



**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. 9d, 10a and 10b:**

1. **eliminating from an existing R5 District a C1-2 District bounded by:**
  - a. a line 150 feet northerly of Northern Boulevard, 105<sup>th</sup> Street, a line 150 feet southerly of Northern Boulevard, and 102<sup>nd</sup> Street;
  - b. a line 150 feet northerly of Northern Boulevard, 111<sup>th</sup> Street, Northern Boulevard, 111<sup>th</sup> Street, a line 150 feet southerly of Northern Boulevard, and 108<sup>th</sup> Street; and
  - c. 34<sup>th</sup> Road, Junction Boulevard, the southerly street line of Brice Road and its easterly and westerly prolongation, a line bisecting the angle formed by the prolongations of the easterly street line of Junction Boulevard and the westerly street line of 97<sup>th</sup> Street, 35<sup>th</sup> Avenue, and a line 150 feet westerly of Junction Boulevard;
  
2. **eliminating from an existing R6 District a C1-2 District bounded by:**
  - a. a line 100 feet northerly of Northern Boulevard, a line 100 feet easterly of 93<sup>rd</sup> Street, Northern Boulevard, and 93<sup>rd</sup> Street;
  - b. 35<sup>th</sup> Avenue, a line 100 feet westerly of 97<sup>th</sup> Street, a line 100 feet northerly of Roosevelt Avenue, 98<sup>th</sup> Street, Roosevelt Avenue, Warren Street, a line 150 feet northerly of Roosevelt Avenue, a line midway between Warren Street and Junction Boulevard, a line 150 feet southerly of 37<sup>th</sup> Avenue, Warren Street, 37<sup>th</sup> Avenue, 95<sup>th</sup> Street, a line 150 feet northerly of 37<sup>th</sup> Avenue, a line bisecting the angle formed by the prolongations of the easterly street line of 95<sup>th</sup> Street and the westerly street line of Junction Boulevard, a line 150 feet southerly of 35<sup>th</sup> Avenue, and 95<sup>th</sup> Street;
  - c. a line 150 feet northerly of 37<sup>th</sup> Avenue, 95<sup>th</sup> Street, 37<sup>th</sup> Avenue, Elmhurst Avenue, 92<sup>nd</sup> Street, a line 100 feet southerly of 37<sup>th</sup> Avenue, 91<sup>st</sup> Street, a line 150 feet southerly of 37<sup>th</sup> Avenue, 89<sup>th</sup> Street, 37<sup>th</sup> Avenue, and 90<sup>th</sup> Street;

- d. a line 150 feet northerly of Roosevelt Avenue, 91<sup>st</sup> Street, a line 100 feet northerly of Roosevelt Avenue, 93<sup>rd</sup> Street, Roosevelt Avenue, and a line midway between 89<sup>th</sup> Street and 90<sup>th</sup> Street; and
- e. a line 500 feet northerly of 39<sup>th</sup> Avenue, a line midway between 103<sup>rd</sup> Street and 104<sup>th</sup> Street, a line 150 feet northerly of 39<sup>th</sup> Avenue, 104<sup>th</sup> Street, 39<sup>th</sup> Avenue, a line 150 feet easterly of 104<sup>th</sup> Street, Roosevelt Avenue, and a line midway between 102<sup>nd</sup> Street and 103<sup>rd</sup> Street;

**3. eliminating from an existing R5 District a C2-2 District bounded by:**

- a. a line 150 feet northerly of Northern Boulevard, 102<sup>nd</sup> Street, a line 150 feet southerly of Northern Boulevard, and 99<sup>th</sup> Street;
- b. a line 150 feet northerly of Northern Boulevard, 108<sup>th</sup> Street, a line 150 feet southerly of Northern Boulevard, and 105<sup>th</sup> Street; and
- c. Astoria Boulevard, 114<sup>th</sup> Street, Northern Boulevard and 112<sup>th</sup> Place;

**4. eliminating from an existing R6 District a C2-2 District bounded by:**

- a. a line 100 feet northerly of Roosevelt Avenue, Warren Street, Roosevelt Avenue, and 93<sup>rd</sup> Street; and
- b. a line 100 feet northerly of Roosevelt Avenue, 114<sup>th</sup> Street, Roosevelt Avenue, and a line 100 feet westerly of 111<sup>th</sup> Street;

**5. eliminating from an existing R6 District a C2-3 District bounded by a line 150 feet northerly of Roosevelt Avenue, a line midway between 89<sup>th</sup> Street and 90<sup>th</sup> Street, Roosevelt Avenue, and 89<sup>th</sup> Street;**

**6. changing from an R5 District to an R4 District property bounded by 32<sup>nd</sup> Avenue, 108<sup>th</sup> Street, the easterly prolongation of the southerly street line of 32<sup>nd</sup> Avenue, a line midway between 108<sup>th</sup> Street and 110<sup>th</sup> Street, a line perpendicular to the easterly street line of 110<sup>th</sup> Street distant 150 feet southerly (measured along the street line) from the intersection of the easterly street line of 110<sup>th</sup> Street and the southwesterly street line of Astoria Boulevard, a line midway between 110<sup>th</sup> Street and 111<sup>th</sup> Street, a line perpendicular to the westerly street line of 111<sup>th</sup> Street distant 250 feet (measured along the street line) from the intersection of the westerly street line of 111<sup>th</sup> Street and the southwesterly street line of Astoria Boulevard, a line midway between 111<sup>th</sup> Street and 112<sup>th</sup> Street, a line perpendicular to the easterly street line of 112<sup>th</sup> Street distant 200 feet southerly**

(measured along the street line) from the intersection of the easterly street line of 112<sup>th</sup> Street and the southwesterly street line of Astoria Boulevard, 112<sup>th</sup> Place, a line 100 feet northerly of Northern Boulevard, 95<sup>th</sup> Street, a line 150 feet northerly of Northern Boulevard, and a line 100 easterly of Junction Boulevard;

**7. changing from an R5 District to an R6 District property bounded by:**

- a. Astoria Boulevard, 110<sup>th</sup> Street, a line perpendicular to the easterly street line of 110<sup>th</sup> Street distant 150 feet southerly (measured along the street line) from the point of intersection of the easterly street line of 110<sup>th</sup> Street and the southwesterly street line of Astoria Boulevard, a line midway between 108<sup>th</sup> Street and 110<sup>th</sup> Street, the easterly prolongation of the southerly street line of 32<sup>nd</sup> Avenue, and 108<sup>th</sup> Street; and
- b. Astoria Boulevard, 114<sup>th</sup> Street, 34<sup>th</sup> Avenue, 112<sup>th</sup> Street, a line 100 feet southerly of Northern Boulevard, 99<sup>th</sup> Street, a line 100 feet northerly of Northern Boulevard, 112<sup>th</sup> Place, a line perpendicular to the easterly street line of 112<sup>th</sup> Street distant 200 feet southerly (measured along the street line) from the intersection of the easterly street line of 112<sup>th</sup> Street and the southwesterly street line of Astoria Boulevard, a line midway between 111<sup>th</sup> Street and 112<sup>th</sup> Street, a line perpendicular to the westerly street line of 111<sup>th</sup> Street distant 250 feet southerly (measured along the street line) from the intersection of the westerly street line of 111<sup>th</sup> Street and the southwesterly street line of Astoria Boulevard, and 111<sup>th</sup> Street;

**8. changing from an R5 District to an R6A District property bounded by:**

- a. 32<sup>nd</sup> Avenue, a line 100 feet easterly of Junction Boulevard, a line 150 feet northerly of Northern Boulevard, 95<sup>th</sup> Street, a line 100 feet northerly of Northern Boulevard, and Junction Boulevard; and
- b. Northern Boulevard, Junction Boulevard, a line parallel to the southerly street line of Northern Boulevard distant 225 feet southerly (measured along the street line) from the intersection of the easterly street line of Junction Boulevard and the southerly street line of Northern Boulevard, a line 100 feet easterly of Junction Boulevard, a line 100 feet southerly of Northern Boulevard, a line 100 feet westerly of 96<sup>th</sup> Street, 34<sup>th</sup> Avenue, Junction Boulevard, the southerly street line of Brice Road and its easterly and westerly prolongation, a line 100 feet easterly of Junction Boulevard, 35<sup>th</sup> Avenue, 92<sup>nd</sup> Street, a line 100 feet

northerly of 35<sup>th</sup> Avenue, 93<sup>rd</sup> Street, a line 100 feet southerly of 34<sup>th</sup> Avenue, 91<sup>st</sup> Street, 34<sup>th</sup> Avenue, and 92<sup>nd</sup> Street;

9. **changing from an R5 District to an R6B District property bounded by a line 100 feet southerly of 34<sup>th</sup> Avenue, 93<sup>rd</sup> Street, a line 100 feet northerly of 35<sup>th</sup> Avenue, 92<sup>nd</sup> Street, 35<sup>th</sup> Avenue, and 91<sup>st</sup> Street;**

10. **changing from an R6 District to an R6A District property bounded by:**

a. 32<sup>nd</sup> Avenue, Junction Boulevard, Northern Boulevard, 93<sup>rd</sup> Street, a line 100 feet northerly of Northern Boulevard, a line 100 feet easterly of 93<sup>rd</sup> Street, a line perpendicular to the easterly street line of 93<sup>rd</sup> Street distant 135 feet southerly (measured along the street line) from the intersection of the easterly street line of 93<sup>rd</sup> Street and the southwesterly street line of 32<sup>nd</sup> Avenue, and 93<sup>rd</sup> Street; and

b. 35<sup>th</sup> Avenue, a line 100 feet easterly of Junction Boulevard, a line 100 feet northerly of 37<sup>th</sup> Avenue, 97<sup>th</sup> Street, Roosevelt Avenue, Warren Street, a line 100 feet northerly of Roosevelt Avenue, a line midway between Warren Street and Junction Boulevard, a line 100 feet southerly of 37<sup>th</sup> Avenue, a line midway between 94<sup>th</sup> Street and 95<sup>th</sup> Street, 37<sup>th</sup> Avenue, 92<sup>nd</sup> Street, a line 100 feet northerly of 37<sup>th</sup> Avenue, and a line midway between 93<sup>rd</sup> Street and 94<sup>th</sup> Street;

