly of Merrick Boulevard, and a line midway between 222nd Street and 223rd Street;
 5. changing from an R2 District to an R2A District property bounded by:
 - a. 121st Avenue, Laurelton Parkway, 131st Avenue and its southeasterly centerline prolongation, 232nd Street, a line 140 feet southwesterly of 131st Avenue, a line 90 feet southeasterly of 233rd Street, 133rd Avenue, a line 50 feet southeasterly of 234th Street, a line 150 feet northeasterly of Merrick Boulevard, 234th Street, the northwesterly prolongation of the southwesterly street line of 133rd Road, a line 80 feet southeasterly of 233rd Street, a line 150 feet northeasterly of Merrick Boulevard, a line midway between Francis Lewis Boulevard and 231st Street, 133rd Avenue,

a line midway between Francis Lewis Boulevard and 230th Street, a line 330 feet northeasterly of 133rd Avenue, a line midway between 229th Street and 230th Street, 130th Avenue, 224th Street, 131st Avenue, 223rd Street, a line 100 feet southwesterly of 131st Avenue, a line midway between 222nd Street and 223rd Street, a line 100 feet northeasterly of 133rd Avenue, 223rd Street, a line 100 feet southwesterly of 133rd Avenue, a line midway between 222nd Street and 223rd Street, a line 150 feet northeasterly of Merrick Boulevard, 220th Street, 133rd Avenue, a line midway between 220th Street and 221st Street, a line 100 feet southwesterly of 131st Avenue, 220th Street, 131st Avenue, Springfield Boulevard, a northeasterly boundary line of Montefiore Cemetery, the southwesterly prolongation of a line midway between 227th Street and 228th Street, and Francis Lewis Boulevard; and

- b. 137th Avenue, Francis Lewis Boulevard, 230th Place, a line 100 feet northeasterly of 141st Avenue, a line midway between 229th Street and 230th Street, a line 100 feet southwesterly of 139th Avenue, 228th Street, a line 100 feet northeasterly of 139th Avenue, a line midway between 228th Street and 229th Street, a line 100 feet southwesterly of 138th Avenue, 229th Street, 138th Avenue, 227th Street, a line 100 feet northeasterly of 138th Avenue, and a line midway between 225th Street and 226th Street;

6. changing from an R3-2 District to an R2A District property bounded by:

- a. a line 150 feet northeasterly of Merrick Boulevard, a line 80 feet southeasterly of 233rd Street, a line 100 feet northeasterly of Merrick Boulevard, and a line midway between Francis Lewis Boulevard and 231st Street;
- b. a line 150 feet northeasterly of Merrick Boulevard, a line 50 feet southwesterly of 234th Street, a line 100 feet southwesterly of 133rd Road, and 234th Street;
- c. a line 100 feet northeasterly of 137th Avenue, 230th Street, 137th Avenue, and 226th Street; and
- d. 137th Avenue, the southwesterly prolongation of the southeasterly street line of 223rd Street, 138th Avenue, a line midway between 222nd Street and 223rd Street, a line 100 feet northeasterly of 139th Avenue, 222nd Street, 139th Avenue, a line midway between 222nd Street and 223rd Street, Carson Street, a line 100 feet northwesterly of 222nd Street, 138th Avenue, a line 100 feet southeasterly of 220th Place, 137th Road, and 220th Place;

7. changing from a C8-1 District to an R2A District property bounded by a line 150

feet northeasterly of Merrick Boulevard, a line midway between 222nd Street and 223rd Street, a line 100 feet northeasterly of Merrick Boulevard, and 220th Street;

8. changing from an R3-2 District to an R3-1 District property bounded by:
 - a. a line 100 feet southwesterly of Merrick Boulevard, 229th Street, a line 95 feet southwesterly of Merrick Boulevard, 230th Street, 135th Avenue, and a line midway between 228th Street and 229th Street; and
 - b. 135th Avenue, a line midway between 228th Street and 229th Street, a line 120 feet southwesterly of 135th Avenue, 228th Street, a line 100 feet southwesterly of 135th Avenue, a line midway between 227th Street and 228th Street, a line 150 feet southwesterly of 135th Avenue, and a line midway between 226th Street and 227th Street;

