



CITY PLANNING COMMISSION

September 19, 2007/Calendar No. 17

C 070472 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. 14d, 15b, 18c and 19a:**

1. **eliminating from within an existing R2 District a C2-2 District** bounded by the southerly boundary of St. Albans Memorial Park, a line perpendicular to the northwesterly street line of Linden Boulevard distant 276 feet northeasterly (as measured along the street line) from the point of intersection of the northeasterly street line of Merrick Boulevard and the northwesterly street line of Linden Boulevard, Linden Boulevard, and a line 100 feet northeasterly of Merrick Boulevard;
2. **eliminating from within an existing R3-2 District a C1-2 District** bounded by:
 - a. a line 150 feet northerly and northwesterly of Hollis Avenue, 204th Street, Hollis Avenue, 202nd Street, a line 150 feet southeasterly of Hollis Avenue, 200th Street, Hollis Avenue, 198th Street, 109th Avenue, and 199th Street;
 - b. Hollis Avenue, 205th Street, a line 150 feet southeasterly of Hollis Avenue, and 204th Street;
 - c. 109th Avenue, a line 150 feet northeasterly of Farmers Boulevard, 109th Road, and Farmers Boulevard;
 - d. Hilburn Avenue, Liberty Avenue, Farmers Boulevard, 111th Avenue, a line 150 feet northeasterly of Farmers Boulevard, 113th Road, Farmers Boulevard, 113th Avenue, Hannibal Street, Lewiston Avenue, a line 150 feet southwesterly of Farmers Boulevard, and a line 150 feet southwesterly of Liberty Avenue;
 - e. 112th Road, Francis Lewis Boulevard, 113th Avenue, and a line 150 feet southwesterly of Francis Lewis Boulevard;
 - f. a line 100 feet northwesterly of Linden Boulevard, 197th Street, a line 150 feet northwesterly of Linden Boulevard, 202nd Street, Linden Boulevard, 201st Street, a line 150 feet southeasterly of Linden Boulevard, 197th Street, Linden Boulevard, and 196th Street;
 - g. a line 150 feet northwesterly of Linden Boulevard, 205th Street, a line 100 feet northwesterly of Linden Boulevard, Francis Lewis Boulevard, a line 150 feet southeasterly of Linden Boulevard, 205th Street, Linden Boulevard, and 204th Street; and
 - h. 117th Road, a line 150 feet northeasterly of Farmers Boulevard, 118th Avenue,

Farmers Boulevard, a line 100 feet southeasterly of Baisley Boulevard, Riverton Street, and Baisley Boulevard;

3. eliminating from within an existing R3-2 District a C2-2 District bounded by:

- a. 99th Avenue, 195th Street, a line 150 feet southeasterly of 99th Avenue, and Hollis Avenue;
- b. a line 150 feet northwesterly of Hollis Avenue, Francis Lewis Boulevard, Hollis Avenue, and 204th Street;
- c. Hollis Avenue, 200th Street, a line 150 feet southerly of Hollis Avenue, and 199th Street;
- d. 113th Road, a line 150 feet northeasterly and easterly of Farmers Boulevard, 115th Drive, Farmers Boulevard, 114th Drive, Mexico Street, 114th Road, and Farmers Boulevard;
- e. Murdock Avenue, Mexico Street, 114th Road, and Newburg Street; and
- f. 113th Avenue, Merrick Boulevard, the southerly boundary of St. Albans Memorial Park and its southwesterly prolongation, a line 100 feet northeasterly of Merrick Boulevard, Linden Boulevard, 173rd Street, a line 150 feet southeasterly of Linden Boulevard, a line midway between 172nd Street and Merrick Boulevard, a line 200 feet southeasterly of 115th Avenue, 172nd Street, 116th Avenue, a line 100 feet northeasterly of Merrick Boulevard, the northwesterly boundary line of The Roy Wilkins-Southern Queens Park and its southwesterly prolongation, Merrick Boulevard, Foch Boulevard, a line 100 feet southwesterly of Merrick Boulevard, a line 200 feet southeasterly of 116th Avenue, 171st Street, 116th Avenue, a line 100 feet southwesterly of Merrick Boulevard, 115th Avenue, a line midway between Merrick Boulevard and 170th Street, a line 300 feet southeasterly of Linden Boulevard, 170th Street, Linden Boulevard, and a line 150 feet southwesterly of Merrick Boulevard;

4. eliminating from within an existing R4 District a C1-2 District bounded by:

- a. 114th Road, Francis Lewis Boulevard, 114th Drive, and a line 150 feet southwesterly of Francis Lewis Boulevard;
- b. a line 150 feet northwesterly of Murdock Avenue, 202nd Street, Murdock Avenue, and 198th Street;
- c. Linden Boulevard, 201st Place, a line 150 feet southeasterly of Linden Boulevard, and 201st Street; and
- d. Linden Boulevard, 197th Street, a line 100 feet southeasterly of Linden Boulevard,

and 196th Street;

5. **eliminating from within an existing R4 District a C1-3 District** bounded by a line 100 feet northwesterly of 110th Avenue, a line 100 feet southwesterly of Francis Lewis Boulevard, 110th Avenue, and a line 150 feet southwesterly of Francis Lewis Boulevard;
6. **eliminating from within an existing R5B District a C1-2 District** bounded by:
 - a. a line 100 feet northwesterly of Linden Boulevard, 196th Street, a line 100 feet southeasterly of Linden Boulevard, and 195th Street; and
 - b. a line 100 feet northwesterly of Linden Boulevard, 191st Street, Linden Boulevard, and 190th Street;
7. **eliminating from within the existing R5B District a C2-2 District** bounded by a line 100 feet northwesterly of Linden Boulevard, 195th Street, a line 100 feet southeasterly of Linden Boulevard, 190th Street, Linden Boulevard, and 191st Street;
8. **eliminating from within an existing R6B District a C1-2 District** bounded by Dunkirk Drive, a line 100 feet northeasterly of Farmers Boulevard, a line 100 feet northwesterly of Linden Boulevard, 190th Street, a line 100 feet southeasterly of Linden Boulevard, a line 150 feet northeasterly of Farmers Boulevard, 117th Road, Farmers Boulevard, Linden Boulevard, Everitt Place, a line 100 feet southerly of Linden Boulevard, Montauk Street, Linden Boulevard, Newburg Street, a line 100 feet northerly of Linden Boulevard, and a line 100 feet westerly of Farmers Boulevard;
9. **eliminating from within an existing R6B District a C2-2 District** bounded by a line 100 feet northerly of Linden Boulevard, Newburg Street, Linden Boulevard, and the northeasterly boundary line of the Long Island Rail Road Right-of-Way (Montauk Division);
10. **changing from an R3-2 District to an R2 District** property bounded by:
 - a. Brinkerhoff Avenue, the southwesterly boundary line of the Long Island Rail Road Right-of-Way (Montauk Division), 112th Avenue and its northeasterly centerline prolongation, a line midway between 178th Street and 178th Place, Sayres Avenue, and a line midway between 178th Street and 179th Street;
 - b. Hilburn Avenue, a line 100 feet southwesterly of Farmers Boulevard, Lewiston Avenue, Farmers Boulevard, 113th Avenue, Hannibal Street, Lewiston Avenue, and a line 150 feet southwesterly of Farmers Boulevard;
 - c. Murdock Avenue, Mexico Street, 114th Road, and Newburg Street;

- d. 114th Road, a line 60 feet southeasterly of Mexico Street, a line midway between 114th Road and 114th Drive, a line 130 feet southeasterly of Mexico Street, 114th Drive, and Mexico Street;
- e. Sullivan Road, Quencer Road, a line midway between Sullivan Road and Tioga Drive and its northeasterly prolongation, and Dunkirk Street;
- f. a line 100 feet southerly and southeasterly of Hollis Avenue, 202nd Street, a line 150 feet southerly and southeasterly of Hollis Avenue, and 199th Street; and
- g. a line 100 feet southeasterly of Hollis Avenue, 205th Street, a line 150 feet southeasterly of Hollis Avenue, and 204th Street;

11. changing from an R4 District to an R2 District property bounded by:

- a. a line 150 feet northwesterly of Murdock Avenue, 202nd Street, Murdock Avenue, a line midway between 201st Street and 202nd Street, a line 100 feet northwesterly of Murdock Avenue, and 198th Street; and
- b. a line 100 feet northwesterly of 112th Avenue, a line midway between 204th Street and 205th Street, 112th Avenue, and 204th Street;

12. changing from an R2 District to an R3A District property bounded by:

- a. 112th Avenue, 196th Street, 113th Avenue, and 194th Street; and
- b. 121st Avenue, 192nd Street, a line 200 feet northwesterly of 122nd Avenue, and Lucas Street;

13. changing from an R3-2 District to an R3A District property bounded by:

- a. 99th Avenue, a line 80 feet southwestly of Francis Lewis Boulevard, a line 100 feet northwesterly and northerly of Hollis Avenue, a line midway between 197th Street and 198th Street, 100th Avenue, 198th Street, a line 100 feet southeasterly of 99th Avenue, and 199th Street;
- b. 110th Avenue/Brinkerhoff Avenue, a line midway between 178th Street and 179th Street, Sayres Avenue, a line midway between 178th Street and 178th Place, 112th Avenue, 176th Street, Sayres Avenue, 174th Street, a line 140 feet southeasterly of 111th Avenue, a line midway between 173rd Street and 174th Street, a line 90 feet northwesterly of Sayres Avenue, 172nd Street, 111th Avenue, 172nd Street, the northeasterly prolongation of the southeasterly street line of 110th Road, 173rd Street, a line 375 feet southeasterly of 110th Avenue/Brinkerhoff Avenue, a line midway between 173rd Street and 174th Street, a line 135 feet southeasterly of 110th Avenue/Brinkerhoff Avenue, and 173rd Street;

