



CITY PLANNING COMMISSION

March 30, 2011/Calendar No. 10

C 110145 ZMQ

**IN THE MATTER OF** an application submitted by the Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 14d, 18c, 18d, 19a and 19b:

1. eliminating from within an existing R3-2 District a C1-2 District bounded by:
  - a. 110<sup>th</sup> Avenue/Brinkerhoff Avenue, 153<sup>rd</sup> Street, 111<sup>th</sup> Avenue, and a line 150 feet southwesterly of Sutphin Avenue;
  - b. 112<sup>th</sup> Avenue, a line 150 feet northeasterly of Sutphin Boulevard, 115<sup>th</sup> Avenue, Sutphin Boulevard, 115<sup>th</sup> Avenue, a line 100 feet southwesterly of Sutphin Boulevard, a line 150 feet southeasterly of Linden Boulevard, 149<sup>th</sup> Street, Linden Boulevard, a line 150 feet southwesterly of Sutphin Boulevard, the southwesterly centerline prolongation of 113<sup>th</sup> Avenue, and Sutphin Boulevard;
  - c. Foch Boulevard, a line midway between 164<sup>th</sup> Street and Guy R. Brewer Boulevard, 118<sup>th</sup> Avenue, Guy R. Brewer Boulevard, a line midway between 118<sup>th</sup> Road and 119<sup>th</sup> Avenue, and a line 150 feet southwesterly of Guy R. Brewer Boulevard;
  - d. 121<sup>st</sup> Avenue, a line 150 feet northeasterly of Sutphin Boulevard, 122<sup>nd</sup> Avenue, and Sutphin Boulevard;
  - e. a line 100 feet southerly of 123<sup>rd</sup> Avenue, 142<sup>nd</sup> Place, Rockaway Boulevard, 143<sup>rd</sup> Street, a line 100 feet southerly of Rockaway Boulevard, the easterly service road of the Van Wyck Expressway, Rockaway Boulevard, and 140<sup>th</sup> Street;
  - f. 118<sup>th</sup> Road, Merrick Boulevard, Victoria Road, Merrill Street, 119<sup>th</sup> Avenue, and a line 150 feet southwesterly of Merrick Boulevard;
  - g. Garrett Street, Farmers Boulevard, Westgate Street, a line 150 feet easterly of Farmers Boulevard, Bedell Street, Farmers Boulevard, 137<sup>th</sup> Avenue, and a line 150 feet westerly of Farmers Boulevard; and
  - h. a line 150 feet northerly of 140<sup>th</sup> Avenue, Southgate Street, 140<sup>th</sup> Avenue, and Bedell Street;
2. eliminating from within an existing R4 District a C1-2 District bounded by 109<sup>th</sup> Avenue, Guy R. Brewer Boulevard, a line 150 feet southeasterly of 109<sup>th</sup> Avenue, and Union Hall Street;
3. eliminating from within an existing R3-2 District a C1-3 District bounded by 119<sup>th</sup> Avenue, a line 100 feet southwesterly of Sutphin Boulevard, a line 100 feet southeasterly

of 119<sup>th</sup> Avenue, and a line midway between 147<sup>th</sup> Street and Sutphin Boulevard;

4. eliminating from within an existing R3-2 District a C1-4 District bounded by a line 100 feet northeasterly of Merrick Boulevard, Anderson Road, Merrick Boulevard, and Leslie Road;
5. eliminating from within an existing R3A District a C1-4 District bounded by a line 300 feet northwesterly of Sunbury Road, a line 100 feet southwesterly of Irwin Place, Sunbury Road, and Merrick Boulevard;
6. eliminating from within an existing R4B District a C1-4 District bounded by a line 100 feet northeasterly of Merrick Boulevard, Leslie Road, Merrick Boulevard, and Ursina Road;
7. eliminating from within an existing R3-2 District a C2-2 District bounded by:
  - a. Phroane Avenue, a line 150 feet northeasterly of Guy R. Brewer Boulevard, Linden Boulevard, Dillon Street, a line 150 feet northwesterly of Linden Boulevard, a line 100 feet southwesterly of Guy R. Brewer Boulevard, 112<sup>th</sup> Road, and Guy R. Brewer Boulevard;
  - b. 115<sup>th</sup> Avenue, Sutphin Boulevard, 115<sup>th</sup> Avenue, a line 150 feet northeasterly of Sutphin Boulevard, 116<sup>th</sup> Avenue, a line 150 feet northeasterly of Sutphin Boulevard, 119<sup>th</sup> Avenue, Sutphin Boulevard, 119<sup>th</sup> Avenue, a line 150 feet southwesterly of Sutphin Boulevard, Foch Boulevard, a line 100 feet southwesterly of Sutphin Boulevard, 116<sup>th</sup> Avenue, 149<sup>th</sup> Street, a line 200 feet northerly of 116<sup>th</sup> Avenue, and a line 100 feet westerly of Sutphin Boulevard;
  - c. a line 150 feet northerly of Rockaway Boulevard, 147<sup>th</sup> Street, Rockaway Boulevard, 150<sup>th</sup> Street, a line 150 feet southerly of Rockaway Boulevard, and Inwood Street;
  - d. Foch Boulevard, Merrick Boulevard, 118<sup>th</sup> Road, and a line 150 feet southwesterly of Merrick Boulevard;
  - e. 125<sup>th</sup> Avenue, Merrick Boulevard, a line perpendicular to the southerly street line of Merrick Boulevard distant 125 feet northwesterly (as measured along the street line) from the point of intersection of the southerly street line of Merrick Boulevard and the southwesterly street line of Belknap Street, a line 100 feet northeasterly of Mathewson Court, a line 100 feet southeasterly of Farmers Boulevard, Mathewson Court, Farmers Boulevard, and a line 100 feet southwesterly of Merrick Boulevard; and
  - f. 137<sup>th</sup> Avenue, Farmers Boulevard, Bedell Street, a line 150 feet southeasterly of Farmers Boulevard, a line 100 feet northerly of 140<sup>th</sup> Avenue, Farmers Boulevard, 143<sup>rd</sup> Road, 174<sup>th</sup> Street, and a line 150 feet northwesterly of Farmers Boulevard;

