



CITY PLANNING COMMISSION

January 24, 2007/Calendar No. 6

C 070119 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. 10b, 10d and 14a:**

1. eliminating from within an existing R4 District a C1-2 District bounded by:
 - a. Booth Memorial Avenue, the southerly centerline prolongation of 137th Street, a line midway between Booth Memorial Avenue and 57th Road, and a line 150 feet easterly of 136th Street;
 - b. 59th Avenue, Main Street, the northerly service road of Horace Harding Expressway, and a line 150 feet westerly of Main Street;
 - c. 60th Avenue, a line 150 feet easterly of the southerly prolongation of the easterly street line of 142nd Street, the northerly service road of Horace Harding Expressway, and a line 100 feet easterly of the southerly prolongation of the easterly street line of 142nd Street;
 - d. 59th Avenue, Kissena Boulevard, the northerly service road of Horace Harding Expressway, a line 100 feet westerly of Kissena Boulevard, 60th Avenue, and a line 150 feet westerly of Kissena Boulevard; and
 - e. a line 150 feet northerly of the northerly service road of Horace Harding Expressway and its easterly prolongation (between 160th Street and 161st Street), 161st Street, the northerly service road of Horace Harding Expressway, and Parsons Boulevard;
2. eliminating from within an existing R4 District a C2-2 District bounded by a line 150 feet northerly of the northerly service road of Horace Harding Expressway, 164th Street, the northerly service road of Horace Harding Expressway, and 161st Street;
3. changing from an R2 District to an R2A District property bounded by the centerline of former 61st Road, a line 100 feet westerly of Main Street, 63rd Avenue, a line 100 feet easterly of 138th Street;
4. changing from an R3-2 District to an R2A District property bounded by: 63rd Avenue, a line 110 feet westerly of Main Street, a northerly boundary line of Mount Hebron Cemetery, a line 100 feet southerly of 63rd Avenue, and 64th Avenue;
5. changing from an R4 District to an R2A District property bounded by:
 - a. a line 440 feet northerly of Booth Memorial Avenue, 142nd Street, a line midway between 56th Road and Booth Memorial Avenue, 146th Street, 56th Road, 148th Street, Booth Memorial Avenue, a line 100 feet easterly of 146th Street, 59th Avenue, 146th Street, 58th Avenue, a line 300 feet westerly of 146th Street, 58th

Road, 142nd Street, 58th Avenue, 141st Street, a line 110 feet southerly of Booth Memorial Avenue, a line 100 feet westerly of 142nd Street, Booth Memorial Avenue, 141st Street, a line 95 feet northerly of Booth Memorial Avenue, a line midway between 141st Street and 142nd Street; and

- b. Booth Memorial Avenue, 160th Street, a line 350 feet northerly of 59th Avenue, 159th Street, 59th Avenue, and a line midway between 156th Street and 157th Street;
6. changing from an R3-2 District to an R3-1 District property bounded by:
- a. 63rd Avenue, 64th Avenue, a line 100 feet southerly of 63rd Avenue, a northwesterly boundary line of Mount Hebron Cemetery, a line 100 feet easterly of 138th Street, 64th Avenue, and 138th Street; and
 - b. a line 100 feet southerly of 63rd Avenue, a line 100 feet westerly of 138th Street, 64th Avenue, a line midway between 137th Street and 138th Street, 64th Road, 138th Street, a line 500 feet southerly of 64th Avenue, a northerly boundary line of Mount Hebron Cemetery, 63rd Road, 136th Street, 64th Avenue, and a line midway between 136th Street and 137th Street;
7. changing from an R4 District to an R3A District property bounded by a line 80 feet southerly of Booth Memorial Avenue, 161st Street, a line 100 feet southerly of Booth Memorial Avenue, a line midway between 162nd Street and 163rd Street, a line 100 feet northerly of 59th Avenue, 163rd Street, 59th Avenue, 162nd Street, a line 100 feet southerly of 59th Avenue, 163rd Street, a line 100 feet northerly of Horace Harding Expressway, 161st Street, a line 90 feet northerly of Horace Harding Expressway, 155th Street, a line 80 feet northerly of Horace Harding Expressway, a line midway between 155th Street and 154th Place, 59th Avenue, 159th Street, a line 350 feet northerly of 59th Avenue, and 160th Street;
8. changing from an R2 District to an R3X District property bounded by the centerline of former 61st Road, a line 100 feet easterly of 138th Street, 63rd Avenue, and 138th Street;
9. changing from an R3-2 District to an R3X District property bounded by the northerly service road of Horace Harding Expressway, 138th Street, 64th Avenue, a line 100 feet easterly of 138th Street, a westerly boundary line of Mount Hebron Cemetery, a line 500 feet southerly of 64th Avenue, 138th Street, 64th Road, a line midway between 137th Street and 138th Street, 64th Avenue, a line 100 feet westerly of 138th Street, a line 100 feet southerly of 63rd Avenue, a line midway between 137th Street and 136th Street, 64th Avenue, 136th Street, 63rd Road, an easterly and northerly boundary line of Mount Hebron Cemetery and its westerly prolongation, and the southerly centerline prolongation of College Point Boulevard;
10. changing from R4 District to an R3X District property bounded by:
- a. 58th Avenue, 146th Street, 59th Avenue, 142nd Street, 58th Road, and a line 300 feet northwesterly of 146th Street;
 - b. a line midway between 58th Road and 59th Avenue, a line 100 feet northwesterly of 150th Street, 59th Avenue, 150th Street, a line midway between 59th Avenue and 60th Avenue, and 148th Street; and

