



CITY PLANNING COMMISSION

August 25, 2010 / Calendar No. 24

C 100436 ZMQ

IN THE MATTER OF an application submitted by the Department of City Planning pursuant to Sections 197-c and 201 of the New York City charter for an amendment of the Zoning Map, Section Nos. 19a, 19b, 19c and 19d:

1. eliminating from within an existing R3-2 District a C1-1 bounded by 147th Drive, a boundary line of the City of New York, 148th Avenue, and Hook Creek Boulevard;
2. eliminating from within an existing R3-2 District a C1-2 bounded by:
 - a. Brookville Boulevard, a line 150 feet northeasterly of Francis Lewis Boulevard, a line 150 feet northerly of North Conduit Avenue, 242nd Street, and North Conduit Avenue;
 - b. South Conduit Avenue, Francis Lewis Boulevard, 245th Street, a line 150 feet northeasterly of Francis Lewis Boulevard, 247th Street, a line 150 feet southwesterly of Francis Lewis Boulevard, 245th Street, 243rd Street, and 140th Avenue;
 - c. Caney Road, a line 150 feet southeasterly of 243rd Street, Mayda Road, and a line 150 feet northwesterly of 243rd Street; and
 - d. South Conduit Avenue, Hook Creek Boulevard, 248th Street, a line 100 feet southerly of South Conduit Avenue, and 247th Street;
3. eliminating from within an existing R2 District a C2-1 bounded by Brookville Boulevard, a line 150 feet northerly of Merrick Boulevard, 133rd Avenue, 243rd Street, a line 150 feet northerly of Merrick Boulevard, 132nd Road, Hook Creek Boulevard, a line 150 feet southerly of Merrick Boulevard, a line midway between Brookville Boulevard and 241st Street, and 135th Avenue;
4. eliminating from within an existing R3-2 District a C2-1 bounded by:
 - a. North Conduit Avenue, Hook Creek Boulevard, the centerline of the Long Island Railroad right-of-way (Montauk Division), and Brookville Boulevard; and
 - b. South Conduit Boulevard, a boundary line of the City of New York, a line 100 feet northerly of 149th Street, and Hook Creek Boulevard;
5. changing from an R3-2 District to an R2 District property bounded by:

- a. a line 150 feet northeasterly of Francis Lewis Boulevard, a line 220 feet southwesterly of 138th Avenue, and a line midway between Brookville Boulevard and 241st Street; and
 - b. a line 150 feet northeasterly of Francis Lewis Boulevard, a line 150 feet northerly of North Conduit Boulevard, 242nd Street, a line 320 feet southwesterly of 138th Avenue, and 241st Street;
6. changing from an R3-2 District to an R3A District property bounded by:
- a. South Conduit Avenue, 241st Street, a line midway between 140th Avenue and Memphis Avenue, a line 60 feet southeasterly of 241st Street, 142nd Avenue, a line 140 feet northwesterly of 243rd Street, Caney Road, a line 100 feet northwesterly of 243rd Street, Huxley Street, a line perpendicular to the southwesterly street line of Huxley Street distant 120 feet northwesterly (as measured along the street line) from the point of intersection of the southwesterly street line of Huxley Street and the northerly street line of 147th Avenue, a line 130 feet southwesterly of Huxley Street, a line perpendicular to the northeasterly street line of Edgewood Avenue distant 80 feet northwesterly (as measured along the street line) from the point of intersection of the northeasterly street line of Huxley Street and the northerly street line of 147th Avenue, Edgewood Avenue, a line midway between 146th Avenue and 147th Avenue, a line 100 feet easterly of Brookville Boulevard, 147th Avenue, and Brookville Boulevard;
 - b. a line 100 feet northerly of 249th Street, a boundary line of the City of New York, a line 100 feet southerly of 250th Street, a line perpendicular to the southerly street line of 250th Street distant 110 feet easterly (as measured along the street line) from the point of intersection of the southerly street line of 250th Street and the northeasterly street line of Hook Creek Boulevard, 250th Street, a line perpendicular to the northerly street line of 250th Street distant 60 feet easterly (as measured along the street line) from the point of intersection of the northerly street line of 250th Street and the northeasterly street line of Hook Creek Boulevard, 249th Street, and a line 85 feet easterly of Hook Creek Boulevard; and
 - c. a line midway between Caney Road and 144th Avenue, 249th Street, Newhall Avenue, a line 120 feet southeasterly of 245th Street, a line 100 feet southwesterly of Newhall Avenue, a line midway between 243rd Street and 245th Street, Newhall Avenue, a line 140 feet southeasterly of 243rd Street, Mayda Road, and a line 100 feet southeasterly of 243rd Street;
7. changing from an R3-2 District to an R3X District property bounded by 140th

Avenue, 243rd Street, a line perpendicular to the southeasterly street line of 243rd Street distant 200 feet southwesterly (as measured along the street line), from the point of intersection of the southeasterly street line of 243rd Street and the southerly street line of South Conduit Avenue, 245th Street, a line 135 feet southwesterly of Francis Lewis Boulevard, 246th Street, a line 85 feet southwesterly of Francis Lewis Boulevard, a line midway between 246th Street and 247th Street, Francis Lewis Boulevard, 247th Street, a line 85 feet northeasterly of Francis Lewis Boulevard, a line 100 feet northwesterly of 246th Street, a line 335 feet northeasterly of Francis Lewis Boulevard, 246th Street, South Conduit Avenue, 247th Street, a line 250 feet northeasterly of 139th Avenue, a line midway between 247th Street and 248th Street, a line perpendicular to the northwesterly street line of 248th Street distant 130 feet southwesterly (as measured along the street line) from the point of intersection of the northwesterly street line of 248th Street and the westerly street line of Hook Creek Boulevard, 248th Street, Hook Creek Boulevard, 249th Street, a line perpendicular to the northerly street line of 250th Street distant 60 feet easterly (as measured along the street line) from the point of intersection of the northerly street line of 250th Street and the northeasterly street line of Hook Creek Boulevard, 250th Street, a line perpendicular to the southerly street line of 250th Street distant 110 feet easterly (as measured along the street line) from the point of intersection of the southerly street line of 250th Street and the northeasterly street line of Hook Creek Boulevard, a line 100 feet southerly of 250th Street, a boundary line of the City of New York, 145th Avenue, Hook Creek Boulevard, 148th Avenue, a line 100 feet easterly of Hook Creek Boulevard, 148th Road, a boundary line of the City of New York, Hungary Harbor Road, Hook Creek Boulevard, 148th Drive, a line 100 feet westerly of Hook Creek Boulevard, a line midway between 148th Drive and 149th Avenue, a line 320 feet westerly of Hook Creek Boulevard, 149th Avenue, a line 330 feet westerly of 262nd Street, 149th Road, 262nd Street and its southerly centerline prolongation, a boundary line of the City of New York, a line 50 feet westerly of 259th Street and its southerly prolongation, Craft Avenue, 259th Street, 149th Road, 259th Street, a line midway between 148th Drive and 149th Avenue, 257th Street, 148th Drive, a line 200 feet easterly of Weller Lane, a line midway between 148th Road and 148th Drive, Weller Lane, 149th Road, Weller lane, 149th Drive, a line midway between 255th Street and Weller Lane, Craft Avenue, a line midway between 254th Street and 255th Street, 149th Drive and its westerly centerline prolongation, a northeasterly and a northerly boundary line of a park and its westerly prolongation, Brookville Boulevard, 149th Avenue, 235th Street, a line midway between 148th Avenue and 148th Road, a line 170 feet southeasterly of 235th Street, 148th Avenue, Brookville Boulevard, a line midway between 147th Drive and 148th Avenue, a line 80 feet northwesterly of Brookville Boulevard, 147th Drive, 235th Street, a northeasterly boundary line of Brookville Park and its southeasterly prolongation, an easterly boundary line of Brookville Park and its northerly prolongation, 147th Avenue, 235th Street, a line 100 feet northeasterly of 147th Road, a line 75 feet westerly of Brookville Boulevard, 147th Road, a line