8. eliminating from within an existing R4 District a C2-2 District bounded by 108<sup>th</sup> Avenue, Sutphin Boulevard, 108<sup>th</sup> Avenue, a line 100 feet northeasterly of Sutphin Boulevard, 110<sup>th</sup> Avenue/Brinkerhoff Avenue, a line 150 feet southwesterly of Sutphin Boulevard, the southwesterly prolongation of the southeasterly street line of 109<sup>th</sup> Avenue, Sutphin Boulevard, 109<sup>th</sup> Avenue, and a line 150 feet southwesterly of Sutphin Boulevard;
9. eliminating from within an existing R6 District a C2-2 District bounded by a line 150 feet northerly of Rockaway Boulevard, a line perpendicular to the southwesterly street line of Sutphin Boulevard and passing through the point of intersection of a line 150 feet northerly of Rockaway Boulevard and a line 100 feet southwesterly of Sutphin Boulevard, Sutphin Boulevard, Rockaway Boulevard, and 147<sup>th</sup> Street;
10. eliminating from within an existing R5B District a C2-3 District bounded by a line 115 feet southeasterly of 116<sup>th</sup> Avenue, Merrick Boulevard, Foch Boulevard, a line 100 feet southwesterly of Merrick Boulevard, a line 200 feet southeasterly of 116<sup>th</sup> Avenue, and 171<sup>st</sup> Street;
11. changing from an R3-2 District to an R2 District property bounded by:
  - a. 137<sup>th</sup> Avenue, Eastgate Plaza, Sloan Street, 139<sup>th</sup> Avenue, Southgate Plaza, 104<sup>th</sup> Avenue, Thurston Street, and Westgate Street;
  - b. 137<sup>th</sup> Avenue, a line 100 feet westerly of Farmers Boulevard, 139<sup>th</sup> Road, and 175<sup>th</sup> Street;
  - c. the southwesterly boundary line of the Long Island Railroad right-of-way (Old Southern Division), 141<sup>st</sup> Street and its easterly centerline prolongation, 184<sup>th</sup> Street, Edgewood Avenue, 140<sup>th</sup> Avenue, the northwesterly prolongation of the southwesterly street line of 180<sup>th</sup> Street, a line 100 feet northwesterly of 140<sup>th</sup> Avenue, a line 150 feet easterly of Farmers Boulevard, a line perpendicular to the northeasterly street line of 182<sup>nd</sup> Street distant 100 feet southeasterly (as measured along the street line) from the point of intersection of the northeasterly street line of 182<sup>nd</sup> Street and the easterly street line of Farmers Boulevard, a line midway between Bedell Street and 182<sup>nd</sup> Street, a line perpendicular to the southwesterly street line of Bedell Street distant 100 feet southeasterly (as measured along the street line) from the point of intersection of the southwesterly street line of Bedell Street and the easterly street line of Farmers Boulevard, Bedell Street, and a line perpendicular to the southwesterly street line of Westgate Street distant 160 feet southeasterly (as measured along the street line) from the point of intersection of the southwesterly street line of Westgate Street and the easterly street line of Farmers Boulevard; and
  - d. 137<sup>th</sup> Avenue, a line midway between 169<sup>th</sup> Street and 170<sup>th</sup> Street, 140<sup>th</sup> Avenue, and a line midway between 167<sup>th</sup> Street and 168<sup>th</sup> Street;
12. changing from a C8-1 District to an R2 District property bounded by a line 100 feet northwesterly of Merrick Boulevard, a line 260 feet northeasterly of Montauk Street, a