11. **changing from an R6 District to an R6B District property bounded by:**

a. 35<sup>th</sup> Avenue, a line midway between 93<sup>rd</sup> Street and 94<sup>th</sup> Street, a line 100 feet northerly of 37<sup>th</sup> Avenue, 92<sup>nd</sup> Street, 37<sup>th</sup> Avenue, a line midway between 94<sup>th</sup> Street and 95<sup>th</sup> Street, a line 100 feet southerly of 37<sup>th</sup> Avenue, a line midway between Warren Street and Junction Boulevard, a line 100 feet northerly of Roosevelt Avenue, a line midway between 91<sup>st</sup> Street and 92<sup>nd</sup> Street, a line 200 feet northerly of Roosevelt Avenue, 89<sup>th</sup> Street, a line 100 feet southerly of 37<sup>th</sup> Avenue, a line midway between 90<sup>th</sup> Street and 91<sup>st</sup> Street, a line 100 feet northerly of 37<sup>th</sup> Avenue, 90<sup>th</sup> Street, a line 100 feet southerly of 35<sup>th</sup> Avenue, and a line midway between 90<sup>th</sup> Street and 91<sup>st</sup> Street; and

b. 35<sup>th</sup> Avenue, 105<sup>th</sup> Street, 34<sup>th</sup> Avenue, 112<sup>th</sup> Street, a line 125 feet northerly of 38<sup>th</sup> Avenue, a line 125 feet westerly of 114<sup>th</sup> Street, Roosevelt Avenue, 97<sup>th</sup> Street, a line 100 feet northerly of 37<sup>th</sup> Avenue, and a line 100 feet easterly of Junction Boulevard;

- 12. changing from an R6 District to an R7-1 District property bounded by:**
- a. 35<sup>th</sup> Avenue, a line midway between 90<sup>th</sup> Street and 91<sup>st</sup> Street, a line 100 feet southerly of 35<sup>th</sup> Avenue, and 90<sup>th</sup> Street; and
  - b. a line 100 feet northerly of 37<sup>th</sup> Avenue, a line midway between 90<sup>th</sup> Street and 91<sup>st</sup> Street, a line 100 feet southerly of 37<sup>th</sup> Avenue, 89<sup>th</sup> Street, 37<sup>th</sup> Avenue, and 90<sup>th</sup> Street;
- 13. changing from a C8-1 District to an R6 District property bounded by a line 100 feet northerly of Northern Boulevard, 99<sup>th</sup> Street, a line 100 feet southerly of Northern Boulevard, 96<sup>th</sup> Street, Northern Boulevard, and 95<sup>th</sup> Street;**
- 14. changing from a C8-1 District to an R6A District property bounded by a line 100 feet northerly of Northern Boulevard, 95<sup>th</sup> Street, Northern Boulevard, 96<sup>th</sup> Street, a line 100 feet southerly of Northern Boulevard, a line 100 feet easterly of Junction Boulevard, a line parallel to the southerly street line of Northern Boulevard distant 225 feet southerly (measured along the street line) from the intersection of the easterly street line of Junction Boulevard and the southerly street line of Northern Boulevard, and Junction Boulevard;**
- 15. establishing within an existing R6 District a C1-4 District bounded by a line 200 feet northerly of Roosevelt Avenue, 91<sup>st</sup> Street, Roosevelt Avenue, and 89<sup>th</sup> Street;**
- 16. establishing within an existing R6 District a C2-4 District bounded by:**
- a. a line 100 feet northerly of Roosevelt Avenue, Warren Street, Roosevelt Avenue, and 91<sup>st</sup> Street;
  - b. 37<sup>th</sup> Avenue, 114<sup>th</sup> Street, 38<sup>th</sup> Avenue, a line 125 feet westerly of 114<sup>th</sup> Street, a line 125 feet northerly of 38<sup>th</sup> Avenue, and a line 250 feet westerly of 114<sup>th</sup> Street; and
  - c. a line 125 feet northerly of Roosevelt Avenue, 114<sup>th</sup> Street, Roosevelt Avenue, and a line 125 feet westerly of 114<sup>th</sup> Street;
- 17. establishing within a proposed R6 District a C2-4 District bounded by a line 100 feet northerly of Northern Boulevard, 112<sup>th</sup> Place, Astoria Boulevard, 114<sup>th</sup> Street, Northern Boulevard, a line 100 feet easterly of 112<sup>th</sup> Street, a line 100 feet southerly of Northern Boulevard, 96<sup>th</sup> Street, Northern Boulevard, and 95<sup>th</sup> Street;**

**18. establishing within a proposed R6A District a C1-4 District bounded by:**

- a. 32<sup>nd</sup> Avenue, a line 100 feet easterly of Junction Boulevard, a line 150 feet northerly of Northern Boulevard, 95<sup>th</sup> Street, Northern Boulevard, and Junction Boulevard; and
- b. 34<sup>th</sup> Avenue, Junction Boulevard, the southerly street line of Brice Road and its easterly and westerly prolongation, a line 100 feet easterly of Junction Boulevard, a line 100 feet northerly of 37<sup>th</sup> Avenue, 97<sup>th</sup> Street, a line 100 feet southerly of 37<sup>th</sup> Avenue, a line 100 feet easterly of Junction Boulevard, a line 100 feet northerly of Roosevelt Avenue, 97<sup>th</sup> Street, Roosevelt Avenue, Warren Street, a line 100 feet northerly of Roosevelt Avenue, a line midway between Warren Street and Junction Boulevard, a line 100 feet southerly of 37<sup>th</sup> Avenue, Warren Street, 37<sup>th</sup> Avenue, 92<sup>nd</sup> Street, a line 100 feet northerly of 37<sup>th</sup> Avenue, a line 100 feet westerly of Junction Boulevard, a line 100 feet southerly of 35<sup>th</sup> Avenue, 95<sup>th</sup> Street, 35<sup>th</sup> Avenue, a line 100 feet westerly of Junction Boulevard, 34<sup>th</sup> Road, and a line 150 feet westerly of Junction Boulevard;

**19. establishing within a proposed R6A District a C2-4 District bounded by Northern Boulevard, 96<sup>th</sup> Street, a line 100 feet southerly of Northern Boulevard, a line 100 feet westerly of 96<sup>th</sup> Street, a line parallel to the southerly street line of Northern Boulevard distant 225 feet southerly (measured along the street line) from the intersection of the easterly street line of Junction Boulevard and the southerly street line of Northern Boulevard, and Junction Boulevard;**

**20. establishing within a proposed R6B District a C1-4 District bounded by:**

- a. a line 100 feet northerly of 37<sup>th</sup> Avenue, 92<sup>nd</sup> Street, 37<sup>th</sup> Avenue, Elmhurst Avenue, 92<sup>nd</sup> Street, a line 100 feet southerly of 37<sup>th</sup> Avenue, and a line midway between 90<sup>th</sup> Street and 91<sup>st</sup> Street;
- b. a line 100 feet northerly of 37<sup>th</sup> Avenue, 104<sup>th</sup> Street, 37<sup>th</sup> Avenue, a line 100 feet easterly of 103<sup>rd</sup> Street, a line 100 feet northerly of 39<sup>th</sup> Avenue, 104<sup>th</sup> Street, 39<sup>th</sup> Avenue, a line 100 feet easterly of 104<sup>th</sup> Street, a line 125 feet northerly of Roosevelt Avenue, a line 100 feet westerly of 108<sup>th</sup> Street, a line 100 feet southerly of 37<sup>th</sup> Avenue, 107<sup>th</sup> Street, 37<sup>th</sup> Avenue, 108<sup>th</sup> Street, a line 100 feet northerly of 37<sup>th</sup> Avenue, a line 100 feet easterly of 108<sup>th</sup> Street, 38<sup>th</sup> Avenue, 108<sup>th</sup> Street, Roosevelt Avenue, 39<sup>th</sup> Avenue, a line 100 feet northerly of Roosevelt Avenue, a line 100 feet westerly of

103<sup>rd</sup> Street, a line 100 feet southerly of 37<sup>th</sup> Avenue, and 97<sup>th</sup> Street; and

- c. a line 100 feet northerly of Roosevelt Avenue, 99<sup>th</sup> Street, Roosevelt Avenue, and 97<sup>th</sup> Street;

21. **establishing within a proposed R6B District a C2-4 District bounded by 38<sup>th</sup> Avenue, a line 100 feet easterly of 108<sup>th</sup> Street, a line 125 feet northerly of Roosevelt Avenue, a line 125 feet westerly of 114<sup>th</sup> Street, Roosevelt Avenue, and 108<sup>th</sup> Street;**

22. **establishing within a proposed R7-1 District a C1-4 District bounded by a line 100 feet northerly of 37<sup>th</sup> Avenue, a line midway between 90<sup>th</sup> Street and 91<sup>st</sup> Street, a line 100 feet southerly of 37<sup>th</sup> Avenue, 89<sup>th</sup> Street, 37<sup>th</sup> Avenue, and 90<sup>th</sup> Street;**

Borough of Queens, Community District 3, as shown on a diagram (for illustrative purposes only) dated April 21, 2003 and subject to the conditions of CEQR Declaration E-121 .

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The application for an amendment of the Zoning Map (C 030403 ZMQ) was filed by the Department of City Planning on April 16, 2003 to change R6, R5, C8-1, C1-2 and C2-2 districts to R6, R6A, R6B, R4, C1-4 and C2-4 within an area comprising 120 blocks bounded by 32<sup>nd</sup> Avenue and Astoria Boulevard to the north, 114<sup>th</sup> Street to the east, Roosevelt Avenue to the south and a western boundary defined by a stepped line beginning at 89<sup>th</sup> Street at Roosevelt Avenue and ending at 93<sup>rd</sup> Street and 32<sup>nd</sup> Avenue.