9. changing from an R2 District to an R3-2 District property bounded by:
 - a. 131st Avenue and its southeasterly centerline prolongation, Laurelton Parkway, Merrick Boulevard, a northwesterly service road of Laurelton Parkway, a line 150 feet northeasterly of Merrick Boulevard, a line 50 feet southeasterly of 234th Street, 133rd Avenue, a line 90 feet southeasterly of 233rd Street, a line 140 feet southwesterly of 131st Avenue, and 232nd Street; and
 - b. the northwesterly prolongation of the southwesterly street line of 133rd Road, 234th Street, and a line 150 feet northeasterly of Merrick Boulevard;

10. changing from an R3-2 District to an R3A District property bounded by:
 - a. Springfield Boulevard, 135th Avenue, a line 100 feet southeasterly of Springfield Boulevard, a line midway between 134th Road and 135th Avenue, a line 200 feet southeasterly of Springfield Boulevard, 134th Road, 217th Street, a line 175 feet southwesterly of Merrick Boulevard, a line 100 feet northwesterly of 218th Street, a line 150 feet southwesterly of Merrick Boulevard, 222nd Street, 134th Road, 223rd Street, a line 150 feet southwesterly of Merrick Boulevard, 225th Street, a line 100 feet southwesterly of Merrick Boulevard, 227th Street, a line 95 feet northeasterly of 135th Avenue, a line 80 feet southeasterly of 225th Street, a line 100 feet northeasterly of 135th Avenue, 225th Street, a line 75 feet northeasterly of 135th Avenue, 224th Street, a line 100 feet northeasterly of 135th Avenue, the northeasterly centerline prolongation of 223rd Street, 135th Avenue, 218th Street, 137th Avenue, 219th Street, 137th Road, 218th Street, 138th Avenue, and Carson Street; and

- b. a line 100 feet southwesterly of Merrick Boulevard, a line 100 feet southeasterly of 234th Street, a line 100 feet northeasterly of 134th Road and its southeasterly prolongation, Laurelton Parkway and its southwesterly centerline prolongation (at North Conduit Avenue), South Conduit Avenue, the southwesterly centerline prolongation of 230th Place, the northeasterly boundary line of the Long Island Rail Road (Montauk Division) right-of-way, a line perpendicular to the southwesterly street line of Mentone Avenue distant 325 feet southeasterly (as measured along the street line) from the point of intersection of the southwesterly street line of Mentone Avenue and the southeasterly street line of 225th Street, Mentone Avenue, a line 100 feet southeasterly of 228th Street, 141st Avenue, 230th Place, Francis Lewis Boulevard, 137th Avenue, 230th Street, a line 100 feet northeasterly of 137th Avenue, a line midway between 229th Street and 230th Street, 135th Avenue, and 230th Street;

- 11. changing from a C8-1 District to an R3A District property bounded by a line 100 feet northeasterly of 219th Street, a line 125 feet southwesterly of Merrick Boulevard, a line 100 feet northeasterly of 220th Street, a line 100 feet southwesterly of Merrick Boulevard, 221st Street, a line 140 feet southwesterly of Merrick Boulevard, 222nd Street, a line 100 feet southwesterly of Merrick Boulevard, 223rd Street, 134th Road, 222nd Street, and a line 150 feet southwesterly of Merrick Boulevard;