perpendicular to the southwesterly street line of 147th Road distant 80 feet northwesterly (as measured along the street line) from the point of intersection of the southwesterly street line of 147th Road and the westerly street line of Brookville Boulevard, a line midway between 147th Road and 147th Drive, Brookville Boulevard, a line midway between 147th Road and 147th Drive, a line 90 feet easterly of Brookville Boulevard, a line 100 feet northerly of 147th Road, a line 100 feet easterly Brookville Boulevard, a line midway between 146th Avenue and 147th Avenue, a line perpendicular to the northeasterly street line of Edgewood Avenue distant 80 feet northwesterly (as measured along the street line) from the point of intersection of the northeasterly street line of Huxley Street and the northerly street line of 147th Avenue, Edgewood Avenue, a line 130 feet southwesterly of Huxley Street, a line perpendicular to the southwesterly street line of Huxley Street distant 120 feet northwesterly (as measured along the street line) from the point of intersection of the southwesterly street line of Huxley Street and the northerly street line of 147th Avenue, Huxley Street, a line 100 feet northwesterly of 243rd Street, Mayda Road, a line 140 feet southeasterly of 243rd Street, Newhall Avenue, a line midway between 243rd Street and 245th Street, a line 100 feet southwesterly of Newhall Avenue, a line 120 feet southeasterly of 245th Street, Newhall Avenue, 249th Street, a line midway between Caney Road and 144th Avenue, a line 100 feet southeasterly of 243rd Street, Caney Road, a line 140 feet northwesterly of 243rd Street, 142nd Avenue, a line 60 feet southeasterly of 241st Street, a line midway between 140th Avenue and Memphis Avenue, and a line 100 feet southeasterly of 241st Street; and excluding the area bounded by:

- i. 253rd Street, Weller Lane, a line 540 feet northerly of 147th Avenue, a line midway between Weller Lane and 254th Street, 147th Avenue, Francis Lewis Boulevard, a line 80 feet northerly of 147th Road, a line 110 feet westerly of Weller Lane, 147th Road, a line 50 feet easterly of 253rd Street, 147th Avenue, Mayda Road, a line 420 feet southeasterly of 249th Street, a line midway between 145th Avenue and Mayda Road, a line 280 feet southeasterly of 249th Street, 145th Avenue, a line 360 feet southeasterly of 249th Street, and 144th Avenue; and
- ii. 147th Road, 253rd Street, a line midway between 147th Drive and 148th Avenue, a line 150 feet easterly of 253rd Street, 148th Avenue, line 200 feet easterly of 253rd Street, a line midway between 148th Avenue and 148th Road, 253rd Street, a line midway between 148th Road and 148th Drive, a line perpendicular to the southerly street line of 148th road distant 110 feet easterly (as measured along the street line) from the point of intersection of the southerly street line of 148th Road and the northeasterly street line of Huxley Street, 148th Road, 249th Street, 148th Avenue, a line 230 feet easterly of 249th Street, a line midway between 147th drive and

148th Avenue, a line 100 feet westerly of 253rd Street, a line midway between 147th Road and 147th Drive, and a line 75 feet westerly of 253rd Street;

8. changing from an R3-2 District to an R3-1 District property bounded by:
- a. 147th Drive, a line 80 feet northwesterly of Brookville Boulevard, a line midway between 147th Drive and 148th Avenue, Brookville Boulevard, 148th Avenue, a line 170 feet southeasterly of 235th Street, a line midway between 148th Avenue and 148th Road, and 235th Street;
 - b. 147th Road, 253rd Street, a line midway between 147th Drive and 148th Avenue, a line 150 feet easterly of 253rd Street, 148th Avenue, line 200 feet easterly of 253rd Street, a line midway between 148th Avenue and 148th Road, 253rd Street, a line midway between 148th Road and 148th Drive, a line perpendicular to the southerly street line of 148th road distant 110 feet easterly (as measured along the street line) from the point of intersection of the southerly street line of 148th Road and the northeasterly street line of Huxley Street, 148th Road, 249th Street, 148th Avenue, a line 230 feet easterly of 149th Street, a line midway between 147th drive and 148th Avenue, a line 100 feet westerly of 253rd Street, a line midway between 147th Road and 147th Drive, and a line 75 feet westerly of 253rd Street;
 - c. 253rd Street, Weller Lane, a line 540 feet northerly of 147th Avenue, a line midway between Weller Lane and 254th Street, 147th avenue, Francis Lewis Boulevard, a line 80 feet northerly of 147th Road, a line 110 feet westerly of Weller Lane, 147th Road, a line 50 feet easterly of 253rd Street, 147th Avenue, Mayda Road, a line 420 feet southeasterly of 249th Street, a line midway between 145th Avenue and Mayda Road, a line 280 feet southeasterly of 249th Street, 145th Avenue, a line 360 feet southeasterly of 249th Street, and 144th Avenue;
 - d. 145th Avenue, a boundary line of the City of New York, 147th Drive, and Hook Creek Boulevard;
 - e. 149th Drive and its westerly centerline prolongation, a line midway between 254th Street and 255th Street, Craft Avenue, a line midway between 255th Street and Weller Lane, 149th Drive, Weller Lane, 149th Road, Weller Lane, a line midway between 148th Road and 148th Drive, a line 200 feet easterly of Weller Lane, 148th Drive, 257th Street, a line midway between 148th Drive and 149th Avenue, 259th Street, 149th Road, 258th Street, a line 60 feet southerly of 149th Road, a line midway between 257th Street and 258th Street, Craft Avenue, a line 50 feet westerly of 259th

Street and its southerly centerline prolongation, a boundary line of the City of New York, and a northeasterly boundary line of a park and its southeasterly prolongation; and

- f. 149th Avenue, a line 320 feet westerly of Hook Creek Boulevard, a line midway between 148th Drive and 149th Avenue, a line 100 feet westerly of Hook Creek Boulevard, 148th Drive, Hook Creek Boulevard, Hungary Harbor Road, a boundary line of the City of New York, 262nd Street, and its southerly centerline prolongation, 149th Road, and a line 330 feet westerly of 262nd Street;
9. establishing within an existing R3-2 District a C1-2 District bounded by 147th Avenue, Brookville Boulevard, 147th Road, a line 75 feet westerly of Brookville Boulevard, a line 100 feet northeasterly of 147th Road, and 235th Street;
10. establishing within an existing R2 District a C1-3 District bounded by a line 150 feet northerly of Merrick Boulevard, 133rd Avenue, 243rd Street, a line 125 feet northerly of Merrick Boulevard, 132nd Road, Hook Creek Boulevard, Merrick Boulevard, 245th Street, a line 100 feet southerly of Merrick Boulevard, 244th Street, a line perpendicular to the northwesterly street line of 244th Street distant 100 feet southwest (as measured along the street line) from the point of intersection of the northwesterly street line of 244th Street and the southerly street line of Merrick Boulevard, a line midway between 243rd Street and 244th Street, a line 360 feet northeasterly of 134th Avenue, 243rd Street, a line 260 feet northeasterly of 134th Avenue, a line midway between 242nd Street and 243rd Street, a line 120 feet northeasterly of 134th Avenue, 242nd Street, a line perpendicular to the northwesterly street line of 242nd Street distant 175 feet southwest (as measured along the street line) from the point of intersection of the northwesterly street line of 242nd Street and the southerly street line of Merrick Boulevard, 241st Street, a line perpendicular to the northwesterly street line of 241st Street distant 115 feet southwest (as measured along the street line) from the point of intersection of the northwesterly street line of 241st Street and the southerly street line of Merrick Boulevard, a line 75 feet northwesterly of 241st Street, a line 275 feet northwesterly of 135th Avenue, and Brookville Boulevard;
11. establishing within an existing R3-2 District a C1-3 District bounded by
 - a. Brookville Boulevard, a line 150 feet northeasterly of Francis Lewis Boulevard, a line midway between Brookville Boulevard and 241st Street, a line 220 feet southwest of 138th Avenue, 241st Street, a line 320 feet southwest of 138th Avenue, 242nd Street, North Conduit Avenue, a line perpendicular to the southerly street line of North Conduit Avenue distant 230 feet easterly (as measured along the street line) from the point of

intersection of the southerly street line of North Conduit Avenue and the northeasterly street line of Francis Lewis Boulevard, Long Island Railroad right-of-way (Montauk Division), Brookville Boulevard, North Conduit Avenue, and a line 95 feet southwesterly of Francis Lewis Boulevard;