- c. a line midway between 58th Road and 59th Avenue, a line 100 feet westerly of Kissena Boulevard, a line midway between 60th Avenue and Horace Harding Expressway, and a line 100 feet northwesterly of 153rd Street;
11. changing from an R3-2 District to an R4 District property bounded by:
- a. a southerly boundary line of Kissena Corridor Park and its westerly prolongation, a westerly boundary line of Kissena Corridor Park and its southerly prolongation, 56th Road, and 146th Street; and
 - b. the northerly service road of Horace Harding Expressway, Main Street, a northerly boundary line of Mount Hebron Cemetery and its easterly prolongation, a line 110 feet westerly of Main Street, 63rd Avenue, a line 100 feet westerly of Main Street, the centerline of former 61st Road, and 138th Street;
12. changing from an R4 District to an R4-1 District property bounded by:
- a. Elder Avenue, a line midway between 136th Street and 137th Street, a line perpendicular to the easterly street line of 136th Street distant 200 feet northerly (as measured along the street line) from the point of intersection of the easterly street line of 136th Street and the northeasterly street line of Booth Memorial Avenue, 136th Street, a line 100 feet northeasterly of Booth Memorial Avenue, and a line midway between 135th Street and 134th Street;
 - b. a line 100 feet southerly of Booth Memorial Avenue, a line 100 feet easterly of 134th Street, 57th Road, a line 200 feet easterly of 134th Street, 58th Avenue, a line 100 feet westerly of 136th Street, a line midway between 58th Road and 59th Avenue, a line 500 feet westerly of 136th Street, 59th Avenue, a line 100 feet easterly of Lawrence Street, the northerly service road of Horace Harding Expressway, a line 100 feet westerly of Lawrence Street, 60th Avenue, College Point Boulevard, 59th Avenue, a line 100 feet easterly of College Point Boulevard, 58th Avenue, a line 100 feet westerly of Lawrence Street, a line 90 feet southerly of 58th Road, Lawrence Street, 58th Road, a line 100 feet westerly of 134th Street, a line midway between 58th Avenue and 57th Road, a line 100 feet easterly of Lawrence Street, 57th Avenue, and a line 180 feet easterly of Lawrence Street;
 - c. 59th Avenue, a line 180 feet westerly of 138th Street, 60th Avenue, and a line 325 feet westerly of 136th Street;
 - d. Booth Memorial Avenue, a line midway between 156th Street and 157th Street, 59th Avenue, a line midway between 154th Place and 155th Street, a line 80 feet northerly of Horace Harding Expressway, a line 100 feet westerly of 154th Place, 59th Avenue, and Kissena Boulevard; and
 - e. a line 100 feet southwestly of 61st Road, 153rd Street, Reeves Avenue, 146th Place, a line perpendicular to the southeasterly street line of 146th Place distant 110 feet northeasterly (as measured along the street line) from the point of intersection of the southeasterly street line of 146th Place and the northerly street line of Reeves Avenue, and a line midway between 148th Street and 146th Place;

13. changing from an R4 District to an R4B District property bounded by:
 - a. 58th Avenue, 142nd Street, 59th Avenue, and Main Street; and
 - b. a line midway between 56th Road and Booth Memorial Avenue, 150th Street, Booth Memorial Avenue, Kissena Boulevard, 59th Avenue, a line 100 feet westerly of Kissena Boulevard, a line midway between 59th Avenue and 58th Road, a line perpendicular to the southwesterly street line of 58th Road distant 110 feet southeasterly (as measured along the street line) from the point of intersection of the southwesterly street line of 58th Road and the southeasterly street line of 150th Street, 58th Road, a line 100 feet northwesterly of 150th Street, a line midway between 59th Avenue and 58th Road, and 148th Street;

14. changing from an R4 District to an R5B District property bounded by:
 - a. Peck Avenue, Main Street, Booth Memorial Avenue, a line midway between Main Street and 141st Street, 58th Avenue, Main Street, 59th Avenue, 142nd Street, 60th Avenue, the southwesterly prolongation of a line 100 feet southeasterly of 142nd Street, the northerly service road of Horace Harding Expressway, a line 100 feet westerly of Main Street; Booth Memorial Avenue, and a line 80 feet westerly of Main Street; and
 - b. 59th Avenue, a line 100 feet westerly of 154th Place, a line 80 feet northerly of Horace Harding Expressway, 155th Street, a line 90 feet northerly of Horace Harding Expressway, 161st Street, a line 100 feet northerly of Horace Harding Expressway, 164th Street, Horace Harding Expressway, 153rd Street, a line midway between 60th Avenue and Horace Harding Expressway, and a line 100 feet westerly of Kissena Boulevard;

15. establishing within an existing R4 District a C1-2 District bounded by a line midway between Booth Memorial Avenue and 57th Road, a line 150 feet easterly of 136th Street, a line 100 feet northerly of 57th Road, and 136th Street;

16. establishing within a proposed R5B District a C1-3 District bounded by:
 - a. a line 100 feet northerly of Booth Memorial Avenue, Main Street, 58th Avenue, a line 100 feet westerly of Main Street, Booth Memorial Avenue, and a line 80 feet westerly of Main Street;
 - b. 59th Avenue, Main Street, the northerly service road of Horace Harding Expressway, and a line 100 feet westerly of Main Street;
 - c. 59th Avenue, Kissena Boulevard, a line 200 feet southerly of 59th Avenue, a line 100 feet westerly of 154th Place, a line 80 feet northerly of Horace Harding Expressway, 154th Place, the northerly service road of Horace Harding Expressway, and a line 100 feet westerly of Kissena Boulevard; and
 - d. a line 90 feet northerly of Horace Harding Expressway, 161st Street, the northerly

service road of Horace Harding Expressway, and Parsons Boulevard; and

17. establishing within a proposed R5B District a C2-3 District bounded by a line 100 feet northerly of Horace Harding Expressway, 164th Street, the northerly service road of Horace Harding Expressway, and 161st Street;

Borough of Queens, Community Districts 7 and 8, as shown on a diagram (for illustrative purposes only) dated October 10, 2006 and subject to CEQR Declaration E-174.

The application for an amendment of the Zoning Map was filed by the Department of City Planning on October 10, 2006, to rezone all or portions of 100 blocks in the central Queens neighborhoods of Queensboro Hill, Cedar Grove and Kissena Heights in Community District 7, and five blocks of Flushing-on-the-Hill in Community District 8.

BACKGROUND

The Department of City Planning is proposing Zoning Map amendments encompassing approximately 100 blocks in the Queensboro Hill, Cedar Grove and Kissena Heights neighborhoods of Community District 7, and approximately five blocks in the Flushing-on-the-Hill neighborhood of Community District 8. The rezoning area generally is bounded by the Queens Botanical Garden, Kissena Park and Kissena Corridor Park to the north; St. Mary's Cemetery to the east; the Horace Harding/Long Island Expressway, Queens College, and Mount Hebron and Cedar Grove cemeteries to the south; and College Point Boulevard to the west.