- 12. changing an R3-2 District to an R3X District property bounded by:
 - a. 135 Avenue, 222nd Street, 136th Avenue, a line midway between 221st Street and 222nd Street, a line 100 feet northeasterly of 137th Avenue, 221st Street, 137th Avenue, 220th Place, 137th Road, a line 100 feet southeasterly of 220th Place, 138th Avenue, a line 100 feet northwesterly of 222nd Street, Carson Street, a line 125 feet southeasterly of 219th Street, a line 145 feet southwesterly of 139th Avenue and its southeasterly prolongation, a line 240 feet southeasterly of 219th Street, 140th Avenue and its southeasterly centerline prolongation, a line 110 feet southeasterly of 219th Street, 141st Avenue, a line 300 feet southeasterly of 222nd Street, a line midway between 141st Avenue and 141st Road, a line 175 feet northwesterly of 224th Street, 141st Road, a line 100 feet northwesterly of 224th Street, Prospect Court and its southeasterly centerline prolongation, a line 210 feet southeasterly of 225th Street, North Conduit Avenue, 225th Street, South Conduit Avenue, Springfield Boulevard, a line 120 feet northwesterly of 142nd Road, a line 255 feet northwesterly of 221st Street, Edgewood Avenue, the northeasterly prolongation of a line 80 feet northwesterly of 221st Street, the southwesterly boundary line of the Long Island Rail Road (Montauk Division) right-of-way, a line 140 feet northwesterly of 222nd Street, 141st Road, a line 100 feet northwesterly of

219th Street, a line 150 feet easterly of Springfield Boulevard, a line 100 feet northeasterly of 138th Road, Carson Street, 138th Avenue, 218th Street, 137th Road, 219th Street, 137th Avenue, and 218th Street; and

- b. a line 100 feet southwesterly of Merrick Boulevard, a line midway between 228th Street and 229th Street, 135th Avenue, a line midway between 226th Street and 227th Street, a line 150 feet southwesterly of 135th Avenue, a line midway between 227th Street and 228th Street, a line 100 feet southwesterly of 135th Avenue, 228th Street, a line 120 feet southwesterly of 135th Avenue, a line midway between 228th Street and 229th Street, 135th Avenue, a line midway between 229th Street and 230th Street, a line 100 feet northeasterly of 137th Avenue, 225th Street, 137th Avenue, 224th Street, a line 290 feet southwesterly of 135th Avenue, a line midway between 225th Street and 226th Street, 135th Avenue, a line 80 feet southeasterly of 225th Street, a line 95 feet northeasterly of 135th Avenue, and 227th Street;

13. changing from an R2 District to an R4B District property bounded by:

- a. 130th Avenue, a line midway between 227th Street and 228th Street, a line 225 feet southwesterly of 130th Avenue, and a line midway between 226th Street and 227th Street;
- b. a line 100 feet northeasterly of 141st Avenue, a line midway between 227th Street and 228th Street, 141st Avenue, and 226th Street; and
- c. a line 100 feet northeasterly of 141st Avenue, 230th Place, and 141st Avenue, and a line midway between 228th Street and 229th Street;

14. changing from an R3-2 District to an R4B District property bounded by:

- a. 130th Avenue, a line midway between 226th Street and 227th Street, 133rd Avenue, a line midway between 225th Street and 226th Street, a line 75 feet northeasterly of 133rd Avenue, and 224th Street; and
- b. 141st Avenue, a line 100 feet southeasterly of 228th Street, Mentone Avenue, a line perpendicular to the southwesterly street line of Mentone Avenue distant 325 feet southeasterly (as measured along the street line) from the point of intersection of the southwesterly street line of Mentone Avenue and the southeasterly street line of 225th Street, a northeasterly boundary line of the Long Island Rail Road (Montauk Division) right-of-way, 225th Street, Mentone Avenue, and 226th Street;

15. changing from an R2 District to an R5D District property bounded by 133rd Road,

a line 100 feet southeasterly of Springfield Boulevard, a line midway between 133rd Road and Merrick Boulevard, and Springfield Boulevard;