#### **BACKGROUND**

The Department of City Planning ('the Department') is proposing amendments to the Zoning Map in the North Corona neighborhood of Community District 3, Queens. Except for two small R6 Districts located on Junction and Astoria boulevards at the northwest and northeast boundary of the study area that were designated the 1970's and 80's to facilitate educational and housing developments that required higher densities, the area's existing zoning has been in place since 1961 and no longer addresses the needs of this rapidly growing and evolving community. The rezoning proposal stems from a neighborhood land use and zoning study that was requested by

Community Board 3 and the Queens Borough President's Zoning Task Force. The Department's proposal establishes a comprehensive zoning strategy that balances growth with the preservation of residential neighborhood scale in North Corona by fulfilling the following objectives:

- **Foster new opportunities for residential and mixed-use developments.** After decades of modest population change, Community District 3 experienced a 31% increase in residents between the 1990 and 2000 Census. For much of this period, little new housing was built, and the newest residents had to find space within the existing housing stock. Only recently has the area's population surge contributed to the development of more housing, with more than 80 residential buildings receiving certificates of occupancy during the past four years. However, none of these examples of recent residential construction were built fronting on the area's several wide streets where there are a number of generally unbuilt lots occupied by various automobile-related uses, such as auto repair, tire sales, vehicle storage and parking. To support future residential and mixed residential/retail developments along these corridors, the Department recommends increased densities for certain wide streets in the area, including portions of Astoria, Northern and Junction boulevards.
- **Maintain the established scale of development on neighborhood side streets.** The current zoning designations do not distinguish between wide and narrow street contexts, and the existing R6 District potentially allows high-rise developments on side streets between Roosevelt and 35<sup>th</sup> / 34<sup>th</sup> avenues where lower rise buildings predominate. To ensure that future development is compatible with neighborhood character, the Department recommends contextual, lower-density residential districts for side streets in this area. The additional development controls afforded by contextual zoning, such as building heights, front building wall line-up requirements and restrictions on curb cuts, would prevent out-of-scale buildings allowed under the existing zoning and reinforce the established patterns of development.



- **Support ground floor retail and service uses.** Commercial activity has expanded in North Corona in recent years as new businesses have opened to serve the growing neighborhood. The rezoning proposal updates commercial overlays in the rezoning area by expanding them to areas lacking overlays but containing retail uses. These are generally located along Roosevelt and 37th avenues, 103<sup>rd</sup> and 108<sup>th</sup> streets. Additionally, the depths of most of the existing and proposed commercial overlays will be reduced to 100 feet to prevent encroachment of commercial uses onto residential side streets. The modified and new commercial overlays will reduce the parking requirements for local retail and service uses commensurate with the rezoning area's accessibility by public transportation.

### **Rezoning Area Boundaries and Neighborhood Character**

The rezoning area is located in the southeast portion of Community District 3, west of Flushing Meadow-Corona Park and just north of Community District 4. The 120 blocks of the rezoning area comprise nearly one-quarter of the community district, and these blocks include portions along four principal streets running east-west: Astoria Boulevard, Northern Boulevard, 37<sup>th</sup> Avenue and Roosevelt Avenue, and portions along a major north-south artery: Junction Boulevard. The rezoning area's boundaries are: 32<sup>nd</sup> Avenue and Astoria Boulevard to the north, 114<sup>th</sup> Street to the east, Roosevelt Avenue to the south and a western boundary defined by a stepped line beginning at 89<sup>th</sup> Street at Roosevelt Avenue and ending at 93<sup>rd</sup> Street and 32<sup>nd</sup> Avenue. The rezoning area is included on three sections of the Zoning Map: Section Nos. 9d, 10a and 10b.

North Corona is predominately a residential community, and its varied building types reflect the area's patterns of economic and historical development. The village of Corona was originally developed as a residential enclave known as West Flushing in 1854, spurred by the start that year of Long Island Rail Road (LIRR) service. The village was renamed Corona in 1872, and most of its early growth was in the area south of the current rezoning area. After World War I, the completion of the #7 "el" on Roosevelt Avenue several blocks north of the LIRR station

accelerated the pace of developments in North Corona and changed their scale. Five- and six-story walk-up and elevator apartment buildings were constructed on the blocks west of Junction Boulevard between Roosevelt Avenue and Northern Boulevard. To the east, closely-spaced one- and two-family homes predominate, interspersed with small four-story apartment buildings and occasional blockfronts of rowhouses, particularly in the southern and western portions of the rezoning area. Overall, more than 75 percent of the lots within the rezoning area are residentially developed, and another eight percent contain mixed residential buildings with ground floor commercial uses.

Retail uses are concentrated along the area's principal streets. The intersection of Junction Boulevard at 37<sup>th</sup> Avenue forms a central crossroads for local community shopping. Both streets surrounding this location are lined primarily with single-story retail structures. Roosevelt Avenue at the southern edge of the rezoning area has the elevated #7 line running above it, and its frontages are generally developed with mixed-use, retail and residential developments, as well as auto-related uses. Northern Boulevard has been developed with auto-related and general retail uses, some mixed-use buildings with walk-up apartments and several public and community facilities, including the Langston Hughes Community Library and Cultural Center which was completed in 2000. Several public and parochial schools are located within the rezoning area, and the residence of the late jazz musician, Louis Armstrong, is a designated city landmark located on 107<sup>th</sup> Street between 37<sup>th</sup> and 34<sup>th</sup> avenues.

Subway service for the rezoning area is provided by the #7 "el" on Roosevelt Avenue, allowing connections to downtown Flushing and Manhattan. There are four stops that serve the rezoning area: at 90<sup>th</sup> Street/Elmhurst Avenue, Junction Boulevard, 103<sup>rd</sup> Street and 111<sup>th</sup> Street. North-south bus service provides connection with these stops, and there is east-west bus service on Roosevelt Avenue, Northern and Astoria boulevards. The Grand Central Parkway is located immediately east of the rezoning area and is accessible from 114<sup>th</sup> Street. The parkway provides a vehicular link to nearby LaGuardia Airport and Astoria, and further west, to Manhattan and the

Bronx across the Triborough Bridge. To the east and south, the parkway provides connections to the Long Island Expressway and sections of eastern Queens.

Flushing Meadow-Corona Park is located just east of the rezoning area, and provides an important open space resource for North Corona residents, as does the Flushing Bay shoreline at the northeast corner of the rezoning area. For the latter, pedestrian access is provided by a walkway at 31<sup>st</sup> Drive over the Grand Central Parkway. Shea Stadium dominates the eastern horizon of North Corona, and it and the USTA Arthur Ashe Tennis Stadium complex located south of Roosevelt Avenue are located within walking distance of the rezoning area.

### **Existing Zoning**

Zoning designations within the proposed rezoning area have remained basically unchanged since the zoning was amended on a city wide basis in 1961. The rezoning area is principally zoned R5 and R6, with the districts roughly splitting the area into northern and southern halves. The R5 District consists of the blocks north of 35<sup>th</sup> and 34<sup>th</sup> avenues up to 32<sup>nd</sup> Avenue, and the R6 District consists of the blocks south of 35<sup>th</sup> and 34<sup>th</sup> avenues down to Roosevelt Avenue. Exceptions to this general pattern include the small C8-1 District along Northern Boulevard between Junction Boulevard and 99<sup>th</sup> Avenue, and the two discrete R6 districts on parts of blocks at Northern and Junction boulevards and at Astoria Boulevard and 110<sup>th</sup> Street.

A description of each district within the rezoning area follows:

### **R6**

Residential and community facility uses are permitted in R6 Districts (Use Groups 1-4) with a maximum floor area ratio (FAR) of 2.43 for residential buildings and 4.8 for community facilities. Building heights are defined by height factor tables and sky exposure planes, and the regulations encourage the development of residential towers of 11 to 13 stories on large lots. New development at this height would be out of scale with the established context on the side streets of the North Corona neighborhood. Additionally, the R6 regulations lack provisions for

new buildings to line up with adjacent buildings, so that even new low-rise developments can disrupt the existing street wall that characterizes the neighborhood's pattern of development.

In the late 1980s, the Department of City Planning developed the optional Quality Housing program with height, setback and bulk regulations designed to produce a building form that is more consistent with the scale of traditional residential developments. The Quality Housing program, which is optional in R6 and higher residence districts, permits slightly denser development in exchange for height limits and consistent street walls. On narrow streets (less than 75 feet wide) in the R6 District, the Quality Housing program allows 2.2 FAR buildings with a maximum base height of 40 feet and a maximum building height of 50 feet. On wide streets in R6 Districts, Quality Housing allows buildings with up to 3.0 FAR with a maximum base height of 60 feet and a maximum building height of 70 feet. The Quality Housing program requires that new buildings provide a minimum front yard of five feet, and must setback further to match the front wall of an adjoining building that has a front yard of up to fifteen feet in depth.

## **R5**

The R5 District allows multiple-family, detached, semi-detached and attached residential development. It has a maximum 1.25 FAR and is limited to a maximum street wall height of 30 feet, and a maximum building height of 40 feet. A higher density of 1.65 FAR, allowed pursuant to the infill provisions of the Zoning Resolution, is inapplicable to most of the R5 blocks within the rezoning area because at least 75 percent of the residential developments on these blocks do not qualify as multiple-family dwellings. Community facility development has a maximum of 2.0 FAR.

Front and side yards are required: a front yard of 10 feet or 18 feet in depth, and two side yards totaling 13 feet, with a minimum width of five feet on one side. Only one side yard is required for semi-detached buildings, but it must be a minimum of 8 feet in width. One parking space per dwelling unit is required.

## **C8-1**

This commercial district allows automotive related development, certain community facilities and both general and service retail uses (Use Groups 4-14 and 16), with a maximum 1.0 FAR. The parking requirements vary as per use. More than half of the lots in the rezoning area on Northern Boulevard that are zoned C8-1 contain mixed-use commercial and residential buildings that do not conform with the use restrictions of the C8-1 District.

### **Commercial overlays: C1-2 and C2-2**

There are C1-2 and C2-2 commercial overlay districts along portions of Roosevelt and 37<sup>th</sup> avenues, Northern and Junction boulevards, and 103<sup>rd</sup> Street. In addition to residential and community facility uses allowed by underlying zoning designations, the blockfronts containing commercial overlays are allowed a specified range of commercial uses. C1 overlays allow only local retail and personal service uses that serve the daily needs of the immediate residential neighborhood (Use Groups 5 and 6). C2 overlays are intended to meet broader shopping, service and repair needs, in addition to local retail needs (Use Groups 5-9 and 14). Commercial developments in C1 and C2 overlays have a maximum FAR of 2.0 in R6 and higher districts and 1.0 FAR in most lower density residential districts. The parking requirement for most commercial uses in the C1-2 and C2-2 overlays is one space per 300 square feet of floor area. The parking requirement can be waived for small retail buildings if the total number of required spaces is less than 15.

### **Proposed Zoning**

The proposed rezoning of the North Corona neighborhood would direct higher density residential, community facility, commercial, and mixed-use developments to certain wide streets within the rezoning area; protect the lower scale residential character of the neighborhood's side streets by reducing the allowed FAR and replacing the existing height factor method of determining maximum FAR with contextual zoning designations; and expand the number of blockfronts with commercial overlays while reducing the depth and parking requirements from

the existing commercial overlays in order to support new retail development and alleviate commercial conformance issues.