- line 100 feet southeasterly of Williamson Avenue, and Montauk Street;
13. changing from an R3-2 District to an R3-1 District property bounded by:
    - a. Sayres Avenue, the westerly street line of former 166<sup>th</sup> Street, Linden Boulevard, and Guy R. Brewer Boulevard;
    - b. a line midway between 113<sup>th</sup> Avenue and Linden Boulevard, 157<sup>th</sup> Street, 115<sup>th</sup> Road, and 155<sup>th</sup> Street;
    - c. Bascom Avenue, 142<sup>nd</sup> Street, a line midway between Bascom Avenue and Sutter Avenue, a line 100 feet westerly of 143<sup>rd</sup> Street, 133<sup>rd</sup> Avenue, 142<sup>nd</sup> Street, 135<sup>th</sup> Avenue, a line midway between 140<sup>th</sup> Street and 142<sup>nd</sup> Street, 133<sup>rd</sup> Avenue, a line 100 feet northeasterly of 140<sup>th</sup> Street, 130<sup>th</sup> Avenue, a line 150 feet northeasterly of 140<sup>th</sup> Street, a line perpendicular to the northeasterly street line of 140<sup>th</sup> Street distant 100 feet southeasterly (as measured along the street line) from the point of intersection of the northeasterly street line of 140<sup>th</sup> Street and the southerly street line of Sutter Avenue, and 140<sup>th</sup> Street;
    - d. a line 100 feet southerly of Sutter Avenue, 145<sup>th</sup> Street, 135<sup>th</sup> Avenue, the westerly boundary line of a park and its northerly and southerly prolongations, 133<sup>rd</sup> Avenue, and a line midway between 143<sup>rd</sup> Street and 144<sup>th</sup> Street;
    - e. 137<sup>th</sup> Avenue, a line midway 167<sup>th</sup> Street and 168<sup>th</sup> Street, 140<sup>th</sup> Avenue, and Guy R. Brewer Boulevard;
    - f. Eastgate Plaza, Springfield Boulevard, 144<sup>th</sup> Avenue, 185<sup>th</sup> Street, a line 465 feet southerly of 141<sup>st</sup> Avenue, a line 100 feet easterly of 185<sup>th</sup> Street, a line 100 feet southerly of 141<sup>st</sup> Avenue, a line 170 feet easterly of 185<sup>th</sup> Street, 141<sup>st</sup> Avenue and its easterly centerline prolongation, the southwesterly boundary line of the Long Island Railroad right-of-way (Old Southern Division), a line perpendicular to the southwesterly street line of Westgate Street distant 160 feet southeasterly (as measured along the street line) from the point of intersection of the southwesterly street line of Westgate Street and the easterly street line of Farmers Boulevard, Westgate Street, Thurston Street, 140<sup>th</sup> Avenue, Southgate Plaza, 139<sup>th</sup> Avenue, and Sloan Street;
  14. changing from an R2 District to an R3-2 District property bounded by a line 175 feet northwesterly of 122<sup>nd</sup> Avenue, a line 110 feet easterly of Farmers Boulevard, a line 110 feet northeasterly of Nellis Street, 122<sup>nd</sup> Avenue, a line 230 feet southwesterly of Milburn Street, a line 660 feet northwesterly of Nashville Boulevard, Nellis Street, a line 470 feet northwesterly of Nashville Boulevard, Montauk Street and its northwesterly centerline prolongation, and Farmers Boulevard;
  15. changing from an R5B District to an R3-2 District property bounded by a line 115 feet southeasterly of 116<sup>th</sup> Avenue, Merrick Boulevard, Foch Boulevard, a line 100 feet

southwesterly of Merrick Boulevard, a line 200 feet southeasterly of 116<sup>th</sup> Avenue, and 171<sup>st</sup> Street;

16. changing from a C8-1 District to an R3-2 District property bounded by:
  - a. Linden Boulevard, Guy R. Brewer Boulevard, the southwesterly prolongation of a line 100 feet southeasterly of 115<sup>th</sup> Avenue, and the southwesterly boundary line of the Long Island Railroad right-of-way (Old Southern Division); and
  - b. Anderson Road, a line 120 feet northeasterly of Merrick Boulevard, a line midway between Zoller Road and Eveleth Road, and a line 100 feet northeasterly of Merrick Boulevard;
  
17. changing from an M1-1 District to an R3-2 District property bounded by:
  - a. Farmers Boulevard, Montauk Street and its northwesterly centerline prolongation, a line perpendicular to the southwesterly street line of Montauk Street distant 135 feet southeasterly (as measured along the street line) from the point of intersection of the southwesterly street line of Montauk Street and the southeasterly street line of 122<sup>nd</sup> Avenue, and the northeasterly boundary line of the Long Island Railroad right-of-way (Montauk Division); and
  - b. Mars Place, Farmers Boulevard, Sidway Place, and a line 100 feet southeasterly of Eveleth Road;
  