- c. 111th Road, 194th Street, 113th Avenue, 196th Street, 115th Avenue, 199th Street, a line 100 feet southeasterly of 115th Avenue, a line midway between 201st Street and 202nd Street, 115th Avenue, a line midway between 202nd Street and 203rd Street, a line 300 feet northwesterly of 116th Avenue, 203rd Street, 116th Avenue, a line 100 feet northeasterly of 205th Street, a line 100 feet southeasterly of 116th Avenue, a line 100 feet southwesterly of Francis Lewis Boulevard, a line 100 feet northwesterly of Linden Boulevard, 196th Street, 116th Road, 196th Street, 115th Road, and a line 100 feet easterly and northeasterly of Farmers Boulevard;
- d. a line midway between Sullivan Road and Tioga Drive and its northeasterly prolongation, Quencer Road, Newburg Street, Suffolk Drive, Farmers Boulevard, Dunkirk Drive, a line 100 feet westerly of Farmers Boulevard, a line 100 feet northerly of Linden Boulevard, Newburg Street, and Dunkirk Drive; and
- e. Baisley Boulevard, a line 100 feet westerly of Farmers Boulevard, a line 125 feet southeasterly of Baisley Boulevard, Farmers Boulevard, 118th Avenue, a line 100 feet easterly of Farmers Boulevard, 117th Road, a line 150 feet easterly of Farmers Boulevard, a line 100 feet southeasterly of Linden Boulevard, 196th Street, 119th Avenue, Nashville Boulevard, Francis Lewis Boulevard, Springfield Boulevard, 122nd Avenue, 199th Street, a line 200 feet northwesterly of 122nd Avenue, 192nd Street, 121st Avenue, Farmers Boulevard, 120th Avenue, a line 100 feet southwesterly of Farmers Boulevard, 119th Drive, Montauk Street, the southwesterly prolongation of the northwesterly street line of 119th Road, 180th Street, 120th Avenue, 179th Street, a line 100 feet southeasterly of 120th Avenue, 178th Street, Troutville Road, a line 300 feet northeasterly of Irwin Place, Sunbury Road, Merrick Boulevard, a line 300 feet northwesterly of Sunbury Road, and Irwin Place;

14. changing from an R4 District to an R3A District property bounded by:

- a. a line 100 feet northwesterly of 119th Avenue, 205th Street, a line 100 feet northwesterly of Nashville Boulevard, a line perpendicular to a point on the southwesterly street line of Francis Lewis Boulevard distant 70 feet northwesterly (as measured along the street line) from the point of intersection of the southwesterly street line of Francis Lewis Boulevard and the northwesterly street line of Nashville Boulevard, Francis Lewis Boulevard, Nashville Boulevard, 119th Avenue, and 196th Street; and
- b. Murdock Avenue, a line midway between 196th Street and 197th Street, 115th Avenue, and 196th Street;
- c. a line 100 feet southeasterly of Hollis Avenue, a line 100 feet northeasterly of 205th Street, a line midway between 110th Avenue and 111th Avenue, a line 100 feet southwesterly of Francis Lewis Boulevard, a line midway between 111th Avenue and 111th Road, a line 100 feet northeasterly of 205th Street, 111th Road, and 205th Street;

- 15. changing from an R6B District to an R3A District** property bounded by:
- a. a line 100 feet northeasterly of Linden Boulevard, a line 100 feet westerly of Farmers Boulevard, a line 85 feet northeasterly of Linden Boulevard, and Newburg Street; and
 - b. a line 100 feet southeasterly of Linden Boulevard, a line 150 feet easterly of Farmers Boulevard, 117th Road, and a line 100 feet easterly of Farmers Boulevard;
- 16. changing from an R3-2 District to an R3X District** property bounded by:
- a. a line 100 feet southeasterly of 99th Avenue, 197th Street, 99th Avenue, 198th Street, 100th Avenue, a line midway between 197th Street and 198th Street, a line 100 feet northerly of Hollis Avenue, 197th Street, and Hollis Avenue;
 - b. 109th Avenue, 191st Street, 109th Road, 194th Street, 110th Road, 194th Street, 111th Road, a line 100 feet northeasterly of Farmers Boulevard, 111th Avenue, Farmers Boulevard, 110th Road, and a line 100 feet easterly of Farmers Boulevard;
 - c. Linden Boulevard, 178th Street and its southeasterly centerline prolongation, a northwesterly and northeasterly boundary line of St. Albans Veterans Care Facility and its northwesterly prolongation, 115th Avenue, 175th Street and its southeasterly centerline prolongation, the northerly, westerly and northerly boundary of The Roy Wilkins – Southern Queens Park, a line 100 feet northeasterly of Merrick Boulevard, 116th Avenue, 172nd Street, a line 240 feet southeasterly of 115th Avenue, a line 75 feet southwestwesterly of 172nd Street, 115th Avenue, a line midway between 172nd Street and Merrick Boulevard, a line 100 feet southeasterly of Linden Boulevard, and 173rd Street; and
 - d. 115th Road, 196th Street, 116th Road, 196th Street, a line 100 feet northwesterly of Linden Boulevard, a line 100 feet northeasterly of Farmers Boulevard, Dunkirk Drive, Farmers Boulevard, 115th Drive, and a line 100 feet easterly of Farmers Boulevard;
- 17. changing from an R4 District to an R3X District** property bounded by a line midway between 114th Road and 114th Drive and its southwestwesterly prolongation, a line 100 feet southwestwesterly of Francis Lewis Boulevard, a line midway between 115th Road and 115th Drive, a line 100 feet northeasterly of 205th Street, 115th Road, 205th Street, a line 260 feet southeasterly of 115th Avenue, 203rd Street, 115th Avenue, 204th Street, a line 100 feet northwesterly of 115th Avenue, and a line midway between 204th Street and 205th Street;
- 18. changing from an R6B District to an R3-2 District** property bounded by:

- a. a line 100 feet northerly of Linden Boulevard, Newburg Street, a line 85 feet northerly of Linden Boulevard, and the northeasterly boundary line of the Long Island Rail Road Right-of-Way (Montauk Division); and
 - b. a line 85 feet southerly of Linden Boulevard, Everitt Place, a line 100 feet southerly of Linden Boulevard, and Montauk Street;
- 19. changing from an R3-2 District to an R4A District property bounded by:**
- a. a line 100 feet southeasterly of Linden Boulevard, 201st Street, a line 150 feet southeasterly of Linden Boulevard, and 197th Street; and
 - b. a line 100 feet southeasterly of Linden Boulevard, Francis Lewis Boulevard, a line 150 feet southeasterly of Linden Boulevard, and a line 100 feet southwesterly of Francis Lewis Boulevard;
- 20. changing from an R4 District to an R4A District property bounded by a line 100 feet southeasterly of Linden Boulevard, 197th Street, a line 150 feet southeasterly of Linden Boulevard, 201st Street, a line 100 feet southeasterly of Linden Boulevard, a line 75 feet southwesterly of 201st Place, 118th Avenue, a line 100 feet southwesterly of 201st Place, a line 260 feet southeasterly of 118th Avenue, a line 100 feet southwesterly of Francis Lewis Boulevard, a line 150 feet southeasterly of Linden Boulevard, Francis Lewis Boulevard, a line perpendicular to the southwesterly street line of Francis Lewis Boulevard distant 70 feet northwesterly (as measured along the street line) from the intersection of the southwesterly street line of Francis Lewis Boulevard and the northwesterly street line of Nashville Boulevard, a line 100 feet northwesterly of Nashville Boulevard, a line 100 feet northwesterly of 119th Avenue, and 196th Street;**
- 21. changing from an R2 District to an R4B District property bounded by:**
- a. a line 160 feet northwesterly of 112th Avenue, 205th Street, a line 100 feet northwesterly of 112th Avenue, and a line midway between 204th Street and 205th Street; and
 - b. a line 85 feet northwesterly of Murdock Avenue, a line midway between 203rd Street and 204th Street, Murdock Avenue, and 203rd Street;
- 22. changing from an R3-2 District to an R4B District property bounded by:**
- a. 110th Avenue/Brinkerhoff Avenue, 173rd Street, a line 135 feet southeasterly of 110th Avenue/Brinkerhoff Avenue, a line midway between 173rd Street and 174th Street, a line 375 feet southeasterly of 110th Avenue/Brinkerhoff Avenue, 173rd Street, the southeasterly street line of 110th Road and its northeasterly prolongation, and 171st Place and its southeasterly centerline prolongation;

- b. 112th Road, Francis Lewis Boulevard, 113th Avenue, and a line 150 feet southwesterly of Francis Lewis Boulevard;
 - c. 115th Avenue, a line midway between 201st Street and 202nd Street, a line 100 feet southeasterly of 115th Avenue, and 199th Street;
 - d. 115th Avenue, 203rd Street, a line 300 feet northwesterly of 116th Avenue, and a line midway between 202nd Street and 203rd Street;
 - e. 116th Avenue, Francis Lewis Boulevard, a line 100 feet northwesterly of Linden Boulevard, a line 100 feet southwesterly of Francis Lewis Boulevard, a line 100 feet southeasterly of 116th Avenue, and a line 100 feet northeasterly of 205th Street;
 - f. Sunbury Road, a line 300 feet northeasterly of Irwin Place, Troutville Road, and a line 260 feet northeasterly of Irwin Place; and
23. **changing from an R4 District to an R4B District** property bounded by a line 100 feet northwesterly of 110th Avenue, a line 100 feet southwesterly of Francis Lewis Boulevard, 110th Avenue, Francis Lewis Boulevard, 112th Road, a line 150 feet southwesterly of Francis Lewis Boulevard, 113th Avenue, Francis Lewis Boulevard, 116th Avenue, 203rd Street, a line 260 feet southeasterly of 115th Avenue, 205th Street, 115th Road, a line 100 feet northeasterly of 205th Street, a line midway between 115th Road and 115th Drive, a line 100 feet southwesterly of Francis Lewis Boulevard, a line midway between 114th Road and 114th Drive and its southwesterly prolongation, a line midway between 204th Street and 205th Street, a line 100 feet northwesterly of 115th Avenue, 204th Street, 115th Avenue, a line midway between 196th Street and 197th Street, a line 180 feet northwesterly of 115th Avenue, 197th Street, a line 100 feet southeasterly of Murdock Avenue, 203rd Street, Murdock Avenue, a line midway between 203rd Street and 204th Street, 113th Avenue, 204th Street, 112th Avenue, a line midway between 204th Street and 205th Street, a line 100 feet northwesterly of 112th Avenue, 205th Street, 111th Road, a line 100 feet northeasterly of 205th Street, a line midway between 111th Avenue and 111th Road, a line 100 feet southwesterly of Francis Lewis Boulevard, a line midway between 110th Avenue and 111th Avenue, and a line 100 feet northeasterly of 205th Street;
24. **changing from an R3-2 District to an R4-1 District** property bounded by a line 100 feet southeasterly of Linden Boulevard, a line 100 feet southwesterly of Francis Lewis Boulevard, a line 150 feet southeasterly of Linden Boulevard, and 205th Street:
25. **changing from an R4 District to an R4-1 District** property bounded by:
- a. a line 100 feet northwesterly of Murdock Avenue, a line midway between 201st Street and 202nd Street, Murdock Avenue, 203rd Street, a line 100 feet southeasterly of Murdock Avenue, 197th Street, a line 180 feet northwesterly of 115th Avenue, a line midway between 196th Street and 197th Street, Murdock Avenue, and 198th Street; and

- b. Linden Boulevard, 205th Street, a line 150 feet southeasterly of Linden Boulevard, a line 100 feet southwesterly of Francis Lewis Boulevard, a line 260 feet southeasterly of 118th Avenue, a line 100 feet southwesterly of 201st Place, 118th Avenue, and a line 75 feet southwesterly of 201st Place;

26. changing from an R2 District to an R5B District property bounded by:

- a. Hollis Avenue, 204th Street, a line 100 feet southeasterly of Hollis Avenue, and 202nd Street; and
- b. 114th Drive, Farmers Boulevard, Quencer Road, and a line 100 feet westerly of Farmers Boulevard;

27. changing from an R3-2 District to an R5B District property bounded by:

- a. a line 100 feet northwesterly of Hollis Avenue, a line 80 feet southwesterly of Francis Lewis Boulevard, 109th Avenue, Francis Lewis Boulevard, 110th Avenue, a line 100 feet southwesterly of Francis Lewis Boulevard, a line 100 feet southeasterly of Hollis Avenue, 204th Street, Hollis Avenue, 202nd Street, a line 100 feet southeasterly of Hollis Avenue, 199th Street, a line 150 feet southerly of Hollis Avenue, 198th Street, Hollis Avenue, and 197th Street;
- b. Linden Boulevard, 173rd Street, a line 100 feet southeasterly of Linden Boulevard, a line midway between 172nd Street and Merrick Boulevard, 115th Avenue, a line 75 feet southwesterly of 172nd Street, a line 240 feet southeasterly of 115th Avenue, 172nd Street, 116th Avenue, a line 100 feet northeasterly of Merrick Boulevard, a northwesterly boundary line of The Roy Wilkins – Southern Queens Park and its southwesterly prolongation, Merrick Boulevard, Foch Boulevard, a line 100 feet southwesterly of Merrick Boulevard, a line 200 feet southeasterly of 116th Avenue, 171st Street, 116th Avenue, a line 100 feet southwesterly of Merrick Boulevard, 115th Avenue, a line 100 feet southwesterly of Merrick Boulevard, a line 200 feet southeasterly of Linden Boulevard, and 170th Street;
- c. 109th Avenue, a line 100 feet easterly of Farmers Boulevard, 110th Road, Farmers Boulevard, 111th Avenue, a line 100 feet northeasterly, and easterly of Farmers Boulevard, 115th Drive, Farmers Boulevard, 114th Drive, a line 130 feet southeasterly of Mexico Street, a line midway between 114th Road and 114th Drive, a line 60 feet southeasterly of Mexico Street, 114th Road, Mexico Street, Murdock Avenue, 113th Road, Hannibal Street, 113th Avenue, Farmers Boulevard, Lewiston Avenue, a line 100 feet southwesterly of Farmers Boulevard, Hilburn Avenue, Liberty Avenue, and 110th Avenue/Brinkerhoff Avenue; and
- d. a line 100 feet northwesterly of Linden Boulevard, Francis Lewis Boulevard, a line 100 feet southeasterly of Linden Boulevard, 205th Street, Linden Boulevard, 201st Street, a line 100 feet southeasterly of Linden Boulevard, 197th Street,

Linden Boulevard, and 196th Street;

- 28. changing from an R4 District to an R5B District** property bounded by:
- a. a line 100 feet southeasterly of Hollis Avenue, a line 100 feet southwesterly of Francis Lewis Boulevard, a line 100 feet northwesterly of 110th Avenue, and a line 100 feet northeasterly of 205th Street;
 - b. Linden Boulevard, 197th Street, a line 100 feet southeasterly of Linden Boulevard, and 196th Street; and
 - c. Linden Boulevard, a line 75 feet southwesterly of 201st Place, a line 100 feet southeasterly of Linden Boulevard, and 201st Street;
- 29. changing from an R3-2 District to an R5D District** property bounded by Baisley Boulevard, Farmers Boulevard, 117th Road, a line 100 feet easterly of Farmers Boulevard, 118th Avenue, Farmers Boulevard, a line 125 feet southeasterly of Baisley Boulevard, and a line 100 feet westerly of Farmers Boulevard;
- 30. changing from an R6B District to an R5D District** property bounded by Dunkirk Drive, a line 100 feet easterly of Farmers Boulevard, a line 100 feet northwesterly of Linden Boulevard, 190th Street, a line 100 feet southeasterly of Linden Boulevard, a line 100 feet easterly of Farmers Boulevard, 117th Road, Farmers Boulevard, Baisley Boulevard, Everitt Place, a line 85 feet southerly of Linden Boulevard, Montauk Street, Linden Boulevard, the northeasterly boundary line of the Long Island Rail Road Right-of-Way (Montauk Division), a line 85 feet northerly of Linden Boulevard, and a line 100 feet westerly of Farmers Boulevard;
- 31. changing from an R2 District to an R6A District** property bounded by the southerly boundary line of St. Albans Memorial Park and its northeasterly prolongation, Marne Place, Linden Boulevard, and a line 100 feet northeasterly of Merrick Boulevard;
- 32. changing from an R3-2 District to an R6A District** property bounded by 113th Avenue, Merrick Boulevard, the southerly boundary line of St. Albans Memorial Park and its southwesterly prolongation, a line 100 feet northeasterly of Merrick Boulevard, Linden Boulevard, and a line 130 feet southwesterly of Merrick Boulevard;
- 33. establishing within the existing R5B District a C1-3 District** bounded by:
- a. a line 100 feet northwesterly of Linden Boulevard, 196th Street, a line 100 feet southeasterly of Linden Boulevard, and 195th Street; and
 - b. a line 100 feet northwesterly of Linden Boulevard, 191st Street, Linden Boulevard, and 190th Street;

34. **establishing within the existing R3-2 District a C2-3 District** bounded by 99th Avenue, 195th Street, a line 100 feet southeasterly of 99th Avenue, and Hollis Avenue;
35. **establishing within the existing R5B District a C2-3 District** bounded by a line 100 feet northwesterly of Linden Boulevard, 195th Street, a line 100 feet southeasterly of Linden Boulevard, 190th Street, Linden Boulevard, and 191st Street;
36. **establishing within the proposed R3A District a C1-3 District** bounded by Baisley Boulevard, a line 100 feet westerly of Farmers Boulevard, a line 125 feet southeasterly of Baisley Boulevard, and Riverton Street;
37. **establishing within the proposed R4B District a C1-3 District** bounded by:
 - a. 112th Road, Francis Lewis Boulevard, 113th Avenue, and a line 100 feet southwesterly of Francis Lewis Boulevard; and
 - b. 114th Road, Francis Lewis Boulevard, a line midway between 114th Road and 114th Drive, and a line 100 feet southwesterly of Francis Lewis Boulevard;
38. **establishing within the proposed R4-1 District a C1-3 District** bounded by:
 - a. Linden Boulevard, 201st Place, a line 100 feet southeasterly of Linden Boulevard, and a line 75 feet southwesterly of 201st Place; and
 - b. a line 100 feet northwesterly of Murdock Avenue, a line midway between 201st Street and 202nd Street, Murdock Avenue, and 198th Street;
39. **establishing within the proposed R5B District a C1-3 District** bounded by:
 - a. a line 100 feet northerly and northwesterly of Hollis Avenue, 204th Street, Hollis Avenue, 202nd Street, a line 100 feet southeasterly of Hollis Avenue, 200th Street, Hollis Avenue, and 198th Street;
 - b. Hollis Avenue, 205th Street, a line 100 feet southeasterly of Hollis Avenue, and 204th Street;
 - c. a line 100 feet northwesterly of Linden Boulevard, 202nd Street, Linden Boulevard, a line 75 feet southwesterly of 201st Place, a line 100 feet southeasterly of Linden Boulevard, and 196th Street;
 - d. a line 100 feet northwesterly of Linden Boulevard, Frances Lewis Boulevard, a line 100 feet southeasterly of Linden Boulevard, 205th Street, Linden Boulevard, and 204th Street;
 - e. 109th Avenue, a line 100 feet easterly of Farmers Boulevard, 109th Road, and Farmers Boulevard; and

- f. Hilburn Avenue, Liberty Avenue, Farmers Boulevard, 111th Avenue, a line 100 feet northeasterly of Farmers Boulevard, 113th Avenue, Farmers Boulevard, Hannibal Street, 113th Avenue, Farmers Boulevard, Lewiston Avenue, and a line 100 feet southwesterly of Farmers Boulevard;
- 40. establishing within the proposed R5B District a C2-3 District** bounded by:
- a. a line 100 feet northwesterly of Hollis Avenue, Francis Lewis Boulevard, Hollis Avenue, and 204th Street;
 - b. Hollis Avenue, 200th Street, a line 100 feet southeasterly of Hollis Avenue, and 199th Street;
 - c. 113th Road, a line 100 feet northeasterly and easterly of Farmers Boulevard, 115th Drive, Farmers Boulevard, 114th Drive, a line 130 feet southeasterly of Mexico Street, a line midway between 114th Road and 114th Drive, a line 60 feet southeasterly of Mexico Street, 114th Road, and Farmers Boulevard; and
 - d. Linden Boulevard, 173rd Street, a line 100 feet southeasterly of Linden Boulevard, a line midway between 172nd Street and Merrick Boulevard, 115th Avenue, a line 75 feet southwesterly of 172nd Street, , a line 240 feet southeasterly of 115th Avenue, 172nd Street, 116th Avenue, a line 100 feet northeasterly of Merrick Boulevard, a northwesterly boundary line of The Roy Wilkins-Southern Queens Park and its southwesterly prolongation, Merrick Boulevard, Foch Boulevard, a line 100 feet southwesterly of Merrick Boulevard, a line 200 feet southeasterly of 116th Avenue, 171st Street, 116th Avenue, a line 100 feet southwesterly of Merrick Boulevard, a line 200 feet southeasterly of Linden Boulevard, and 170th Street;
- 41. establishing within the proposed R5D District a C1-3 District** bounded by Dunkirk Drive, a line 100 feet easterly of Farmers Boulevard, a line 100 feet northwesterly of Linden Boulevard, 190th Street, a line 100 feet southeasterly of Linden Boulevard, a line 100 feet easterly of Farmers Boulevard, 118th Avenue, Farmers Boulevard, a line 125 feet southeasterly of Baisley Boulevard, a line 100 feet westerly of Farmers Boulevard, Baisley Boulevard, Farmers Boulevard, Linden Boulevard, Everitt Place, a line 85 feet southerly of Linden Boulevard, Montauk Street, Linden Boulevard, Newburg Street, a line 85 feet northerly of Linden Boulevard, and a line 100 feet westerly of Farmers Boulevard;
- 42. establishing within the proposed R5D District a C2-3 District** bounded by a line 85 feet northerly of Linden Boulevard, Newburg Street, Linden Boulevard, and the northeasterly boundary line of the Long Island Rail Road Right-of-Way (Montauk Division); and
- 43. establishing within the proposed R6A District a C2-3 District** bounded by the southerly boundary line of St. Albans Memorial Park and its southwesterly prolongation,

a line perpendicular to the northwesterly street line of Linden Boulevard distant 276 feet northeasterly (as measured along the street line) from the point of intersection of the northeasterly street line of Merrick Boulevard and the northwesterly street line of Linden Boulevard, Linden Boulevard, a line 130 feet southwesterly of Merrick Boulevard, 113th Avenue, and Merrick Boulevard;

Borough of Queens, Community District 12, as shown in a diagram (for illustrative purposes only) dated May 21, 2007, and which includes CEQR Designation E-186.

