



CITY PLANNING COMMISSION

April 1, 2009/Calendar No. 18

C 090281 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. 7d, 10a and 10c:

1. eliminating from within an existing R4 District a C1-2 District bounded by:
 - a. 25th Avenue, Francis Lewis Boulevard, 26th Avenue, a line 150 feet westerly of 168th Street, a line 150 feet southwesterly of Francis Lewis Boulevard, Bayside Lane, 25th Drive, and 166th Street;
 - b. 26th Avenue, a line 150 feet northeasterly of Francis Lewis Boulevard, 27th Avenue, a line midway between Francis Lewis Boulevard and 172nd Street, 28th Avenue, and Francis Lewis Boulevard;
2. eliminating from within an existing R5 District a C1-2 District bounded by:
 1. Willets Point Boulevard,
 2. Parsons Boulevard,
 3. the westerly prolongation of the northerly street line of 25th Drive,
 4. a line 125 feet westerly of Parsons Boulevard, and
 5. a line perpendicular to Willets Point Boulevard and passing through a point on Course No. 4 distance 160 feet northerly of Course No. 3;
3. eliminating from within an existing R3-2 District a C1-2 District bounded by 28th Avenue, 163rd Street, a line 150 feet northerly of 29th Avenue, a line midway between 163rd Street and 164th Street, 29th Avenue, 161st Street, and a line 150 feet northwesterly of Bayside Lane;
4. eliminating from within an existing R4 District a C1-3 District bounded by 24th Road, a line 100 feet northeasterly of Francis Lewis Boulevard, 169th Street, Francis Lewis Boulevard, and 166th Street;
5. eliminating from within an existing R4 District a C1-4 District bounded by 169th Street, a line 100 feet northeasterly of Francis Lewis Boulevard, 26th Avenue, and Francis Lewis Boulevard;
6. changing from an R1-2 District to an R1-2A* District property bounded by 32nd Avenue, a line midway between 162nd Street and 163rd Street, a line 60 feet northerly of 35th Avenue, a line midway between 167th Street and 168th Street, Elmer E. Crocheron Avenue, 164th Street, a line 100 feet northerly of Elmer E. Crocheron Avenue, a line 100 feet northerly of Northern Boulevard, 158th Street, Northern Boulevard, 157th Street, a line 150 feet northerly of Northern Boulevard, and 156th Street;
7. changing from an R1-2 District to an R2 District property bounded by Riverside Drive, 159th Street, Powells Cove Boulevard, and a line midway between 158th Street and 159th Street;

8. changing from an R6 District to an R2 District property bounded by a line 100 feet southerly of 33rd Avenue, the southerly prolongation of a line 90 feet easterly of 143rd Street (straight line portion), the southerly terminus of 143rd Street and its northwesterly and southeasterly prolongations, and Union Street;
9. changing from an R1-2 District to an R2A District property bounded by a line 100 feet northerly of 35th Avenue, a line midway between 167th Street and 168th Street, a line 60 northerly of 35th Avenue, and a line midway between 162nd Street and 163rd Street;
10. changing from an R2 District to an R2A District property bounded by:
 - a. a line midway between 28th Avenue, and 29th Avenue and its westerly prolongation, the northerly prolongation of the easterly street line of 148th Street, 29th Avenue, 148th Street, Bayside Avenue, 150th Street, a line 100 feet southerly of Bayside Avenue, Murray Lane, Bayside Avenue, a line 100 feet westerly of Murray Street, 25th Avenue, 166th Street, Bayside Lane, a line midway between 25th Drive and 26th Avenue, a line 150 feet southwestwardly of Francis Lewis Boulevard, a line 150 feet westerly of 168th Street, 26th Avenue, Francis Lewis Boulevard, 170th Street, 29th Avenue, Francis Lewis Boulevard, 33rd Avenue, 191st Street, a line 150 feet southerly of 33rd Avenue, a line 100 feet southwestwardly of Francis Lewis Boulevard, the westerly centerline prolongation of 34th Avenue, 192nd Street, a line 100 feet northerly of 35th Avenue, 190th Street, 35th Avenue, Utopia Parkway, a line perpendicular to the westerly street line of Utopia Parkway distant 100 feet northerly (as measured along the street line) from the point of intersection of the westerly street line of Utopia Parkway and the northerly street line of Elmer E. Crocheron Avenue, 172nd Street, a line perpendicular to the westerly street line of 172nd Street distant 90 feet northerly (as measured along the street line) from the point of intersection of the westerly street line of 172nd Street and the northerly street line of Elmer E. Crocheron Avenue, a line midway between 171st Street and 172nd Street, Elmer E. Crocheron Avenue, 169th Street, a line 100 feet northerly of Elmer E. Crocheron Avenue, 168th Street, Elmer E. Crocheron Avenue, a line midway between 167th Street and 168th Street, a line 100 feet northerly of 35th Avenue, a line midway between 162nd Street and 163rd Street, 32nd Avenue, 156th Street, a line 100 feet southerly of 33rd Avenue, 154th Street, 33rd Avenue, Murray Street, 34th Avenue, a line midway between 147th Place and 148th Street, 33rd Avenue, Union Street, 29th Avenue, and a line 100 feet easterly of Union Street, and excluding the area bounded by a line 150 feet northwesterly of Bayside Lane, 28th Avenue and its easterly prolongation, Bayside Lane, a line 100 feet southerly of 27th Avenue, a line midway between 167th Street and 168th Street, a line 100 feet northerly of 32nd Avenue, 168th Street, 32nd Avenue, a line midway between 166th Street and 167th Street, a line 100 feet northerly of 32nd Avenue, a line midway between 162nd Street and 163rd Street, 29th Avenue, and 161st Street;
 - b. 26th Avenue, a line 100 feet northeasterly of 202nd Street, a line 250 feet northwesterly of 29th Avenue, 202nd Street, 29th Avenue, Utopia Parkway, 28th Avenue, and 172nd Street; and
 - c. 26th Avenue, the westerly service road of the Clearview Expressway, 29th

Avenue, and 206th Street;

11. changing from an R3-2 District to an R2A District property bounded by:
 - a. Willets Point Boulevard, 149th Street, a line 100 feet northerly of 25th Drive, 148th Street, 25th Drive and a line midway between 147th Street and 148th Street;
 - b. Bayside Avenue, Murray Lane, a line 100 feet southerly of Bayside Avenue, and 150th Street;
 - c. 34th Avenue, Murray Street, a line 150 feet northerly of 35th Avenue, 150th Place, 35th Avenue, and a line midway between 150th Street and 150th Place;
 - d. a line 150 feet northwesterly of Bayside Lane, 28th Avenue, a line 240 feet easterly of 161st Street, a line 100 feet northwesterly of Bayside Lane, and 161st Street;
 - e. Bayside Lane, a line 100 feet southerly of 27th Avenue, 166th Street, a line 100 feet northerly of 32nd Avenue, 164th Street, a line 100 feet southerly of 29th Avenue, 165th Street, a line 100 feet northerly of 29th Avenue, 163rd Street, and the easterly centerline prolongation of 28th Avenue; and
 - f. a line 100 feet southerly of 27th Avenue, a line midway between 167th Street and 168th Street, 29th Avenue, and 167th Street;
12. changing from an R3X District to an R2A District property bounded by:
 - a. 29th Avenue, 202nd Street, 32nd Avenue, and 201st Street; and
 - b. 29th Avenue, the westerly service road of the Clearview Expressway, 32nd Avenue, and 204th Street;
13. changing from an R4 District to an R2A District property bounded by:
 - a. a line midway between 25th Drive and 26th Avenue and its easterly prolongation, 168th Street, 26th Avenue, a line 150 feet westerly of 168th Street, and a line 150 feet southwestly of Francis Lewis Boulevard;
 - b. 24th Road, a line 150 feet northeasterly of Francis Lewis Boulevard, 169th Street, and a line 100 feet northeasterly of Francis Lewis Boulevard;
 - c. a line 150 feet northeasterly of Francis Lewis Boulevard, 26th Avenue, a line 100 feet northeasterly of Francis Lewis Boulevard, and 169th Street; and
 - d. a line 100 feet southeasterly of 26th Avenue, 172nd Street, 28th Avenue, and 100 feet northeasterly of Francis Lewis Boulevard;
14. changing from an R4-1 District to an R2A District property bounded by 32nd Avenue, the westerly service road of the Clearview Expressway, a line 95 feet northwesterly of 34th Avenue, a line midway between 204th Street and 205th Street, a line 95 feet