18. changing from an R3-2 District to an R3A District property bounded by:
  - a. 104<sup>th</sup> Avenue, Remington Street and its southeasterly centerline prolongation, 109<sup>th</sup> Avenue, 143<sup>rd</sup> Street, 110<sup>th</sup> Avenue/Brinkerhoff Avenue, a line 100 feet southwesterly of Sutphin Boulevard, 111<sup>th</sup> Avenue, a line 150 feet southwesterly of Sutphin Boulevard, a line 165 feet southeasterly of 111<sup>th</sup> Avenue, a line 100 feet southwesterly of Sutphin Boulevard, a line 100 feet southeasterly of Linden Boulevard, a line 100 feet northeasterly of 149<sup>th</sup> Street, a line 100 feet southwesterly and westerly of Sutphin Boulevard, 149<sup>th</sup> Street, 116<sup>th</sup> Avenue, a line 100 feet southwesterly of Sutphin Boulevard, a line perpendicular to the northeasterly street line of 148<sup>th</sup> Street distant 165 feet northwesterly (as measured along the street line) from the point of intersection of the northeasterly street line of 148<sup>th</sup> Street and the northerly street line of Foch Boulevard, 148<sup>th</sup> Street, Foch Boulevard, a line 125 feet southwesterly of Sutphin Boulevard, a line 100 feet southeasterly of Foch Boulevard, a line 100 feet southwesterly of Sutphin Boulevard, a line 100 feet southeasterly of 119<sup>th</sup> Avenue, a line 150 feet southwesterly of Sutphin Boulevard, 120<sup>th</sup> Avenue, a line 100 feet northeasterly of 147<sup>th</sup> Street, a line 100 feet southeasterly of 120<sup>th</sup> Avenue, a line 80 feet northeasterly of 147<sup>th</sup> Street, a line 115 feet northwesterly of 123<sup>rd</sup> Avenue, Sutphin Boulevard, a line 220 feet southeasterly of 123<sup>rd</sup> Avenue, 147<sup>th</sup> Street, a line 100 feet northerly of Rockaway Boulevard, 143<sup>rd</sup> Street, 123<sup>rd</sup> Avenue, a line 100 feet westerly of 143<sup>rd</sup> Street, a line 100 feet southerly of 123<sup>rd</sup> Avenue, 140<sup>th</sup>

Street, Rockaway Boulevard, and the northeasterly service road of the Van Wyck Expressway; and excluding the area bounded by 111<sup>th</sup> Avenue, 145<sup>th</sup> Street, a line 425 feet northwesterly of Linden Boulevard, Inwood Street, a line 460 feet northwesterly of Linden Boulevard, a line midway between Inwood Street and 146<sup>th</sup> Street, a line 300 feet northwesterly of 115<sup>th</sup> Avenue, Inwood Street, a line 400 feet northwesterly of 115<sup>th</sup> Avenue, a line midway between 145<sup>th</sup> Street and Inwood Street, 115<sup>th</sup> Avenue, 144<sup>th</sup> Street, Linden Boulevard, 143<sup>rd</sup> Street, a line 300 feet northwesterly of Linden Boulevard, 144<sup>th</sup> Street, a line 340 feet northwesterly of Linden Boulevard, and a line midway between 144<sup>th</sup> Street and 145<sup>th</sup> Street;

- b. 110<sup>th</sup> Avenue/Brinkerhoff Avenue, a line midway between Union Hall Street and Guy R. Brewer Boulevard, 111<sup>th</sup> Avenue, a line perpendicular to the northwesterly street line of Claude Avenue distant 115 feet southwesterly (as measured along the street line) from the point of intersection of the northwesterly street line of Claude Avenue and the southwesterly street line of Guy R. Brewer Boulevard, Claude Avenue, a line 100 feet northeasterly of Dillon Street, Mathias Avenue, a line 100 feet southwesterly of Guy R. Brewer Boulevard, Linden Boulevard, the southwesterly boundary line of the Long Island Railroad right-of-way (Old Southern Division), Guy R. Brewer Boulevard, 116<sup>th</sup> Avenue, 157<sup>th</sup> Street, 116<sup>th</sup> Avenue, Barron Street, Foch Boulevard, a line 650 feet southwesterly of 155<sup>th</sup> Street, 118<sup>th</sup> Avenue, 152<sup>nd</sup> Street, 119<sup>th</sup> Avenue, 153<sup>rd</sup> Street, a line midway between 119<sup>th</sup> Avenue and 119<sup>th</sup> Road, a line 100 feet northeasterly of Sutphin Boulevard, 115<sup>th</sup> Avenue, a line 100 feet northeasterly of Sutphin Boulevard, a line 125 feet northwesterly of 114<sup>th</sup> Road, a line 150 feet northeasterly of Sutphin Boulevard, Linden Boulevard, and a line 100 feet northeasterly of Sutphin Boulevard; and excluding the area bounded by a line midway between 113<sup>th</sup> Avenue and Linden Boulevard, 157<sup>th</sup> Street, 115<sup>th</sup> Road, and 155<sup>th</sup> Street;
- c. 110<sup>th</sup> Avenue/Brinkerhoff Avenue, a line 100 feet southwesterly of Merrick Boulevard, 111<sup>th</sup> Avenue, 170<sup>th</sup> Street, Sayres Avenue, Merrick Boulevard, 113<sup>th</sup> Avenue, a line 130 feet southwesterly of Merrick Boulevard, Linden Boulevard, 170<sup>th</sup> Street, a line 200 feet southeasterly of Linden Boulevard, a line 100 feet southwesterly of Merrick Boulevard, 171<sup>st</sup> Street, a line 100 feet northwesterly of Foch Boulevard, a line midway between 170<sup>th</sup> Street and 171<sup>st</sup> Street, a line 280 feet northwesterly of Foch Boulevard, 170<sup>th</sup> Street, a line 310 feet northwesterly of Foch Boulevard, 169<sup>th</sup> Street, a line 195 feet southeasterly of 116<sup>th</sup> Avenue, 168<sup>th</sup> Street, 116<sup>th</sup> Avenue, 167<sup>th</sup> Street, Foch Boulevard, Smith Street, a line 100 feet southeasterly of Foch Boulevard, a line midway between 169<sup>th</sup> Street and 170<sup>th</sup> Street, a line 100 feet northwesterly of 118<sup>th</sup> Avenue, 170<sup>th</sup> Street, a line midway between Foch Boulevard and 118<sup>th</sup> Avenue, a line 100 feet southwesterly of Merrick Boulevard, a line 100 feet southeasterly of 119<sup>th</sup> Avenue, Merrill Street, a line midway between 119<sup>th</sup> Avenue and 119<sup>th</sup> Road and its southwesterly prolongation, a line 100 feet southwesterly of Ring Place, 120<sup>th</sup> Avenue, 172<sup>nd</sup> Street, a line midway between Victoria Drive and Amelia Road, a line 100 feet southwesterly of Merrill Street, Victoria Drive, Merrill Street, Victoria Road, a line 100 feet northeasterly of Merrill Street, a line 150 feet northwesterly of Baisley Boulevard, Merrill Street, a