The proposed rezoning strategy is guided by the following three principles:

- The proposal should foster new opportunities for residential, community facility and mixed-use developments by allowing higher densities appropriate for wide streets with good transit and highway access. Therefore, increased FAR is recommended on certain wide streets in the area, including portions of Astoria, Northern and Junction boulevards.
- The proposal should reinforce and complement the scale of existing residential developments on the neighborhood's side streets. For the blocks along 32<sup>nd</sup> Avenue which forms the northern boundary of the rezoning area, a lower density district is recommended that reflects the scale of many existing buildings and creates a smoother transition to the adjoining zoning district to the north. In the southern half of the rezoning area, a lower density contextual district is recommended which has building height, front yard and curb cut regulations that will ensure that future development will be more compatible to surrounding buildings.
- The proposal should support ground floor retail uses and mixed-use development by matching commercial overlay districts with development patterns. Increases in the number of blockfronts containing overlay districts are recommended, accompanied by reductions in the depth of the overlays and their parking requirements.

Applying the above strategy, the following districts would be designated:

#### **R6A**

The proposed R6A District would be centered on the north-south corridor established by Junction Boulevard. A contextual district, the R6A District allows a FAR of 3.0 for residential developments. Community facility and/or mixed-use developments are also allowed up to 3.0 FAR. Building height is limited to 70 feet. Quality Housing (QH) regulations are applicable to residential portions of new developments. The R6A District would replace an R5 District along

Junction Boulevard north of 35<sup>th</sup> Avenue and replace an R6 District for the portion between Roosevelt and 35<sup>th</sup> avenues. New R6A residential and mixed-use developments would be consistent with the height and density of existing apartment buildings along this corridor;

### **R6B**

The proposed R6B District would be applied to two areas in the southern portion of the rezoning area separated by the proposed R6A District on Junction Boulevard. Except for two partial blocks currently zoned R5, the blocks where R6B zoning is proposed are within the existing R6 District and most have narrow streets. A maximum street wall height of 40 feet would be established, as well as a maximum building height of 50 feet. A minimum front yard of five feet is required; or if adjoining buildings have front yards with a depth of up to 15 feet, then the front wall of a new building shall match the front wall location of the adjoining building. The proposed R6B District would reduce the allowable FAR from existing maximums in the R6 District of 2.43 FAR, or 3.0 FAR under QH, to a maximum of 2.0 FAR. QH regulations, however, would apply to residential portions of new developments. The reduced density and additional building controls will ensure that new buildings better reflect the existing patterns of development.

### **R7-1**

An R7-1 District is proposed for one full blockfront and portions of three others located on 35<sup>th</sup> and 37<sup>th</sup> avenues as an extension of the existing R7-1 District just west of the study area in Jackson Heights. The R7-1 District allows a higher FAR (3.44) than the existing R6 District (2.43 FAR), but this increase generally reflects the existing scale of developments on these blockfront portions.

### **R6**

An R6 District is proposed for Northern Boulevard and the south side of Astoria Boulevard within the rezoning area. For many years, there has been little new residential development on these corridors despite containing several unbuilt sites. The proposed R6 District would replace

the current R5 District and increase the allowable density for residential or mixed retail and residential developments from 1.25 FAR to 2.43 FAR, or 3.0 FAR if the Quality Housing provisions are used. The R6 District allows a maximum of 4.8 FAR for community facilities or mixed-use buildings containing community facility uses. Both of these boulevards are more than 100 feet wide, and the proposed R6 District would increase the opportunity to provide needed housing and community facilities for the neighborhood.

#### **R4**

An R4 District is proposed for the tier of side street blocks on the south side of 32<sup>nd</sup> Avenue, which forms the northern boundary of the rezoning area. The proposed R4 District would replace the current R5 District and reduce the allowable residential FAR from 1.25 FAR to a maximum 0.9 FAR, thereby, better reflecting the general scale of buildings on these side street blocks and creating a smoother transition to the lower-density R3-2 District (0.6 FAR) on the north side of 32<sup>nd</sup> Avenue.

#### **Commercial overlays: C1-4 and C2-4**

New C1-4 and C2-4 commercial overlays are proposed for Roosevelt and 37<sup>th</sup> avenues, Northern and Junction Boulevards, and 103<sup>rd</sup> and 108<sup>th</sup> and 114<sup>th</sup> streets to extend to new blockfronts, as well as replace the existing C1-2, C2-2 overlays and C8-1 District. The proposed overlays would have a depth of 100 feet, rather than the current 150 feet, or they will match the mid-block centerline in order to prevent encroachment of commercial uses onto residential side streets. The proposed overlays will double the number of blockfronts in the study area that allow commercial development. The proposed change would also reduce the parking requirement for new retail developments from 1 space per 300 square feet of retail floor area to 1 space per 1,000 square feet. The C8-1 District on Northern Boulevard just east of Junction Boulevard will be replaced by commercial overlays and residential zoning in order to better reflect the mix of land uses on these blockfronts.



## **ENVIRONMENTAL REVIEW**

The application (C 030403 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 03DCP058Q. The lead agency is the City Planning Commission.

After a study of the potential environmental impact of the application (C 030403 ZMQ), a Negative Declaration was issued on April 21, 2003, which includes (E) designation (E-121) for hazardous materials on: Block 1424, Lot 33; Block 1425, Lot 39; Block 1426, Lot 33; Block 1427, lots 33 and 38; Block 1700, Lot 36; Block 1701, Lot 73; Block 1703, Lot 44; Block 1703, lots 86, 87, 93, 94, 97, 98 and 99; and Block 1704, Lot 140; Block 1705, lots 1, 5, 10 and 61.

## **UNIFORM LAND USE REVIEW**

The application (C 030403 ZMQ) was certified as complete by the Department of City Planning on April 21, 2003 and was duly referred to Community Board 3 and the Borough President in accordance with Article 3 of the Uniform Land Use Review Procedure (ULURP) rules.

## **Community Board Public Hearing**

Community Board 3 held a public hearing on the application (C 030403 ZMQ) on May 14, 2003 and, on May 15, 2003, by a vote of 24 in favor, 5 against, and with 1 abstention, adopted a resolution recommending approval of the application.

## **Borough President Recommendation**

The application (C 030403 ZMQ) was considered by the Borough President, who issued a recommendation on June 20, 2003 approving the application with the following condition:

- The north side of Roosevelt Avenue is the boundary of the proposed rezoning area. The proposal for new commercial overlays on the north side of Roosevelt Avenue would bring existing retail uses into conformance and encourage new commercial and mixed-

use development along the corridor. There are areas on the south side of Roosevelt Avenue and south of the avenue that are also developed with commercial uses though not mapped for such uses. DCP should consider a follow-up study to determine if those areas on and south of Roosevelt Avenue would be more appropriately mapped with commercial overlays to support similar mixed-use development. This study is needed to make the zoning reflect the established existing uses and more effective in encouraging economic activity in those areas. The study area should be defined with input from the Queens Borough President's Task Force.

### **City Planning Commission Public Hearing**

On June 18, 2003 (Calendar No.3), the City Planning Commission scheduled a public hearing on the application (C 030403 ZMQ) for July 2, 2003. The hearing was duly held on July 2, 2003 (Calendar No. 8). There were two speakers in favor of the application, and no speakers in opposition.

The speakers in favor included the District Manager for Community District 3, who told of the community board's extensive efforts to achieve a balanced rezoning that would prevent out of scale residential developments allowed by the existing zoning, but still support the need for new housing in this area to address the burgeoning population growth North Corona has experienced over the last decade. The second speaker, a representative of a local community group, spoke in support of the additional commercial overlays proposed as part of the rezoning.

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

### **CONSIDERATION**

The Commission believes that this amendment of the Zoning Map (C 030403 ZMQ) is appropriate.

The Commission believes that the proposed Zoning Map amendment would balance the need for new residential development and neighborhood preservation in North Corona. The Commission notes that the proposed zoning change would direct higher density residential development towards certain wide streets in the area and establish new contextual and lower density

residential districts on the side streets to ensure that new development that would be consistent in scale, height and street wall alignment with the existing residential character. The Commission further believes that the proposal will encourage new mixed-use development and enhance the conformance of current commercial uses through the reduction in the depth and parking requirement of existing commercial overlays and by increasing the number of blockfronts with new commercial overlays.

To encourage new housing opportunities, the Commission notes that there are a number of unbuilt sites on Astoria and Northern boulevards that are currently zoned R5 at a density that does not support their redevelopment with new housing. The Commission believes that these very wide boulevards that are easily accessible by public bus and private vehicles could accommodate increased density to create needed housing. The Commission notes that the proposed R6 District which would replace the current R5 District along these boulevards would increase the allowable density for residential developments from 1.25 FAR to 2.43 FAR, or 3.0 FAR if the Quality Housing provisions are used. Community facilities and mixed buildings containing community facilities would have their maximum allowable FAR's increased from 2.0 to 4.8. Given the reductions in allowable density for residential and community facility buildings that will be established in other parts of the North Corona neighborhood as part the rezoning proposal, the Commission believes it is vital to encourage new housing and community facilities along these key corridors to serve the needs of this growing community.

To maintain and reinforce the scale of existing residential buildings on the neighborhood's side streets, the Commission notes that the rezoning proposal would provide lower density and contextual zoning designations. The Commission notes that the proposed lower density R6B contextual designation that replaces most of the existing R6 District below 34<sup>th</sup> and 35<sup>th</sup> avenues would prevent out of character and over-sized developments that can be built using either the R6 District's height factor formula to generate high rise, 11- to 13-story buildings at 2.43 FAR, or Quality Housing provisions along wide streets, such as 108<sup>th</sup> Street, to construct 3.0 FAR, five- to six-story buildings. The Commission adds that in addition to lowering the density to a maximum

of 2.0 FAR along these streets, the R6B District would provide additional front yard minimum depths and front building wall match-up provisions, so that even new lower-rise buildings will be more compatible with adjoining buildings. The Commission believes that the proposed R6B District provides a much more precise and predictable guide for lower-rise multiple-family buildings that can accommodate some of the substantial pressures that the area's impressive population increase has created on the existing housing stock. The Commission further notes that the maximum allowable FAR for community facilities will be reduced on these side streets from 4.8 to 2.0 to also maintain the existing scale of this portion of the North Corona neighborhood.