The application for an amendment to the Zoning Map was filed by the Department of City Planning on May 15, 2007, to address out-of-character residential development in the St. Albans and Hollis areas, and to facilitate new development along Merrick Boulevard, Linden Boulevard, Farmers Boulevard and Hollis Avenue in Queens Community District 12.

BACKGROUND

The Department of City Planning (DCP) proposes amendments to the Zoning Map in order to ensure that future residential buildings are not out-of-character with traditional low density development patterns in the neighborhoods of St Albans and Hollis, while simultaneously allowing for appropriately scaled new development along Merrick Boulevard, Linden Boulevard, Farmers Boulevard and Hollis Avenue, the communities' main transportation and retail corridors. Generally, the area proposed for rezoning is in the eastern portion of Community District 12, and is bounded by Merrick Boulevard to the west and south, the Springfield Boulevard and Francis Lewis Boulevard to the east and 99th Avenue to the north. The area's development patterns are predominantly one- and two-family residences in detached, semi-detached, and attached buildings, together with a small number of multi-family apartment buildings.

Recently, there has been increased pressure on property owners to subdivide lots or tear down existing housing. These structures are typically replaced by larger developments that are out of context or scale with the surrounding neighborhood. At the request of Community Board 12, local civic associations and the local City Councilman's office, DCP undertook this zoning study to respond to out-of-context development and update the zoning in the two neighborhoods that is largely unchanged since 1961.

The proposed rezoning action would affect two hundred and fifty-six full blocks and portions of sixty-one blocks within the St. Albans and Hollis neighborhoods. Additionally, block fronts along Merrick Boulevard, Linden Boulevard, Farmers Boulevard and Hollis Avenue would be rezoned in order to permit moderately increased residential densities and mixed-use development. The depth of commercial overlay zones located along portions of Merrick Boulevard, Farmers Boulevard, Francis Lewis Boulevard, 99th Avenue, Hollis Avenue, Murdock Avenue and Linden Boulevard will be reduced to prevent commercial uses from encroaching onto residentially-developed blocks.

Existing Zoning

At present, the area currently includes four different residential zoning districts, including R2, R3-2, R4 and R6B. The existing residential zoning districts allow a range of housing types, including detached, semi-attached, and attached residences.

The existing R2 district allows only detached single-family houses with a maximum floor area ratio (FAR) of 0.5. The minimum lot size is 3,800 square-feet, and the minimum lot width is 40

feet. The minimum front yard requirement is 15 feet. Two side yards are required with a minimum 13 feet total, and a five-foot minimum for each yard. Maximum building height is determined by a sky exposure plane. The parking requirement is one space per dwelling unit.

The existing R3-2 district allows detached, semi-detached and attached houses and small multiple dwellings with a maximum FAR of 0.6 (0.5, plus 0.1 attic allowance). The minimum lot size is 3,800 square-feet for a detached dwelling and 1,700 square feet for other types of housing. The minimum lot width is 40 feet for detached dwellings and 18 feet for all other residential structures. The minimum front yard is 15 feet. Detached dwellings require two side yards totaling at least 13 feet, with a five-foot minimum for each yard. Other dwellings must provide at least one eight-foot side yard. Maximum building height is 35 feet (with a 25 foot perimeter wall). The parking requirement is one space per dwelling unit.

The existing R4 district allows detached, semi-detached and attached houses and small multiple dwellings with a maximum FAR of 0.9 (0.75, plus 0.15 attic allowance). The minimum lot size is 3,800 square-feet for a detached dwelling and 1,700 square feet for other types of housing. The minimum lot width is 40 feet for detached dwellings and 18 feet for all other residential structures. The minimum front yard requirement is ten feet. Detached dwellings require two side yards totaling at least 13 feet, with a five-foot minimum for each yard. Other dwellings must provide at least one eight-foot side yard. On blocks that are predominantly developed, a maximum FAR of 1.35 is permitted with the R4 infill zoning provisions. Maximum building height is 35 feet (with a 25 foot perimeter wall). The parking requirement is one space per dwelling unit.

The existing R6B district located along Linden Boulevard between Farmers Boulevard and the St Albans Long Island Rail Road Station is a mid-density contextual residential zoning district that allows all housing types with a maximum FAR of 2.0. Generally, R6B zoning results in apartment buildings between three and five stories tall. In the R6B zoning district, the minimum building base height must be at least 30 feet and no more than 40 feet. The maximum building height is a 50 feet. No side yards are required. The parking requirement is 50% of the dwelling units.

Commercial districts found within the rezoning area include C1-2, C2-2 and C1-3 commercial overlays mapped along portions of Merrick Boulevard, Farmers Boulevard, Francis Lewis Boulevard, 99th Avenue, Hollis Avenue, Murdock Avenue and Linden Boulevard. C1-2 and C1-3 commercial overlays permit local retail and personal service shops needed in residential neighborhoods (Use Group 6) with a maximum commercial FAR of 1.0 when mapped in R3-22, R4 and R5 zoning districts. Typical uses include, but are not limited to, grocery stores, dry cleaners and restaurants. C2-2 commercial overlays permit a wider range of local retail and service shops than C1-2 districts and are intended to serve the wider residential neighborhood (Use Groups 6-9 and 14) with the same commercial FAR as C1 districts. Parking requirements are the same in both the C1-2 and C2-2 districts, one space for every 300 square feet for most uses. Whereas the C1-3 district has slightly lower requirement, one space for every 400 square feet for most uses

Proposed Zoning

R2: An existing R2 district is proposed to be extended to include all or parts of 25 blocks currently zoned R3-2 and R4, generally located between 112th Avenue and 110th Avenue, along Sullivan Road, as well as portions of blocks within 100 to 150 feet from Hollis Avenue, Farmers Boulevard and Murdock Avenue where the depth of commercial overlays are being reduced. The proposed change from R3-2 and R4 would more closely reflect the predominant character of houses in this area, of which 70% are one-family detached dwellings and 88% would comply with the reduced maximum FAR of 0.5.

The proposed R2 district permits only detached, single-family residences. The maximum permitted FAR is 0.5. The minimum lot size would be 3,800 square feet and minimum lot width would be 40 feet, while the front yard requirement would be 15 feet. Two minimum side yards would be required totaling a minimum of 13 feet, while maximum building height would be determined by a sky exposure plane. The parking requirement would remain unchanged (one space per dwelling unit).

R3A: Portions of 190 non-contiguous blocks, bounded by: 112th Avenue, 172nd Street, 110th Avenue and 178th Street; Farmers Boulevard, Linden Boulevard, Suffolk Street and Sullivan Road; Hollis Avenue, 198th Street, 99th Avenue and Francis Lewis Boulevard; and Springfield Boulevard, 122nd Avenue, Merrick Boulevard and Linden Boulevard, are proposed to be rezoned from R3-2 and R4 to R3A. The proposed change would more closely reflect the predominant character of houses in this area, of which 92% are one- and two-family detached homes and 82% would comply with the maximum FAR of 0.6.

The proposed R3A district permits detached single- and two-family residences. The maximum permitted FAR is 0.6. The minimum lot size would be 2,375 square feet and minimum lot width would be 25 feet, while the front yard requirement would be 10 feet and at least as deep as an adjacent front yard up to a depth of 20 feet. Two side yards, each with a minimum of 8 feet, are required, while maximum building height would remain at 35 feet (with a 21-foot perimeter wall). The parking requirement would remain unchanged (one space per dwelling unit).

R3X: Portions of 57 non-contiguous blocks, generally bounded by Linden Boulevard, Merrick Boulevard and Roy Wilkins Park; Linden Boulevard, Farmers Boulevard, 115th Avenue and 196th Street; Hollis Avenue 99th Avenue and 197th Avenue; and 116th Avenue, Francis Lewis Boulevard and 114th Place are proposed to be rezoned from R3-2 and R4 to R3X. The proposed change would more closely reflect the predominant character of houses in this area, of which 92% are one- and two-family detached residences and 83% would comply with the maximum FAR of 0.6.

The proposed R3X district permits detached single- and two-family residences. The maximum permitted FAR is 0.6. The minimum lot size would be 3,325 square feet and minimum lot width would be 35 feet, while the front yard requirement would be 10 feet and at least as deep as an adjacent front yard up to a depth of 20 feet. Two side yards with a total width of 10 feet, and a minimum width of two feet are required. Maximum building height would be 35 feet (with a 21-foot perimeter wall). The parking requirement would remain unchanged (one space per dwelling unit).

R4A: The proposed R4A zoning includes portions of 17 blocks, in the area between Linden Boulevard, 119th Avenue, Francis Lewis Boulevard and 196th Street. In areas proposed to be rezoned R4A, 92% of lots are developed with one- and two-family detached homes, and 98% of the lots comply with the maximum FAR of 0.9.

The proposed R4A district permits detached single- and two-family residences. The maximum permitted FAR is 0.9. The minimum lot size would be 2,850 square feet and minimum lot width would be 30 feet, while the front yard requirement would be 10 feet and at least as deep as an adjacent front yard up to a depth of 20 feet. Two side yards with a total width of 10 feet and a minimum width of two feet are required. Maximum building height would be 35 feet (with a 21-foot perimeter wall). The parking requirement would remain unchanged (one space per dwelling unit). The infill zoning provisions cannot be utilized in the proposed R4A

R4-1: The proposed R4-1 zoning district would cover all or portions of 23 non-contiguous blocks, currently zoned R4 generally along Murdock Avenue between 197th Street and 203rd Street, and an area generally bounded by between Linden Boulevard, 119th Avenue, 201st Street and 205th Street. In areas proposed to be rezoned R4-1, 92% of lots are developed with detached and semi-detached and the one- and two-family homes.

The proposed R4-1 district permits detached and semi-detached single and two-family residences. The maximum permitted FAR is 0.9. The minimum lot size would be 2,375 square feet for a detached dwelling and 1,700 square-feet for a semi-detached house. The minimum lot

width would be 25 feet for a detached residence and at 18 feet for semi-detached houses. The minimum front yard requirement would be 10 feet. Two side yards totaling 8 feet are required for detached homes, and one four foot is required for semi-detached residences. Maximum building height would be 35 feet (with a 25-foot perimeter wall). One parking spot per dwelling unit is required. The infill zoning provisions cannot be utilized in the proposed R4-1.

R4B: The area proposed for R4B includes all or portions of 36 non-contiguous blocks currently zoned R4 and R3-2 and located between 110th Avenue, 110th Place, 171st Street and 173rd Street and west of Francis Lewis Boulevard between Hollis Avenue and 116th Avenue. These areas are predominantly built with attached, one- and two-family residences that have parking in the rear. In areas proposed to be rezoned R4B, 100% of lots would be conforming.