- b. South Conduit Avenue, 246th Street, a line 335 feet northeasterly of Francis Lewis Boulevard, a line 100 feet northwesterly of 246th Street, a line 85 feet northeasterly of Francis Lewis Boulevard, a line 50 feet northwesterly of 247th Street, Francis Lewis Boulevard, a line midway between 246th Street and 247th Street, a line 85 feet southwesterly of Francis Lewis Boulevard, 246th Street, a line 135 feet southwesterly of Francis Lewis Boulevard, 245th Street, a line perpendicular to the southeasterly street line of 243rd Street distant 200 feet southwesterly (as measured along the street line), from the point of intersection of the southeasterly street line of 243rd Street and the southerly street line of South Conduit Avenue, 243rd Street, and 140th Avenue; and
 - c. South Conduit Avenue, Hook Creek Boulevard, 248th Street, a line perpendicular to the northwesterly street line of 248th Street distant 130 feet southwesterly (as measured along the street line) from the point of intersection of the northwesterly street line of 248th Street and the westerly street line of Hook Creek Boulevard, a line midway between 247th Street and 248th Street, a line 250 feet northeasterly of 139th Avenue, and 247th Street;
- 12. establishing within an existing R2 District a C2-3 District bounded by Merrick Boulevard, Hook Creek Boulevard, a line 150 feet southerly of Merrick Boulevard, and 245th Street; and
 - 13. establishing within an existing R3-2 District a C2-3 District bounded by South Conduit Boulevard, a boundary line of the City of New York, a line 100 feet northerly of 249th Street, and Hook Creek Boulevard;

Borough of Queens, Community District 13, as shown on a diagram (for illustrative purposes only) dated June 7, 2010.

The application for an amendment of the Zoning Map was filed by the Department of City Planning on May 28, 2010, to rezone all or portions of approximately 193 blocks in the Rosedale neighborhood in Community District 13, Queens. The proposed rezoning from an R3-2 district to R2, R3A, R3X or R3-I districts and updating of certain commercial overlay districts is intended to preserve the established lower-density character of Rosedale and ensure that future

development will more closely reflect the area's existing land use and development patterns.

BACKGROUND

The Department of City Planning proposes to rezone 193 blocks within the Rosedale neighborhood in Community District 13. Located in southeast Queens, approximately 16 miles from Manhattan and two miles north of John F. Kennedy International Airport, the rezoning area is generally bounded on the east by the boundary of the City of New York and Nassau County; on the south by Hook Creek and Idlewild Park and on the west by 235th Street, Brookville Boulevard and the Laurelton Parkway. The Rosedale neighborhood is bisected by Sunrise Highway and the parallel roadways of North and South Conduit avenues that run just above and below the highway.

Rosedale was primarily farmland before the opening of the Long Island Rail Road (LIRR) Foster's Meadow station (now Rosedale station) in 1874. In the early 1920s, some 2,000 single-family homes were developed close to the railroad station when electric, water and gas lines were brought into the area; the railroad was electrified; and the Sunrise Highway was completed. The pace of residential construction accelerated during the early 1940s with completion of limited-access roadways that were part of the Belt Parkway system, which was to connect southeast Queens with Manhattan, Long Island and Westchester. Between 1945 and 1955, approximately 38 percent of the housing stock in Rosedale was constructed, consisting primarily of detached one- and two-family homes; between 1955 and 1961 an additional 17 percent one- and two-family homes were constructed and by 1999, 95 percent of Rosedale's current housing stock was in place. Toward the end of the 20th century and throughout the past decade, the neighborhood has increasingly experienced teardowns of the original houses, which have been replaced with more densely built attached and multi-family buildings that are out-of-character with the area's lower density, suburban character. In recent years, the neighborhoods west of Rosedale have been contextually rezoned: Brookville in 2004 (C 040446 ZMQ), Cambria Heights in 2005 (C 050400 ZMQ) and Laurelton in 2008 (C 080462 ZMQ).

The area is served by the LIRR's Rosedale station, located at Francis Lewis Boulevard and North Conduit Avenue, as well as seven Metropolitan Transit Authority (MTA) bus routes that connect the area with Jamaica Center, Manhattan and Nassau County. Three of the four parkways that comprise the Belt Parkway system (the Laurelton, Cross Island and Southern parkways) are less than a quarter mile from the rezoning area. The Rosedale neighborhood is adjacent to large open space resources, including the 90-acre Brookville Park to the west, 169-acre Idlewild Park to the south and 100-acres of undeveloped marshland to the southeast that includes a kayak launch into Hook Creek.

Rosedale currently contains two residential districts that have been in place since 1961. The area generally north of North Conduit Avenue and Sunrise Highway is zoned R2. The area to the south is zoned R3-2.

R2 zoning permits only single-family, detached residences on lots with a minimum area of 3,800 square feet and a minimum width of 40 feet. A maximum floor area ratio (FAR) of 0.5 is allowed. There is no established maximum building height; instead the building's maximum height is determined by its sky exposure plane, which has a varying height depending on where a building is located on its zoning lot. A maximum front wall height of 25 feet is allowed at the minimum front yard depth of 15 feet; each additional linear foot in depth to the front yard yields an additional allowable foot to the building's maximum front wall height. Community facilities are permitted at an FAR of 0.5. One parking space is required for each dwelling unit.

R3-2 zoning permits all residential building types, including multi-family apartments. Minimum lot width and lot area depend upon the housing configuration: detached structures require a minimum 40-foot lot width and 3,800 square feet of lot area; other housing types, such as semi-detached or row houses, require lots that have at least 18 feet of lot width and 1,700 square feet of area. The maximum FAR for all housing types built on an R3-2 lot is 0.5 with an additional 20% attic allowance. The maximum building height is 35 feet, with a maximum perimeter wall height of 21 feet. Community facilities are permitted at an FAR of 1.0. One parking space is required for each dwelling unit.

C1-2 and C2-1 commercial overlay districts are mapped along the area's major commercial streets including Merrick Boulevard, Francis Lewis Boulevard, North and South Conduit avenues and 243rd Street. A C1-1 district is also mapped along the city line at 148th Avenue.

C1 overlay districts are mapped within residential districts and permit Use Groups 1 through 6, which allow the kinds of daily retail and service establishments needed in residential neighborhoods. C2 districts permit the same uses as in C1 overlays, but allow a slightly wider range of commercial uses that typically serve a wider area. When C1 and C2 overlay districts are mapped in R1 through R5 residential districts the maximum commercial FAR is 1.0, with commercial uses limited to the first floor in mixed-use buildings. In C1-2 overlays, most retail uses require one accessory parking space per 300 square feet of commercial floor space, although the requirements may range between one space per 200 square feet and one space per 800 square feet. In C1-1 and C2-1 overlays, most retail uses require one accessory parking space per 150 square feet of commercial floor space, although the requirements may range between one space per 100 square feet and one space per 400 square feet.

Rosedale's lower-density, suburban character has been maintained in the northern portion of the neighborhood that is zoned R2, however, recent residential developments in the existing R3-2 district have threatened the area's low-density character with new row houses and multi-family structures that are out-of-character with prevailing one- and two-family, detached building types.

The Department of City Planning is proposing Zoning Map amendments in order to protect the one- and two-family character of Rosedale and ensure that future residential development will be more consistent with the neighborhood's building patterns. Most of the Zoning Map changes are located within the existing R3-2 district in the southern portion of the neighborhood where several lower density or contextual districts are proposed, including R2, R3A, R3X or R3-1 districts.

The existing R2 district is proposed to be extended to encompass six lots that are currently zoned R3-2/C1-2. These lots front on 241st and 242nd streets, approximately 90 feet northeast of Francis Lewis Boulevard. The C1-2 commercial overlay is proposed to be removed from these residentially-developed lots and the underlying R3-2 zoning changed to R2 to reflect the predominant density and detached building pattern.