- southeasterly of 33rd Avenue, 204th Street, a line 95 feet northwesterly of 33rd Avenue, a line midway between 204th Street and 205th Street, a line 95 feet southeasterly of 32nd Avenue, and 204th Street;
15. changing from an R5 District to an R2A District property bounded by 35th Avenue, 190th Street, a line 100 feet northerly of Elmer E. Crocheron Avenue, and Utopia Parkway;
 16. changing from an R3-2 District to an R3-1 District property bounded by Willets Point Boulevard, a line midway between 147th Street and 148th Street, 25th Drive, 148th Street, a line 100 feet northerly of 25th Drive, 149th Street, 28th Avenue, and 147th Street;
 17. changing from an R2 District to an R3-2 District property bounded by:
 - a. a line midway between 28th Avenue and 29th Avenue, 149th Street, Bayside Avenue, 148th Street, 29th Avenue, and the northerly prolongation of the easterly street line of 148th Street; and
 - b. a line 100 feet northerly of 34th Avenue, a line 100 feet westerly of 153rd Street, a line 40 feet northerly of 34th Avenue, 153rd Street, 34th Avenue, and Murray Street;
 18. changing from an R2 District to an R3X District property bounded by 26th Avenue, 203rd Street, 29th Avenue, 202nd Street, a line 250 feet northwesterly of 29th Avenue, and a line 100 feet northeasterly of 202nd Street;
 19. changing from a R4-1 District to an R3X District property bounded by 32nd Avenue, 204th Street, a line 95 feet southeasterly of 32nd Avenue, and 201st Street;
 20. changing from an R2 District to an R4 District property bounded by 25th Drive, Bayside Lane, a line 150 feet southwesterly of Francis Lewis Boulevard, a line midway between 25th Drive and 26th Avenue, Bayside Lane, and 166th Street;
 21. changing from an R5 District to an R4 District property bounded by:
 - a. Willets Point Boulevard, 146th Street, 28th Avenue, and Parsons Boulevard; and
 - b. 35th Avenue, Francis Lewis Boulevard, the southerly boundary line of the Long Island Rail Road right-of-way (Northside Division), 192nd Street, 39th Avenue, 194th Street, 37th Avenue, 193rd Street, Elmer E. Crocheron Avenue, and a line 240 feet easterly of 192nd Street;
 22. changing from an R5 District to an R4-1 District property bounded by 35th Avenue, a line 240 feet easterly of 192nd Street, Elmer E. Crocheron Avenue, 193rd Street, 37th Avenue, 194th Street, 39th Avenue, 192nd Street, a line 100 feet southerly of 37th Avenue, 190th Street, 37th Avenue, 192nd Street, a line 100 feet northerly of 37th Avenue, a line midway between 191st Street and 192nd Street, Elmer E. Crocheron Avenue, and 192nd Street;
 23. changing from an R3-2 District to an R4A District property bounded by:

- a. Willets Point Boulevard, 147th Street, 28th Avenue, 194th Street, a line midway between 28th Avenue and 29th Avenue, and 146th Street;
 - b. 25th Avenue, a line 100 feet westerly of Murray Street, Bayside Avenue, 150th Street, a line midway between 29th Avenue and Bayside Avenue, a line 100 feet easterly of 150th Street, 26th Avenue, and a line 95 feet easterly of 150th Street; and
 - c. 34th Avenue, 149th Place, a line 100 feet northerly of Northern Boulevard, 149th Street, 35th Avenue, and 146th Street;
24. changing from a R5 District to an R4A District property bounded by 28th Avenue, 146th Street, a line midway between 28th Avenue and 29th Avenue, and Parsons Boulevard;
25. changing from an R2 District to an R4B District property bounded by:
- a. Francis Lewis Boulevard, 29th Avenue, and 170th Street; and
 - b. a line 100 feet northerly of 32nd Avenue, 168th Street, 32nd Avenue, and a line midway between 166th Street and 167th Street;
26. changing from an R3-2 District to an R4B District property bounded by a line 100 feet southerly of 27th Avenue, 167th Street, 29th Avenue, a line midway between 167th Street and 168th Street, a line 100 feet northerly of 32nd Avenue, and 166th Street;
27. changing from an R4 District to an R4B District property bounded by 28th Avenue, Utopia Parkway, and Francis Lewis Boulevard;
28. changing from an R4-1 District to an R4B District property bounded by a line 95 feet northwesterly of 34th Avenue, the westerly service road of Clearview Expressway, a line 100 feet southeasterly of 34th Avenue, and 205th Street;
29. changing from an R2 District to an R5B District property bounded by:
- a. a line 100 feet northerly of 35th Avenue, 192nd Street, 35th Avenue, and 190th Street; and
 - b. a line perpendicular to the westerly street line of 172nd Street distant 90 feet northerly (as measured along the street line) from the point of intersection of the westerly street line of 172nd Street and the northerly street line of Elmer E. Crocheron Avenue, 172nd Street, a line perpendicular to the westerly street line of Utopia Parkway distant 100 feet northerly (as measured along the street line) from the point of intersection of the westerly street line of Utopia Parkway and the northerly street line of Elmer E. Crocheron Avenue, Utopia Parkway, Elmer E. Crocheron Avenue, and a line midway between 171st Street and 172nd Street;
30. changing from an R5 District to an R5B District property bounded by:
- a. 35th Avenue, 192nd Street, Elmer E. Crocheron Avenue, a line midway between 191st Street and 192nd Street, a line 100 feet northerly of 37th Avenue, 192nd

Street, 37th Avenue, 190th Street, a line 100 feet southerly of 37th Avenue, 192nd Street, the southerly boundary line of the Long Island Rail Road right-of-way (Northside Division), the northerly prolongation of the easterly street line of 189th Street, 39th Avenue, 170th Street, Depot Road, a line midway between 168th Street and 169th Street, a line 100 feet southerly of Elmer E. Crocheron Avenue, 169th Street, Elmer E. Crocheron Avenue, Utopia Parkway, a line 100 feet northerly of Elmer E. Crocheron Avenue, and 190th Street; and