The proposed R4B district permits detached, semi-detached and attached single- and two-family residences. The maximum permitted FAR is 0.9. The minimum lot size would be 2,375 square feet for detached and 1,700 square feet for all other building types, and minimum lot width would be 25 feet for detached and 18 feet for all other types. The front yard requirement would be five-feet and must be as deep as one of the adjacent yards if greater than five-feet and less than 20 feet. Detached residences must provide 2 side yards totaling 8 feet. All other residences must provide at least one 4 foot side yard. Maximum building height would be 24 feet. The parking requirement would remain unchanged (one space per dwelling unit), and parking could not be located between the building and the street. The infill zoning provisions cannot be utilized in the proposed R4B.

R5B: The proposed R5B district would include portions of 67 blocks fronting Merrick Boulevard, Farmers Boulevard, Linden Boulevard and Hollis Avenue. These block fronts are currently zoned R2, R3-2 and R4 and developed with a mixture of residential buildings, including multi-family residential buildings. The proposed R5B district permits all residential types with a maximum FAR of 1.35. The minimum lot size would be 2,375 square feet for detached and 1,700 square feet for all other building types, and minimum lot width would be 25 feet for detached and 18 feet for all other types. The front yard requirement would be five-feet and must be as deep as one of the adjacent yards if greater than five-feet and less than 20 feet. Detached residences must provide 2 side yards totaling 8 feet. All other residences must provide at least one 4 foot side yard. Maximum building height would be 33 feet, with a maximum 30-foot street wall. The parking requirement would be two spaces for every three dwelling units, and parking could not be located between the building and the street.

R5D: The proposed R5D district would include all or portions of nine blocks fronting Linden Boulevard and Farmers Boulevard. These block fronts are currently zoned R6B and developed with multi-family residential uses. The proposed R5D district permits all types all types of residential development. The maximum FAR is 2.0. The minimum lot size would be 2,375 square feet for detached and 1,700 square feet for all other building types, and minimum lot width would be 25 feet for detached and 18 feet for all other types. The front yard requirement would be five-feet deep and must be as deep as one of the adjacent yards if greater than five-feet and less than 20 feet. Detached residences must provide 2 side yards totaling 8 feet. All other residences must provide at least one 4 foot side yard. Maximum building height would be 40 feet. The parking requirement would be two spaces for every three dwelling units, and the

parking waiver would not be available to lots which had been subdivided.

R6A: The proposed R6A district would include portions of two blocks fronting Linden and Merrick boulevards. These block fronts are developed with, commercial and community facility uses and transportation facilities.

The proposed R6A district permits all types of residential development. The maximum FAR is 3.0. Minimum building base height would range from 40 to 60 feet, while maximum building height would be 70 feet. The parking requirement would be one space for every two dwelling units.

The R6A district would provide for moderate-density residential and commercial development where new development would be appropriate, wide streets supported by nearby local commercial uses and transit access.

Commercial Overlay Changes:

Existing C1-2 and C2-2 commercial overlays would be changed to C1-3 and C2-3 respectively and the depth of the commercial overlays would be reduced from 150 feet to 100 feet along:

- 8 block fronts along Merrick Boulevard between Foch Boulevard and Linden Boulevard,
- 31 block fronts along Linden Boulevard between 180th Street and Francis Lewis Boulevard
- 29 block fronts along Farmers Boulevard between 115th Avenue and 109th Avenue
- four northern block fronts along Murdock Avenue between 199th Street and 202nd Street
- 14 block fronts along Hollis Avenue between 198th Street and Francis Lewis Boulevard
- two block fronts along Francis Lewis Boulevard between 112th Place and 114th Place

These changes would reflect existing commercial development, prevent the intrusion of commercial uses on residential side streets and slightly reduce the parking requirement.

In commercial overlays in locations where the zoning is being changed to R5D or R6A, the maximum commercial FAR will be 2.0. In other underlying districts, the commercial overlay would allow a maximum commercial FAR of 1.0

ENVIRONMENTAL REVIEW

This application (C 070472 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 CEQR number is 07DCP075Q. The lead agency is the City Planning Commission.

After a study of the potential environmental impacts of the proposed action, a Negative Declaration was issued on May 21, 2007. The Negative Declaration included (E) designations for hazardous materials, air quality and noise.

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

Block 10287 Lots 1, 62 and 82
Block 10393 Lots 48 and 54
Block 10393 Lots 58 and 60
Block 10395 Lot 44
Block 10436 Lot 27
Block 10440 Lot 15

Block 10893 Lots 32 and 41
Block 10899 Lot 35
Block 10901 Lots 26, 28, 30 and 127
Block 10905 Lots 24 and 33
Block 10906 Lots 33 and 35
Block 10907 Lots 28, 29 and 129
Block 10912 Lots 30 and 35
Block 10925 Lot 1
Block 10940 Lots 104 and 107
Block 10941 Lot 201
Block 10945 Lot 110
Block 11007 Lot 5
Block 11068 Lots 66, 68, 70 and 115
Block 11069 Lots 75, 83 and 92
Block 11071 Lot 6
Block 11075 Lots 1, 6 and 55
Block 11078 Lot 1
Block 12393 Lots 34, 39, 47, 49, 50 and 52
Block 12635 Lot 4
Block 12326 Lot 21
Block 12334 Lots 299 and 300
Block 12345 Lot 34
Block 12402 Lots 4, 7, 14, 17, 19, 21 and 28
Block 12406 Lot 101

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 Department of Environmental Protection (DEP) before the issuance of a building permit by the Department of Buildings (DOB) pursuant to Section 11-15 of the Zoning Resolution (Environmental Requirements). The (E) designation also includes a mandatory construction-related health and safety plan which must also be approved by DEP.

To avoid the potential for air quality impacts associated with boiler emissions, the proposed zoning map amendment includes (E) designations on the following properties:

Block 10287, Lots 1, 62, 82
Block 10393, Lots 48, 54, 58, 60
Block 10905, Lot 24, 33

Block 10912, Lot 30, 35
Block 11068, Lots 66, 68, 70, 115
Block 11069, Lot 75, 83
Block 11075, Lot 1, 6, 55
Block 12334, Lot 299, 300
Block 12393, Lots 34, 39, 47, 49, 50, 52
Block 12402, Lots 14, 17, 19, 21

The text of the (E) designation for air quality for the above properties would require that any new residential and/or commercial development on the above-referenced properties must ensure that the heating, ventilating and air conditioning stack(s) are located at a minimum distance, as described in the negative declaration, to the nearest adjacent lot line, or use natural gas as the type of fuel for space heating and hot water (HVAC) systems, to avoid any potential significant air quality impacts.

With the placement of the (E) designations on the above blocks and lots, no impacts related to stationary source air quality would be expected.

UNIFORM LAND USE REVIEW

This application (C 070472 ZMQ) was certified as complete by the Department of City Planning on May 21, 2007, and was duly referred to Community Board 12 and the Queens 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 12 held a public hearing on this application on June 20, 2007, and on that date, by a vote of 32 in favor, 0 opposed, with no abstentions, adopted a resolution recommending approval of the application with the condition that the proposed R6A district along Linden Boulevard at Merrick Boulevard be modified to an R5D district.

Borough President Recommendation

This application was considered by the Borough President who issued a recommendation on July 31, 2007, approving the application.

City Planning Commission Public Hearing

On July 25, 2007 (Calendar No. 13), the City Planning Commission scheduled August 8, 2007, for a public hearing on this application (C 070472 ZMQ). The hearing was duly held on August 8, 2007 (Calendar No. 42) and was continued to August 22, 2007 (Calendar No. 22).

On August 8, 2007, there was one speaker in favor and none opposed. A representative of the City Councilman from the 27th district expressed the Councilman's support for the proposals, as it would aid in the preservation of the neighborhoods' context and character, while allowing appropriately scaled opportunities for new residential and mixed-use developments along principle corridors. On August 22, 2007, there were no speakers in favor and one opposed. The president of the 11423 Block Association requested that a portion of Hollis Avenue between 191 Street and 104th Avenue, which is currently proposed to be changed from R3-2 to an R3X district, be modified to a proposed R2 district.

There were no other speakers and the hearing was closed.

CONSIDERATION

The Commission believes that this amendment of the Zoning Map is appropriate.

The Commission believes that this rezoning action represents a comprehensive zoning update for the St Albans and Hollis areas of Community District 12. The proposal will continue to allow new development that is consistent with existing building forms, and encourage new development along Merrick Boulevard, Linden Boulevard, Farmers Boulevard and Hollis Avenue, important local commercial corridors.

The Commission believes that the rezoning of areas within St. Albans and Hollis consisting of primarily single- and two-family detached, semi-detached or attached buildings will help preserve the character of the neighborhoods. The current mismatch between the built character of many parts of St Albans and Hollis and the housing type and density permitted by the existing zoning allows the redevelopment of housing occupied by one or two families with out of character, higher density buildings. Changing all or parts of existing R3-2 and R4 areas to a mix of lower density or contextual districts including R2, R3A, R3X, R4-1, and R4A will better reflect the area's character, density, and existing development patterns.

The Commission believes that the proposed moderate density R5B residential designation would be appropriate along the commercial and transit corridors of Merrick Boulevard, Linden Boulevard, Farmers Boulevard and Hollis Avenue. The existence of three-story mixed-use buildings on these corridors and local and express bus service makes this an ideal area for redevelopment at moderate densities which would result in a more vibrant commercial corridor in these communities.

The Commission also believes that the reduction of the existing commercial overlays will better preserve existing neighborhood character by preventing the expansion of potentially incompatible commercial uses onto residentially developed side streets.

The Commission believes the proposed rezoning of an R6B district to an R5D district will provide a more appropriate development pattern for moderate density multi-family development. The Commission notes that maximum building heights would be reduced from 50 feet to 40 feet, and a reasonable increase in accessory parking from 50 percent to 66 percent would be required.

The Commission notes that the modification for portions of Hollis Avenue requested at the August 22, 2007 Commission hearing by the block association president is beyond the scope of this action.