Queensboro Hill is located in the greater Flushing area of north central Queens, only one and one-quarter mile south of downtown Flushing. Residential development in the outskirts of Flushing began in the early 1900s, as the burgeoning population of downtown Flushing moved outward into land formerly occupied by botanical nurseries. Today, Downtown Flushing hosts an extensive transportation hub approximately one and one-quarter mile north of the rezoning area; buses along Main Street and Kissena Boulevard carry passengers to the Main Street stop of the #7 IRT line and the Long Island Rail Road stop at 41st Avenue. An express bus to Manhattan runs along Main Street and the Horace Harding Expressway.

The neighborhoods within the rezoning area are primarily residential communities. Much of the housing stock in the rezoning area dates to the decades immediately following World War II, up to the early 1960s. Ninety-five percent of the affected lots are occupied by residential uses; of those, ninety-two percent are developed with one- and two-family residences. Multi-family apartment buildings are scattered throughout the rezoning area, but tend to be concentrated along the Horace Harding Expressway and Kissena Boulevard.

One- to three-story commercial buildings and mixed-use structures are located along Main Street, the Horace Harding Expressway and Kissena Boulevard, and comprise two percent of the lots in the rezoning area. Public facilities and schools within the rezoning area include PS 120, PS 163, and New York Hospital, Queens. Several significant institutions are adjacent to the rezoning area, including Queens College and the City University of New York Law School to the south of the rezoning area. To the north, the rezoning area is adjacent to recreational and landscaped open spaces, most significantly Kissena Park, Kissena Corridor Park, and the Queens Botanical Garden. The regional recreational facilities of Flushing Meadows-Corona Park are nearby to the west.

The proposed rezoning is the result of consultations with Community Boards 7 and 8, local elected officials, and local civic associations, including the Queensboro Hill Neighborhood Association, Flushing-on-the-Hill Civic Association, Kissena Heights Civic Association, and the Cedar Grove Civic Association. The rezoning proposal developed by the Department of City Planning responds to community concerns that recent residential development is inconsistent with the established scale and character of the neighborhoods.

EXISTING ZONING

The current zoning of the Queensboro Hill neighborhoods has been in place since the Zoning Resolution was adopted in 1961. In general, the existing zoning does not closely correspond to the area's predominant housing types. The Cedar Grove neighborhood, located south of the Horace Harding Expressway and west of Main Street, is presently zoned R2 on three blocks, which allows only single-family detached homes, but the remainder of this neighborhood is zoned R3-2, a general residence district that allows a broad range of housing types. All other portions of rezoning area are zoned R4, a moderately higher density general residence district. Commercial districts found within the rezoning area include C1-2, C2-2 and C2-3 commercial overlays located along portions of Main Street and the Horace Harding Expressway.

R2

The R2 district permits single-family detached residences on 3,800 square-foot lots with a minimum width of 40 feet. The maximum floor area ratio (FAR) is 0.5. The maximum front wall height is 25 feet, given a minimum front yard depth of 15 feet; each additional linear foot in depth of the front yard yields an additional foot to the height of the building's maximum front wall. There is no fixed maximum building height; rather, the building's maximum height is determined by the Sky Exposure Plane, which has a varying height

depending on where a building is located on its zoning lot. Community facilities are permitted an FAR of 0.5. One parking space is required for each dwelling.

R3-2

The R3-2 district is the lowest-density general residence district. All housing types and occupancies are permitted, including semi-detached homes, rowhouses and garden apartments. The maximum FAR is 0.6 (including a 20% attic allowance). Minimum lot width and lot area depend upon the housing configuration: detached structures require a 40-foot lot frontage and 3,800 square feet of lot area; other housing types require at least 18 feet of frontage and 1,700 square feet of lot area. The maximum height allowed for all building walls is 21 feet; the maximum building height is 35 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 moderately higher density. The maximum FAR is 0.9 (including a 20% attic allowance). On predominantly built-up blocks where the infill provisions of the Zoning Resolution may apply, the maximum FAR is 1.35. Detached residences require a minimum of 3,800 square feet in lot area and minimum lot width of 40 feet. Semi-detached and attached residences require a minimum of 1,700 square feet in lot area and a minimum lot width of 18 feet. The maximum height allowed for all building walls is 25 feet; the maximum building height is 35 feet. Community facilities are permitted an FAR of 2.0. One parking space is required for each dwelling unit.

C1-2 Commercial Overlay

C1-2 commercial overlays are located on several blockfronts along Main Street, Kissena Boulevard and the north side of the Horace Harding Expressway. There is also a C1-2 overlay on the south side of Booth Memorial Avenue east of 136th Street. Most of these blocks are developed with one- to two-story commercial buildings. C1 districts are mapped within residential districts and permit Use Groups 1 through 6, which allow the kinds of locally-oriented retail and service establishments needed in residential neighborhoods. C1 commercial overlays located in R1 through R4 districts allow commercial developments with a maximum FAR of 1.0, with commercial uses limited to the first or second floor. Most retail uses zoned C1-2 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.

C2-2 Commercial Overlay

C2-2 commercial overlays are located on three blockfronts along the Horace Harding Expressway between 161st and 164th streets. Most of these blocks are developed with one-story automobile and transportation services. C2 districts are mapped within residential districts and permit a wider range of local retail and service establishments than do C1 districts, including Use Groups 1 through 9 and 14. C2 commercial overlays located in R1 through R4 districts allow commercial developments with a maximum FAR of 1.0, with commercial uses limited to the first or second floor. Most retail uses zoned C2-2 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.

C2-3 Commercial Overlay

An existing C2-3 commercial overlay is located on one blockfront along the south side of the Horace Harding Expressway west of Lawrence Street, covering a regional nursery and floral shop. Most retail uses zoned C2-3 require one accessory parking space per 400 square feet of commercial floor space, although the requirements may range between one space per 300 square feet and one space per 1,000 square feet.

PROPOSED ZONING

To ensure that new development better matches existing housing types found in the neighborhoods of Queensboro Hill, Cedar Grove, Flushing-on-the-Hill and Kissena Heights, the Department of City Planning is proposing to rezone 105 blocks from existing residential districts (R2, R3-2 and R4) to a range of lower-density and contextual districts (R2A, R3A, R3X, R3-1, R4B, R4-1, R4 and R5B). The proposed rezoning would attain the following objectives:

- Preserve the predominantly one- and two-family, detached character on most blocks;
- Ensure that future residential development is consistent with existing building bulk and scale; and
- Direct multifamily residential and mixed-use development to Main Street and Kissena Boulevard, while restricting it from surrounding lower-density areas.