- b. the southwesterly centerline of 34th Avenue, Francis Lewis Boulevard, 35th Avenue, and 192nd Street;
31. changing from an R2 District to an R5D District property bounded by a line 100 feet northerly of Elmer E. Crocheron Avenue, 169th Street, Elmer E. Crocheron Avenue, and 168th Street;
 32. changing from an R5 District to an R5D District property bounded by Elmer E. Crocheron Avenue, 169th Street, a line 100 feet southerly of Elmer E. Crocheron Avenue, a line midway between 168th Street and 169th Street, Depot Road, the northerly centerline prolongation of 168th Street, Station Road, and 167th Street and its southerly centerline;
 33. changing from an R6 District to an R5D District property bounded by 31st Drive, Union Street, 33rd Avenue, Leavitt Street, 32nd Avenue, and 140th Street;
 34. establishing within an existing R3-2 District a C1-3 District bounded by 28th Avenue, 163rd Street, a line 100 feet northerly of 29th Avenue, a line midway between 163rd Street and 164th Street, 29th Avenue, 161st Street, a line 100 feet northwesterly of Bayside Lane, and a line 240 feet easterly of 161st Street; and
 35. establishing within an existing R4 District a C1-3 District bounded by 25th Avenue, a line 100 feet northeasterly of Francis Lewis Boulevard, 169th Street, a line 100 feet northeasterly of Francis Lewis Boulevard, 28th Avenue, Francis Lewis Boulevard, 26th Avenue, 168th Street, a line midway between 25th Drive and 26th Avenue and its easterly prolongation, a line 100 feet westerly of 168th Street and its northerly prolongation, and Francis Lewis Boulevard;

Borough of Queens, Community Districts 7 & 11 as shown in a diagram (for illustrative purposes only dated January 20, 2009).

The application for an amendment of the Zoning Map was filed by the Department of City Planning on January 13, 2009, to rezone all or portions of 257 blocks from R1-2, R2, R3-2, R4, R4-1, R5, R6, C1-2 and C1-3 to R1-2A, R2A, R2, R3X, R3-1, R3-2, R4, R4A, R4-1, R4B, R5B, R5D and C1-3.

Related Action

In addition to the amendments to the Zoning Map which are the subject of this report (C 090281

ZMQ), implementation of the proposal also requires action by the City Planning Commission on the following application which is being considered concurrently with this application:

N 090282 ZRY: amendment to the Zoning Resolution to establish a citywide R1-2A district

BACKGROUND

The North Flushing rezoning area is located in northeastern Queens, with the bulk of the area in the eastern section of Community District 7 and a smaller portion is located in the western section of Community District 11. The rezoning area is located to the northeast of downtown Flushing and encompasses five neighborhoods, North Flushing, Broadway-Flushing, Bowne Park, Auburndale and Bayside, generally bounded by Union Street to the west; the Clearview Expressway and Francis Lewis Boulevard to the east; 25th Avenue to the north, and Northern Boulevard and Depot Road to the south. One block portion of the rezoning area is located north of Powell's Cove Boulevard on the east side of 159th Street, in Beechhurst, to the north of North Flushing.

Early development in North Flushing dates back to the middle of the 1800s, with subsequent housing built after the extension of the Long Island Rail Road in the late 1800s. Additional housing replaced remaining farmland during the 1930s and after World War II. Today, the rezoning area is largely residential, characterized by one- and two-family detached and semi-detached houses with multi-family buildings primarily located in the western and southern portions of the area. The area is served by MTA bus lines that run on Union Street, Parsons Boulevard, Northern Boulevard, 29th Street and Francis Lewis Boulevard and the Port Washington Branch of the LIRR. More extensive mass transit infrastructure is found in downtown Flushing.

Over the last several years, the neighborhoods within the rezoning area have been experiencing development pressure largely due to outdated zoning which generally has remained unchanged since 1961 when the current Zoning Resolution was adopted. The area's R3-2, R4, R5 and R6 zoning districts allow a variety of housing types and densities that are inconsistent with the

prevailing low-density development patterns and built character of the North Flushing rezoning area. In areas zoned for single-family detached residences, large new houses have been constructed that are considerably out-of-scale with the surrounding context.

The proposed lower-density and contextual residential districts in these areas would more strongly correspond to the rezoning area's built contexts and ensure that future development would more closely reflect the established scale and character. Proposed commercial overlay district modifications would prevent the intrusion of commercial uses on residential portions of blocks.

The North Flushing rezoning was undertaken by the Department of City Planning in response to requests from local council members, Community Boards 7 and 11 and local civic associations. The rezoning builds upon previous lower-density and contextual rezonings in the adjacent neighborhoods of East Flushing, Whitestone and Bayside adopted by City Council in 2005. A single block portion in Beechhurst included in the North Flushing rezoning is a follow-up to the Whitestone rezoning. Additionally, thirty-four blocks in Auburndale, generally bounded by the Clearview Expressway, 26th Avenue, Francis Lewis Boulevard and 34th Avenue were rezoned in 1995.

EXISTING ZONING

There are currently eight residential zoning districts (R1-2, R2, R3X, R3-2, R4-1, R4, R5 and R6) within the North Flushing rezoning area. Commercial overlay districts within the rezoning area (C1-2 and C1-3) are mapped along portions of Bayside Lane, Francis Lewis Boulevard and Parsons Boulevard.

R1-2

The R1-2 district permits one-family, detached residences on lots that have a minimum area of 5,700 square-feet and a minimum width of 60 feet. The maximum floor area ratio (FAR) is 0.5. There is no maximum building height; instead, a building's envelope is determined by the sky exposure plane, which has a varying height depending on where the building is located on its

zoning lot beyond the minimum required front yard. Community facilities are permitted at a maximum FAR of 0.5. One parking space per dwelling unit is required.

R2

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

R3X

The R3X district permits one- or two-family, detached residences and requires a minimum lot width of 35 feet and a minimum lot area of 3,325 square feet. The maximum FAR is 0.6 which includes a 0.1 attic allowance. The maximum building height is 35 feet, with a maximum perimeter wall height of 21 feet. Community facilities are permitted at a maximum FAR of 1.0. One parking space per dwelling unit is required.

R3-2

The R3-2 district is the lowest-density general residence district in which multi-family structures are permitted. A variety of housing types are permitted, including garden apartments, row houses and semi-detached and detached houses. The maximum FAR is 0.6 which includes a 0.1 attic allowance. Minimum lot width and lot area depend upon the housing configuration: detached structures require a 40-foot lot width and 3,800 square feet of lot area; other housing types require lots that have at least 18 feet of width and 1,700 square feet of area. The maximum building height is 35 feet, with a maximum perimeter wall height of 21 feet. Community facilities are permitted a maximum FAR of 1.0. One parking space is required for each dwelling unit.

R4-1

The R4-1 district permits one- and two-family detached and semi-detached residential

development. The maximum FAR is 0.9, which includes a 0.15 attic allowance. For detached development the minimum lot area is 2,375 square feet and the minimum lot width is 25 feet. For semi-detached development the minimum lot area is 1,700 square feet and the minimum lot width is 18 feet. The maximum building height is 35 feet, with a maximum perimeter wall height of 25 feet. Community facilities are permitted an FAR of 2.0. One parking space is required for each dwelling unit.

R4

The R4 district allows the same variety of housing types as the R3-2 district but at a slightly higher density. The maximum FAR is 0.9, which includes a 0.15 attic allowance. Detached residences require a minimum area of 3,800 square feet and a minimum lot width of 40 feet. Semi-detached and attached residences require lots with a minimum area of 1,700 square feet and a minimum lot width of 18 feet. The maximum building height is 35 feet with a maximum perimeter wall height of 25 feet. In a predominantly built up area, a maximum FAR of 1.35 is permitted with R4 infill provisions. Community facilities are permitted at an FAR of 2.0. One parking space is required for each dwelling unit.