The Commission also believes that the proposed change from an R5 District to an R4 District on the tier of blocks along 32<sup>nd</sup> Avenue will better maintain and reinforce the existing scale and patterns of development at this edge of the rezoning area. The Commission notes that the reduction in the maximum allowable floor area ratio from 1.25 FAR to 0.9 FAR would support the development of new two-family homes in this part of the neighborhood which is furthest from the mass transit provided the #7 line and adjoins an R3-2 District on the north side of 32<sup>nd</sup> Avenue where the maximum allowable FAR is 0.6. The Commission further notes that the parking, yard and setback requirements in the R4 District are the same as the R5 District, as is the maximum 2.0 FAR allowed for community facilities. The Commission also notes that the Zoning Resolution allows that any non-complying one- or two-family residences can be fully rebuilt as previously constructed should they become damaged or entirely destroyed.

Noting that much of the existing density and bulk of residential development west of Junction Boulevard exceeds the FAR allowed by the existing R5 and R6 districts, the Commission believes the proposed R6A contextual designation that allows 3.0 FAR regardless of street width will provide greater floor area compliance and will offer new mixed-use development opportunities for those blocks with commercial overlays. The Commission further notes that the extension of the existing R7-1 District from west of the rezoning area in Jackson Heights on four

blockfronts presently zoned R6 will provide new mixed-use development potential and will otherwise improve floor area compliance of existing apartment buildings on these blockfronts.

To support North Corona's growing need for local retail and service uses and to provide new and appropriate locations for new local enterprises, the Commission believes that the updating the commercial overlay districts in the neighborhood is a vital component of the rezoning strategy. The Commission notes that the number of blockfronts provided with commercial overlays has remained unchanged since 1961, and that the overlays that were then established for the neighborhood did not correspond well to established patterns of development. Many of the commercial overlays had depths of 150 feet, rather than matching the depth of the blockfront lots which are typically 100 feet. This extra 50-foot depth allows commercial uses on lots that front on residential side streets. The Commission believes that the proposed change of existing commercial overlays from C1-2 and C2-2 to C1-4 and C2-4 and their reduction in depth from 150 feet to 100 feet, accompanied by the placement of additional C1-4 and C2-4 overlays on blockfronts containing existing retail uses more closely reflects the current patterns of development and reasonably provides for the community's retail needs. The Commission believes the reduced parking requirement (from 1 space per 300 square feet of retail floor area to 1 space per 1,000 square feet) is appropriate for local convenience uses in an area well-served by mass transit. The Commission also believes that along the area's wide streets that the combination of higher density residential districts combined with commercial overlays will encourage mixed residential and retail development, rather than the single-story retail buildings fostered by the current zoning.

The Commission notes that the existing zoning is retained for the R5 District south of Northern Boulevard and the existing R6 districts located at the eastern edge of the rezoning area near 114<sup>th</sup> Street and in the southwest corner along Roosevelt Avenue. The Commission believes that the existing character, density and scale of development on these blocks is consistent with their current zoning.

The Commission believes that the proposed amendments to the Zoning Map would contribute to a comprehensive and well-balanced planning strategy that encourages future residential growth with higher densities on wide streets while protecting the residential neighborhood character on blocks with existing lower density development on side streets. The Commission believes that it is especially important to achieve such a balance in dynamic and growing communities such as North Corona, and the Commission recognizes the important contributions that the community, its representatives and the Borough President have made to achieve this balance. The Commission believes that the rezoning proposal will reinforce and enhance the qualities of the North Corona community that have attracted so many new residents to it.

#### **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, Sections Nos.9d, 10a and 10b:

1. **eliminating from an existing R5 District a C1-2 District bounded by:**
  - a. a line 150 feet northerly of Northern Boulevard, 105<sup>th</sup> Street, a line 150 feet southerly of Northern Boulevard, and 102<sup>nd</sup> Street;
  - b. a line 150 feet northerly of Northern Boulevard, 111<sup>th</sup> Street, Northern Boulevard, 111<sup>th</sup> Street, a line 150 feet southerly of Northern Boulevard, and 108<sup>th</sup> Street; and
  - c. 34<sup>th</sup> Road, Junction Boulevard, the southerly street line of Brice Road and its easterly and westerly prolongation, a line bisecting the angle formed by the prolongations of the easterly street line of

Junction Boulevard and the westerly street line of 97<sup>th</sup> Street, 35<sup>th</sup> Avenue, and a line 150 feet westerly of Junction Boulevard;

**2. eliminating from an existing R6 District a C1-2 District bounded by:**

- a. a line 100 feet northerly of Northern Boulevard, a line 100 feet easterly of 93<sup>rd</sup> Street, Northern Boulevard, and 93<sup>rd</sup> Street;
- b. 35<sup>th</sup> Avenue, a line 100 feet westerly of 97<sup>th</sup> Street, a line 100 feet northerly of Roosevelt Avenue, 98<sup>th</sup> Street, Roosevelt Avenue, Warren Street, a line 150 feet northerly of Roosevelt Avenue, a line midway between Warren Street and Junction Boulevard, a line 150 feet southerly of 37<sup>th</sup> Avenue, Warren Street, 37<sup>th</sup> Avenue, 95<sup>th</sup> Street, a line 150 feet northerly of 37<sup>th</sup> Avenue, a line bisecting the angle formed by the prolongations of the easterly street line of 95<sup>th</sup> Street and the westerly street line of Junction Boulevard, a line 150 feet southerly of 35<sup>th</sup> Avenue, and 95<sup>th</sup> Street;
- c. a line 150 feet northerly of 37<sup>th</sup> Avenue, 95<sup>th</sup> Street, 37<sup>th</sup> Avenue, Elmhurst Avenue, 92<sup>nd</sup> Street, a line 100 feet southerly of 37<sup>th</sup> Avenue, 91<sup>st</sup> Street, a line 150 feet southerly of 37<sup>th</sup> Avenue, 89<sup>th</sup> Street, 37<sup>th</sup> Avenue, and 90<sup>th</sup> Street;
- d. a line 150 feet northerly of Roosevelt Avenue, 91<sup>st</sup> Street, a line 100 feet northerly of Roosevelt Avenue, 93<sup>rd</sup> Street, Roosevelt Avenue, and a line midway between 89<sup>th</sup> Street and 90<sup>th</sup> Street; and
- e. a line 500 feet northerly of 39<sup>th</sup> Avenue, a line midway between 103<sup>rd</sup> Street and 104<sup>th</sup> Street, a line 150 feet northerly of 39<sup>th</sup> Avenue, 104<sup>th</sup> Street, 39<sup>th</sup> Avenue, a line 150 feet easterly of 104<sup>th</sup> Street, Roosevelt Avenue, and a line midway between 102<sup>nd</sup> Street and 103<sup>rd</sup> Street;

**3. eliminating from an existing R5 District a C2-2 District bounded by:**

- a. a line 150 feet northerly of Northern Boulevard, 102<sup>nd</sup> Street, a line 150 feet southerly of Northern Boulevard, and 99<sup>th</sup> Street;
- b. a line 150 feet northerly of Northern Boulevard, 108<sup>th</sup> Street, a line 150 feet southerly of Northern Boulevard, and 105<sup>th</sup> Street; and
- c. Astoria Boulevard, 114<sup>th</sup> Street, Northern Boulevard and 112<sup>th</sup> Place;

4. **eliminating from an existing R6 District a C2-2 District bounded by:**
  - a. a line 100 feet northerly of Roosevelt Avenue, Warren Street, Roosevelt Avenue, and 93<sup>rd</sup> Street; and
  - b. a line 100 feet northerly of Roosevelt Avenue, 114<sup>th</sup> Street, Roosevelt Avenue, and a line 100 feet westerly of 111<sup>th</sup> Street;
5. **eliminating from an existing R6 District a C2-3 District bounded by** a line 150 feet northerly of Roosevelt Avenue, a line midway between 89<sup>th</sup> Street and 90<sup>th</sup> Street, Roosevelt Avenue, and 89<sup>th</sup> Street;
6. **changing from an R5 District to an R4 District property bounded by** 32<sup>nd</sup> Avenue, 108<sup>th</sup> Street, the easterly prolongation of the southerly street line of 32<sup>nd</sup> Avenue, a line midway between 108<sup>th</sup> Street and 110<sup>th</sup> Street, a line perpendicular to the easterly street line of 110<sup>th</sup> Street distant 150 feet southerly (measured along the street line) from the intersection of the easterly street line of 110<sup>th</sup> Street and the southwesterly street line of Astoria Boulevard, a line midway between 110<sup>th</sup> Street and 111<sup>th</sup> Street, a line perpendicular to the westerly street line of 111<sup>th</sup> Street distant 250 feet (measured along the street line) from the intersection of the westerly street line of 111<sup>th</sup> Street and the southwesterly street line of Astoria Boulevard, a line midway between 111<sup>th</sup> Street and 112<sup>th</sup> Street, a line perpendicular to the easterly street line of 112<sup>th</sup> Street distant 200 feet southerly (measured along the street line) from the intersection of the easterly street line of 112<sup>th</sup> Street and the southwesterly street line of Astoria Boulevard, 112<sup>th</sup> Place, a line 100 feet northerly of Northern Boulevard, 95<sup>th</sup> Street, a line 150 feet northerly of Northern Boulevard, and a line 100 easterly of Junction Boulevard;
7. **changing from an R5 District to an R6 District property bounded by:**
  - a. Astoria Boulevard, 110<sup>th</sup> Street, a line perpendicular to the easterly street line of 110<sup>th</sup> Street distant 150 feet southerly (measured along the street line) from the point of intersection of the easterly street line of 110<sup>th</sup> Street and the southwesterly street line of Astoria Boulevard, a line midway between 108<sup>th</sup> Street and 110<sup>th</sup> Street, the easterly prolongation of the southerly street line of 32<sup>nd</sup> Avenue, and 108<sup>th</sup> Street; and
  - b. Astoria Boulevard, 114<sup>th</sup> Street, 34<sup>th</sup> Avenue, 112<sup>th</sup> Street, a line 100 feet southerly of Northern Boulevard, 99<sup>th</sup> Street, a line 100 feet northerly of Northern Boulevard, 112<sup>th</sup> Place, a line perpendicular to the easterly street line of 112<sup>th</sup> Street distant 200 feet southerly (measured along the street line) from the intersection



of the easterly street line of 112<sup>th</sup> Street and the southwesterly street line of Astoria Boulevard, a line midway between 111<sup>th</sup> Street and 112<sup>th</sup> Street, a line perpendicular to the westerly street line of 111<sup>th</sup> Street distant 250 feet southerly (measured along the street line) from the intersection of the westerly street line of 111<sup>th</sup> Street and the southwesterly street line of Astoria Boulevard, and 111<sup>th</sup> Street;