- line 160 feet southeasterly of Brocher Road, a line 100 feet southwesterly of Merrill Street, a line 100 feet southeasterly of Brocher Road, a line 440 feet southwesterly of Merrill Street, a line 75 feet southeasterly of Brocher Road, 172<sup>nd</sup> Street, Baisley Boulevard, the southwesterly boundary line of the Long Island Railroad right-of-way (Old Southern Division), 120<sup>th</sup> Avenue, Bedell Street, 168<sup>th</sup> Street, Baisley Boulevard, 167<sup>th</sup> Street, a line 190 feet northwesterly of Baisley Boulevard, 166<sup>th</sup> Street, Baisley Boulevard, Lakeview Lane, 122<sup>nd</sup> Avenue, Lake View Boulevard East, 118<sup>th</sup> Avenue, Long Street, Foch Boulevard, a line 100 feet southwesterly of Guy R. Brewer Boulevard, 118<sup>th</sup> Avenue, Guy R. Brewer Boulevard, 119<sup>th</sup> Avenue, a line 100 feet southwesterly of 164<sup>th</sup> Street, Foch Boulevard, the southwesterly boundary line of the Long Island Railroad right-of-way (Old Southern Division), Guy R. Brewer Boulevard, a line 100 feet southeasterly of 115<sup>th</sup> Avenue, Marsden Street, 115<sup>th</sup> Avenue, 165<sup>th</sup> Street, Linden Boulevard, 167<sup>th</sup> Street, Sayres Avenue, a line 100 feet northeasterly of Guy R. Brewer Boulevard, 110<sup>th</sup> Road, and a line midway between Guy R. Brewer Boulevard and 164<sup>th</sup> Street;
- d. 125<sup>th</sup> Avenue, a line 620 feet southwesterly of Merrill Street, a line 75 feet northwesterly of 125<sup>th</sup> Avenue, a line 475 feet southwesterly of Merrill Street, a line 100 feet northwesterly of 125<sup>th</sup> Avenue, a line 290 feet southwesterly of Merrill Street, 124<sup>th</sup> Avenue and its northeasterly centerline prolongation, a line 290 feet northeasterly of Merrill Street, a line 100 feet northwesterly of 125<sup>th</sup> Avenue, a line 235 feet northeasterly of Merrill Street, 125<sup>th</sup> Avenue, a line 700 feet northeasterly of 174<sup>th</sup> Place, a line midway between 125<sup>th</sup> Avenue and 126<sup>th</sup> Avenue, a line 785 feet northeasterly of 174<sup>th</sup> Place, 126<sup>th</sup> Avenue, a line 895 feet northeasterly of 174<sup>th</sup> Place, a line midway between 126<sup>th</sup> Avenue and 127<sup>th</sup> Avenue, a line 875 feet northeasterly of 174<sup>th</sup> Place, 127<sup>th</sup> Avenue, a line 100 feet northeasterly of 177<sup>th</sup> Street, 129<sup>th</sup> Avenue, a line 60 feet southwesterly of the northwesterly centerline prolongation of 178<sup>th</sup> Place, a line midway between 129<sup>th</sup> Avenue and 130<sup>th</sup> Avenue, 176<sup>th</sup> Street, 129<sup>th</sup> Avenue, 172<sup>nd</sup> Street, 126<sup>th</sup> Avenue and its southwesterly centerline prolongation, and 172<sup>nd</sup> Street;
- e. Farmers Boulevard, Mathewson Court, a line 90 feet southeasterly of Farmers Boulevard, a line 100 feet northeasterly of Mathewson Court, a line perpendicular to the southwesterly street line of Merrick Boulevard distant 125 feet northwesterly (as measured along the street line) from the point of intersection of the southwesterly street line of Merrick Boulevard and the southwesterly street line of Belknap Street, Merrick Boulevard, Belknap Street, 137<sup>th</sup> Avenue, and Westgate Street;
- f. 134<sup>th</sup> Road, Bedell Street, the northeasterly prolongation of the southeasterly street line of 134<sup>th</sup> Road, the southwesterly boundary line of the Long Island Railroad right-of-way (Old Southern Division), the southwesterly centerline prolongation of 133<sup>rd</sup> Road, Garrett Street, a line 100 feet northwesterly of Farmers Boulevard, 137<sup>th</sup> Avenue, and 173<sup>rd</sup> Street;
- g. 140<sup>th</sup> Avenue, 175<sup>th</sup> Street, 139<sup>th</sup> Road, Farmers Boulevard, 140<sup>th</sup> Avenue, 182<sup>nd</sup> Street, 141<sup>st</sup> Avenue, a line 170 feet northeasterly of 185<sup>th</sup> Street, a line 100 feet