R2A

R2 and R4 to R2A

As certified, R2A zoning is being proposed for three separate areas comprising all or portions of 17 blocks. The three areas include an area in Cedar Grove south of the Horace Harding Expressway and west of Main Street generally zoned R2 today, as well as two areas in Queensboro Hill presently zoned R4: an irregularly-

shaped area from 56th Road to 59th Avenue, between 141st and 148th streets, and an area bounded by Booth Memorial Avenue, 156th Street, 59th Avenue, and 160th Street.

The proposed R2A would limit residential development to single-family detached houses. The minimum lot size and lot width requirements would be 3,800 square feet and 40 feet. The maximum allowable FAR would be 0.5. New development would require front yard line-up with an adjacent front yard at a minimum depth of 15 feet, up to a depth of 20 feet. Two side yards totaling at least 13 feet would also be required, each at least five feet wide; corner lots would require one 20-foot side yard. New floor area allowances would take effect, placing lower limits on the amount of permitted floor area deductions associated with attic space, mechanical space and enclosed accessory parking. New building height and setback requirements would require a maximum building height of 35 feet and a maximum perimeter wall height of 21 feet. The maximum lot coverage under R2A would be 30%. Community facilities would be allowed a maximum FAR of 0.5. One parking space per dwelling would be required.

The proposed change from R2 and R4 to R2A would more closely reflect the predominant character of houses in this area, of which 83% are single-family, detached buildings, as well as prevent new developments that are out-of-scale with neighboring homes.

R3X

R2, R3-2, and R4 to R3X

As certified, R3X zoning is being proposed for four separate areas comprising all or portions of 26 blocks. The four areas include an area in Cedar Grove south of the Horace Harding Expressway and generally west of 138th Street largely zoned R3-2, as well as three areas in Queensboro Hill presently zoned R4: an area between 58th and 59th avenues, from 142nd to 146th streets; two blockfronts along 59th Avenue between 148th and 150th streets; and an area between 58th Road and the service road of the Horace Harding Expressway from 100 feet west of 153rd Street to 100 feet west of Kissena Boulevard.

The proposed R3X would limit residential development to one- and two-family detached residences. The minimum lot size and lot width would be 3,325 square feet and 35 feet. The maximum FAR would be 0.6 (including a 20% attic allowance). A minimum ten-foot front yard would be required, but a deeper front yard line-up would be required if adjacent properties had front yards exceeding ten feet, up to a maximum of 20 feet. Two side yards totaling ten feet would be required, as well as a minimum distance of eight feet between

buildings on adjacent zoning lots. The maximum building height would be 35 feet, and the maximum perimeter wall height would be 21 feet. Community facilities would be allowed an FAR of 1.0. One parking space per dwelling would be required.

The proposed rezoning to R3X would ensure that future development would better match the established one- and two-family detached housing and building envelopes characteristic of these areas. Within the proposed R3X areas, 74% of the lots contain one- and two-family detached buildings.

R3A

R4 to R3A

The proposed R3A District would include portions of 13 blocks in the eastern end of the rezoning area, generally between the Horace Harding Expressway and 59th Avenue, from 155th to 163rd streets.

The proposed R3A would limit residential development to one- and two-family detached houses. The minimum lot size and lot width requirements would be 2,375 square feet and 25 feet. The maximum FAR would be 0.6 (including a 20% attic allowance). A minimum ten-foot front yard would be required, but a deeper front yard line-up would be required if adjacent properties had front yards exceeding ten feet, up to a maximum of 20 feet. Two side yards totaling eight feet would be required, as well as a minimum distance of eight feet between buildings on adjacent zoning lots. The maximum building height would be 35 feet, and the maximum perimeter wall height would be 21 feet. Community facilities would be allowed an FAR of 1.0. One parking space per dwelling would be required.

The proposed change from R4 to R3A would more closely reflect the predominant character and bulk of houses in this area, 80% of which are one- and two-family detached buildings on relatively narrow lots.

R3-1

R3-2 to R3-1

The proposed R3-1 zoning district would cover all or portions of six blocks in an area of Cedar Grove located south of 64th Avenue and north of Mr. Hebron Cemetery.

The proposed R3-1 zoning district would permit one- and two-family detached and semi-detached residential development. The minimum lot size and lot width requirements would be 3,800 square feet and 40 feet for

new detached homes and 1,700 square feet and 18 feet for semi-detached residences. The maximum FAR would be 0.6 (including a 20% attic allowance). All residences would require front yards with a minimum depth of 15 feet; detached homes would also require two side yards totaling 13 feet, while all other building types would require one eight-foot side yard. The maximum building height would be 35 feet, and the maximum perimeter wall height would be 21 feet. Community facilities would be allowed an FAR of 1.0. One parking space per dwelling would be required.

All of the residential lots proposed to be rezoned R3-1 are developed with one- and two-family detached and semi-detached buildings.

R4B

R4 to R4B

R4B zoning is proposed for two areas within Queensboro Hill comprising all or portions of 12 blocks. One area is between 58th and 59th avenues, from Main Street to 142nd Street. The second, larger area is generally located between Booth Memorial Avenue and 59th Avenue, from 148th Street to Kissena Boulevard. These two areas are predominantly developed with one- and two-family rowhouses that have rear-yard parking.

The proposed R4B zoning district would limit residential development to one- and two-family detached, semi-detached and attached houses. The maximum allowable FAR would be 0.9, and infill provisions available in R4 districts would not be applicable in the proposed R4B district. The minimum lot size and lot width requirements would be 2,375 square feet and 25 feet for detached residences, and 1,700 square feet and 18 feet for semi-detached and attached residences. Yard regulations would require front yard line-up with an adjacent property at a minimum depth of five feet, but no deeper than an adjacent front yard. Detached buildings would require two side yards totaling eight feet, semi-detached buildings would require one four-foot side yard, and a minimum of eight feet would be required between buildings on adjacent zoning lots. The maximum building height and street wall height would be 24 feet. Community facilities would be allowed an FAR of 2.0. One parking space per dwelling would be required, but parking would not be permitted in the front yard.

The proposed R4B Districts would only permit housing types and sizes that are reflective of established development patterns, generally one- and two-story rowhouses with rear-yard parking.

R4-1

R4 to R4-1

The proposed R4-1 zoning district would cover all or portions of 30 blocks in five areas. The locations of the proposed R4-1 zoning changes are found in three distinct parts of the rezoning area: an area south of the Horace Harding Expressway between 61st Road, 146th Place, Reeves Avenue and 153rd Street; an area north of the Horace Harding Expressway, south of Elder Avenue and west of Main Street; and an area bordered by Booth Memorial Avenue, Kissena Boulevard, 59th Avenue and west of 157th Street.