16. changing from an R3-2 District to an R5D District property bounded by a line 150 feet southwesterly of Merrick Boulevard and its northwesterly prolongation (at 217th Street), a line 100 feet northwesterly of 218th Street, a line 175 feet southwesterly of Merrick Boulevard, 217th Street, 134th Road, a line 200 feet southeasterly of Springfield Boulevard, a line midway between 134th Road and 135th Avenue, a line 100 feet southeasterly of Springfield Boulevard, 135th Avenue, and Springfield Avenue;
17. changing from a C8-1 District to an R5D District property bounded by a line midway between Merrick Boulevard and 133rd Road, 218th Street, 133rd Road, 220th Street, a line 100 feet northeasterly of Merrick Boulevard, 225th Street, a line 150 feet southeasterly of Merrick Boulevard, 223rd Street, a line 100 feet southwesterly of Merrick Boulevard, 222nd Street, a line 140 feet southwesterly of Merrick Boulevard, 221st Street, a line 100 feet southwesterly of Merrick Boulevard, a line 100 feet northwesterly of 220th Street, a line 125 feet southwesterly of Merrick Boulevard, a line 100 feet northwesterly of 219th Street, a line 150 feet southwesterly of Merrick Boulevard and its northwesterly prolongation (at 217th Street), and Springfield Boulevard;
18. establishing within a proposed R3X District a C1-3 District bounded by Springfield Boulevard, a line 60 feet northeasterly of 144th Avenue, a line 75 feet southeasterly of Springfield Boulevard, 144th Avenue, and North Conduit Avenue;
19. establishing within an existing R3-2 District a C1-3 District bounded by:
 - a. 225th Street, a line 100 feet northeasterly of Merrick Boulevard, 228th Street, a line 95 feet northeasterly of Merrick Boulevard, 229th Street, a line 100 feet northeasterly of Merrick Boulevard, 234th Street, a line 100 feet southwesterly of 133rd Road (straight portion) and its southeasterly centerline prolongation, a northwesterly service road of Laurelton Parkway, a line 100 feet northeasterly of 134th Road, a line 100 feet southeasterly of 234th Street, a line 100 feet southwesterly of Merrick Boulevard, 230th Street, a line 95 feet southwesterly of Merrick Boulevard, 229th Street, and a line 100 feet southwesterly of Merrick Boulevard;
 - b. 224th Street, a line 80 feet northeasterly of 141st Avenue, a line midway between 224th Street and 225th Street, 141st Avenue, a line 90 feet northwesterly of 225th Street, 141st Road, 224th Street, and 141st Avenue; and

- c. 141st Road, 224th Street, Prospect Court, and a line 100 feet northwesterly of 224th Street;
20. establishing within a proposed R5D District a C2-3 District bounded by Springfield Boulevard, 133rd Road, a line 100 feet southeasterly of Springfield Boulevard, a line midway between 133rd Road and Merrick Boulevard, 218th Street, a line 100 feet northeasterly of Merrick Boulevard, 225th Street, a line 100 feet southwesterly of Merrick Boulevard, 222nd Street, a line 140 feet southwesterly of Merrick Boulevard, 221st Street, a line 100 feet southwesterly of Merrick Boulevard, a line 100 feet northwesterly of 220th Street, a line 125 feet southwesterly of Merrick Boulevard, a line 100 feet northwesterly of 219th Street, a line 150 feet southwesterly of Merrick Boulevard, a line 100 feet northwesterly of 218th Street, a line 175 feet southwesterly of Merrick Boulevard, 217th Street, 134th Road, a line 200 feet southeasterly of Springfield Boulevard, a line midway between 134th Road and 135th Avenue, a line 100 feet southeasterly of Springfield Boulevard, and 135th Avenue;

as shown on a diagram (for illustrative purposes only) dated June 2, 2008 and which includes CEQR Declaration E-215.

The above resolution (C 080462 ZMQ), duly adopted by the City Planning Commission on August 11, 2008 (Calendar No.26), is filed with the Office of the Speaker, City Council, and the Borough President in accordance with the requirements of Section 197-d of the New York City Charter.

AMANDA M. BURDEN, FAICP, Chair
KENNETH J. KNUCKLES, Esq., Vice Chairman
ANGELA M. BATTAGLIA, IRWIN G. CANTOR, P.E.,
ANGELA R. CAVALUZZI, AIA, ALFRED C. CERRULLO, III,
MARIA M. DEL TORO, RICHARD W. EADDY, NATHAN LEVENTHAL,
SHIRLEY A. MCRAE, KAREN A. PHILLIPS, Commissioners