The R2 district permits one-family, detached residences on 3,800 square-foot lots that have a minimum width of 40 feet. The maximum floor area ratio (FAR) is 0.5. The maximum front wall height is 25 feet at the minimum front yard depth of 15 feet; each additional linear foot in depth to the front yard yields an additional foot to the building's maximum front wall height. There is no established maximum building height; instead the building's maximum height is determined by its sky exposure plane, which has a varying height depending on where a building is located on its zoning lot. Community facilities are permitted at an FAR of 0.5. One parking space is required for each dwelling unit. The removal of the commercial overlay district and the proposed change from R3-2 to R2 would more closely reflect the predominant low-density residential character of these lots.

R3A zoning is proposed in three areas encompassing all or portions of 34 blocks in the western and northeastern sections of the rezoning area. The two western areas cover a total of 31 blocks, are separated by the 243rd Street shopping corridor and are generally bounded by South Conduit Avenue, 249th Street, 147th Avenue and Brookville Boulevard. The third area is located in the northeast section of the rezoning area and is generally bounded by 248th Street, the city line, Caney Lane and Hook Creek Boulevard.

The R3A district permits one- or two-family detached houses with a maximum FAR of 0.6, including a 0.1 attic allowance. R3A districts require a minimum lot width of 25 feet and a minimum lot area of 2,375 square feet. In addition to the 10-foot minimum front yard requirement, a deeper front yard, up to 20 feet, would be required to match the yard depth of an adjacent building. The maximum building height is 35 feet, with a maximum perimeter wall height of 21 feet. One parking space is required for each dwelling unit. The proposed R3A

zoning more closely reflects the existing one- and two-family, detached buildings that comprise 98 percent of the structures in these areas.

R3X zoning is proposed for all or portions of 146 blocks located south of South Conduit Avenue. The proposed R3X district surrounds proposed R3A and R3-1 districts and some sections of the R3-2 district that will be retained. The proposed R3X zoning district is generally bounded to the north by an irregular line south of South Conduit Avenue, to the east by the City line and Hook Creek Boulevard, to the south by Craft Avenue, Hook Creek, 149th Drive and Idlewild Park and to the west by Brookville Park, 249th Street and 243rd Street.

R3X zoning permits one- or two-family detached houses with a maximum FAR of 0.6, including a 0.1 attic allowance. R3X districts require a minimum lot width of 35 feet and a minimum lot area of 3,325 square feet. In addition to the 10-foot minimum front yard requirement, a deeper front yard would be required to match the yard depth of an adjacent building up to 20 feet. The maximum building height is 35 feet, with a maximum perimeter wall height of 21 feet. One parking space is required for each dwelling unit. The proposed R3X district more closely reflects the existing character in these areas where 87 percent of the residentially-developed lots are occupied by one- or two- family, detached buildings.

R3-1 zoning is proposed for six areas encompassing all or portions of 39 blocks located generally south of 147th Avenue between Brookville Park and 235th Street to the west and the City line to the east.

The R3-1 district permits one- or two-family detached or semi-detached homes with an FAR of 0.6, including a 0.1 attic allowance. The minimum lot width for detached structures is 40 feet and the minimum lot area is 3,800 square feet. Semi-detached homes require lots that are at least 18 feet wide with a minimum of 1,700 square feet. The maximum building height is 35 feet with a maximum perimeter wall height of 21 feet. One parking space is required for each dwelling unit. The R3-1 zoning would more closely reflect the existing building patterns in these areas where 89% of the residentially-developed lots are occupied by one- or two-family detached or semi-

detached buildings.

Proposed changes to the commercial overlay districts in Rosedale are intended to prevent encroachment of commercial uses into residential blocks and to closely match existing land use and development patterns. In general, most C1-2 and C2-1 overlay districts will be changed to C1-3 or C2-3 and their depths reduced from 150 feet to 100 feet to preclude commercial intrusion into residential block portions. Changing the existing C1-2 and C2-1 commercial overlays to C1-3 or C2-3 would change the required off-street parking from generally one parking space per 300 or 150 square feet of commercial floor area to one space per 400 square feet of commercial area. New C1-2 and C1-3 overlay districts are proposed to be mapped where commercial uses exist. Certain C2-1 and C1-1 overlay districts will be eliminated or reduced where residential or community facility uses exist.

Overall, the proposed Zoning Map changes would reinforce the lower-density, one- and two-family character of Rosedale by establishing new lower-density or contextual districts (R2, R3A, R3X and R3-1). The proposed modifications to the commercial overlay districts in the area would reinforce the area's local retail and service uses and protect residential side streets from commercial encroachment. Together these actions would preserve the predominant lower-density character of Rosedale and encourage future residential development that is consistent with the surrounding context and development patterns.

ENVIRONMENTAL REVIEW

This application (C 100436 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 10DCP046Q. The lead is the City Planning Commission.

After a study of the potential environmental impact of the proposed action, a Negative Declaration was issued on June 7, 2010.

UNIFORM LAND USE REVIEW

This application (C 100436 ZMQ) was certified as complete by the Department of City Planning on June 7, 2010, and was duly referred to Community Board 13 and the Borough President, in accordance with Title 62 of the Rules of the City of New York, Section 2-02(b).

Community Board Public Hearing

Community Board 13 held a public hearing on this application (C 100436 ZMQ) on June 23, 2010, continued the hearing to June 28, 2010, and on that date by a vote of 35 to 0 with no abstentions, adopted a resolution recommending approval of the application.

Borough President Recommendation

The application (C 100436 ZMQ) was considered by the Borough President, who issued a recommendation approving the application on July 27, 2010.

City Planning Commission Public Hearing

On July 28, 2010 (Calendar No. 10), the City Planning Commission scheduled August 11, 2010 for a public hearing on this application (C 100436 ZMQ). The hearing was duly held on August 11, 2010 (Calendar No. 21). There were three speakers in favor of the application.

Those speaking in favor of the application included the president of the Rosedale Civic Association, the chief of staff for the City Councilmember for District 31 and the District Manager of Community Board 13.

The president of the Rosedale Civic Association testified about the adverse quality of life impacts that have resulted from new garden apartment and row house development in sections of Rosedale that were traditionally areas with single-family, detached homes. He spoke about the civic association's outreach efforts concerning the proposed rezoning, the community's overwhelming support of the proposal and requested that the Commission quickly adopt the zoning amendments to protect the neighborhood from more multi-family development in the

immediate future.

The representative of the City Councilmember from District 31 testified that Rosedale was subject to overdevelopment and requested that the Commission adopt the zoning amendments expeditiously. The district manager of Community Board 13 read the June 29, 2010 letter from the Chair of Community Board 13 to the City Planning Commission conveying the community board's unanimous support of the Rosedale rezoning proposal.

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

Waterfront Revitalization Program Consistency Review

This application (C 100436 ZMQ) was reviewed by the Department of City Planning for consistency with the policies of the New York City Waterfront Revitalization Program (WRP), as amended, approved by the New York City Council on October 13, 1999 and by the New York State Department of State on May 28, 2002, pursuant to the New York State Waterfront Revitalization and Coastal Resources Act of 1981 (New York State Executive Law, Section 910 et seq.). The designated WRP number is WRP #10-040Q.

The action was determined to be consistent with the policies of the New York City Waterfront Revitalization Program.

CONSIDERATION

The Commission believes that this application to amend the Zoning Map (C 100436 ZMQ) is appropriate.

The Commission notes that the existing zoning in Rosedale has been unchanged since 1961, and that the existing zoning has increasingly resulted in development patterns and densities that are inconsistent with the area's established one- and two-family character. The R3-2 zoning in the southern portion of the neighborhood allows all housing types, including row houses and multi-family buildings.

The Commission believes the proposed lower-density and contextual residential zoning designations will closely correspond to the area's existing building patterns and ensure that future development will reinforce Rosedale's built contexts. The Commission notes that extending the existing R2 district to encompass six lots previously zoned R3-2/C2-1 will reflect the predominant detached, single-family character of those lots. The Commission also notes that the proposed R3A and R3X districts will permit only detached residential buildings to be built in these areas and limit occupancy in any new development to one or two families. In addition, the minimum lot area and lot width requirements in the proposed R3A and R3X districts will reduce potential lot subdivisions. The Commission further notes that the proposed R3-1 districts reflect the one- and two-family, semi-detached structures that predominate in these areas. The Commission believes that these zoning designations will reinforce the existing neighborhood character by ensuring that new development will be at a density and form more compatible with existing conditions.