The proposed R4-1 zoning district would allow one- and two-family detached and semi-detached residential development. The maximum FAR would be 0.9 (including a 20% attic allowance), and infill provisions available in R4 districts would not be applicable in the proposed R4-1 district. The minimum lot size and lot width requirements would be 2,375 square feet and 25 feet for detached homes, and 1,700 square feet and 18 feet for semi-detached residences. A minimum ten-foot front yard would be required, but a deeper front yard line-up would be required if adjacent properties had front yards exceeding ten feet, up to a maximum of 20 feet. Detached buildings would require two side yards totaling eight feet, semi-detached buildings would require one four-foot side yard, and a minimum of eight feet would be required between buildings on adjacent zoning lots. The maximum building height would be 35 feet, and the maximum perimeter wall height would be 25 feet. Community facilities would be allowed an FAR of 2.0. One parking space per dwelling would be required.

In the areas proposed to be rezoned R4-1, 88% of the affected lots are one- and two-family detached and semi-detached buildings.

R4

R3-2 to R4

The proposed R4 zoning includes portions of five blocks in two locations. The first area is a blockfront located north of 56th Road between 146th Street and 148th Street, and the second area is located on the west side of Main Street between 61st Road and 63rd Avenue.

The proposed R4 zoning district would permit all types of residential development, but at a moderately higher FAR (0.9, including attic allowance) than in the existing R3-2 district (0.6). Detached residences would require a minimum of 3,800 square feet of lot area and a minimum lot width of 40 feet. Semi-detached and

attached residences would require a minimum of 1,700 square feet of lot area and a minimum lot width of 18 feet. All developments would require front yards with a minimum depth of ten feet or, if deeper, a minimum of 18 feet to accommodate front-yard parking. Detached buildings would require two side yards totaling 13 feet; all other building types would require one eight-foot side yard. The maximum building height would be 35 feet, and the maximum perimeter wall height would be 25 feet. Community facilities would be allowed an FAR of 2.0. One parking space per dwelling unit would be required.

All of the blockfronts proposed to be rezoned R4 are developed with one- and two-story rowhouses with front-yard parking and have a greater FAR than is allowed in R3-2 districts.

R5B

R4 to R5B

The proposed R5B zoning district would include thirteen blockfronts along the north side of the Horace Harding Expressway and portions of Kissena Boulevard up to 59th Avenue, as well as eleven blockfronts along Main Street between Peck Avenue and the Horace Harding Expressway. These blockfronts are developed with a mix of commercial, residential and community facility uses.

The proposed R5B zoning district would permit all residence types. The minimum lot size and lot width requirements for detached buildings would be 2,375 square feet and 25 feet. For semi-detached and attached residences, the minimum lot size and lot width requirements would be 1,700 square feet and 18 feet. The maximum allowable FAR would be 1.35. Yard regulations would require front yard line-up with an adjacent property at a minimum depth of five feet, but no deeper than an adjacent front yard. Detached buildings would require two side yards totaling eight feet, semi-detached buildings would require one four-foot side yard, and a minimum of eight feet would be required between buildings on adjacent zoning lots. The maximum building height would be 33 feet, and the maximum street wall height would be 30 feet. Community facilities would be allowed an FAR of 2.0. Parking spaces would be required for 66% of the dwelling units. Parking spaces would not be permitted between the building and the street.

The proposed R5B Districts would direct multifamily and mixed-use development to areas best equipped to support it, while restricting it from surrounding lower-density neighborhoods. When mapped in conjunction with a commercial overlay typical development would be three-story, mixed-use buildings with commercial uses on the ground floor. All of the affected lots would be conforming.

Commercial Overlay Changes

The proposal includes changes to existing commercial overlays intended to more closely match existing land use and development patterns. The rezoning area contains C1-2, C2-2 and C2-3 overlays along portions of the Horace Harding Expressway, Main Street, Kissena Boulevard and Booth Memorial Avenue generally having depths of 150 feet. As certified, the Department proposes to rezone select C1-2 overlays to C1-3 overlays; rezone C2-2 overlays to C2-3 overlays; reduce the depths of certain existing overlays to 100 feet; and establish new C1-3 commercial overlays on three blockfronts within the rezoning area. Changing the existing C1-2 commercial overlays to C1-3 commercial overlays and the C2-2 commercial overlays to C2-3 commercial overlays would lower the amount of required parking, generally from one parking space per 300 square feet of commercial floor area to one space per 400 square feet of commercial area. The proposed actions would reflect existing commercial development patterns and prevent the intrusion of commercial uses onto residential side streets.

ENVIRONMENTAL REVIEW

This application (C 070119 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 07DCP014Q. The lead agency is the City Planning Commission.

After a study of the potential environmental impact of the proposed action, a Negative Declaration was issued on October 10, 2006. As a result of the environmental review, the Negative Declaration included (E) designations (E-174) that have been mapped on selected development sites in order to preclude future hazardous materials and noise impacts which could occur as a result of the proposed action.

To avoid the potential for hazardous materials impacts, the proposed rezoning includes (E) designations for hazardous materials on the following properties:

Block 5133	Lot 1
Block 6375	Lot 9
Block 6376	Lot 25
Block 6731	Lots 1, 12

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 New York City Department of Environmental Protection 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 placement of (E) designations would ensure that no significant impacts related to hazardous materials would occur as a result of the proposed action.

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

Block 5133	Lot 1
Block 6375	Lot 9
Block 6376	Lot 25
Block 6731	Lots 1, 12

The text of the (E) designation for Block 5133, Lot 1; Block 6375, Lot 9; Block 6376, Lot 25; and Block 6731, Lot 12 is as follows:

In order to ensure an acceptable interior noise environment, future residential uses must provide a closed window condition with a minimum of 30 dB(A) window/wall attenuation in order to maintain an interior noise level of 45 dB(A). In order to maintain a closed window condition an alternate means of ventilation must be also provided. Alternate means of ventilation includes, but is not limited to, central air conditioning or air conditioning sleeves containing air conditioners or HUD-approved fans.

The text of the (E) designation for Block 6731, Lot 1, is as follows:

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

With the implementation of the above (E) designations, no significant adverse impacts related to noise would occur.