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 hereby amended by changing the Zoning Map, Section Nos. 14d, 15b, 18c and 19a:

- 1. eliminating from within an existing R2 District a C2-2 District** bounded by the southerly boundary of St. Albans Memorial Park, a line perpendicular to the northwesterly street line of Linden Boulevard distant 276 feet northeasterly (as measured along the street line) from the point of intersection of the northeasterly street line of

Merrick Boulevard and the northwesterly street line of Linden Boulevard, Linden Boulevard, and a line 100 feet northeasterly of Merrick Boulevard;

2. eliminating from within an existing R3-2 District a C1-2 District bounded by:

- a. a line 150 feet northerly and northwesterly of Hollis Avenue, 204th Street, Hollis Avenue, 202nd Street, a line 150 feet southeasterly of Hollis Avenue, 200th Street, Hollis Avenue, 198th Street, 109th Avenue, and 199th Street;
- b. Hollis Avenue, 205th Street, a line 150 feet southeasterly of Hollis Avenue, and 204th Street;
- c. 109th Avenue, a line 150 feet northeasterly of Farmers Boulevard, 109th Road, and Farmers Boulevard;
- d. Hilburn Avenue, Liberty Avenue, Farmers Boulevard, 111th Avenue, a line 150 feet northeasterly of Farmers Boulevard, 113th Road, Farmers Boulevard, 113th Avenue, Hannibal Street, Lewiston Avenue, a line 150 feet southwesterly of Farmers Boulevard, and a line 150 feet southwesterly of Liberty Avenue;
- e. 112th Road, Francis Lewis Boulevard, 113th Avenue, and a line 150 feet southwesterly of Francis Lewis Boulevard;
- f. a line 100 feet northwesterly of Linden Boulevard, 197th Street, a line 150 feet northwesterly of Linden Boulevard, 202nd Street, Linden Boulevard, 201st Street, a line 150 feet southeasterly of Linden Boulevard, 197th Street, Linden Boulevard, and 196th Street;
- g. a line 150 feet northwesterly of Linden Boulevard, 205th Street, a line 100 feet northwesterly of Linden Boulevard, Francis Lewis Boulevard, a line 150 feet southeasterly of Linden Boulevard, 205th Street, Linden Boulevard, and 204th Street; and
- h. 117th Road, a line 150 feet northeasterly of Farmers Boulevard, 118th Avenue, Farmers Boulevard, a line 100 feet southeasterly of Baisley Boulevard, Riverton Street, and Baisley Boulevard;

3. eliminating from within an existing R3-2 District a C2-2 District bounded by:

- a. 99th Avenue, 195th Street, a line 150 feet southeasterly of 99th Avenue, and Hollis Avenue;
- b. a line 150 feet northwesterly of Hollis Avenue, Francis Lewis Boulevard, Hollis Avenue, and 204th Street;
- c. Hollis Avenue, 200th Street, a line 150 feet southerly of Hollis Avenue, and 199th

Street;

- d. 113th Road, a line 150 feet northeasterly and easterly of Farmers Boulevard, 115th Drive, Farmers Boulevard, 114th Drive, Mexico Street, 114th Road, and Farmers Boulevard;
- e. Murdock Avenue, Mexico Street, 114th Road, and Newburg Street; and
- f. 113th Avenue, Merrick Boulevard, the southerly boundary of St. Albans Memorial Park and its southwesterly prolongation, a line 100 feet northeasterly of Merrick Boulevard, Linden Boulevard, 173rd Street, a line 150 feet southeasterly of Linden Boulevard, a line midway between 172nd Street and Merrick Boulevard, a line 200 feet southeasterly of 115th Avenue, 172nd Street, 116th Avenue, a line 100 feet northeasterly of Merrick Boulevard, the northwesterly boundary line of The Roy Wilkins-Southern Queens Park and its southwesterly prolongation, Merrick Boulevard, Foch Boulevard, a line 100 feet southwesterly of Merrick Boulevard, a line 200 feet southeasterly of 116th Avenue, 171st Street, 116th Avenue, a line 100 feet southwesterly of Merrick Boulevard, 115th Avenue, a line midway between Merrick Boulevard and 170th Street, a line 300 feet southeasterly of Linden Boulevard, 170th Street, Linden Boulevard, and a line 150 feet southwesterly of Merrick Boulevard;

4. eliminating from within an existing R4 District a C1-2 District bounded by:

- a. 114th Road, Francis Lewis Boulevard, 114th Drive, and a line 150 feet southwesterly of Francis Lewis Boulevard;
- b. a line 150 feet northwesterly of Murdock Avenue, 202nd Street, Murdock Avenue, and 198th Street;
- c. Linden Boulevard, 201st Place, a line 150 feet southeasterly of Linden Boulevard, and 201st Street; and
- d. Linden Boulevard, 197th Street, a line 100 feet southeasterly of Linden Boulevard, and 196th Street;

5. eliminating from within an existing R4 District a C1-3 District bounded by a line 100 feet northwesterly of 110th Avenue, a line 100 feet southwesterly of Francis Lewis Boulevard, 110th Avenue, and a line 150 feet southwesterly of Francis Lewis Boulevard:

6. eliminating from within an existing R5B District a C1-2 District bounded by:

- a. a line 100 feet northwesterly of Linden Boulevard, 196th Street, a line 100 feet southeasterly of Linden Boulevard, and 195th Street; and

- b. a line 100 feet northwesterly of Linden Boulevard, 191st Street, Linden Boulevard, and 190th Street;
- 7. **eliminating from within the existing R5B District a C2-2 District** bounded by a line 100 feet northwesterly of Linden Boulevard, 195th Street, a line 100 feet southeasterly of Linden Boulevard, 190th Street, Linden Boulevard, and 191st Street;
- 8. **eliminating from within an existing R6B District a C1-2 District** bounded by Dunkirk Drive, a line 100 feet northeasterly of Farmers Boulevard, a line 100 feet northwesterly of Linden Boulevard, 190th Street, a line 100 feet southeasterly of Linden Boulevard, a line 150 feet northeasterly of Farmers Boulevard, 117th Road, Farmers Boulevard, Linden Boulevard, Everitt Place, a line 100 feet southerly of Linden Boulevard, Montauk Street, Linden Boulevard, Newburg Street, a line 100 feet northerly of Linden Boulevard, and a line 100 feet westerly of Farmers Boulevard;
- 9. **eliminating from within an existing R6B District a C2-2 District** bounded by a line 100 feet northerly of Linden Boulevard, Newburg Street, Linden Boulevard, and the northeasterly boundary line of the Long Island Rail Road Right-of-Way (Montauk Division);
- 10. **changing from an R3-2 District to an R2 District** property bounded by:
 - a. Brinkerhoff Avenue, the southwesterly boundary line of the Long Island Rail Road Right-of-Way (Montauk Division), 112th Avenue and its northeasterly centerline prolongation, a line midway between 178th Street and 178th Place, Sayres Avenue, and a line midway between 178th Street and 179th Street;
 - b. Hilburn Avenue, a line 100 feet southwesterly of Farmers Boulevard, Lewiston Avenue, Farmers Boulevard, 113th Avenue, Hannibal Street, Lewiston Avenue, and a line 150 feet southwesterly of Farmers Boulevard;
 - c. Murdock Avenue, Mexico Street, 114th Road, and Newburg Street;
 - d. 114th Road, a line 60 feet southeasterly of Mexico Street, a line midway between 114th Road and 114th Drive, a line 130 feet southeasterly of Mexico Street, 114th Drive, and Mexico Street;
 - e. Sullivan Road, Quencer Road, a line midway between Sullivan Road and Tioga Drive and its northeasterly prolongation, and Dunkirk Street;
 - f. a line 100 feet southerly and southeasterly of Hollis Avenue, 202nd Street, a line 150 feet southerly and southeasterly of Hollis Avenue, and 199th Street; and
 - g. a line 100 feet southeasterly of Hollis Avenue, 205th Street, a line 150 feet southeasterly of Hollis Avenue, and 204th Street;

- 11. changing from an R4 District to an R2 District** property bounded by:
- a. a line 150 feet northwesterly of Murdock Avenue, 202nd Street, Murdock Avenue, a line midway between 201st Street and 202nd Street, a line 100 feet northwesterly of Murdock Avenue, and 198th Street; and
 - b. a line 100 feet northwesterly of 112th Avenue, a line midway between 204th Street and 205th Street, 112th Avenue, and 204th Street;
- 12. changing from an R2 District to an R3A District** property bounded by:
- a. 112th Avenue, 196th Street, 113th Avenue, and 194th Street; and
 - b. 121st Avenue, 192nd Street, a line 200 feet northwesterly of 122nd Avenue, and Lucas Street;
- 13. changing from an R3-2 District to an R3A District** property bounded by:
- a. 99th Avenue, a line 80 feet southwestly of Francis Lewis Boulevard, a line 100 feet northwesterly and northerly of Hollis Avenue, a line midway between 197th Street and 198th Street, 100th Avenue, 198th Street, a line 100 feet southeasterly of 99th Avenue, and 199th Street;
 - b. 110th Avenue/Brinkerhoff Avenue, a line midway between 178th Street and 179th Street, Sayres Avenue, a line midway between 178th Street and 178th Place, 112th Avenue, 176th Street, Sayres Avenue, 174th Street, a line 140 feet southeasterly of 111th Avenue, a line midway between 173rd Street and 174th Street, a line 90 feet northwesterly of Sayres Avenue, 172nd Street, 111th Avenue, 172nd Street, the northeasterly prolongation of the southeasterly street line of 110th Road, 173rd Street, a line 375 feet southeasterly of 110th Avenue/Brinkerhoff Avenue, a line midway between 173rd Street and 174th Street, a line 135 feet southeasterly of 110th Avenue/Brinkerhoff Avenue, and 173rd Street;
 - c. 111th Road, 194th Street, 113th Avenue, 196th Street, 115th Avenue, 199th Street, a line 100 feet southeasterly of 115th Avenue, a line midway between 201st Street and 202nd Street, 115th Avenue, a line midway between 202nd Street and 203rd Street, a line 300 feet northwesterly of 116th Avenue, 203rd Street, 116th Avenue, a line 100 feet northeasterly of 205th Street, a line 100 feet southeasterly of 116th Avenue, a line 100 feet southwestly of Francis Lewis Boulevard, a line 100 feet northwesterly of Linden Boulevard, 196th Street, 116th Road, 196th Street, 115th Road, and a line 100 feet easterly and northeasterly of Farmers Boulevard;
 - d. a line midway between Sullivan Road and Tioga Drive and its northeasterly prolongation, Quencer Road, Newburg Street, Suffolk Drive, Farmers Boulevard, Dunkirk Drive, a line 100 feet westerly of Farmers Boulevard, a line 100 feet northerly of Linden Boulevard, Newburg Street, and Dunkirk Drive; and

- e. Baisley Boulevard, a line 100 feet westerly of Farmers Boulevard, a line 125 feet southeasterly of Baisley Boulevard, Farmers Boulevard, 118th Avenue, a line 100 feet easterly of Farmers Boulevard, 117th Road, a line 150 feet easterly of Farmers Boulevard, a line 100 feet southeasterly of Linden Boulevard, 196th Street, 119th Avenue, Nashville Boulevard, Francis Lewis Boulevard, Springfield Boulevard, 122nd Avenue, 199th Street, a line 200 feet northwesterly of 122nd Avenue, 192nd Street, 121st Avenue, Farmers Boulevard, 120th Avenue, a line 100 feet southwesterly of Farmers Boulevard, 119th Drive, Montauk Street, the southwesterly prolongation of the northwesterly street line of 119th Road, 180th Street, 120th Avenue, 179th Street, a line 100 feet southeasterly of 120th Avenue, 178th Street, Troutville Road, a line 300 feet northeasterly of Irwin Place, Sunbury Road, Merrick Boulevard, a line 300 feet northwesterly of Sunbury Road, and Irwin Place;