The Commission believes that changing the C1-2 and C2-1 commercial overlay districts to C1-3 and C2-3 will reinforce and strengthen existing local convenience retail and service uses along the local commercial shopping strips, and that the new C1-2 and C1-3 overlays will recognize existing commercial uses. The Commission also believes that eliminating commercial overlays from certain block fronts and reducing the depth of most overlay districts will more closely match zoning with existing land use and development patterns and prevent encroachment of potentially incompatible commercial uses onto residential side street blocks.

The Commission believes proposed actions would preserve the predominant lower-density character of Rosedale and ensure that future residential development will be consistent with existing building patterns.

RESOLUTION

RESOLVED, that the City Planning Commission finds that the action described herein will have

no significant impact on the environment; and be it further

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

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

1. eliminating from within an existing R3-2 District a C1-1 bounded by 147th Drive, a boundary line of the City of New York, 148th Avenue, and Hook Creek Boulevard;
2. eliminating from within an existing R3-2 District a C1-2 bounded by:
 - a. Brookville Boulevard, a line 150 feet northeasterly of Francis Lewis Boulevard, a line 150 feet northerly of North Conduit Avenue, 242nd Street, and North Conduit Avenue;
 - b. South Conduit Avenue, Francis Lewis Boulevard, 245th Street, a line 150 feet northeasterly of Francis Lewis Boulevard, 247th Street, a line 150 feet southwesterly of Francis Lewis Boulevard, 245th Street, 243rd Street, and 140th Avenue;
 - c. Caney Road, a line 150 feet southeasterly of 243rd Street, Mayda Road, and a line 150 feet northwesterly of 243rd Street; and
 - d. South Conduit Avenue, Hook Creek Boulevard, 248th Street, a line 100 feet southerly of South Conduit Avenue, and 247th Street;
3. eliminating from within an existing R2 District a C2-1 bounded by Brookville Boulevard, a line 150 feet northerly of Merrick Boulevard, 133rd Avenue, 243rd Street, a line 150 feet northerly of Merrick Boulevard, 132nd Road, Hook Creek Boulevard, a line 150 feet southerly of Merrick Boulevard, a line midway

between Brookville Boulevard and 241st Street, and 135th Avenue;

4. eliminating from within an existing R3-2 District a C2-1 bounded by:
 - a. North Conduit Avenue, Hook Creek Boulevard, the centerline of the Long Island Railroad right-of-way (Montauk Division), and Brookville Boulevard; and
 - b. South Conduit Boulevard, a boundary line of the City of New York, a line 100 feet northerly of 149th Street, and Hook Creek Boulevard;
5. changing from an R3-2 District to an R2 District property bounded by:
 - a. a line 150 feet northeasterly of Francis Lewis Boulevard, a line 220 feet southwesterly of 138th Avenue, and a line midway between Brookville Boulevard and 241st Street; and
 - b. a line 150 feet northeasterly of Francis Lewis Boulevard, a line 150 feet northerly of North Conduit Boulevard, 242nd Street, a line 320 feet southwesterly of 138th Avenue, and 241st Street;
6. changing from an R3-2 District to an R3A District property bounded by:
 - a. South Conduit Avenue, 241st Street, a line midway between 140th Avenue and Memphis Avenue, a line 60 feet southeasterly of 214st Street, 142nd Avenue, a line 140 feet northwesterly of 243rd Street, Caney Road, a line 100 feet northwesterly of 243rd Street, Huxley Street, a line perpendicular to the southwesterly street line of Huxley Street distant 120 feet northwesterly (as measured along the street line) from the point of intersection of the southwesterly street line of Huxley Street and the northerly street line of 147th Avenue, a line 130 feet southwesterly of Huxley Street, a line perpendicular to the northeasterly street line of Edgewood Avenue distant 80 feet northwesterly (as measured along the street line) from the point of intersection of the northeasterly street line of Huxley Street and the northerly street line of 147th Avenue, Edgewood Avenue, a line midway between 146th Avenue and 147th Avenue, a line 100 feet easterly of Brookville Boulevard, 147th Avenue, and Brookville Boulevard;
 - b. a line 100 feet northerly of 249th Street, a boundary line of the City of New York, a line 100 feet southerly of 250th Street, a line perpendicular to the southerly street line of 250th Street distant 110 feet easterly (as measured along the street line) from the point of intersection of the southerly street line of 250th Street and the northeasterly street line of

Hook Creek Boulevard, 250th Street, a line perpendicular to the northerly street line of 250th Street distant 60 feet easterly (as measured along the street line) from the point of intersection of the northerly street line of 250th Street and the northeasterly street line of Hook Creek Boulevard, 249th Street, and a line 85 feet easterly of Hook Creek Boulevard; and

- c. a line midway between Caney Road and 144th Avenue, 249th Street, Newhall Avenue, a line 120 feet southeasterly of 245th Street, a line 100 feet southwesterly of Newhall Avenue, a line midway between 243rd Street and 245th Street, Newhall Avenue, a line 140 feet southeasterly of 243rd Street, Mayda Road, and a line 100 feet southeasterly of 243rd Street;
7. changing from an R3-2 District to an R3X District property bounded by 140th Avenue, 243rd Street, a line perpendicular to the southeasterly street line of 243rd Street distant 200 feet southwesterly (as measured along the street line), from the point of intersection of the southeasterly street line of 243rd Street and the southerly street line of South Conduit Avenue, 245th Street, a line 135 feet southwesterly of Francis Lewis Boulevard, 246th Street, a line 85 feet southwesterly of Francis Lewis Boulevard, a line midway between 246th Street and 247th Street, Francis Lewis Boulevard, 247th Street, a line 85 feet northeasterly of Francis Lewis Boulevard, a line 100 feet northwesterly of 246th Street, a line 335 feet northeasterly of Francis Lewis Boulevard, 246th Street, South Conduit Avenue, 247th Street, a line 250 feet northeasterly of 139th Avenue, a line midway between 247th Street and 248th Street, a line perpendicular to the northwesterly street line of 248th Street distant 130 feet southwesterly (as measured along the street line) from the point of intersection of the northwesterly street line of 248th Street and the westerly street line of Hook Creek Boulevard, 248th Street, Hook Creek Boulevard, 249th Street, a line perpendicular to the northerly street line of 250th Street distant 60 feet easterly (as measured along the street line) from the point of intersection of the northerly street line of 250th Street and the northeasterly street line of Hook Creek Boulevard, 250th Street, a line perpendicular to the southerly street line of 250th Street distant 110 feet easterly (as measured along the street line) from the point of intersection of the southerly street line of 250th Street and the northeasterly street line of Hook Creek Boulevard, a line 100 feet southerly of 250th Street, a boundary line of the City of New York, 145th Avenue, Hook Creek Boulevard, 148th Avenue, a line 100 feet easterly of Hook Creek Boulevard, 148th Road, a boundary line of the City of New York, Hungary Harbor Road, Hook Creek Boulevard, 148th Drive, a line 100 feet westerly of Hook Creek Boulevard, a line midway between 148th Drive and 149th Avenue, a line 320 feet westerly of Hook Creek Boulevard, 149th Avenue, a line 330 feet westerly of 262nd Street, 149th Road, 262nd Street and its southerly centerline prolongation, a boundary line of the City of New York, a line 50 feet westerly of 259th Street and its southerly prolongation, Craft Avenue, 259th Street, 149th Road, 259th Street, a line midway between 148th Drive and 149th Avenue,