The proposal was modified subsequent to the issuance of the Negative Declaration. The modifications were reviewed and it was determined they would not affect the analysis or determination of the Environmental Assessment Statement. Therefore, the Negative Declaration issued on October 10, 2006 remains in effect.

UNIFORM LAND USE REVIEW

This application (C 070119 ZMQ) was certified as complete by the Department of City Planning on October 10, 2006 and was duly referred to Community Board 7, Community Board 8, the Borough President and the Queens Borough Board for information and review, in accordance with Article 3 of the Uniform Land Use Review Procedure (ULURP) rules.

Community Board Review

Community Board 7 held a public hearing on this application on October 23, 2006, and on that date, by a vote of 36 to 0 with 0 abstentions, adopted a resolution recommending approval of the application.

On October 26, 2006 Community Board 8 submitted a letter to the Department of City Planning, Queens Borough President Marshall and Community Board 7, waiving the right to a public hearing and stating its adoption of Community Board 7's recommendation.

Borough President Review

This application was considered by the Borough President at a public hearing on November 2, 2006. The Borough President issued a recommendation on November 17, 2006 approving the application with the following condition:

The Department of City Planning should reinvestigate the proposed R3X district in an area along 138th Street south of 63rd Avenue and along 63rd Avenue east of 138th Street and if warranted the area should be zoned for an appropriate zoning district.

Borough Board Review

The Queens Borough Board did not issue a recommendation.

City Planning Commission Public Hearing

On November 15, 2006 (Cal. No. 7), the Commission scheduled December 6, 2006 for a public hearing. On December 6, 2006 (Calendar No. 14), the City Planning Commission held a public hearing on this application (C 070119 ZMQ). There were 6 speakers in favor of the application and 59 speakers in opposition.

Persons speaking in support included the Vice-Chair and Land Use Committee Chair for Community Board 7, the president of the Queensboro Hill Neighborhood Association, the incoming president of the Queensboro Hill Neighborhood Association, a private planning consultant, and two area residents.

The Vice-Chair and Land Use Committee Chair for Community Board 7 testified that the proposed rezoning was essential to prevent out-of-character developments and preserve the neighborhood's quality of life. He noted that the Community Board had advertised all public meetings regarding the rezoning in 23 separate newspapers, including Spanish, Korean, and Chinese-language papers.

The current president of the Queensboro Hill Neighborhood Association explained that the association included over 200 homeowners and had been actively pursuing a contextual rezoning for over ten years. She noted the area is predominantly developed with one- and two-family homes, and that recent developments encouraged by the current R4 zoning threaten the neighborhood's character and overload community infrastructure.

The private planning consultant testified in support of the rezoning, noting that it would prevent dramatic changes to the community's character and help ensure that new housing would better fit in with neighboring homes. He also noted that the public review process had been completely open, and that very little opposition was voiced at the Community Board and Borough President public hearings.

There were 59 speakers in opposition, mostly residents of the proposed R2A and R3X areas in portions of Queensboro Hill. Speakers were opposed to the single-family and reduced floor area restrictions of the R2A zoning proposed in two locations: an area between 56th Road to 59th Avenue, from 141st and 148th streets, and an area bounded by Booth Memorial Avenue, 156th Street, 59th Avenue, and 160th Street. These speakers stated that they wanted the flexibility to adapt their property to changing family needs, particularly the ability to have two-family occupancy.

Other speakers opposed the R3X zoning proposed for three locations: an area between 58th and 59th avenues, from 142nd to 146th streets; two blockfronts along 59th Avenue between 148th and 150th streets; and an area between 58th Road and the service road of the Horace Harding Expressway from 100 feet west of 153rd Street to 100 feet west of Kissena Boulevard. The speakers noted that the R3X zone would allow two-family occupancy, but objected to the reduced floor area ratio (from 0.9 to 0.6) as surrounding blocks would retain the higher FAR.

Many speakers in opposition also claimed that they had never been informed about the proposed rezoning nor notified of any meetings regarding it.

A representative of a development company testified in opposition to the proposed reduction in depth of the existing C1-2 commercial overlay on the southeast corner of Booth Memorial Avenue and 136th Street. The speaker noted that the Department had proposed the reduced overlay depth in order to remove commercial zoning from residentially-developed lots, but the development company had since purchased these lots and razed the houses in order to construct a medical community facility with commercial use in the cellar, which could not be built if the proposed zoning change were approved.

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

CONSIDERATION

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

The Commission believes that this rezoning action is a comprehensive zoning strategy for the neighborhoods of Queensboro Hill, Cedar Grove, Kissena Heights and Flushing-on-the-Hill, and will help preserve the area's predominant low-density character; encourage future development that reflects and reinforces the area's established building patterns; and prevent encroachment of commercial development into residential areas.

The Commission notes that floor area exemptions and the sky exposure plane regulations applicable to the existing R2 single-family district in Cedar Grove allows new homes that would be out-of-scale with neighboring buildings. The Commission further notes that the existing R3-2 and R4 general residence zoning allows housing types and densities that are out-of-character with the established context in the areas proposed to be rezoned. The Commission believes that changing the existing R2, R3-2 and R4 districts to a mix of

lower-density and contextual districts that include R2A, R3A, R3X, R3-1, R4B, R4-1, R4 and R5B would preserve the predominant one- and two-family context of these areas in Queensboro Hill and surrounding neighborhoods, as well as produce development more consistent with established building patterns in the rezoning area.

The Commission acknowledges the concerns expressed by community residents who appeared at the Commission's public hearing regarding the proposed zoning changes from an R4 district to an R2A single-family district in two locations and from an R4 to an R3X district in three locations. The Commission carefully evaluated the context of these areas and noted the predominance of detached, primarily two-story homes in these areas, as well as the detrimental impact to the built fabric that recent out-of-character development has had on the area. In order to best balance the wishes of homeowners to have flexibility to have two-family occupancy and adapted their detached homes to future family needs, the Commission, therefore, is modifying the application to change proposed R2A zoning in two locations (an area between 56th Road to 59th Avenue, from 141st and 148th streets, and an area bounded by Booth Memorial Avenue, 156th Street, 59th Avenue, and 160th Street) and R3X zoning in three locations (an area between 58th and 59th avenues, from 142nd to 146th streets; two blockfronts along 59th Avenue between 148th and 150th streets; and an area between 58th Road and the service road of the Horace Harding Expressway from 100 feet west of 153rd Street to 100 feet west of Kissena Boulevard) to R4A districts.