14. changing from an R4 District to an R3A District property bounded by:

- a. a line 100 feet northwesterly of 119th Avenue, 205th Street, a line 100 feet northwesterly of Nashville Boulevard, a line perpendicular to a point on the southwesterly street line of Francis Lewis Boulevard distant 70 feet northwesterly (as measured along the street line) from the point of intersection of the southwesterly street line of Francis Lewis Boulevard and the northwesterly street line of Nashville Boulevard, Francis Lewis Boulevard, Nashville Boulevard, 119th Avenue, and 196th Street; and
- b. Murdock Avenue, a line midway between 196th Street and 197th Street, 115th Avenue, and 196th Street;
- c. a line 100 feet southeasterly of Hollis Avenue, a line 100 feet northeasterly of 205th Street, a line midway between 110th Avenue and 111th Avenue, a line 100 feet southwesterly of Francis Lewis Boulevard, a line midway between 111th Avenue and 111th Road, a line 100 feet northeasterly of 205th Street, 111th Road, and 205th Street;

15. changing from an R6B District to an R3A District property bounded by:

- b. a line 100 feet northeasterly of Linden Boulevard, a line 100 feet westerly of Farmers Boulevard, a line 85 feet northeasterly of Linden Boulevard, and Newburg Street; and
- b. a line 100 feet southeasterly of Linden Boulevard, a line 150 feet easterly of Farmers Boulevard, 117th Road, and a line 100 feet easterly of Farmers Boulevard;

16. changing from an R3-2 District to an R3X District property bounded by:

- a. a line 100 feet southeasterly of 99th Avenue, 197th Street, 99th Avenue, 198th Street, 100th Avenue, a line midway between 197th Street and 198th Street, a line 100 feet northerly of Hollis Avenue, 197th Street, and Hollis Avenue;
 - b. 109th Avenue, 191st Street, 109th Road, 194th Street, 110th Road, 194th Street, 111th Road, a line 100 feet northeasterly of Farmers Boulevard, 111th Avenue, Farmers Boulevard, 110th Road, and a line 100 feet easterly of Farmers Boulevard;
 - c. Linden Boulevard, 178th Street and its southeasterly centerline prolongation, a northwesterly and northeasterly boundary line of St. Albans Veterans Care Facility and its northwesterly prolongation, 115th Avenue, 175th Street and its southeasterly centerline prolongation, the northerly, westerly and northerly boundary of The Roy Wilkins – Southern Queens Park, a line 100 feet northeasterly of Merrick Boulevard, 116th Avenue, 172nd Street, a line 240 feet southeasterly of 115th Avenue, a line 75 feet southwestly of 172nd Street, 115th Avenue, a line midway between 172nd Street and Merrick Boulevard, a line 100 feet southeasterly of Linden Boulevard, and 173rd Street; and
 - d. 115th Road, 196th Street, 116th Road, 196th Street, a line 100 feet northwesterly of Linden Boulevard, a line 100 feet northeasterly of Farmers Boulevard, Dunkirk Drive, Farmers Boulevard, 115th Drive, and a line 100 feet easterly of Farmers Boulevard;
17. **changing from an R4 District to an R3X District** property bounded by a line midway between 114th Road and 114th Drive and its southwestly prolongation, a line 100 feet southwestly of Francis Lewis Boulevard, a line midway between 115th Road and 115th Drive, a line 100 feet northeasterly of 205th Street, 115th Road, 205th Street, a line 260 feet southeasterly of 115th Avenue, 203rd Street, 115th Avenue, 204th Street, a line 100 feet northwesterly of 115th Avenue, and a line midway between 204th Street and 205th Street;
18. **changing from an R6B District to an R3-2 District** property bounded by:
- a. a line 100 feet northerly of Linden Boulevard, Newburg Street, a line 85 feet northerly of Linden Boulevard, and the northeasterly boundary line of the Long Island Rail Road Right-of-Way (Montauk Division); and
 - b. a line 85 feet southerly of Linden Boulevard, Everitt Place, a line 100 feet southerly of Linden Boulevard, and Montauk Street;
19. **changing from an R3-2 District to an R4A District** property bounded by:
- a. a line 100 feet southeasterly of Linden Boulevard, 201st Street, a line 150 feet southeasterly of Linden Boulevard, and 197th Street; and

- b. a line 100 feet southeasterly of Linden Boulevard, Francis Lewis Boulevard, a line 150 feet southeasterly of Linden Boulevard, and a line 100 feet southwesterly of Francis Lewis Boulevard;
- 20. changing from an R4 District to an R4A District** property bounded by a line 100 feet southeasterly of Linden Boulevard, 197th Street, a line 150 feet southeasterly of Linden Boulevard, 201st Street, a line 100 feet southeasterly of Linden Boulevard, a line 75 feet southwesterly of 201st Place, 118th Avenue, a line 100 feet southwesterly of 201st Place, a line 260 feet southeasterly of 118th Avenue, a line 100 feet southwesterly of Francis Lewis Boulevard, a line 150 feet southeasterly of Linden Boulevard, Francis Lewis Boulevard, a line perpendicular to the southwesterly street line of Francis Lewis Boulevard distant 70 feet northwesterly (as measured along the street line) from the intersection of the southwesterly street line of Francis Lewis Boulevard and the northwesterly street line of Nashville Boulevard, a line 100 feet northwesterly of Nashville Boulevard, a line 100 feet northwesterly of 119th Avenue, and 196th Street;
- 21. changing from an R2 District to an R4B District** property bounded by:
- a. a line 160 feet northwesterly of 112th Avenue, 205th Street, a line 100 feet northwesterly of 112th Avenue, and a line midway between 204th Street and 205th Street; and
 - b. a line 85 feet northwesterly of Murdock Avenue, a line midway between 203rd Street and 204th Street, Murdock Avenue, and 203rd Street;
- 22. changing from an R3-2 District to an R4B District** property bounded by:
- a. 110th Avenue/Brinkerhoff Avenue, 173rd Street, a line 135 feet southeasterly of 110th Avenue/Brinkerhoff Avenue, a line midway between 173rd Street and 174th Street, a line 375 feet southeasterly of 110th Avenue/Brinkerhoff Avenue, 173rd Street, the southeasterly street line of 110th Road and its northeasterly prolongation, and 171st Place and its southeasterly centerline prolongation;
 - b. 112th Road, Francis Lewis Boulevard, 113th Avenue, and a line 150 feet southwesterly of Francis Lewis Boulevard;
 - c. 115th Avenue, a line midway between 201st Street and 202nd Street, a line 100 feet southeasterly of 115th Avenue, and 199th Street;
 - d. 115th Avenue, 203rd Street, a line 300 feet northwesterly of 116th Avenue, and a line midway between 202nd Street and 203rd Street;
 - e. 116th Avenue, Francis Lewis Boulevard, a line 100 feet northwesterly of Linden Boulevard, a line 100 feet southwesterly of Francis Lewis Boulevard, a line 100 feet southeasterly of 116th Avenue, and a line 100 feet northeasterly of 205th Street;

- f. Sunbury Road, a line 300 feet northeasterly of Irwin Place, Troutville Road, and a line 260 feet northeasterly of Irwin Place; and
- 23. changing from an R4 District to an R4B District** property bounded by a line 100 feet northwesterly of 110th Avenue, a line 100 feet southwesterly of Francis Lewis Boulevard, 110th Avenue, Francis Lewis Boulevard, 112th Road, a line 150 feet southwesterly of Francis Lewis Boulevard, 113th Avenue, Francis Lewis Boulevard, 116th Avenue, 203rd Street, a line 260 feet southeasterly of 115th Avenue, 205th Street, 115th Road, a line 100 feet northeasterly of 205th Street, a line midway between 115th Road and 115th Drive, a line 100 feet southwesterly of Francis Lewis Boulevard, a line midway between 114th Road and 114th Drive and its southwesterly prolongation, a line midway between 204th Street and 205th Street, a line 100 feet northwesterly of 115th Avenue, 204th Street, 115th Avenue, a line midway between 196th Street and 197th Street, a line 180 feet northwesterly of 115th Avenue, 197th Street, a line 100 feet southeasterly of Murdock Avenue, 203rd Street, Murdock Avenue, a line midway between 203rd Street and 204th Street, 113th Avenue, 204th Street, 112th Avenue, a line midway between 204th Street and 205th Street, a line 100 feet northwesterly of 112th Avenue, 205th Street, 111th Road, a line 100 feet northeasterly of 205th Street, a line midway between 111th Avenue and 111th Road, a line 100 feet southwesterly of Francis Lewis Boulevard, a line midway between 110th Avenue and 111th Avenue, and a line 100 feet northeasterly of 205th Street;
- 24. changing from an R3-2 District to an R4-1 District** property bounded by a line 100 feet southeasterly of Linden Boulevard, a line 100 feet southwesterly of Francis Lewis Boulevard, a line 150 feet southeasterly of Linden Boulevard, and 205th Street:
- 25. changing from an R4 District to an R4-1 District** property bounded by:
- a. a line 100 feet northwesterly of Murdock Avenue, a line midway between 201st Street and 202nd Street, Murdock Avenue, 203rd Street, a line 100 feet southeasterly of Murdock Avenue, 197th Street, a line 180 feet northwesterly of 115th Avenue, a line midway between 196th Street and 197th Street, Murdock Avenue, and 198th Street; and
 - b. Linden Boulevard, 205th Street, a line 150 feet southeasterly of Linden Boulevard, a line 100 feet southwesterly of Francis Lewis Boulevard, a line 260 feet southeasterly of 118th Avenue, a line 100 feet southwesterly of 201st Place, 118th Avenue, and a line 75 feet southwesterly of 201st Place;
- 26. changing from an R2 District to an R5B District** property bounded by:
- a. Hollis Avenue, 204th Street, a line 100 feet southeasterly of Hollis Avenue, and 202nd Street; and
 - b. 114th Drive, Farmers Boulevard, Quencer Road, and a line 100 feet westerly of Farmers Boulevard;

27. changing from an R3-2 District to an R5B District property bounded by:

- a.** a line 100 feet northwesterly of Hollis Avenue, a line 80 feet southwesterly of Francis Lewis Boulevard, 109th Avenue, Francis Lewis Boulevard, 110th Avenue, a line 100 feet southwesterly of Francis Lewis Boulevard, a line 100 feet southeasterly of Hollis Avenue, 204th Street, Hollis Avenue, 202nd Street, a line 100 feet southeasterly of Hollis Avenue, 199th Street, a line 150 feet southerly of Hollis Avenue, 198th Street, Hollis Avenue, and 197th Street;
- b.** Linden Boulevard, 173rd Street, a line 100 feet southeasterly of Linden Boulevard, a line midway between 172nd Street and Merrick Boulevard, 115th Avenue, a line 75 feet southwesterly of 172nd Street, a line 240 feet southeasterly of 115th Avenue, 172nd Street, 116th Avenue, a line 100 feet northeasterly of Merrick Boulevard, a northwesterly boundary line of The Roy Wilkins – Southern Queens Park and its southwesterly prolongation, Merrick Boulevard, Foch Boulevard, a line 100 feet southwesterly of Merrick Boulevard, a line 200 feet southeasterly of 116th Avenue, 171st Street, 116th Avenue, a line 100 feet southwesterly of Merrick Boulevard, 115th Avenue, a line 100 feet southwesterly of Merrick Boulevard, a line 200 feet southeasterly of Linden Boulevard, and 170th Street;
- c.** 109th Avenue, a line 100 feet easterly of Farmers Boulevard, 110th Road, Farmers Boulevard, 111th Avenue, a line 100 feet northeasterly, and easterly of Farmers Boulevard, 115th Drive, Farmers Boulevard, 114th Drive, a line 130 feet southeasterly of Mexico Street, a line midway between 114th Road and 114th Drive, a line 60 feet southeasterly of Mexico Street, 114th Road, Mexico Street, Murdock Avenue, 113th Road, Hannibal Street, 113th Avenue, Farmers Boulevard, Lewiston Avenue, a line 100 feet southwesterly of Farmers Boulevard, Hilburn Avenue, Liberty Avenue, and 110th Avenue/Brinkerhoff Avenue; and
- d.** a line 100 feet northwesterly of Linden Boulevard, Francis Lewis Boulevard, a line 100 feet southeasterly of Linden Boulevard, 205th Street, Linden Boulevard, 201st Street, a line 100 feet southeasterly of Linden Boulevard, 197th Street, Linden Boulevard, and 196th Street;

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

- a.** a line 100 feet southeasterly of Hollis Avenue, a line 100 feet southwesterly of Francis Lewis Boulevard, a line 100 feet northwesterly of 110th Avenue, and a line 100 feet northeasterly of 205th Street;
- b.** Linden Boulevard, 197th Street, a line 100 feet southeasterly of Linden Boulevard, and 196th Street; and
- c.** Linden Boulevard, a line 75 feet southwesterly of 201st Place, a line 100 feet southeasterly of Linden Boulevard, and 201st Street;

29. **changing from an R3-2 District to an R5D District** property bounded by Baisley Boulevard, Farmers Boulevard, 117th Road, a line 100 feet easterly of Farmers Boulevard, 118th Avenue, Farmers Boulevard, a line 125 feet southeasterly of Baisley Boulevard, and a line 100 feet westerly of Farmers Boulevard;
30. **changing from an R6B District to an R5D District** property bounded by Dunkirk Drive, a line 100 feet easterly of Farmers Boulevard, a line 100 feet northwesterly of Linden Boulevard, 190th Street, a line 100 feet southeasterly of Linden Boulevard, a line 100 feet easterly of Farmers Boulevard, 117th Road, Farmers Boulevard, Baisley Boulevard, Everitt Place, a line 85 feet southerly of Linden Boulevard, Montauk Street, Linden Boulevard, the northeasterly boundary line of the Long Island Rail Road Right-of-Way (Montauk Division), a line 85 feet northerly of Linden Boulevard, and a line 100 feet westerly of Farmers Boulevard;
31. **changing from an R2 District to an R6A District** property bounded by the southerly boundary line of St. Albans Memorial Park and its northeasterly prolongation, Marne Place, Linden Boulevard, and a line 100 feet northeasterly of Merrick Boulevard;
32. **changing from an R3-2 District to an R6A District** property bounded by 113th Avenue, Merrick Boulevard, the southerly boundary line of St. Albans Memorial Park and its southwesterly prolongation, a line 100 feet northeasterly of Merrick Boulevard, Linden Boulevard, and a line 130 feet southwesterly of Merrick Boulevard;
33. **establishing within the existing R5B District a C1-3 District** bounded by:
 - a. a line 100 feet northwesterly of Linden Boulevard, 196th Street, a line 100 feet southeasterly of Linden Boulevard, and 195th Street; and
 - b. a line 100 feet northwesterly of Linden Boulevard, 191st Street, Linden Boulevard, and 190th Street;
34. **establishing within the existing R3-2 District a C2-3 District** bounded by 99th Avenue, 195th Street, a line 100 feet southeasterly of 99th Avenue, and Hollis Avenue;
35. **establishing within the existing R5B District a C2-3 District** bounded by a line 100 feet northwesterly of Linden Boulevard, 195th Street, a line 100 feet southeasterly of Linden Boulevard, 190th Street, Linden Boulevard, and 191st Street;
36. **establishing within the proposed R3A District a C1-3 District** bounded by Baisley Boulevard, a line 100 feet westerly of Farmers Boulevard, a line 125 feet southeasterly of Baisley Boulevard, and Riverton Street;
37. **establishing within the proposed R4B District a C1-3 District** bounded by:

- a. 112th Road, Francis Lewis Boulevard, 113th Avenue, and a line 100 feet southwesterly of Francis Lewis Boulevard; and
 - b. 114th Road, Francis Lewis Boulevard, a line midway between 114th Road and 114th Drive, and a line 100 feet southwesterly of Francis Lewis Boulevard;
- 38. establishing within the proposed R4-1 District a C1-3 District bounded by:**
- a. Linden Boulevard, 201st Place, a line 100 feet southeasterly of Linden Boulevard, and a line 75 feet southwesterly of 201st Place; and
 - b. a line 100 feet northwesterly of Murdock Avenue, a line midway between 201st Street and 202nd Street, Murdock Avenue, and 198th Street;
- 39. establishing within the proposed R5B District a C1-3 District bounded by:**
- a. a line 100 feet northerly and northwesterly of Hollis Avenue, 204th Street, Hollis Avenue, 202nd Street, a line 100 feet southeasterly of Hollis Avenue, 200th Street, Hollis Avenue, and 198th Street;
 - b. Hollis Avenue, 205th Street, a line 100 feet southeasterly of Hollis Avenue, and 204th Street;
 - c. a line 100 feet northwesterly of Linden Boulevard, 202nd Street, Linden Boulevard, a line 75 feet southwesterly of 201st Place, a line 100 feet southeasterly of Linden Boulevard, and 196th Street;
 - d. a line 100 feet northwesterly of Linden Boulevard, Francis Lewis Boulevard, a line 100 feet southeasterly of Linden Boulevard, 205th Street, Linden Boulevard, and 204th Street;
 - e. 109th Avenue, a line 100 feet easterly of Farmers Boulevard, 109th Road, and Farmers Boulevard; and
 - f. Hilburn Avenue, Liberty Avenue, Farmers Boulevard, 111th Avenue, a line 100 feet northeasterly of Farmers Boulevard, 113th Avenue, Farmers Boulevard, Hannibal Street, 113th Avenue, Farmers Boulevard, Lewiston Avenue, and a line 100 feet southwesterly of Farmers Boulevard;
- 40. establishing within the proposed R5B District a C2-3 District bounded by:**
- a. a line 100 feet northwesterly of Hollis Avenue, Francis Lewis Boulevard, Hollis Avenue, and 204th Street;
 - b. Hollis Avenue, 200th Street, a line 100 feet southeasterly of Hollis Avenue, and 199th Street;

- c. 113th Road, a line 100 feet northeasterly and easterly of Farmers Boulevard, 115th Drive, Farmers Boulevard, 114th Drive, a line 130 feet southeasterly of Mexico Street, a line midway between 114th Road and 114th Drive, a line 60 feet southeasterly of Mexico Street, 114th Road, and Farmers Boulevard; and
 - d. Linden Boulevard, 173rd Street, a line 100 feet southeasterly of Linden Boulevard, a line midway between 172nd Street and Merrick Boulevard, 115th Avenue, a line 75 feet southwesterly of 172nd Street, , a line 240 feet southeasterly of 115th Avenue, 172nd Street, 116th Avenue, a line 100 feet northeasterly of Merrick Boulevard, a northwesterly boundary line of The Roy Wilkins-Southern Queens Park and its southwesterly prolongation, Merrick Boulevard, Foch Boulevard, a line 100 feet southwesterly of Merrick Boulevard, a line 200 feet southeasterly of 116th Avenue, 171st Street, 116th Avenue, a line 100 feet southwesterly of Merrick Boulevard, a line 200 feet southeasterly of Linden Boulevard, and 170th Street;
41. **establishing within the proposed R5D District a C1-3 District** bounded by Dunkirk Drive, a line 100 feet easterly of Farmers Boulevard, a line 100 feet northwesterly of Linden Boulevard, 190th Street, a line 100 feet southeasterly of Linden Boulevard, a line 100 feet easterly of Farmers Boulevard, 118th Avenue, Farmers Boulevard, a line 125 feet southeasterly of Baisley Boulevard, a line 100 feet westerly of Farmers Boulevard, Baisley Boulevard, Farmers Boulevard, Linden Boulevard, Everitt Place, a line 85 feet southerly of Linden Boulevard, Montauk Street, Linden Boulevard, Newburg Street, a line 85 feet northerly of Linden Boulevard, and a line 100 feet westerly of Farmers Boulevard;
42. **establishing within the proposed R5D District a C2-3 District** bounded by a line 85 feet northerly of Linden Boulevard, Newburg Street, Linden Boulevard, and the northeasterly boundary line of the Long Island Rail Road Right-of-Way (Montauk Division); and
43. **establishing within the proposed R6A District a C2-3 District** bounded by the southerly boundary line of St. Albans Memorial Park and its southwesterly prolongation, a line perpendicular to the northwesterly street line of Linden Boulevard distant 276 feet northeasterly (as measured along the street line) from the point of intersection of the northeasterly street line of Merrick Boulevard and the northwesterly street line of Linden Boulevard, Linden Boulevard, a line 130 feet southwesterly of Merrick Boulevard, 113th Avenue, and Merrick Boulevard;

Borough of Queens, Community District 12, as shown in a diagram (for illustrative purposes only) dated May 21, 2007, and which includes CEQR Designation E-186.

The above resolution (C 070472 ZMQ), duly adopted by the City Planning Commission on September 19, 2007 (Calendar No. 17), 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 Chairman

ANGELA M. BATTAGLIA, IRWIN G. CANTOR, P.E., ANGELA R. CAVALUZZI, R.A.,

ALFRED C. CERULLO, III, BETTY Y. CHIN, RICHARD W. EADDY,

LISA A. GOMEZ, NATHAN LEVENTHAL, JOHN MEROLO, DOLLY WILLIAMS,
Commissioners