257th Street, 148th Drive, a line 200 feet easterly of Weller Lane, a line midway between 148th Road and 148th Drive, Weller Lane, 149th Road, Weller lane, 149th Drive, a line midway between 255th Street and Weller Lane, Craft Avenue, a line midway between 254th Street and 255th Street, 149th Drive and its westerly centerline prolongation, a northeasterly and a northerly boundary line of a park and its westerly prolongation, Brookville Boulevard, 149th Avenue, 235th Street, a line midway between 148th Avenue and 148th Road, a line 170 feet southeasterly of 235th Street, 148th Avenue, Brookville Boulevard, a line midway between 147th Drive and 148th Avenue, a line 80 feet northwesterly of Brookville Boulevard, 147th Drive, 235th Street, a northeasterly boundary line of Brookville Park and its southeasterly prolongation, an easterly boundary line of Brookville Park and its northerly prolongation, 147th Avenue, 235th Street, a line 100 feet northeasterly of 147th Road, a line 75 feet westerly of Brookville Boulevard, 147th Road, a line perpendicular to the southwesterly street line of 147th Road distant 80 feet northwesterly (as measured along the street line) from the point of intersection of the southwesterly street line of 147th Road and the westerly street line of Brookville Boulevard, a line midway between 147th Road and 147th Drive, Brookville Boulevard, a line midway between 147th Road and 147th Drive, a line 90 feet easterly of Brookville Boulevard, a line 100 feet northerly of 147th Road, a line 100 feet easterly Brookville Boulevard, a line midway between 146th Avenue and 147th Avenue, a line perpendicular to the northeasterly street line of Edgewood Avenue distant 80 feet northwesterly (as measured along the street line) from the point of intersection of the northeasterly street line of Huxley Street and the northerly street line of 147th Avenue, Edgewood Avenue, a line 130 feet southwesterly of Huxley Street, a line perpendicular to the southwesterly street line of Huxley Street distant 120 feet northwesterly (as measured along the street line) from the point of intersection of the southwesterly street line of Huxley Street and the northerly street line of 147th Avenue, Huxley Street, a line 100 feet northwesterly of 243rd Street, Mayda Road, a line 140 feet southeasterly of 243rd Street, Newhall Avenue, a line midway between 243rd Street and 245th Street, a line 100 feet southwesterly of Newhall Avenue, a line 120 feet southeasterly of 245th Street, Newhall Avenue, 249th Street, a line midway between Caney Road and 144th Avenue, a line 100 feet southeasterly of 243rd Street, Caney Road, a line 140 feet northwesterly of 243rd Street, 142nd Avenue, a line 60 feet southeasterly of 241st Street, a line midway between 140th Avenue and Memphis Avenue, and a line 100 feet southeasterly of 241st Street; and excluding the area bounded by:

- i. 253rd Street, Weller Lane, a line 540 feet northerly of 147th Avenue, a line midway between Weller Lane and 254th Street, 147th avenue, Francis Lewis Boulevard, a line 80 feet northerly of 147th Road, a line 110 feet westerly of Weller Lane, 147th Road, a line 50 feet easterly of 253rd Street, 147th Avenue, Mayda Road, a line 420 feet southeasterly of 249th Street, a line midway between 145th Avenue and Mayda Road, a line 280 feet southeasterly of

249th Street, 145th Avenue, a line 360 feet southeasterly of 249th Street, and 144th Avenue; and

- ii. 147th Road, 253rd Street, a line midway between 147th Drive and 148th Avenue, a line 150 feet easterly of 253rd Street, 148th Avenue, line 200 feet easterly of 253rd Street, a line midway between 148th Avenue and 148th Road, 253rd Street, a line midway between 148th Road and 148th Drive, a line perpendicular to the southerly street line of 148th road distant 110 feet easterly (as measured along the street line) from the point of intersection of the southerly street line of 148th Road and the northeasterly street line of Huxley Street, 148th Road, 249th Street, 148th Avenue, a line 230 feet easterly of 249th Street, a line midway between 147th drive and 148th Avenue, a line 100 feet westerly of 253rd Street, a line midway between 147th Road and 147th Drive, and a line 75 feet westerly of 253rd Street;

8. changing from an R3-2 District to an R3-1 District property bounded by:

- a. 147th Drive, a line 80 feet northwesterly of Brookville Boulevard, a line midway between 147th Drive and 148th Avenue, Brookville Boulevard, 148th Avenue, a line 170 feet southeasterly of 235th Street, a line midway between 148th Avenue and 148th Road, and 235th Street;
- b. 147th Road, 253rd Street, a line midway between 147th Drive and 148th Avenue, a line 150 feet easterly of 253rd Street, 148th Avenue, line 200 feet easterly of 253rd Street, a line midway between 148th Avenue and 148th Road, 253rd Street, a line midway between 148th Road and 148th Drive, a line perpendicular to the southerly street line of 148th road distant 110 feet easterly (as measured along the street line) from the point of intersection of the southerly street line of 148th Road and the northeasterly street line of Huxley Street, 148th Road, 249th Street, 148th Avenue, a line 230 feet easterly of 149th Street, a line midway between 147th drive and 148th Avenue, a line 100 feet westerly of 253rd Street, a line midway between 147th Road and 147th Drive, and a line 75 feet westerly of 253rd Street;
- c. 253rd Street, Weller Lane, a line 540 feet northerly of 147th Avenue, a line midway between Weller Lane and 254th Street, 147th avenue, Francis Lewis Boulevard, a line 80 feet northerly of 147th Road, a line 110 feet westerly of Weller Lane, 147th Road, a line 50 feet easterly of 253rd Street, 147th Avenue, Mayda Road, a line 420 feet southeasterly of 249th Street, a line midway between 145th Avenue and Mayda Road, a line 280 feet southeasterly of 249th Street, 145th Avenue, a line 360 feet southeasterly of

249th Street, and 144th Avenue;

- d. 145th Avenue, a boundary line of the City of New York, 147th Drive, and Hook Creek Boulevard;
 - e. 149th Drive and its westerly centerline prolongation, a line midway between 254th Street and 255th Street, Craft Avenue, a line midway between 255th Street and Weller Lane, 149th Drive, Weller Lane, 149th Road, Weller Lane, a line midway between 148th Road and 148th Drive, a line 200 feet easterly of Weller Lane, 148th Drive, 257th Street, a line midway between 148th Drive and 149th Avenue, 259th Street, 149th Road, 258th Street, a line 60 feet southerly of 149th Road, a line midway between 257th Street and 258th Street, Craft Avenue, a line 50 feet westerly of 259th Street and its southerly centerline prolongation, a boundary line of the City of New York, and a northeasterly boundary line of a park and its southeasterly prolongation; and
 - f. 149th Avenue, a line 320 feet westerly of Hook Creek Boulevard, a line midway between 148th Drive and 149th Avenue, a line 100 feet westerly of Hook Creek Boulevard, 148th Drive, Hook Creek Boulevard, Hungary Harbor Road, a boundary line of the City of New York, 262nd Street, and its southerly centerline prolongation, 149th Road, and a line 330 feet westerly of 262nd Street;
9. establishing within an existing R3-2 District a C1-2 District bounded by 147th Avenue, Brookville Boulevard, 147th Road, a line 75 feet westerly of Brookville Boulevard, a line 100 feet northeasterly of 147th Road, and 235th Street;
10. establishing within an existing R2 District a C1-3 District bounded by a line 150 feet northerly of Merrick Boulevard, 133rd Avenue, 243rd Street, a line 125 feet northerly of Merrick Boulevard, 132nd Road, Hook Creek Boulevard, Merrick Boulevard, 245th Street, a line 100 feet southerly of Merrick Boulevard, 244th Street, a line perpendicular to the northwesterly street line of 244th Street distant 100 feet southwest (as measured along the street line) from the point of intersection of the northwesterly street line of 244th Street and the southerly street line of Merrick Boulevard, a line midway between 243rd Street and 244th Street, a line 360 feet northeasterly of 134th Avenue, 243rd Street, a line 260 feet northeasterly of 134th Avenue, a line midway between 242nd Street and 243rd Street, a line 120 feet northeasterly of 134th Avenue, 242nd Street, a line perpendicular to the northwesterly street line of 242nd Street distant 175 feet southwest (as measured along the street line) from the point of intersection of the northwesterly street line of 242nd Street and the southerly street line of Merrick Boulevard, 241st Street, a line perpendicular to the northwesterly street line of 241st Street distant 115 feet southwest (as measured along the street

line) from the point of intersection of the northwesterly street line of 241st Street and the southerly street line of Merrick Boulevard, a line 75 feet northwesterly of 241st Street, a line 275 feet northwesterly of 135th Avenue, and Brookville Boulevard;