R5

R5 zoning districts allow all housing types including detached, semi-detached, attached and multi-family residences. The maximum FAR for all housing types is 1.25. Detached residences require lots with a minimum area of 3,800 square feet and a minimum lot width of 40 feet. All other housing types require lots with a minimum area of 1,700 square feet and a minimum lot width of 18 feet. The maximum building height is 40 feet, with a maximum perimeter wall height of 35 feet. In a predominantly built up area, a maximum FAR of 1.65 is permitted with R5 infill provisions. Community facilities are permitted an FAR of 2.0. Off-street parking in a grouped facility is required for 85% of the dwelling units.

R6

R6 zoning districts allow all housing types. R6 is a height factor district wherein residential and community facility uses are permitted with no height limits and a maximum FAR of 2.43 for

residential uses and 4.8 FAR for buildings containing community facility uses. Development under the optional Quality Housing Program has a maximum FAR of 2.2 on narrow streets, with a 55-foot building height limit, and a maximum of 3.0 FAR on wide streets, with a height limit of 70 feet. Off-street parking is required for 70% of the dwelling units. For development using the Quality Housing Program or if the lot area is less than 10,000 square feet off-street parking is required is for 50% of the dwelling units. In R6 districts, if fewer than five spaces are required, then off-street parking is waived.

C1 Commercial Overlays

C1 districts are mapped within residential districts and permit the Use Groups 1 through 6, which allow the kinds of daily retail and service establishments commonly found near residential neighborhoods. When mapped in residential districts R1 through R5 the maximum commercial FAR is 1.0; when mapped in an R6 district the maximum FAR is 2.0. Off-street parking requirements vary with the use. For 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.

PROPOSED ZONING (C 090281 ZMQ)

Zoning map changes are proposed for 257 blocks within the North Flushing, Broadway-Flushing, Bowne Park, Auburndale and Bayside neighborhoods. The objective of the proposed zoning changes is to replace existing zoning designations with lower-density and contextual zoning districts to more closely reflect the predominate low scale, one- and two-family residential character of the neighborhood and ensure that future development will be more consistent with the existing built form and patterns of development. The rezoning proposal also includes a related zoning text amendment (N 090282 ZRY) which creates a new R1-2A contextual zoning district.

R1-2A (from R1-2)

R1-2A zoning is proposed on all or portions of 24 blocks generally bounded by 32nd Avenue to the north, Crocheron Avenue to the south, 163rd and 167th Street to the east and 156th Street to the

west. Like the R1-2 district, the proposed R1-2A district permits only single-family, detached houses at a maximum FAR of 0.5 and requires a minimum lot width of 60 feet and a minimum lot area of 5,700 square feet. Unlike the R1-2 district, floor area exemptions would be more limited in the R1-2A district and include no more than 300 square feet for a one-car garage and 500 square feet for a two-car garage. The R1-2A district would have a maximum building height of 35 feet and a maximum perimeter wall height of 25 feet. In addition to the 20-foot minimum front yard requirement, a deeper front yard would be required (up to 25 feet) if needed to line up with the yard depth of an adjacent building. The maximum lot coverage under R1-2A would be 30 percent, excluding any exterior garage in the calculation. Community facilities are permitted at a maximum FAR of 0.5. One parking space per dwelling unit is required.

The proposed R1-2A zoning would prevent the development of very tall houses that would be out-of-scale with the surrounding buildings. R1-2A would help guide new development to more closely match the existing character of the Broadway-Flushing section of the study area.

R2A (from R2, R3X, R3-2, R4-1, R4 and R5)

R2A zoning is proposed on all or portions of 165 blocks generally zoned R2 today in the North Flushing, Bowne Park, Broadway-Flushing, Auburndale and Bayside sections of the study area. R2A districts permit only single-family, detached houses at a maximum FAR of 0.5. Compared to R2 zoning, the R2A district has more limited floor area exemptions including no more than 300 square feet for enclosed accessory parking and firm height limits. The maximum building height in R2A districts is 35 feet and the maximum perimeter wall height is 21 feet. In addition to the 15-foot minimum front yard requirement, a deeper front yard would be required (up to 20 feet) if needed to line up with the yard depth of an adjacent building. The maximum lot coverage is 30 percent, including any exterior garage in the calculation. Community facilities are permitted at a maximum FAR of 0.5. One parking space per dwelling unit is required.

The limited floor area exemptions and height limits of the R2A district will retain and strengthen the existing low-scale detached single-family character found throughout the rezoning area.

R2 (from R1-2 and R6)

R2 zoning is proposed on portions of one block in North Flushing on both sides of 143rd Street between 33rd and 34th Avenues currently zoned R6 and one block in Beechhurst between Powell's Cove Boulevard and Riverside Drive on the east side of 159th Street currently zoned R1-2. The R2 district permits single-family, detached residences on lots that have a minimum area of 3,800 square-feet and a minimum width of 40 feet. The maximum FAR is 0.5. Community facilities are permitted at a maximum FAR of 0.5. One parking space per dwelling unit is required.

The proposed extension of the existing R2 on one block in North Flushing would more closely reflect the character and scale of existing development. The proposed extension of the existing R2 district on one block portion in Beechhurst would bring all of lots into compliance with the district's minimum required lot width and lot area.

R3X (from R2 and R4-1)

R3X zoning is being proposed for portions of four blocks in Bayside generally located north of 29th Avenue and south of 26th Avenue between 202nd and 203rd Street and south side of 32nd Avenue between 201st and 205th Streets. The R3X district permits one- or two-family detached houses with a maximum FAR of 0.6 which includes 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. Community facilities are permitted at a maximum FAR of 1.0. One parking space is required for each dwelling unit.

The proposed R3X zoning more closely reflects the existing character in these areas of which 76 percent of the houses are one- or two family detached buildings.

R3-1 (from R3-2)

R3-1 zoning is proposed on all or portions of five blocks generally north of 25th Drive and south of 25th Avenue between 147th and 149th Streets. The R3-1 district permits one- or two-family detached or semi-detached houses with an FAR of 0.6 which includes 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 lot area 1,700 square feet. A front yard of at least 15 feet is required. The maximum building height is 35 feet, with a maximum perimeter wall height of 21 feet. Community facilities are permitted at a maximum FAR of 1.0. One parking space is required for each dwelling unit.

The R3-1 zoning would more closely reflect the existing building pattern in the area of which is entirely comprised of one- or two-family detached or semi-detached buildings.

R3-2 (from R2)

R3-2 zoning is proposed for all or portions of three blocks in North Flushing generally located north of Bayside Avenue and south of 28th Avenue between 148th and 149th Street and north of 34th Avenue and south of 33rd Avenue between Murray Lane and 153rd Street. The R3-2 district is the lowest-density general residence district in which multi-family structures are permitted. A variety of housing types are permitted, including apartments, row houses and semi-detached and detached houses. The maximum FAR is 0.6, which includes a 0.1 attic allowance. Minimum lot width and lot area depend upon the housing configuration: detached structures require a 40-foot lot width and lot area of 3,800 square feet; other housing types require a lot width of 18 feet and a lot area of 1,700 square feet. The maximum perimeter wall height is 21 feet and the maximum building height is 35 feet. A front yard of at least 15 feet is required. Community facilities are permitted at a maximum FAR of 1.0. One parking space is required for each dwelling unit.

The proposed R3-2 zoning would help bring existing development into conformance by more closely reflecting existing garden apartment and multi-family housing currently in

these two areas.