southeasterly of 141<sup>st</sup> Avenue, a line 100 feet northeasterly of 185<sup>th</sup> Street, a line 465 feet southeasterly of 141<sup>st</sup> Avenue, 185<sup>th</sup> Street, 144<sup>th</sup> Avenue, Springfield Boulevard, North Conduit Avenue, and Guy R. Brewer Boulevard; and

- h. a line perpendicular to the southwesterly street line of 140<sup>th</sup> Street distant 100 feet southeasterly (as measured along the street line) from the point of intersection of the southwesterly street line of 140<sup>th</sup> Street and the southerly street line of Rockaway Boulevard, a line 100 feet northerly of Bascom Avenue, a line 100 feet westerly of 143<sup>rd</sup> Street, Bascom Avenue, 143<sup>rd</sup> Street, a line 100 feet southerly of Rockaway Boulevard, 150<sup>th</sup> Street, North Conduit Avenue, the southerly prolongation of the westerly street line of Inwood Street, 135<sup>th</sup> Avenue, 145<sup>th</sup> Street, 133<sup>rd</sup> Avenue, 145<sup>th</sup> Street, a line 100 feet southerly of Sutter Avenue, a line midway between 143<sup>rd</sup> Street and 144<sup>th</sup> Street, 133<sup>rd</sup> Avenue, the westerly boundary line of a park and its northerly and southerly prolongations, 135<sup>th</sup> Avenue, 142<sup>nd</sup> Street, 133<sup>rd</sup> Avenue, a line 100 feet westerly of 143<sup>rd</sup> Street, a line midway between Bascom Avenue and Sutter Avenue, 142<sup>nd</sup> Street, Bascom Avenue, 140<sup>th</sup> Street, a line perpendicular to the northeasterly street line of 140<sup>th</sup> Street distant 100 feet south easterly (as measured along the street line) from the point of intersection of the northeasterly street line of 140<sup>th</sup> Street and the southerly street line of Sutter Avenue, a line 150 feet northeasterly of 140<sup>th</sup> Street, 130<sup>th</sup> Avenue, a line 100 feet northeasterly of 140<sup>th</sup> Street, 133<sup>rd</sup> Avenue, a line midway between 140<sup>th</sup> Street and 142<sup>nd</sup> Street, 135<sup>th</sup> Avenue, a line 115 feet westerly of 142<sup>nd</sup> Street, North Conduit Avenue, 140<sup>th</sup> Street, 135<sup>th</sup> Avenue, and the northeasterly service road of the Van Wyck Expressway;
19. changing from an R4 District to an R3A District property bounded by 109<sup>th</sup> Avenue, a line 100 feet southwesterly of Merrick Boulevard, 110<sup>th</sup> Avenue/Brinkerhoff Avenue, and a line midway between Guy R. Brewer Boulevard and 164<sup>th</sup> Street;
20. changing from a C8-1 District to an R3A District property bounded by a line 150 feet northwesterly of Baisley Boulevard, a line 100 feet northeasterly of Merrill Street, a line perpendicular to the northeasterly street line of Merrill Street distant 90 feet northwesterly (as measured along the street line) from the point of intersection of the northeasterly street line of Merrill Street and the northwesterly street line of Baisley Boulevard, and Merrill Street;
21. changing from an R3-2 District to an R3X District property bounded by:
  - a. a line midway between 119<sup>th</sup> Avenue and 119<sup>th</sup> Road, 155<sup>th</sup> Street, 125<sup>th</sup> Avenue, Sutphin Boulevard, 122<sup>nd</sup> Avenue, and a line 100 feet northeasterly of Sutphin Boulevard; and
  - b. a line midway between 129<sup>th</sup> Avenue and 130<sup>th</sup> Avenue, the northwesterly centerline prolongation of 178<sup>th</sup> Place, 130<sup>th</sup> Avenue, a line 100 feet northeasterly of 178<sup>th</sup> Place, a line midway between 130<sup>th</sup> Avenue and 130<sup>th</sup> Road, a line 200 feet northeasterly of 178<sup>th</sup> Place, 130<sup>th</sup> Road, a line 260 feet northeasterly of 178<sup>th</sup> Place, Farmers Boulevard, Garrett Street, and 176<sup>th</sup> Street;