11. establishing within an existing R3-2 District a C1-3 District bounded by
 - a. Brookville Boulevard, a line 150 feet northeasterly of Francis Lewis Boulevard, a line midway between Brookville Boulevard and 241st Street, a line 220 feet southwesterly of 138th Avenue, 241st Street, a line 320 feet southwesterly of 138th Avenue, 242nd Street, North Conduit Avenue, a line perpendicular to the southerly street line of North Conduit Avenue distant 230 feet easterly (as measured along the street line) from the point of intersection of the southerly street line of North Conduit Avenue and the northeasterly street line of Francis Lewis Boulevard, Long Island Railroad right-of-way (Montauk Division), Brookville Boulevard, North Conduit Avenue, and a line 95 feet southwesterly of Francis Lewis Boulevard;
 - b. South Conduit Avenue, 246th Street, a line 335 feet northeasterly of Francis Lewis Boulevard, a line 100 feet northwesterly of 246th Street, a line 85 feet northeasterly of Francis Lewis Boulevard, a line 50 feet northwesterly of 247th Street, Francis Lewis Boulevard, a line midway between 246th Street and 247th Street, a line 85 feet southwesterly of Francis Lewis Boulevard, 246th Street, a line 135 feet southwesterly of Francis Lewis Boulevard, 245th Street, a line perpendicular to the southeasterly street line of 243rd Street distant 200 feet southwesterly (as measured along the street line), from the point of intersection of the southeasterly street line of 243rd Street and the southerly street line of South Conduit Avenue, 243rd Street, and 140th Avenue; and
 - c. South Conduit Avenue, Hook Creek Boulevard, 248th Street, a line perpendicular to the northwesterly street line of 248th Street distant 130 feet southwesterly (as measured along the street line) from the point of intersection of the northwesterly street line of 248th Street and the westerly street line of Hook Creek Boulevard, a line midway between 247th Street and 248th Street, a line 250 feet northeasterly of 139th Avenue, and 247th Street;
12. establishing within an existing R2 District a C2-3 District bounded by Merrick Boulevard, Hook Creek Boulevard, a line 150 feet southerly of Merrick Boulevard, and 245th Street; and
13. establishing within an existing R3-2 District a C2-3 District bounded by South

Conduit Boulevard, a boundary line of the City of New York, a line 100 feet northerly of 249th Street, and Hook Creek Boulevard;

Borough of Queens, Community District 13, as shown on a diagram (for illustrative purposes only) dated June 7, 2010.

The above resolution (C 100436 ZMQ), duly adopted by the City Planning Commission on August 25, 2010 (Calendar No.24), is filed with the Office of the Speaker, City Council, and the Borough President in accordance with the requirements of Section 197-d of the New York City Charter.

AMANDA M. BURDEN, FAICP, Chair

KENNETH J. KNUCKLES, Esq., Vice Chairman

**ANGELA M. BATTAGLIA, RAYANN BESSER, IRWIN G. CANTOR, P.E.,
ALFRED C. CERULLO, III, MARIA M. DEL TORO, RICHARD W. EADDY,
NATHAN LEVENTHAL, ANNA HAYES LEVIN, SHIRLEY A. MCRAE,
KAREN A. PHILLIPS, Commissioners**



Queens Community Board 13

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Helen Marshall
Borough President

Bryan J. Block
Chairman

Barry Grodenchik
Director of Community Boards

Lawrence McClean
District Manager

June 29, 2010

Hon. Amanda M. Burden
Chair, NYC Planning Commission
22 Reade Street
New York, New York 10007

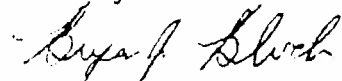
Dear Chairperson Burden

At its General Meeting, held on Monday, June 28, 2010 Community Board 13 Queens Voted to approve ULURP application #100436ZMQ, for the rezoning of Rosedale by a vote of 35 in favor, 0 opposed, 0 abstaining, 0 abstaining for cause.

This was based on the recommendation of our Quorum Committee, and the Community at our Public Hearing held on June 23, 2010 at St. Clare's Church located at 237-25 Brookville Boulevard.

If you have any questions, please contact me or District Manager Lawrence T. McClean at 718-464-9700.

Sincerely


Bryan J. Block
Chair

Cc: Hon. Michael R. Bloomberg, Mayor
Hon. Helen Marshall, Queens Borough President
Hon. Christine Quinn, Speaker City Council
Hon. Leroy Comrie, City Council
Hon. James Sanders, City Council
Hon. Mark Weprin, City Council
Hon. Michelle Titus, NYS
Hon. Shirley Huntley, NYS Assembly
Mr. John Young, NYC Planning Commission
Mr. Bill Perkins, Rosedale Civic Association

Queens Borough President Recommendation

APPLICATION: ULURP 100436 ZMQ

DEPARTMENT OF CITY PLANNING

COMMUNITY BOARD Q13

JUL 28 2010

DOCKET DESCRIPTION

QUEENS OFFICE

IN THE MATTER of an application submitted by the Department of City Planning pursuant to Sections 197-c and 201 of the NYC Charter, for an amendment of the zoning map to rezone all or portions of 193 blocks, an area generally bounded by the New York City boundary line to the east, Hook Creek and Idlewild Park to the south and 235th Street and Brookville Boulevard to the west, Zoning maps 19a, 19b, 19c, and 19d, Rosedale, Borough of Queens.

PUBLIC HEARING

A Public Hearing was held in the Borough President's Conference Room at 120-55 Queens Boulevard on Thursday, July 8, 2010 at 10:30 A.M. pursuant to Section 82(5) of the New York City Charter and was duly advertised in the manner specified in Section 197-c(i) of the New York City Charter. The applicant made a presentation. There was one (1) speaker in favor of the application. The hearing was closed.

CONSIDERATION

Subsequent to review of the application and consideration of testimony received at the public hearing, the following issues and impacts have been identified:

- The Department of City Planning (DCP) is proposing to contextually rezone all or portions of 193 blocks in Rosedale that are currently mapped with an R3-2 zoning district. The proposed zoning for these areas are R2, R3A, R3X districts. There are also proposed modifications of the existing commercial overlays.
- The overall goals of the rezoning are to protect neighborhood character and more closely match contextual districts with existing housing patterns and update commercial overlay districts to reflect existing land use patterns and prevent commercial encroachment onto residential side streets;
- Sunrise Highway bisects Rosedale into an R2 district to the north and an R3-2 district to the south. The existing R3-2 district in the southern portion of Rosedale where the residential zoning changes are proposed is predominantly developed with one- and two-family detached and semi-detached homes. More than 93% of the lots of the rezoning area are residentially developed; single-family homes occupy 48 % of those lots and two-family homes 47% of the lots and multi-family structures occupy 5% of the lots. Merrick Boulevard and 243rd Street are Rosedale's main commercial street and are developed with local retail stores. JFK Airport is less than two miles from the rezoning area. C1 and C2 commercial overlay districts are mapped to a depth of 150 ft along the area's main thoroughfares Merrick Boulevard, Francis Lewis Boulevard, North and South Conduit Avenues and 243rd Street;
- The proposed zoning map amendments are as follows:

R3-2/C1-2 → R2

R2 district is proposed for 6 lots: four lots front on 241st Street between Francis Lewis Boulevard and 138th Avenue and 2 lots front on 242nd Street between Francis Lewis Boulevard and 138th Avenue and 243rd Street. R2 district allows single-family, detached residences on lots with a minimum area of 3,800 sf and a minimum width of 40'. The maximum FAR is 0.5;

R3-2 → R3A

R3A district is proposed in three discrete areas with all or portions of 34 blocks. The area is 25 blocks generally bounded by South Conduit Avenue, 243rd Street, 147th Avenue and Brookville Boulevard. The second area is six blocks bounded by Caney Road, 249th Street, Newhall Avenue and 243rd Street. The third area is located in the northeast section of the rezoning area generally bounded by 248th Street, the City line, Caney Lane and Hook Creek Boulevard. R3A district allows one- and two-family detached with a maximum FAR of 0.6. A minimum lot width is 25'. A maximum street wall height is 21' and building height is 35'. There is a 10' minimum yard requirement with the line-up provision;

R3-2 → R3X

R3X district is proposed for all or portions of 146 blocks. The area is generally bounded to the north by an irregular line south of South Conduit Avenue, to the east by the City line and Hook Creek Boulevard, to the south by Craft Avenue, 149th Drive and Idlewild Park and to the west by Brookville Park, 249th Street and 243rd Street. R3X district allows one- and two-family detached with a maximum FAR of 0.6. A minimum lot width is 35'. A maximum street wall height is 21' and building height is 35'. There is a 10' minimum yard requirement with the line-up provision;

Continued...