R4A (from R3-2 and R5)

R4A zoning is proposed on all or portions of 18 blocks generally located north of 29th Avenue and south of 25th Avenue between Parsons Boulevard and 149th Street; north of Bayside Avenue and South of 25th Avenue between 150th Street and Murray Lane; and north of 35th Avenue and south of 34th Avenue between 146th Street and 149th Place. The proposed R4A district permits only one- and two-family detached residences at a maximum FAR of 0.9, including a 0.15 attic allowance. The minimum lot area is 2,850 square-feet and the minimum lot width in R4A districts is 30 feet. The maximum building height is 35 feet with a maximum perimeter wall height of 21 feet. A front yard of at least 10 feet is required and must be as deep as an adjacent front yard up to 20 feet. Community facilities are permitted at a maximum FAR of 2.0. One off-street parking space is required for each dwelling unity.

The proposed R4A district will more closely reflect the detached one- and two-family houses on smaller and narrower lots in these three areas and ensure more predictable building patterns in the future.

R4-1 (from R5)

R4-1 zoning is proposed in one area of Auburndale on all or portions of six blocks generally located north of 39th Avenue and south of 35th Avenue between 190th and 194th Streets. The R4-1 district allows one- and two-family detached and semi-detached residential development. The maximum FAR is 0.9, which includes a 0.15 attic allowance. For detached development the minimum lot area is 2,375 square feet and the minimum lot width is 25 feet. For semi-detached development the minimum lot area is 1,700 square feet and the minimum lot width is 18 feet. The maximum building height is 35 feet, with a maximum perimeter wall height of 25 feet. A front yard of at least 10 feet is required and must be as deep as an adjacent front yard up to 20 feet. Community facilities are permitted at a maximum FAR of 2.0. One parking space is required for each dwelling unit.

The proposed R4-1 zoning would more closely reflect the character of the area where 96 percent of the residences are one- or two-family detached or semi- detached homes on smaller and narrower lots.

R4B (R2, R3-2, R4-1and R4)

R4B zoning is proposed on all or portions of 11 blocks in three sections of the rezoning area: north of 32nd Avenue and south of 27th Avenue between 166th and 168th Street; on the east and west sides of Francis Lewis Boulevard between 28th and 30th Avenues; and on the north and south sides of 34th Avenue between 205th Street and the Clearview Expressway. The R4B district permits one- and two-family residences and is primarily characterized by low-rise row houses. The R4B district allows a maximum FAR of 0.9. Detached residences require a minimum lot area of 2,375 square feet and a minimum lot width of 25 feet. All other housing types require a minimum area of 1,700 square feet and a minimum lot width of 18 feet. A front yard of at least 5 feet is required and must be as deep as an adjacent front yard up to a depth of 20 feet. The maximum building height is 24 feet. Community facilities are permitted at a maximum FAR of 2.0. One parking space is required for each dwelling unit, but parking is not permitted in the front yard.

The proposed R4B zoning would more closely reflect areas that are predominantly developed with one- and two-family rowhouses that have access to parking in rear alleys. In areas proposed to be rezoned R4B, 91 percent would comply with the maximum 0.9 FAR and 24-foot height regulations.

R4 (from R2 and R5)

R4 zoning is proposed on all or portions of 12 blocks in three sections of the rezoning area: located generally north of 29th Avenue and south of 25th Avenue between Parsons Boulevard and 146th Street; north of 39th Avenue and south of Crocheron Avenue between 192nd Street and Francis Lewis Boulevard; and north of Bayside Land and south of 25th Drive between Francis Lewis Boulevard and 166th Street. The R4 district permits a variety

of housing types including detached, semi-detached and attached houses. The maximum FAR is 0.9, which includes a 0.15 attic allowance. Detached residences require a minimum lot area of 3,800 square feet and a minimum lot width of 40 feet. Semi-detached and attached residences require a minimum of 1,700 square feet in area and a minimum lot width of 18 feet. A front yard of at least 10 feet is required and if the front yard exceeds 10 feet then a front yard depth of 18 feet is required. The maximum building height is 35 feet, with a maximum perimeter wall height of 25 feet. In a predominantly built up area, a maximum FAR of 1.35 is permitted with the R4 infill provision. Community facilities are permitted at a maximum FAR of 2.0. One parking space is required for each dwelling unit.

The proposed R4 zoning would ensure that future development more closely matches the density and scale of existing development in these areas.

R5B (from R2 and R5)

R5B zoning is proposed on all or portions of 19 blocks in Auburndale. The proposed R5B district permits all housing types at a maximum FAR of 1.35. Detached residences require a minimum lot area of 2,375 square feet and a minimum lot width of 25 feet. Semi-detached and attached residences require a minimum lot area of 1,700 square feet and a minimum lot width of 18 feet. A front yard of at least 5 feet is required and must be as deep as an adjacent front yard up to a depth of 20 feet. The maximum street wall height is 30 feet and the maximum building height is 33 feet. Community facilities are permitted at a maximum FAR of 2.0. Parking is required for 66 percent of the total dwelling units.

The proposed R5B zoning more closely reflects the context in these areas which are predominately two- and three-story apartments and row houses with access to rear parking.

R5D (from R2, R5 and R6)

R5D zoning is proposed on all or portions of five blocks in North Flushing and Auburndale. The proposed R5D district would permit all types of residential buildings and permit a maximum FAR of 2.0. Detached residences require a minimum lot area of 2,375 square feet

and a minimum lot width of 25 feet. Semi-detached and attached residences require a minimum of 1,700 square feet in area and a minimum lot width of 18 feet. A front yard of at least 5 feet is required and must be as deep as an adjacent front yard. R5D districts have a maximum building height of 40 feet. In R5D districts, off-street group parking is required for 66 percent of the dwelling units. Community facilities are permitted at a maximum FAR of 2.0. Accessory residential parking can be waived if no more than one space is required.

The proposed R5D zoning will more closely reflect the three- and four-story buildings in these two areas and ensure a more predictable building envelope for future development in the North Flushing area currently zoned R6.

Commercial Overlay District Modifications

Commercial overlay districts are proposed to be removed on the west side of Parsons Boulevard south of 25th Road, the east side of Francis Lewis Boulevard south of 24th Road, and the west side of Francis Lewis Boulevard south of 25th Avenue which are predominately residential in character. Selected C1-2 overlays on Francis Lewis Boulevard and Bayside Lane would be changed to C1-3 overlays and their depths districts would be reduced from 150 feet to 100 feet to preclude commercial development in residential mid-block portions. Additionally, a new C1-3 commercial overlay is proposed on one block east of Francis Lewis Boulevard and south of 29th Avenue. These overlay changes would more closely reflect the locations of existing commercial development.

The proposed overlay changes would result in a change in parking regulations. Most retail uses in the existing C1-2 overlays require one accessory parking space per 300 square feet of commercial floor area, although the requirements may range between one space per 200 square feet and one space per 800 square feet. Parking regulations would be reduced slightly in the proposed C1-3 overlays in order to accommodate the reduced depth of the overlays. Most retail uses in the proposed C1-3 require one accessory parking space per 400 square feet of commercial floor area, although the requirements would range between one space per 300 square feet and one space per 800 square feet.

PROPOSED ZONING TEXT AMENDMENTS (N 090282 ZRY)

The proposed zoning text amendments would establish a new residential zoning district, R1-2A. The current R1-2 regulations have resulted in, in certain areas, development that is out of character with the existing context. The proposed R1-2A district would permit the same single-family detached housing types as an R1-2 district but with different floor area exemptions, height regulations, and lot coverage requirements.