**8. changing from an R5 District to an R6A District property bounded by:**

- a. 32<sup>nd</sup> Avenue, a line 100 feet easterly of Junction Boulevard, a line 150 feet northerly of Northern Boulevard, 95<sup>th</sup> Street, a line 100 feet northerly of Northern Boulevard, and Junction Boulevard; and
- b. Northern Boulevard, Junction Boulevard, a line parallel to the southerly street line of Northern Boulevard distant 225 feet southerly (measured along the street line) from the intersection of the easterly street line of Junction Boulevard and the southerly street line of Northern Boulevard, a line 100 feet easterly of Junction Boulevard, a line 100 feet southerly of Northern Boulevard, a line 100 feet westerly of 96<sup>th</sup> Street, 34<sup>th</sup> Avenue, Junction Boulevard, the southerly street line of Brice Road and its easterly and westerly prolongation, a line 100 feet easterly of Junction Boulevard, 35<sup>th</sup> Avenue, 92<sup>nd</sup> Street, a line 100 feet northerly of 35<sup>th</sup> Avenue, 93<sup>rd</sup> Street, a line 100 feet southerly of 34<sup>th</sup> Avenue, 91<sup>st</sup> Street, 34<sup>th</sup> Avenue, and 92<sup>nd</sup> Street;

**9. changing from an R5 District to an R6B District property bounded by a line 100 feet southerly of 34<sup>th</sup> Avenue, 93<sup>rd</sup> Street, a line 100 feet northerly of 35<sup>th</sup> Avenue, 92<sup>nd</sup> Street, 35<sup>th</sup> Avenue, and 91<sup>st</sup> Street;**

**10. changing from an R6 District to an R6A District property bounded by:**

- a. 32<sup>nd</sup> Avenue, Junction Boulevard, Northern Boulevard, 93<sup>rd</sup> Street, a line 100 feet northerly of Northern Boulevard, a line 100 feet easterly of 93<sup>rd</sup> Street, a line perpendicular to the easterly street line of 93<sup>rd</sup> Street distant 135 feet southerly (measured along the street line) from the intersection of the easterly street line of 93<sup>rd</sup> Street and the southwesterly street line of 32<sup>nd</sup> Avenue, and 93<sup>rd</sup> Street; and
- b. 35<sup>th</sup> Avenue, a line 100 feet easterly of Junction Boulevard, a line 100 feet northerly of 37<sup>th</sup> Avenue, 97<sup>th</sup> Street, Roosevelt Avenue,

Warren Street, a line 100 feet northerly of Roosevelt Avenue, a line midway between Warren Street and Junction Boulevard, a line 100 feet southerly of 37<sup>th</sup> Avenue, a line midway between 94<sup>th</sup> Street and 95<sup>th</sup> Street, 37<sup>th</sup> Avenue, 92<sup>nd</sup> Street, a line 100 feet northerly of 37<sup>th</sup> Avenue, and a line midway between 93<sup>rd</sup> Street and 94<sup>th</sup> Street;

**11. changing from an R6 District to an R6B District property bounded by:**

- a. 35<sup>th</sup> Avenue, a line midway between 93<sup>rd</sup> Street and 94<sup>th</sup> Street, a line 100 feet northerly of 37<sup>th</sup> Avenue, 92<sup>nd</sup> Street, 37<sup>th</sup> Avenue, a line midway between 94<sup>th</sup> Street and 95<sup>th</sup> Street, a line 100 feet southerly of 37<sup>th</sup> Avenue, a line midway between Warren Street and Junction Boulevard, a line 100 feet northerly of Roosevelt Avenue, a line midway between 91<sup>st</sup> Street and 92<sup>nd</sup> Street, a line 200 feet northerly of Roosevelt Avenue, 89<sup>th</sup> Street, a line 100 feet southerly of 37<sup>th</sup> Avenue, a line midway between 90<sup>th</sup> Street and 91<sup>st</sup> Street, a line 100 feet northerly of 37<sup>th</sup> Avenue, 90<sup>th</sup> Street, a line 100 feet southerly of 35<sup>th</sup> Avenue, and a line midway between 90<sup>th</sup> Street and 91<sup>st</sup> Street; and
- b. 35<sup>th</sup> Avenue, 105<sup>th</sup> Street, 34<sup>th</sup> Avenue, 112<sup>th</sup> Street, a line 125 feet northerly of 38<sup>th</sup> Avenue, a line 125 feet westerly of 114<sup>th</sup> Street, Roosevelt Avenue, 97<sup>th</sup> Street, a line 100 feet northerly of 37<sup>th</sup> Avenue, and a line 100 feet easterly of Junction Boulevard;

**12. changing from an R6 District to an R7-1 District property bounded by:**

- a. 35<sup>th</sup> Avenue, a line midway between 90<sup>th</sup> Street and 91<sup>st</sup> Street, a line 100 feet southerly of 35<sup>th</sup> Avenue, and 90<sup>th</sup> Street; and
- b. a line 100 feet northerly of 37<sup>th</sup> Avenue, a line midway between 90<sup>th</sup> Street and 91<sup>st</sup> Street, a line 100 feet southerly of 37<sup>th</sup> Avenue, 89<sup>th</sup> Street, 37<sup>th</sup> Avenue, and 90<sup>th</sup> Street;

**13. changing from a C8-1 District to an R6 District property bounded by a line 100 feet northerly of Northern Boulevard, 99<sup>th</sup> Street, a line 100 feet southerly of Northern Boulevard, 96<sup>th</sup> Street, Northern Boulevard, and 95<sup>th</sup> Street;**

**14. changing from a C8-1 District to an R6A District property bounded by a line 100 feet northerly of Northern Boulevard, 95<sup>th</sup> Street, Northern Boulevard, 96<sup>th</sup> Street, a line 100 feet southerly of Northern Boulevard, a line 100 feet easterly of Junction Boulevard, a line parallel to the southerly street line of Northern Boulevard distant 225 feet southerly (measured along the street line) from the**

intersection of the easterly street line of Junction Boulevard and the southerly street line of Northern Boulevard, and Junction Boulevard;

15. **establishing within an existing R6 District a C1-4 District bounded by a line 200 feet northerly of Roosevelt Avenue, 91<sup>st</sup> Street, Roosevelt Avenue, and 89<sup>th</sup> Street;**
16. **establishing within an existing R6 District a C2-4 District bounded by:**
  - a. a line 100 feet northerly of Roosevelt Avenue, Warren Street, Roosevelt Avenue, and 91<sup>st</sup> Street;
  - b. 37<sup>th</sup> Avenue, 114<sup>th</sup> Street, 38<sup>th</sup> Avenue, a line 125 feet westerly of 114<sup>th</sup> Street, a line 125 feet northerly of 38<sup>th</sup> Avenue, and a line 250 feet westerly of 114<sup>th</sup> Street; and
  - c. a line 125 feet northerly of Roosevelt Avenue, 114<sup>th</sup> Street, Roosevelt Avenue, and a line 125 feet westerly of 114<sup>th</sup> Street;
17. **establishing within a proposed R6 District a C2-4 District bounded by a line 100 feet northerly of Northern Boulevard, 112<sup>th</sup> Place, Astoria Boulevard, 114<sup>th</sup> Street, Northern Boulevard, a line 100 feet easterly of 112<sup>th</sup> Street, a line 100 feet southerly of Northern Boulevard, 96<sup>th</sup> Street, Northern Boulevard, and 95<sup>th</sup> Street;**
18. **establishing within a proposed R6A District a C1-4 District bounded by:**
  - a. 32<sup>nd</sup> Avenue, a line 100 feet easterly of Junction Boulevard, a line 150 feet northerly of Northern Boulevard, 95<sup>th</sup> Street, Northern Boulevard, and Junction Boulevard; and
  - b. 34<sup>th</sup> Avenue, Junction Boulevard, the southerly street line of Brice Road and its easterly and westerly prolongation, a line 100 feet easterly of Junction Boulevard, a line 100 feet northerly of 37<sup>th</sup> Avenue, 97<sup>th</sup> Street, a line 100 feet southerly of 37<sup>th</sup> Avenue, a line 100 feet easterly of Junction Boulevard, a line 100 feet northerly of Roosevelt Avenue, 97<sup>th</sup> Street, Roosevelt Avenue, Warren Street, a line 100 feet northerly of Roosevelt Avenue, a line midway between Warren Street and Junction Boulevard, a line 100 feet southerly of 37<sup>th</sup> Avenue, Warren Street, 37<sup>th</sup> Avenue, 92<sup>nd</sup> Street, a line 100 feet northerly of 37<sup>th</sup> Avenue, a line 100 feet westerly of Junction Boulevard, a line 100 feet southerly of 35<sup>th</sup> Avenue, 95<sup>th</sup> Street, 35<sup>th</sup> Avenue, a line 100 feet westerly of Junction Boulevard, 34<sup>th</sup> Road, and a line 150 feet westerly of Junction Boulevard;

19. **establishing within a proposed R6A District a C2-4 District bounded by** Northern Boulevard, 96<sup>th</sup> Street, a line 100 feet southerly of Northern Boulevard, a line 100 feet westerly of 96<sup>th</sup> Street, a line parallel to the southerly street line of Northern Boulevard distant 225 feet southerly (measured along the street line) from the intersection of the easterly street line of Junction Boulevard and the southerly street line of Northern Boulevard, and Junction Boulevard;
20. **establishing within a proposed R6B District a C1-4 District bounded by:**
- a. a line 100 feet northerly of 37<sup>th</sup> Avenue, 92<sup>nd</sup> Street, 37<sup>th</sup> Avenue, Elmhurst Avenue, 92<sup>nd</sup> Street, a line 100 feet southerly of 37<sup>th</sup> Avenue, and a line midway between 90<sup>th</sup> Street and 91<sup>st</sup> Street;
  - b. a line 100 feet northerly of 37<sup>th</sup> Avenue, 104<sup>th</sup> Street, 37<sup>th</sup> Avenue, a line 100 feet easterly of 103<sup>rd</sup> Street, a line 100 feet northerly of 39<sup>th</sup> Avenue, 104<sup>th</sup> Street, 39<sup>th</sup> Avenue, a line 100 feet easterly of 104<sup>th</sup> Street, a line 125 feet northerly of Roosevelt Avenue, a line 100 feet westerly of 108<sup>th</sup> Street, a line 100 feet southerly of 37<sup>th</sup> Avenue, 107<sup>th</sup> Street, 37<sup>th</sup> Avenue, 108<sup>th</sup> Street, a line 100 feet northerly of 37<sup>th</sup> Avenue, a line 100 feet easterly of 108<sup>th</sup> Street, 38<sup>th</sup> Avenue, 108<sup>th</sup> Street, Roosevelt Avenue, 39<sup>th</sup> Avenue, a line 100 feet northerly of Roosevelt Avenue, a line 100 feet westerly of 103<sup>rd</sup> Street, a line 100 feet southerly of 37<sup>th</sup> Avenue, and 97<sup>th</sup> Street; and
  - c. a line 100 feet northerly of Roosevelt Avenue, 99<sup>th</sup> Street, Roosevelt Avenue, and 97<sup>th</sup> Street;
21. **establishing within a proposed R6B District a C2-4 District bounded by** 38<sup>th</sup> Avenue, a line 100 feet easterly of 108<sup>th</sup> Street, a line 125 feet northerly of Roosevelt Avenue, a line 125 feet westerly of 114<sup>th</sup> Street, Roosevelt Avenue, and 108<sup>th</sup> Street;
22. **establishing within a proposed R7-1 District a C1-4 District bounded by** a line 100 feet northerly of 37<sup>th</sup> Avenue, a line midway between 90<sup>th</sup> Street and 91<sup>st</sup> Street, a line 100 feet southerly of 37<sup>th</sup> Avenue, 89<sup>th</sup> Street, 37<sup>th</sup> Avenue, and 90<sup>th</sup> Street;

Borough of Queens, Community District 3, as shown on a diagram (for illustrative purposes only) dated April 21, 2003 and subject to the conditions of CEQR Declaration E-121.