R3-2 → R3-1

R3-1 district is proposed for six discrete and irregularly shaped areas encompassing all or portions of 39 blocks located generally south of 147th Avenue between Brookville Park to the west and the City line to the east. R3-1 district allows one- and two-family detached and semi-detached with a maximum FAR of 0.6. A maximum street wall height is 21' and building height is 35'. There is a 15' minimum front yard requirement;

Proposed commercial overlay modification

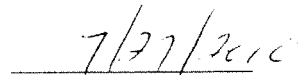
C1-2 and C2-1 commercial overlay districts are generally mapped to a depth of 150 feet on approximately 20 block fronts along Merrick Boulevard, Francis Lewis Boulevard and South Conduit Avenue. These overlay districts are proposed to be rezoned to C1-3 and C2-3 and the depth of most would be reduced to approximately 100 ft. These areas include: six block fronts along 243rd Street between Caney Road and Newhall Avenue; seven block fronts along Francis Lewis Boulevard between Brookville Boulevard and 247th Street; six block fronts along Merrick Boulevard between Brookville and Hook Creek boulevards; and South Conduit Avenue between 139th Avenue and Hook Creek Boulevard. Existing C1-1 and C2-1 overlay districts on two blocks are proposed to be eliminated: the east site of Hook Creek Boulevard between 147 Drive and 148 Avenue; and the south side of North Conduit Avenue between 243rd Street and Hook Creek Boulevard. A new C1-2 commercial overlay is proposed to be established along 147th Avenue between 235th Street and Brookville Boulevard. A C1-3 overlay at Francis Lewis Boulevard and South Conduit Avenue would be extended one block east to 139th Avenue;

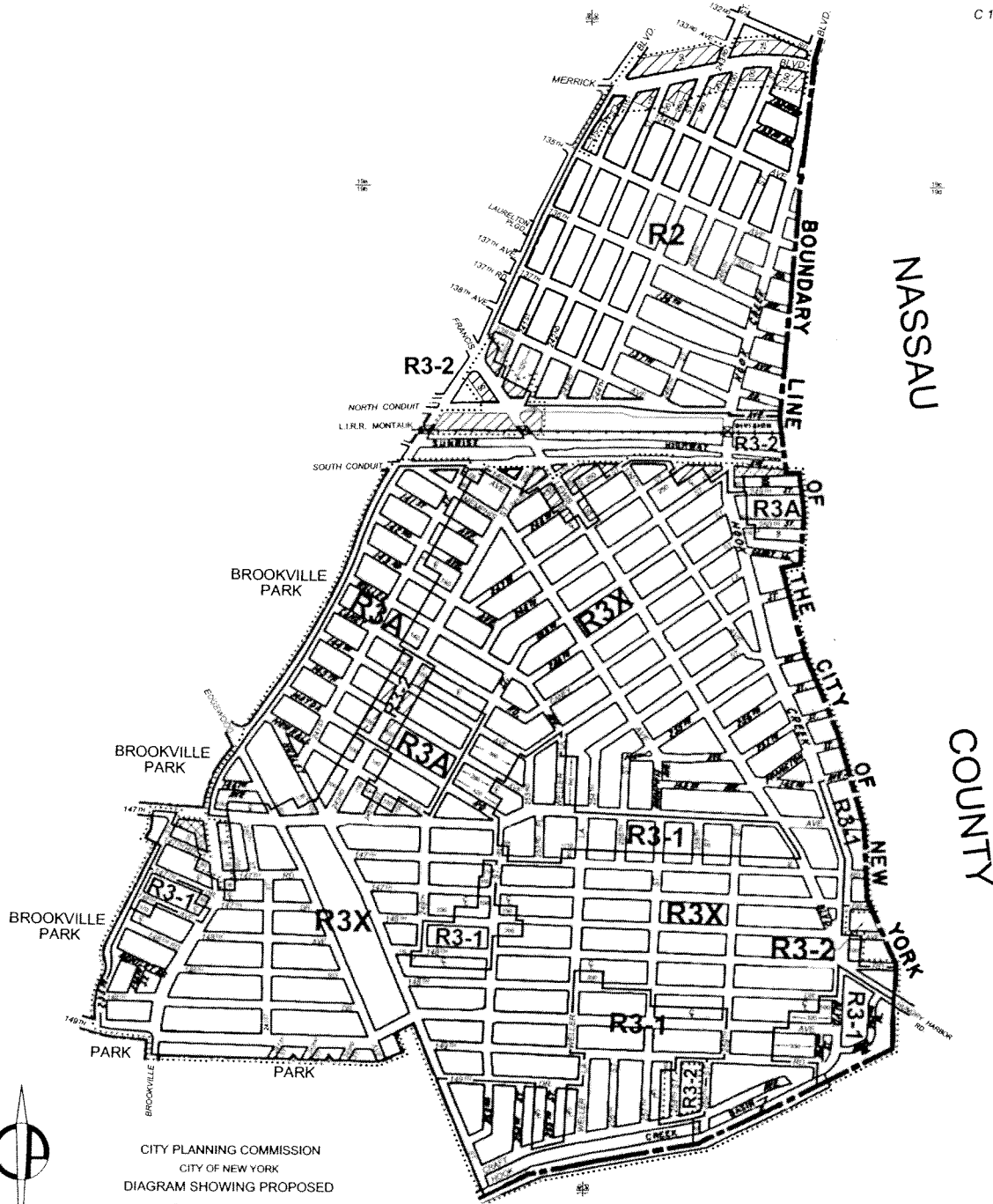
- ° The adjacent neighborhoods Brookville and Laurelton were contextually rezoned in 2004 and 2008 respectively;
- ° The Department of City Planning was approached in 2009 by representatives of the Rosedale Civic Association, Councilmember James Sanders and Community Board 13 who requested contextual zoning for the Rosedale neighborhood. Since then, the Queens Department of City Planning has worked closely with neighborhood residents and civic organizations, Community Board 13, and the local elected officials. The proposed rezoning reflects many meetings and would not have been possible without the diligence and the hard work of the Department of City Planning;
- ° Community Board 13 approved the application by a vote of thirty-five (35) in favor none (0) opposed and no (0) abstentions at a public hearing held on June 28, 2010.

RECOMMENDATION

Based on the above consideration, I hereby recommend approval of this application.


PRESIDENT, BOROUGH OF QUEENS

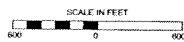

DATE



CITY PLANNING COMMISSION
 CITY OF NEW YORK
 DIAGRAM SHOWING PROPOSED
ZONING CHANGE
 ON SECTIONAL MAPS
19a, 19b, 19c & 19d
 BOROUGH OF
THE BRONX

S. Vóyages
 S. Vóyages, R.A. Director
 Technical Review Division

New York, Certification Date
 JUNE 7, 2010



- NOTE:**
- Indicates Zoning District Boundary.
 - The areas enclosed by the dotted lines are proposed to be rezoned by eliminating C1-1, C1-2 and C2-1 District from existing R2 and R3-2 Districts, by changing an R3-2 District to R2, R3A, R3X and R3-1 Districts, and by establishing C1-2, C1-3 and C2-3 Districts within existing R2 and R3-2 Districts.

- Indicates a C1-1 District.
- Indicates a C1-2 District.
- Indicates a C1-3 District.
- Indicates a C2-3 District.

THIS DIAGRAM IS FOR ILLUSTRATIVE PURPOSES ONLY.