The proposed R1-2A district is a new contextual residential district developed in conjunction with the North Flushing rezoning in order ensure that new residential development will more closely match portions of the rezoning area currently zoned R1-2. The existing R1-2 district exempts the floor area of the lowest story of a residence if such floor contains a garage. This can result in buildings substantially taller and bulkier than surrounding buildings. The proposed R1-2A would allow a floor area exemption of only the floor space used for the garage, up to a maximum exemption of 300 square feet for a one-car garage, or 500 square feet for a two-car garage. The proposed R1-2A district would allow an increase in the maximum floor area if a detached garage is constructed in a rear yard, with a maximum increase of 300 square feet for a one-car garage or 500 square feet for a two-car garage. The maximum lot coverage would be 30 percent and detached garages would not count in the calculation for lot coverage.

The R1-2 has no building height limits and the building envelope is determined by the sky exposure plane. The proposed R1-2A district would have a maximum perimeter wall height of 25 feet and a maximum building height of 35 feet. Both the R1-2 and R1-2A districts require a minimum front yard depth of 20 feet. The proposed R1-2A district has the additional requirement that a front yard of a new development be as deep as an adjacent front yard, up to a depth of 25 feet from the street line. Parking requirements would be unchanged, with one accessory off-street parking space required for each dwelling unit.

ENVIRONMENTAL REVIEW

This application (C 090281 ZMQ) in conjunction with the application for the related action (N 090282 ZRY) 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 09DCP042Q. The lead agency is the City Planning Commission.

After a study of the potential environmental impact of the proposed action, a Negative Declaration was issued on January 20, 2009.

UNIFORM LAND USE REVIEW

This application (C 090281 ZMQ) was certified as complete by the Department of City Planning on January 20, 2009 and was duly referred to Community Board 7, Community Board 11, the Queens Borough President and the Queens Borough Board for information and review, in accordance with Title 62 of the Rules of the City of New York, Section 2-02(b) along with the application for the related action (N 090282 ZRY) which was referred for review and comment.

Community Board Review

Community Boards 7 and 11 held a public hearing on this application on January 29, 2009. On February 2, 2009 Community Board 11, by a vote of 35 to 1 with no abstentions, adopted a resolution recommending approval of the application. On February 9, 2009 Community Board 7, by a vote of 41 to 0 with no abstentions, adopted a resolution recommending approval of the application.

Borough President Review

This application was considered by the Borough President, who issued a recommendation on March 9, 2009 recommending approval of the application.

Borough Board Review

This application was considered by the Queens Borough Board, which voted on March 9, 2009 to recommend approval of the application.

City Planning Commission Public Hearing

On March 4, 2009 (Cal. No. 5), the Commission scheduled March 18, 2009 for a public hearing. The hearing was duly held on March 18, 2009 (Calendar No. 23), in conjunction with the hearing for the related action (N 090282 ZRY). There were seven speakers in favor of the application and none in opposition.

Those speaking in favor of the application included the City Councilmember from the 19th District, members of Queens Community Boards 7 and 11, and several neighborhood residents, including representatives of the North Flushing Civic Association, the Broadway-Flushing Homeowners Association and the Auburndale Homeowners Improvement Association. The City Councilmember from the 19th District indicated the broad support for both the proposed zoning map changes and the proposed R1-2A district. The Councilmember explained that the rezoning proposal would aid in the preservation of the area's unique character by curbing overdevelopment.

The President of the North Flushing Civic Association, the First Vice-President of the Auburndale Homeowners Improvement Association and a planning consultant testified in support of the rezoning, indicating that the lower density and contextual zones will help protect their community and ensure that future development reflects the traditional building patterns of the area.

Two members of the Broadway-Flushing Homeowners Association testified in support of the proposed R1-2A district for this area. The speakers indicated that the firm height and bulk regulations of the R1-2A district were necessary to preserve their neighborhood's character by discouraging the practice of tearing down of sound single-family houses and developing much larger houses in their place.

The President of the Douglaston Civic Association explained that while he did not live in the affected area, he was in support of the proposal. The speaker expressed the need for the proposed

R1-2A district to be applied in other areas of the city and asked the Commission to consider rezoning areas of Douglaston from R1-2 to R1-2A.

There were no other speakers and the hearing was closed.

CONSIDERATION

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

The Commission believes that this action represents a comprehensive rezoning strategy for the neighborhoods of North Flushing, Broadway-Flushing, Bowne Park, Auburndale and Bayside. The Commission recognizes that the current mismatch between the built character of many parts of North Flushing and the housing type and density permitted by the existing zoning has increasingly resulted in tear downs of existing houses and the construction of out-of-character semi-detached, attached, and multi-family buildings. The Commission notes that while the existing R1-2 and R2 districts in the area only allow single-family detached houses, floor area exemptions and flexible building height regulations have permitted the construction of much taller single-family detached buildings.

The Commission believes that changing the existing zoning to a fine-grained mix of R1-2A, R2A, R2, R3X, R3-1, R3-2, R4, R4A, R4-1, R4B, R5B and R5D districts will more closely match the predominant one- and two-family context of the area, as well as ensure future development is more consistent with established patterns of scale and density.

In addition, the Commission believes that the proposed revisions to existing commercial overlays more closely reflects the locations of existing commercial development, and will prevent the expansion of potentially incompatible commercial uses onto residential side streets.

The Commission believes that the proposed new R1-2A, district with its height maximums and limited floor area exemptions, would provide an additional tool to protect the character of certain

areas developed with detached single-family houses on larger lots. The Commission believes the creation of the new R1-2A zoning district will help protect the predominant built scale and character of the 24 blocks in Broadway-Flushing currently zoned R1-2. The Commission notes that the R1-2 district's floor area exemptions and sky exposure plane regulations allow new houses that would be out-of-scale with neighboring buildings. The new R1-2A district would permit the same single-family detached housing types as the R1-2 district, but the R1-2A would better reflect the particular height and bulk characteristics of the area by revising the floor area exemptions and establishing firm regulations for building perimeter wall and roof heights. The Commission notes that this new city-wide district can be used in other areas, and has already been proposed by the Department in an application (C 090283 ZMQ) for rezoning the 32 blocks in Cord Meyer/Forest Hills area in Queens.

RESOLUTION

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

RESOLVED, by the City Planning Commission, pursuant to Sections 197-c and 200 of the New York City Charter, that based on the environmental determination and the consideration described in this report, the Zoning Resolution of the City of New York, effective as of December 15, 1961, and as subsequently amended, is further amended by changing the Zoning Map, Section Nos. 7d, 11a and 11c:

1. eliminating from within an existing R4 District a C1-2 District bounded by:
 - a. 25th Avenue, Francis Lewis Boulevard, 26th Avenue, a line 150 feet westerly of 168th Street, a line 150 feet southwesterly of Francis Lewis Boulevard, Bayside Lane, 25th Drive, and 166th Street;
 - b. 26th Avenue, a line 150 feet northeasterly of Francis Lewis Boulevard, 27th Avenue, a line midway between Francis Lewis Boulevard and 172nd Street, 28th Avenue, and Francis Lewis Boulevard;
2. eliminating from within an existing R5 District a C1-2 District bounded by:
 1. Willets Point Boulevard,
 2. Parsons Boulevard,