22. changing from an R4 District to an R4-1 District property bounded by:
  - a. a line 100 feet southeasterly of Liberty Avenue, a line 100 feet southwesterly of Sutphin Boulevard, Lakewood Avenue, Inwood Street, 110<sup>th</sup> Avenue/Brinkerhoff Avenue, 143rd Street, 109th Avenue, and Remington Street and its southeasterly centerline prolongation;
  - b. 108<sup>th</sup> Avenue, 155<sup>th</sup> Street, 110<sup>th</sup> Avenue/Brinkerhoff Avenue, and a line 100 feet northeasterly of Sutphin Boulevard; and
  - c. 107<sup>th</sup> Avenue, 166<sup>th</sup> Street, Hendrickson Place, a line 100 feet southwesterly of Merrick Boulevard, 108<sup>th</sup> Avenue, 167<sup>th</sup> Street, 108<sup>th</sup> Road, a line perpendicular to the southerly street line of 108<sup>th</sup> Road distant 100 feet westerly (as measured along the street line) from the point of intersection of the southerly street line of 108<sup>th</sup> Road and the southwesterly street line of 169<sup>th</sup> Place, 108<sup>th</sup> Drive and its westerly centerline prolongation, a line 100 feet southwesterly of Merrick Boulevard, 109<sup>th</sup> Avenue, and a line midway between 164<sup>th</sup> Street and Guy R. Brewer Boulevard;
23. changing from an R4 District to an R4A District property bounded by 108<sup>th</sup> Avenue, the southwesterly boundary line of the Long Island Railroad right-of-way (Old Southern Division), 110<sup>th</sup> Avenue/Brinkerhoff Avenue, and 155<sup>th</sup> Street;
24. changing from an R4 District to an R5 District property bounded by 108<sup>th</sup> Avenue, 160<sup>th</sup> Street, 109<sup>th</sup> Avenue, Union Hall Street, 110<sup>th</sup> Avenue/Brinkerhoff Avenue, and the southwesterly boundary line of the Long Island Railroad right-of-way (Old Southern Division);
25. changing from an R3-2 District to an R5B District property bounded by:
  - a. Foch Boulevard, Merrick Boulevard, a line 150 feet northwesterly of Baisley Boulevard, a line 100 feet northeasterly of Merrill Street, Victoria Road, Merrill Street, a line 100 feet southeasterly of 119<sup>th</sup> Avenue, and a line 100 feet southwesterly of Merrick Boulevard; and
  - b. a line 75 feet southeasterly of Brocher Road, a line 440 feet southwesterly of Merrill Street, a line 100 feet southeasterly of Brocher Road, a line 100 feet southwesterly of Merrill Street, a line 160 feet southeasterly of Brocher Road, Merrill Street, Baisley Boulevard, 124<sup>th</sup> Avenue, a line 290 feet southwesterly of Merrill Street, a line 100 feet northwesterly of 125<sup>th</sup> Avenue, a line 185 feet southwesterly of Merrill Street, a line 75 feet northwesterly of 125<sup>th</sup> Avenue, a line 620 feet southwesterly of Merrill Street, 125<sup>th</sup> Avenue, and 172<sup>nd</sup> Street;
26. changing from an R4 District to an R5B District property bounded by 104<sup>th</sup> Road, a line midway between 164<sup>th</sup> Street and 164<sup>th</sup> Place, a line 100 feet northwesterly of 107<sup>th</sup> Avenue, and a line midway between Guy R. Brewer Boulevard and 164<sup>th</sup> Street;