The Commission notes that in modifying the application, the R4A district will provide a maximum floor area ratio of 0.9 (including attic allowance) as permitted in the current R4 district, but it will limited future development to detached, one- and two-family residences. The Commission further notes that in R4A districts, the same 21-foot perimeter wall height, 35-foot building height and front yard line-up provisions will still be applicable. The Commission believes these regulations are important aspects of the R4A district to protect the character of the blocks where it is now proposed.

The Commission is also modifying the application to retain the existing depth of 210 feet for the C1-2 commercial overlay on the southeast corner of Booth Memorial Avenue and 136th Street. The Commission notes that the rationale for a reduced depth no longer exists because the former residential buildings have been leveled, and the proposed primarily community facility building is appropriate in this location.

The Commission believes the remaining proposed commercial overlay changes, as modified, will better

reflect existing commercial development patterns and will prevent the expansion of commercial uses onto residential side streets.

RESOLUTION

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

RESOLVED, by the City Planning Commission, pursuant to Sections 197-c and 200 of the New York City Charter, that based on the environmental determination and the consideration described in this report, the Zoning Resolution of the City of New York, effective as of December 15, 1961, and as subsequently amended, is further amended by changing the Zoning Map, Section No. 10b, 10d and 14a:

1. **eliminating from within an existing R4 District a C1-2 District** bounded by:
 - a. 59th Avenue, Main Street, the northerly service road of Horace Harding Expressway, and a line 150 feet westerly of Main Street;
 - b. 60th Avenue, a line 150 feet easterly of the southerly prolongation of the easterly street line of 142nd Street, the northerly service road of Horace Harding Expressway, and a line 100 feet easterly of the southerly prolongation of the easterly street line of 142nd Street;
 - c. 59th Avenue, Kissena Boulevard, the northerly service road of Horace Harding Expressway, a line 100 feet westerly of Kissena Boulevard, 60th Avenue, and a line 150 feet westerly of Kissena Boulevard; and
 - d. a line 150 feet northerly of the northerly service road of Horace Harding Expressway and its easterly prolongation (between 160th Street and 161st Street), 161st Street, the northerly service road of Horace Harding Expressway, and Parsons Boulevard;
2. **eliminating from within an existing R4 District a C2-2 District** bounded by a line 150 feet northerly of the northerly service road of Horace Harding Expressway, 164th Street, the northerly service road of Horace Harding Expressway, and 161st Street;
3. **changing from an R2 District to an R2A District** property bounded by the centerline of former 61st Road, a line 100 feet westerly of Main Street, 63rd Avenue, a line 100 feet easterly of 138th Street;
4. **changing from an R3-2 District to an R2A District** property bounded by: 63rd Avenue, a line 110 feet westerly of Main Street, a northerly boundary line of Mount Hebron Cemetery, a line 100 feet southerly of 63rd Avenue, and 64th Avenue;

5. **changing from an R3-2 District to an R3-1 District** property bounded by:
 - a. 63rd Avenue, 64th Avenue, a line 100 feet southerly of 63rd Avenue, a northwesterly boundary line of Mount Hebron Cemetery, a line 100 feet easterly of 138th Street, 64th Avenue, and 138th Street; and
 - b. a line 100 feet southerly of 63rd Avenue, a line 100 feet westerly of 138th Street, 64th Avenue, a line midway between 137th Street and 138th Street, 64th Road, 138th Street, a line 500 feet southerly of 64th Avenue, a northerly boundary line of Mount Hebron Cemetery, 63rd Road, 136th Street, 64th Avenue, and a line midway between 136th Street and 137th Street;

6. **changing from an R4 District to an R3A District** property bounded by a line 80 feet southerly of Booth Memorial Avenue, 161st Street, a line 100 feet southerly of Booth Memorial Avenue, a line midway between 162nd Street and 163rd Street, a line 100 feet northerly of 59th Avenue, 163rd Street, 59th Avenue, 162nd Street, a line 100 feet southerly of 59th Avenue, 163rd Street, a line 100 feet northerly of Horace Harding Expressway, 161st Street, a line 90 feet northerly of Horace Harding Expressway, 155th Street, a line 80 feet northerly of Horace Harding Expressway, a line midway between 155th Street and 154th Place, 59th Avenue, 159th Street, a line 350 feet northerly of 59th Avenue, and 160th Street;

7. **changing from an R2 District to an R3X District** property bounded by the centerline of former 61st Road, a line 100 feet easterly of 138th Street, 63rd Avenue, and 138th Street;

8. **changing from an R3-2 District to an R3X District** property bounded by the northerly service road of Horace Harding Expressway, 138th Street, 64th Avenue, a line 100 feet easterly of 138th Street, a westerly boundary line of Mount Hebron Cemetery, a line 500 feet southerly of 64th Avenue, 138th Street, 64th Road, a line midway between 137th Street and 138th Street, 64th Avenue, a line 100 feet westerly of 138th Street, a line 100 feet southerly of 63rd Avenue, a line midway between 137th Street and 136th Street, 64th Avenue, 136th Street, 63rd Road, an easterly and northerly boundary line of Mount Hebron Cemetery and its westerly prolongation, and the southerly centerline prolongation of College Point Boulevard;

9. **changing from an R3-2 District to an R4 District** property bounded by:
 - a. a southerly boundary line of Kissena Corridor Park and its westerly prolongation, a westerly boundary line of Kissena Corridor Park and its southerly prolongation, 56th Road, and 146th Street; and
 - b. the northerly service road of Horace Harding Expressway, Main Street, a northerly boundary line of Mount Hebron Cemetery and its easterly prolongation, a line 110 feet westerly of Main Street, 63rd Avenue, a line 100 feet westerly of Main Street, the centerline of former 61st Road, and 138th Street;

10. **changing from an R4 District to an R4-1 District** property bounded by:
 - a. Elder Avenue, a line midway between 136th Street and 137th Street, a line

perpendicular to the easterly street line of 136th Street distant 200 feet northerly (as measured along the street line) from the point of intersection of the easterly street line of 136th Street and the northeasterly street line of Booth Memorial Avenue, 136th Street, a line 100 feet northeasterly of Booth Memorial Avenue, and a line midway between 135th Street and 134th Street;