3. the westerly prolongation of the northerly street line of 25th Drive,
 4. a line 125 feet westerly of Parsons Boulevard, and
 5. a line perpendicular to Willets Point Boulevard and passing through a point on Course No. 4 distance 160 feet northerly of Course No. 3;
3. eliminating from within an existing R3-2 District a C1-2 District bounded by 28th Avenue, 163rd Street, a line 150 feet northerly of 29th Avenue, a line midway between 163rd Street and 164th Street, 29th Avenue, 161st Street, and a line 150 feet northwesterly of Bayside Lane;
 4. eliminating from within an existing R4 District a C1-3 District bounded by 24th Road, a line 100 feet northeasterly of Francis Lewis Boulevard, 169th Street, Francis Lewis Boulevard, and 166th Street;
 5. eliminating from within an existing R4 District a C1-4 District bounded by 169th Street, a line 100 feet northeasterly of Francis Lewis Boulevard, 26th Avenue, and Francis Lewis Boulevard;
 6. changing from an R1-2 District to an R1-2A* District property bounded by 32nd Avenue, a line midway between 162nd Street and 163rd Street, a line 60 feet northerly of 35th Avenue, a line midway between 167th Street and 168th Street, Elmer E. Crocheron Avenue, 164th Street, a line 100 feet northerly of Elmer E. Crocheron Avenue, a line 100 feet northerly of Northern Boulevard, 158th Street, Northern Boulevard, 157th Street, a line 150 feet northerly of Northern Boulevard, and 156th Street;
 7. changing from an R1-2 District to an R2 District property bounded by Riverside Drive, 159th Street, Powells Cove Boulevard, and a line midway between 158th Street and 159th Street;
 8. changing from an R6 District to an R2 District property bounded by a line 100 feet southerly of 33rd Avenue, the southerly prolongation of a line 90 feet easterly of 143rd Street (straight line portion), the southerly terminus of 143rd Street and its northwesterly and southeasterly prolongations, and Union Street;
 9. changing from an R1-2 District to an R2A District property bounded by a line 100 feet northerly of 35th Avenue, a line midway between 167th Street and 168th Street, a line 60 northerly of 35th Avenue, and a line midway between 162nd Street and 163rd Street;
 10. changing from an R2 District to an R2A District property bounded by:
 - a. a line midway between 28th Avenue, and 29th Avenue and its westerly prolongation, the northerly prolongation of the easterly street line of 148th Street, 29th Avenue, 148th Street, Bayside Avenue, 150th Street, a line 100 feet southerly of Bayside Avenue, Murray Lane, Bayside Avenue, a line 100 feet westerly of Murray Street, 25th Avenue, 166th Street, Bayside Lane, a line midway between 25th Drive and 26th Avenue, a line 150 feet southwestly of Francis Lewis Boulevard, a line 150 feet westerly of 168th Street, 26th Avenue, Francis Lewis Boulevard, 170th Street, 29th Avenue, Francis Lewis Boulevard, 33rd Avenue, 191st Street, a line 150 feet southerly of 33rd Avenue, a line 100 feet southwestly of Francis Lewis Boulevard, the westerly centerline prolongation of 34th Avenue, 192nd Street, a line 100 feet northerly of 35th

Avenue, 190th Street, 35th Avenue, Utopia Parkway, a line perpendicular to the westerly street line of Utopia Parkway distant 100 feet northerly (as measured along the street line) from the point of intersection of the westerly street line of Utopia Parkway and the northerly street line of Elmer E. Crocheron Avenue, 172nd Street, a line perpendicular to the westerly street line of 172nd Street distant 90 feet northerly (as measured along the street line) from the point of intersection of the westerly street line of 172nd Street and the northerly street line of Elmer E. Crocheron Avenue, a line midway between 171st Street and 172nd Street, Elmer E. Crocheron Avenue, 169th Street, a line 100 feet northerly of Elmer E. Crocheron Avenue, 168th Street, Elmer E. Crocheron Avenue, a line midway between 167th Street and 168th Street, a line 100 feet northerly of 35th Avenue, a line midway between 162nd Street and 163rd Street, 32nd Avenue, 156th Street, a line 100 feet southerly of 33rd Avenue, 154th Street, 33rd Avenue, Murray Street, 34th Avenue, a line midway between 147th Place and 148th Street, 33rd Avenue, Union Street, 29th Avenue, and a line 100 feet easterly of Union Street, and excluding the area bounded by a line 150 feet northwesterly of Bayside Lane, 28th Avenue and its easterly prolongation, Bayside Lane, a line 100 feet southerly of 27th Avenue, a line midway between 167th Street and 168th Street, a line 100 feet northerly of 32nd Avenue, 168th Street, 32nd Avenue, a line midway between 166th Street and 167th Street, a line 100 feet northerly of 32nd Avenue, a line midway between 162nd Street and 163rd Street, 29th Avenue, and 161st Street;

- b. 26th Avenue, a line 100 feet northeasterly of 202nd Street, a line 250 feet northwesterly of 29th Avenue, 202nd Street, 29th Avenue, Utopia Parkway, 28th Avenue, and 172nd Street; and
- c. 26th Avenue, the westerly service road of the Clearview Expressway, 29th Avenue, and 206th Street;

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

- a. Willets Point Boulevard, 149th Street, a line 100 feet northerly of 25th Drive, 148th Street, 25th Drive and a line midway between 147th Street and 148th Street;
- b. Bayside Avenue, Murray Lane, a line 100 feet southerly of Bayside Avenue, and 150th Street;
- c. 34th Avenue, Murray Street, a line 150 feet northerly of 35th Avenue, 150th Place, 35th Avenue, and a line midway between 150th Street and 150th Place;
- d. a line 150 feet northwesterly of Bayside Lane, 28th Avenue, a line 240 feet easterly of 161st Street, a line 100 feet northwesterly of Bayside Lane, and 161st Street;
- e. Bayside Lane, a line 100 feet southerly of 27th Avenue, 166th Street, a line 100 feet northerly of 32nd Avenue, 164th Street, a line 100 feet southerly of 29th Avenue, 165th Street, a line 100 feet northerly of 29th Avenue, 163rd Street, and the easterly centerline prolongation of 28th Avenue; and

- f. a line 100 feet southerly of 27th Avenue, a line midway between 167th Street and 168th Street, 29th Avenue, and 167th Street;
12. changing from an R3X District to an R2A District property bounded by:
- a. 29th Avenue, 202nd Street, 32nd Avenue, and 201st Street; and
 - b. 29th Avenue, the westerly service road of the Clearview Expressway, 32nd Avenue, and 204th Street;
13. changing from an R4 District to an R2A District property bounded by:
- a. a line midway between 25th Drive and 26th Avenue and its easterly prolongation, 168th Street, 26th Avenue, a line 150 feet westerly of 168th Street, and a line 150 feet southwesterly of Francis Lewis Boulevard;
 - b. 24th Road, a line 150 feet northeasterly of Francis Lewis Boulevard, 169th Street, and a line 100 feet northeasterly of Francis Lewis Boulevard;
 - c. a line 150 feet northeasterly of Francis Lewis Boulevard, 26th Avenue, a line 100 feet northeasterly of Francis Lewis Boulevard, and 169th Street; and
 - d. a line 100 feet southeasterly of 26th Avenue, 172nd Street, 28th Avenue, and 100 feet northeasterly of Francis Lewis Boulevard;
14. changing from an R4-1 District to an R2A District property bounded by 32nd Avenue, the westerly service road of the Clearview Expressway, a line 95 feet northwesterly of 34th Avenue, a line midway between 204th Street and 205th Street, a line 95 feet southeasterly of 33rd Avenue, 204th Street, a line 95 feet northwesterly of 33rd Avenue, a line midway between 204th Street and 205th Street, a line 95 feet southeasterly of 32nd Avenue, and 204th Street;
15. changing from an R5 District to an R2A District property bounded by 35th Avenue, 190th Street, a line 100 feet northerly of Elmer E. Crocheron Avenue, and Utopia Parkway;
16. changing from an R3-2 District to an R3-1 District property bounded by Willets Point Boulevard, a line midway between 147th Street and 148th Street, 25th Drive, 148th Street, a line 100 feet northerly of 25th Drive, 149th Street, 28th Avenue, and 147th Street;
17. changing from an R2 District to an R3-2 District property bounded by:
- a. a line midway between 28th Avenue and 29th Avenue, 149th Street, Bayside Avenue, 148th Street, 29th Avenue, and the northerly prolongation of the easterly street line of 148th Street; and
 - b. a line 100 feet northerly of 34th Avenue, a line 100 feet westerly of 153rd Street, a line 40 feet northerly of 34th Avenue, 153rd Street, 34th Avenue, and Murray Street;