The above resolution (C 030403 ZMQ), duly adopted by the City Planning Commission on July 23, 2003 (Calendar No.35) is filed with the Office of the Speaker, City Council, and the Borough President in accordance with the requirements of Section 197-d of the New York City Charter.

**AMANDA M. BURDEN, AICP, Chair**

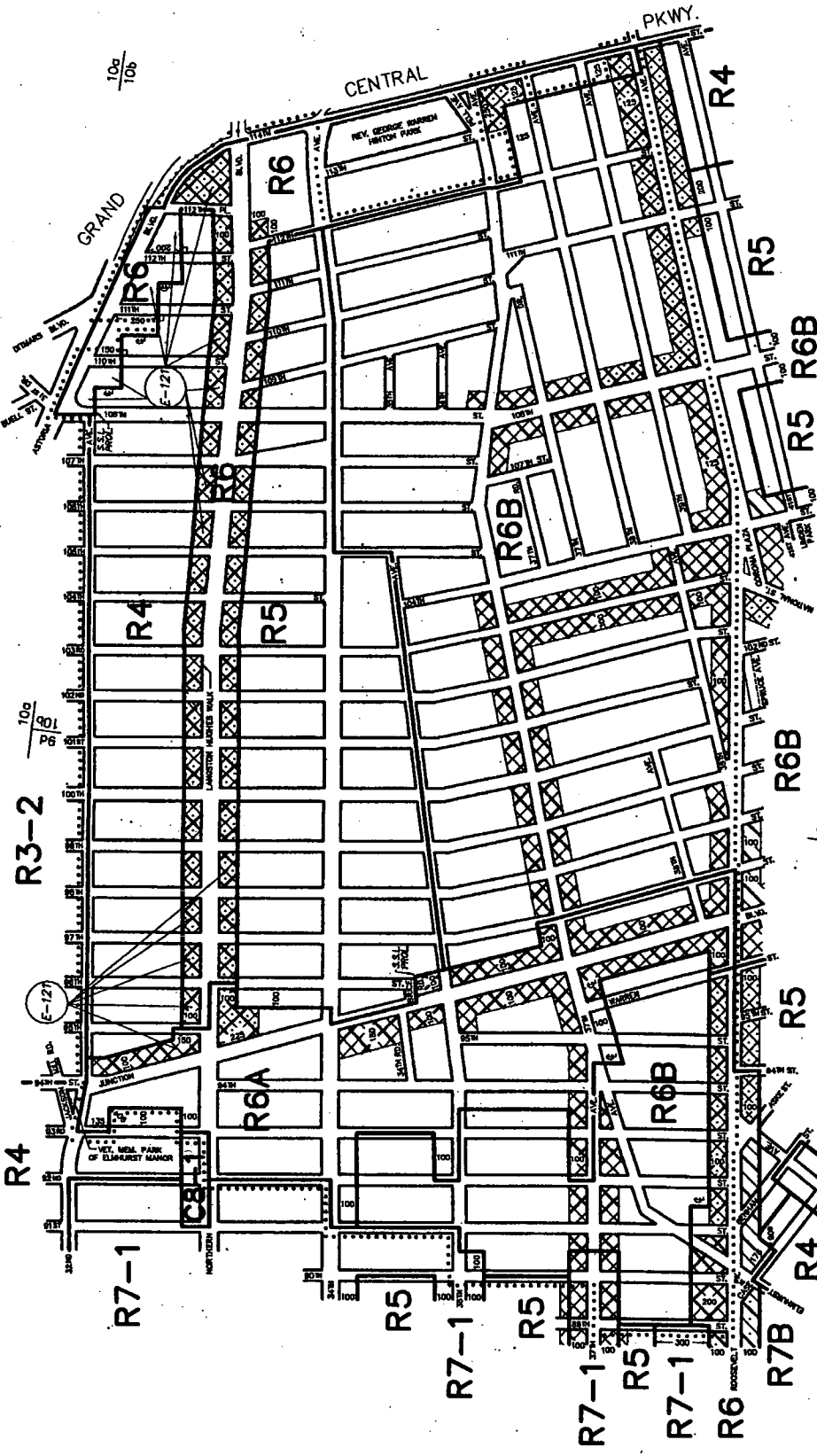
**KENNETH J. KNUCKLES, ESQ., Vice Chairman**

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

**RICHARD W. EADDY, ALEXANDER GARVIN, JANE D. GOL,**

**JOHN MEROLO, KAREN A. PHILLIPS, JOSEPH B. ROSE, DOLLY WILLIAMS, Commissioners**

**CHRISTOPHER KUI, Commissioner, Recuse**



..... Indicates Zoning District boundary.

The area enclosed by the dotted line is proposed to be rezoned by eliminating C1-2, C2-2 and C2-3 Districts from existing R5 and R6 Districts, changing R5, R6 and C8-1 Districts to R4, R6, R6A, R6B and R7-1 Districts, and by establishing C1-4 and C2-4 Districts within the proposed R6, R6A and R6B Districts, and the existing R6 District.

- Indicates a C1-2 District.
- Indicates a C1-3 District.
- Indicates a C1-4 District.
- Indicates a C2-2 District.
- Indicates a C2-3 District.
- Indicates a C2-4 District.

Indicates a City Environmental Quality Review Declaration, refer to C.E.Q.R. sheet.

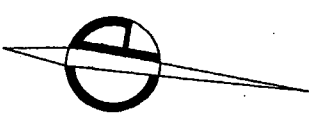
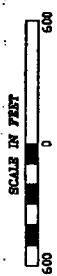
THIS DIAGRAM IS FOR ILLUSTRATIVE PURPOSES ONLY.

NOTE:

CITY PLANNING COMMISSION  
CITY OF NEW YORK

DIAGRAM SHOWING PROPOSED  
**ZONING CHANGE**  
ON SECTIONAL MAPS  
**9d, 10a & 10b**  
BOROUGH OF  
**QUEENS**

*Latrice Vary*  
Director of Technical Review



New York, Certification Date  
APRIL 21, 2003

Community/Borough Board  
Recommendations

City Planning Commission  
22 Reade Street, New York, 10002

INSTRUCTIONS

2. RETURN COMPLETED FORM WITH ANY ATTACHMENTS TO THE CALENDAR INFORMATION OFFICE, CITY PLANNING COMMISSION, ROOM 2E AT THE ABOVE ADDRESS.
2. SEND COPY OF THE COMPLETED FORM WITH ANY ATTACHMENTS TO THE APPLICANT'S REPRESENTATIVE AS INDICATED ON THE NOTICE OF CERTIFICATION, ONE COPY TO THE BOROUGH BOARD WHEN APPLICABLE.

APPLICATION # C 030403 ZMQ

DOCKET DESCRIPTION: IN THE MATTER OF NORTH CORONA REZONING PROPOSAL an application by the Department of City Planning to amend the City zoning map to rezone all or part of 120 blocks in North Corona, Community District 3, Queens. The zoning map amendment will affect an area generally bounded by 32<sup>nd</sup> Avenue between 93<sup>rd</sup> and 108<sup>th</sup> Streets / Astoria Boulevard between 108<sup>th</sup> and 114<sup>th</sup> Streets on the North, 114<sup>th</sup> Street / Grand Central Parkway on the East, Roosevelt Avenue on the South, 89<sup>th</sup>, 90<sup>th</sup>, 91<sup>st</sup>, 92<sup>nd</sup> and 93<sup>rd</sup> Streets on the West.

The proposed action includes replacing the existing R5, R6 and C8-1 districts with R4, R6, R6A, R6B and R7-1 zoning districts. New C1-4 and C2-4 commercial overlays will be mapped and existing C1-2 and C2-2 overlays would be changes to C1-4 and C2-4, with most reduced to a depth of 100 feet. As part of the proposed rezoning, (E) designations for hazardous materials and noise would be mapped on several parcels.

COMMUNITY BOARD NO. 3

BOROUGH Queens

BOROUGH BOARD \_\_\_\_\_

DATE OF PUBLIC HEARING: May 14, 2003 LOCATION: Langston Hughes Library  
101-01 Northern Boulevard, Corona, N.Y. 11368

WAS QUORUM PRESENT?  YES  NO

VOTE ADOPTING RECOMMENDATION TAKEN

DATE: May 15, 2003 LOCATION: I.S. 227, The Louis Armstrong School  
32-02 Junction Blvd., Jackson Heights, NY 11372

RECOMMENDATION

APPROVE  APPROVE WITH MODIFICATIONS/ CONDITIONS  
 DISAPPROVE  DISAPPROVE WITH MODIFICATIONS/ CONDITIONS

EXPLANATION OF RECOMMENDATION-MODIFICATION/ CONDITIONS (Attach additional sheets, if necessary)

BACKGROUND

In response to concerns registered by the community regarding the proliferation of new residential and commercial development that is inconsistent with zoning and conflicts with the character of the neighborhood, on March 31, 1980, Community Board #3 requested City Planning to conduct a Land Use Study of North Corona.