- b.** a line 100 feet southerly of Booth Memorial Avenue, a line 100 feet easterly of 134th Street, 57th Road, a line 200 feet easterly of 134th Street, 58th Avenue, a line 100 feet westerly of 136th Street, a line midway between 58th Road and 59th Avenue, a line 500 feet westerly of 136th Street, 59th Avenue, a line 100 feet easterly of Lawrence Street, the northerly service road of Horace Harding Expressway, a line 100 feet westerly of Lawrence Street, 60th Avenue, College Point Boulevard, 59th Avenue, a line 100 feet easterly of College Point Boulevard, 58th Avenue, a line 100 feet westerly of Lawrence Street, a line 90 feet southerly of 58th Road, Lawrence Street, 58th Road, a line 100 feet westerly of 134th Street, a line midway between 58th Avenue and 57th Road, a line 100 feet easterly of Lawrence Street, 57th Avenue, and a line 180 feet easterly of Lawrence Street;
- c.** 59th Avenue, a line 180 feet westerly of 138th Street, 60th Avenue, and a line 325 feet westerly of 136th Street;
- d.** Booth Memorial Avenue, a line midway between 156th Street and 157th Street, 59th Avenue, a line midway between 154th Place and 155th Street, a line 80 feet northerly of Horace Harding Expressway, a line 100 feet westerly of 154th Place, 59th Avenue, and Kissena Boulevard; and
- e.** a line 100 feet southwesterly of 61st Road, 153rd Street, Reeves Avenue, 146th Place, a line perpendicular to the southeasterly street line of 146th Place distant 110 feet northeasterly (as measured along the street line) from the point of intersection of the southeasterly street line of 146th Place and the northerly street line of Reeves Avenue, and a line midway between 148th Street and 146th Place;

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

- a.** a line 440 feet northerly of Booth Memorial Avenue, 142nd Street, a line midway between 56th Road and Booth Memorial Avenue, 146th Street, 56th Road, 148th Street, Booth Memorial Avenue, a line 100 feet easterly of 146th Street, 59th Avenue, 142nd Street, 58th Avenue, 141st Street, a line 110 feet southerly of Booth Memorial Avenue, a line 100 feet westerly of 142nd Street, Booth Memorial Avenue, 141st Street, a line 95 feet northerly of Booth Memorial Avenue, and a line midway between 141st Street and 142nd Street;
- b.** a line midway between 58th Road and 59th Avenue, a line 100 feet northwesterly of 150th Street, 59th Avenue, 150th Street, a line midway between 59th Avenue and 60th Avenue, and 148th Street;
- c.** a line midway between 58th Road and 59th Avenue, a line 100 feet westerly of Kissena Boulevard, a line midway between 60th Avenue and Horace Harding

Expressway, and a line 100 feet northwesterly of 153rd Street; and

- d. Booth Memorial Avenue, 160th Street, a line 350 feet northerly of 59th Avenue, 159th Street, 59th Avenue, and a line midway between 156th Street and 157th Street;

12. changing from an R4 District to an R4B District property bounded by:

- a. 58th Avenue, 142nd Street, 59th Avenue, and Main Street; and
- b. a line midway between 56th Road and Booth Memorial Avenue, 150th Street, Booth Memorial Avenue, Kissena Boulevard, 59th Avenue, a line 100 feet westerly of Kissena Boulevard, a line midway between 59th Avenue and 58th Road, a line perpendicular to the southwesterly street line of 58th Road distant 110 feet southeasterly (as measured along the street line) from the point of intersection of the southwesterly street line of 58th Road and the southeasterly street line of 150th Street, 58th Road, a line 100 feet northwesterly of 150th Street, a line midway between 59th Avenue and 58th Road, and 148th Street;

13. changing from an R4 District to an R5B District property bounded by:

- a. Peck Avenue, Main Street, Booth Memorial Avenue, a line midway between Main Street and 141st Street, 58th Avenue, Main Street, 59th Avenue, 142nd Street, 60th Avenue, the southwesterly prolongation of a line 100 feet southeasterly of 142nd Street, the northerly service road of Horace Harding Expressway, a line 100 feet westerly of Main Street; Booth Memorial Avenue, and a line 80 feet westerly of Main Street; and
- b. 59th Avenue, a line 100 feet westerly of 154th Place, a line 80 feet northerly of Horace Harding Expressway, 155th Street, a line 90 feet northerly of Horace Harding Expressway, 161st Street, a line 100 feet northerly of Horace Harding Expressway, 164th Street, Horace Harding Expressway, 153rd Street, a line midway between 60th Avenue and Horace Harding Expressway, and a line 100 feet westerly of Kissena Boulevard;

14. establishing within a proposed R5B District a C1-3 District bounded by:

- a. a line 100 feet northerly of Booth Memorial Avenue, Main Street, 58th Avenue, a line 100 feet westerly of Main Street, Booth Memorial Avenue, and a line 80 feet westerly of Main Street;
- b. 59th Avenue, Main Street, the northerly service road of Horace Harding Expressway, and a line 100 feet westerly of Main Street;
- c. 59th Avenue, Kissena Boulevard, a line 200 feet southerly of 59th Avenue, a line 100 feet westerly of 154th Place, a line 80 feet northerly of Horace Harding Expressway, 154th Place, the northerly service road of Horace Harding Expressway, and a line 100 feet westerly of Kissena Boulevard; and

- d.** a line 90 feet northerly of Horace Harding Expressway, 161st Street, the northerly service road of Horace Harding Expressway, and Parsons Boulevard; and
- 15.** **establishing within a proposed R5B District a C2-3 District** bounded by a line 100 feet northerly of Horace Harding Expressway, 164th Street, the northerly service road of Horace Harding Expressway, and 161st Street;

Borough of Queens, Community Districts 7 and 8, as shown on a diagram (for illustrative purposes only) dated October 10, 2006, and modified on January 24, 2007, and which includes CEQR designation E-174.

The above resolution (C 070119 ZMQ), duly adopted by the City Planning Commission on January 24, 2007 (Calendar No. 6), is filed with the Office of the Speaker, City Council, and the Borough President in accordance with the requirements of Section 197-d of the New York City Charter.

AMANDA M. BURDEN, AICP, Chair

KENNETH J. KNUCKLES, Esq. Vice Chair

**ANGELA BATTAGLIA, IRWIN G. CANTOR, P.E., ANGELA R. CAVALUZZI, R.A.,
ALFRED C. CERULLO, III, RICHARD W. EADDY, JANE D. GOL, LISA A. GOMEZ,
CHRISTOPHER KUI, JOHN MEROLO, DOLLY WILLIAMS, Commissioners**