18. changing from an R2 District to an R3X District property bounded by 26th Avenue, 203rd Street, 29th Avenue, 202nd Street, a line 250 feet northwesterly of 29th Avenue, and a line 100 feet northeasterly of 202nd Street;
19. changing from a R4-1 District to an R3X District property bounded by 32nd Avenue, 204th Street, a line 95 feet southeasterly of 32nd Avenue, and 201st Street;
20. changing from an R2 District to an R4 District property bounded by 25th Drive, Bayside Lane, a line 150 feet southwesterly of Francis Lewis Boulevard, a line midway between 25th Drive and 26th Avenue, Bayside Lane, and 166th Street;
21. changing from an R5 District to an R4 District property bounded by:
 - a. Willets Point Boulevard, 146th Street, 28th Avenue, and Parsons Boulevard; and
 - b. 35th Avenue, Francis Lewis Boulevard, the southerly boundary line of the Long Island Rail Road right-of-way (Northside Division), 192nd Street, 39th Avenue, 194th Street, 37th Avenue, 193rd Street, Elmer E. Crocheron Avenue, and a line 240 feet easterly of 192nd Street;
22. changing from an R5 District to an R4-1 District property bounded by 35th Avenue, a line 240 feet easterly of 192nd Street, Elmer E. Crocheron Avenue, 193rd Street, 37th Avenue, 194th Street, 39th Avenue, 192nd Street, a line 100 feet southerly of 37th Avenue, 190th Street, 37th Avenue, 192nd Street, a line 100 feet northerly of 37th Avenue, a line midway between 191st Street and 192nd Street, Elmer E. Crocheron Avenue, and 192nd Street;
23. changing from an R3-2 District to an R4A District property bounded by:
 - a. Willets Point Boulevard, 147th Street, 28th Avenue, 194th Street, a line midway between 28th Avenue and 29th Avenue, and 146th Street;
 - b. 25th Avenue, a line 100 feet westerly of Murray Street, Bayside Avenue, 150th Street, a line midway between 29th Avenue and Bayside Avenue, a line 100 feet easterly of 150th Street, 26th Avenue, and a line 95 feet easterly of 150th Street; and
 - c. 34th Avenue, 149th Place, a line 100 feet northerly of Northern Boulevard, 149th Street, 35th Avenue, and 146th Street;
24. changing from a R5 District to an R4A District property bounded by 28th Avenue, 146th Street, a line midway between 28th Avenue and 29th Avenue, and Parsons Boulevard;
25. changing from an R2 District to an R4B District property bounded by:
 - a. Francis Lewis Boulevard, 29th Avenue, and 170th Street; and
 - b. a line 100 feet northerly of 32nd Avenue, 168th Street, 32nd Avenue, and a line midway between 166th Street and 167th Street;
26. changing from an R3-2 District to an R4B District property bounded by a line 100 feet

- southerly of 27th Avenue, 167th Street, 29th Avenue, a line midway between 167th Street and 168th Street, a line 100 feet northerly of 32nd Avenue, and 166th Street;
27. changing from an R4 District to an R4B District property bounded by 28th Avenue, Utopia Parkway, and Francis Lewis Boulevard;
 28. changing from an R4-1 District to an R4B District property bounded by a line 95 feet northwesterly of 34th Avenue, the westerly service road of Clearview Expressway, a line 100 feet southeasterly of 34th Avenue, and 205th Street;
 29. changing from an R2 District to an R5B District property bounded by:
 - a. a line 100 feet northerly of 35th Avenue, 192nd Street, 35th Avenue, and 190th Street; and
 - b. a line perpendicular to the westerly street line of 172nd Street distant 90 feet northerly (as measured along the street line) from the point of intersection of the westerly street line of 172nd Street and the northerly street line of Elmer E. Crocheron Avenue, 172nd Street, a line perpendicular to the westerly street line of Utopia Parkway distant 100 feet northerly (as measured along the street line) from the point of intersection of the westerly street line of Utopia Parkway and the northerly street line of Elmer E. Crocheron Avenue, Utopia Parkway, Elmer E. Crocheron Avenue, and a line midway between 171st Street and 172nd Street;
 30. changing from an R5 District to an R5B District property bounded by:
 - a. 35th Avenue, 192nd Street, Elmer E. Crocheron Avenue, a line midway between 191st Street and 192nd Street, a line 100 feet northerly of 37th Avenue, 192nd Street, 37th Avenue, 190th Street, a line 100 feet southerly of 37th Avenue, 192nd Street, the southerly boundary line of the Long Island Rail Road right-of-way (Northside Division), the northerly prolongation of the easterly street line of 189th Street, 39th Avenue, 170th Street, Depot Road, a line midway between 168th Street and 169th Street, a line 100 feet southerly of Elmer E. Crocheron Avenue, 169th Street, Elmer E. Crocheron Avenue, Utopia Parkway, a line 100 feet northerly of Elmer E. Crocheron Avenue, and 190th Street; and
 - b. the southwesterly centerline of 34th Avenue, Francis Lewis Boulevard, 35th Avenue, and 192nd Street;
 31. changing from an R2 District to an R5D District property bounded by a line 100 feet northerly of Elmer E. Crocheron Avenue, 169th Street, Elmer E. Crocheron Avenue, and 168th Street;
 32. changing from an R5 District to an R5D District property bounded by Elmer E. Crocheron Avenue, 169th Street, a line 100 feet southerly of Elmer E. Crocheron Avenue, a line midway between 168th Street and 169th Street, Depot Road, the northerly centerline prolongation of 168th Street, Station Road, and 167th Street and its southerly centerline;
 33. changing from an R6 District to an R5D District property bounded by 31st Drive, Union Street, 33rd Avenue, Leavitt Street, 32nd Avenue, and 140th Street;

34. establishing within an existing R3-2 District a C1-3 District bounded by 28th Avenue, 163rd Street, a line 100 feet northerly of 29th Avenue, a line midway between 163rd Street and 164th Street, 29th Avenue, 161st Street, a line 100 feet northwesterly of Bayside Lane, and a line 240 feet easterly of 161st Street; and
35. establishing within an existing R4 District a C1-3 District bounded by 25th Avenue, a line 100 feet northeasterly of Francis Lewis Boulevard, 169th Street, a line 100 feet northeasterly of Francis Lewis Boulevard, 28th Avenue, Francis Lewis Boulevard, 26th Avenue, 168th Street, a line midway between 25th Drive and 26th Avenue and its easterly prolongation, a line 100 feet westerly of 168th Street and its northerly prolongation, and Francis Lewis Boulevard;

Borough of Queens, Community Districts 7 & 11 as shown in a diagram (for illustrative purposes only dated January 20, 2009).

The above resolution (C 090281 ZMQ), duly adopted by the City Planning Commission on April 1, 2009 (Calendar No. 18), is filed with the Office of the Speaker, City Council, and the Borough President in accordance with the requirements of Section 197-d of the New York City Charter.

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