For over two decades Community Board # 3 worked very closely with our local elected officials, City Planning Commission and the Borough President's Zoning Task Force to develop a zoning strategy to guide development in our district and to ensure that new construction will conform to and preserve the residential character of our neighborhood.

The Community Board has held several Public Information meetings over the years, the most recent, February 7, 2000, November 15, 2000, May 16, 2002, June 18, 2002 and a Public Hearing on May 14, 2003.

(continued on next sheet)

**BACKGROUND (Cont'd)**

At these meetings residents verbalized their concerns regarding increased traffic, insufficient parking and the potential negative impact on service delivery. Further concerns centered around the R5 District, located south of Northern Boulevard, 34<sup>th</sup> Avenue, 96<sup>th</sup> to 105<sup>th</sup> Streets, 35<sup>th</sup> Avenue from 96<sup>th</sup> to 105<sup>th</sup> Streets – residents felt that the area should be down-zoned to R4 to ensure that new construction would be compatible with existing residential blocks.

**Consideration --**

Subsequent to the Land Use Committee rendering its recommendation to the Board, the Committee reviewed the April 15, 2003 Environmental Assessment Statement. The E.A.S. purports the action would induce 231 new dwelling units and therefore, would not have a significant impact on traffic, parking and service delivery. Further, that the area designated R5 zone would prohibit the construction of residences in excess of 3 stories and therefore, any new development would have to conform to and be consistent with existing structures in the neighborhood.

**Recommendation --**

Community Board #3, at its monthly meeting held on May 15, 2003, recommended approval, the generally proposed changes will not have any adverse impact to the rezoned area.

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VOTING  
IN FAVOR 24 AGAINST 5 ABSTAINING 1

TOTAL MEMBERS APPOINTED TO BOARD 49

  
COMMUNITY/BOROUGH BOARD OFFICER

CHAIRMAN  
Title

May 30, 2003  
Date



RECEIVED

Queens Borough President Recommendation

APPLICATION: ULURP #030403 ZMQ

COMMUNITY BOARD: Q03

DOCKET DESCRIPTION

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 to the zoning map to rezone 120 blocks in North Corona generally bounded by 32<sup>nd</sup> Avenue, Astoria Boulevard, 114<sup>th</sup> Street, Roosevelt Avenue and 89<sup>th</sup> to 93<sup>rd</sup> Streets, Zoning Maps 9d, 10a and 10b, North Corona, Borough of Queens.

PUBLIC HEARING

A Public Hearing was held in the Borough President's Conference Room at 120-55 Queens Boulevard on Thursday, June 5, 2003 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 were two (2) speakers in favor and none (0) against the application. The hearing was closed.

CONSIDERATION

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

- o The Department of City Planning (DCP) is proposing to rezone 120 blocks in North Corona generally bounded by 32<sup>nd</sup> Avenue and Astoria Boulevard to the north, 114<sup>th</sup> Street to the east, Roosevelt Avenue to the south, and from 89<sup>th</sup> to 93<sup>rd</sup> Streets to the west;
- o The overall goals of the proposed rezoning are to: map residential zoning districts that will help maintain the established scale of the residential communities on side streets; provide opportunities for new medium density residential and mixed-use development on the major wide streets; map new commercial overlays in support of existing retail and service uses; reduce the depth of existing commercial overlays on Northern Boulevard to 100 feet from 150 feet to protect residential communities on side streets from inappropriate commercial development;
- o The rezoning area is divided into the following five (5) main sub-areas:

Sub-Area 1: North-south corridor along Junction Boulevard, primarily developed with medium-density four to six-story residential buildings. The area is zoned R5 (1.25 FAR) and R6 (3.0 FAR) with a C1-2 (1.0 to 2.0 FARs) overlay along the southern portion of the corridor. DCP proposes to rezone Junction Boulevard and the surrounding area to R6A (3.0 FAR) and map a new C1-4 overlay (2.0 FAR) along Junction Boulevard to allow development along corridor with new mixed-use buildings up to seven-stories that would complement the scale of existing development;

Sub-Area 2: Generally bounded by Roosevelt Avenue to the south, 89<sup>th</sup> and 90<sup>st</sup> Streets to the west, 34<sup>th</sup> and 35<sup>th</sup> Avenues to the north, and 112<sup>th</sup> to 114<sup>th</sup> Streets to the east. The existing zoning in this area is primarily R6 (3.0 FAR). The area is developed with two- and three-story detached and semi-detached residences. Though zoned for residential use only, significant portions of 37<sup>th</sup> Avenue and 103<sup>rd</sup> Street are developed with low-density commercial uses. DCP proposes to rezone these areas to R6B (FAR 2.0) which would decrease the allowable FAR by 33% and reduce the maximum allowable building heights to 50 feet from 70 feet, require front yards of new buildings to either line up with the front yards of adjoining lots or have a front yard at least 5 feet deep. A new C1-4 overlay would be mapped along 37<sup>th</sup> Avenue from 89<sup>th</sup> Street to 103<sup>rd</sup> Street, and along 103<sup>rd</sup> Street south of 37<sup>th</sup> Avenue to Roosevelt Avenue. Roosevelt Avenue would be mapped with C1-4 and C2-4 overlays (2.0 FAR in R6B) to bring existing retail businesses into conformance and allow new commercial and mixed-use development along the east-west corridor;

Sub-Area 3: Three blockfronts at the intersection of 37<sup>th</sup> Avenue and 90<sup>th</sup> Street are developed with four to six-story apartment buildings. One blockfront at the southeast corner of 35<sup>th</sup> Avenue and 90<sup>th</sup> Street is developed with low-rise commercial buildings. These areas are zoned R5 and R6 with a C1-2 overlay. DCP proposes to extend adjacent R7-1 districts into the area and map a new C1-4 overlay that would increase the compliance of the existing development with bulk regulations;

Sub-Area 4: Centered on the east-west corridor of Northern Boulevard, from 95<sup>th</sup> Street to 114<sup>th</sup> Street. This area is primarily developed with ground floor retail uses under two or three levels of residences above. The south side of Astoria Boulevard, between 108<sup>th</sup> and 114<sup>th</sup> Streets, is also developed with low-density commercial and residential uses. The area is currently zoned R5, with a C8-1 district (FAR 1.0) and C1-2 and C2-2 overlays along Northern Boulevard. DCP proposes to remove the C8-1 district and rezone both these areas to R6 with a C2-4 (2 FAR in R6) overlay along this entire portion of Northern Boulevard to allow new residential and mixed-use development;

continued...

**QUEENS BOROUGH PRESIDENT RECOMMENDATION**

**ULURP #030403 ZMQ**

**Page Two**

Sub-Area 5 - north of Northern Boulevard, south of 32<sup>nd</sup> Avenue, and between 95<sup>th</sup> Street and 108<sup>th</sup> to 113<sup>th</sup> Streets along a stepped line, is zoned R5 and primarily developed with detached one and two-family residences on narrow lots. DCP proposes to down-zone this area to R4 (FAR 0.9) to ensure that new development will be compatible with the scale of the existing low-density residential character of the neighborhood;

Blocks to Remain Unchanged - Approximately 26 blocks south of the proposed C2-4/ R6 district along Northern Boulevard and north of the proposed R6B district (east of Junction Boulevard) will remain as an R5 district. This area is primarily developed with older detached one and two-family, three-story residences with some newer attached multiple-family residences. DCP has determined that the scale of new residential construction in this area is compatible with the existing context of the built neighborhood. Two full blocks at the eastern edge of the rezoning area (south of 34<sup>th</sup> Avenue) are developed with nine and twelve-story apartment buildings. The DCP zoning study showed that the existing development of this area is consistent with the existing R6 district and should remain as is;

- o The proposed rezoning area is located in the southeast quarter of Queens Community District 3 (CD 3) directly west of Flushing Meadows Corona Park. According to the U.S. Census, since 1990 CD 3 was the fastest growing community district in Queens with an influx of 40,000 new residents. According to the 2002/3 Community District Needs for Queens, CD 3 has an overall population of approximately 129,000 residents;
- o The proposed rezoning is the result of a neighborhood land use and zoning study completed by DCP requested by Community Board 3 and the Queens Borough President's Zoning Task Force over ten years ago. The request for a study was prompted by community concerns that development on the interior blocks and side streets were often inconsistent with the scale and out of character with the existing neighborhood. There were also concerns with inappropriate commercial development that was occurring on the side streets with deep commercial overlays. There were also concerns about the need to provide incentives for development of higher and better commercial uses on the larger wide streets (i.e. Northern Boulevard) while providing opportunities for appropriate new housing;
- o Community Board 3 approved this application by a vote of twenty-four (24) in favor with five (5) against and one (1) abstaining at a public hearing held on May 15, 2003;
- o Testimony was received at the Queens Borough President's Land Use Public Hearing stating that the current zoning in North Corona have allowed new development that is inconsistent with the scale and character with the neighborhood. There was also testimony on the need for the proposed commercial overlays on 37<sup>th</sup> Avenue and 103<sup>rd</sup> Street;
- o The Department of City Planning has worked closely with neighborhood residents and business owners, Community Board 3, the Queens Borough Presidents Zoning Task Force and local elected officials on the North Corona Study and rezoning. Over the years there have been several informational meetings during which the findings and recommendations have been presented and discussed extensively. The proposed rezoning reflects the many meetings and would not have been possible without the diligence and cooperation of the Department of City Planning.

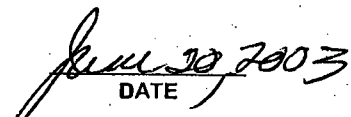
**RECOMMENDATION**

Based on the above consideration, I hereby recommend approval of this application with the following condition:

- The north side of Roosevelt Avenue is the boundary for the proposed rezoning area. The proposal for new commercial overlays on the north side of Roosevelt Avenue would bring existing retail uses into conformance and encourage new commercial and mixed-use development along that corridor. There are areas on the south side of Roosevelt Avenue and south of the avenue that are also developed with commercial uses though not mapped for such uses. DCP should consider a follow-up study to determine if those areas on and south of Roosevelt Avenue would be more appropriately mapped with commercial overlays to support similar mixed use development. This study is needed to make the zoning reflect established existing uses and more effective in encouraging economic activity in those areas. The study area should be defined with input from the Queens Borough President's Zoning Task Force.

DEPARTMENT OF CITY PLANNING  
JUN 20 2003  
AM 9:43  
ZONING COMMISSION

  
PRESIDENT, BOROUGH OF QUEENS

  
DATE