27. changing from a C8-1 District to an R5B District property bounded by:
- a. Merrick Boulevard, Baisley Boulevard, Merrill Street, a line perpendicular to the northeasterly street line of Merrill Street distant 90 feet northwesterly (as measured along the street line) from the point of intersection of the northeasterly street line of Merrill Street and the northwesterly street line of Baisley Boulevard, a line 100 feet northeasterly of Merrill Street, and a line 150 feet northwesterly of Baisley Boulevard; and
  - b. Baisley Boulevard, Merrill Street, and 124<sup>th</sup> Avenue;
28. changing from an R3-2 District to an R5D District property bounded by:
- a. 110<sup>th</sup> Avenue/Brinkerhoff Avenue, a line 100 feet northeasterly of Sutphin Boulevard, Linden Boulevard, a line 150 feet northeasterly of Sutphin Boulevard, a line 125 feet northwesterly of 114<sup>th</sup> Road, a line 100 feet northeasterly of Sutphin Boulevard, 115<sup>th</sup> Avenue, a line 100 feet northeasterly of Sutphin Boulevard, 122<sup>nd</sup> Avenue, Sutphin Boulevard, 120<sup>th</sup> Avenue, a line 150 feet southwesterly of Sutphin Boulevard, a line 100 feet southeasterly of 119<sup>th</sup> Avenue, a line 100 feet southwesterly of Sutphin Boulevard, a line 100 feet southeasterly of Foch Boulevard, a line 125 feet southwesterly of Sutphin Boulevard, Foch Boulevard, 148<sup>th</sup> Street, a line perpendicular to the northeasterly street line of 148<sup>th</sup> Street distant 165 feet northwesterly (as measured along the street line) from the point of intersection of the northeasterly street line of 148<sup>th</sup> Street and the northerly street line of Foch Boulevard, a line 100 feet southwesterly of Sutphin Boulevard, 116<sup>th</sup> Avenue, 149<sup>th</sup> Street, a line 100 feet westerly of Sutphin Boulevard, a line 100 feet southwesterly of Sutphin Boulevard, a line 100 feet northeasterly of 149<sup>th</sup> Street, a line 100 feet southeasterly of Linden Boulevard, a line 100 feet southwesterly of Sutphin Boulevard, a line 165 feet southeasterly of 111<sup>th</sup> Avenue, a line 125 feet southwesterly of Sutphin Boulevard, 111<sup>th</sup> Avenue, and a line 100 feet southwesterly of Sutphin Boulevard;
  - b. Rockaway Boulevard, 140<sup>th</sup> Street, a line 100 feet southerly of 123<sup>rd</sup> Avenue, a line 100 feet easterly of 143<sup>rd</sup> Street, 123<sup>rd</sup> Avenue, 143<sup>rd</sup> Street, a line 100 feet northerly of Rockaway Boulevard, 147<sup>th</sup> Street, Rockaway Boulevard, 150<sup>th</sup> Street, a line 100 feet southerly of Rockaway Boulevard, 143<sup>rd</sup> Street, Bascom Avenue, a line 100 feet westerly of 143<sup>rd</sup> Street, a line 100 feet northerly of Bascom Avenue, a line perpendicular to the southwesterly street line of 140<sup>th</sup> Street distant 100 feet southeasterly (as measured along the street line) from the point of intersection of the southwesterly street line of 140<sup>th</sup> Street and the southerly street line of Rockaway Boulevard, and the northeasterly service road of the Van Wyck Expressway; and
  - c. the northeasterly centerline prolongation of 124<sup>th</sup> Avenue, Merrick Boulevard, Leslie Road, a line 70 feet northeasterly of Merrick Boulevard, Selover Road, a line 80 feet northeasterly of Merrick Boulevard, Anderson Road, Merrick Boulevard, a line

- perpendicular to the southwesterly street line of Merrick Boulevard distant 125 feet northwesterly (as measured along the street line) from the point of intersection of the southwesterly street line of Merrick Boulevard and the southwesterly street line of Belknap Street, a line 100 feet northeasterly of Mathewson Court, a line 90 feet southeasterly of Farmers Boulevard, Mathewson Court, a line 260 feet northeasterly of 178<sup>th</sup> Place, 130<sup>th</sup> Road, a line 200 feet northeasterly of 178<sup>th</sup> Place, a line midway between 130<sup>th</sup> Avenue and 130<sup>th</sup> Road, a line 100 feet northeasterly of 178<sup>th</sup> Place, 130<sup>th</sup> Avenue, the northwesterly centerline prolongation of 178<sup>th</sup> Place, a line midway between 129<sup>th</sup> Avenue and 130<sup>th</sup> Avenue, a line 60 feet southwesterly of the northwesterly centerline prolongation of 178<sup>th</sup> Place, 129<sup>th</sup> Avenue, a line 100 feet northeasterly of 177<sup>th</sup> Street, 127<sup>th</sup> Avenue, a line 875 feet northeasterly of 174<sup>th</sup> Place, a line midway between 126<sup>th</sup> Avenue and 127<sup>th</sup> Avenue, a line 895 feet northeasterly of 174<sup>th</sup> Place, 126<sup>th</sup> Avenue, a line 785 feet northeasterly of 174<sup>th</sup> Place, a line midway between 125<sup>th</sup> Avenue and 126<sup>th</sup> Avenue, a line 700 feet northeasterly of 174<sup>th</sup> Place, 125<sup>th</sup> Avenue, a line 235 feet northeasterly of Merrill Street, a line 100 feet northwesterly of 125<sup>th</sup> Avenue, and a line 190 feet northeasterly of Merrill Street;
29. changing from an R3A District to an R5D District property bounded by a line 300 feet northwesterly of Sunbury Road, a line 100 feet southwesterly of Irwin Place, Sunbury Road, and Merrick Boulevard;
  30. changing from an R4 District to an R5D District property bounded by:
    - a. 108<sup>th</sup> Avenue, Sutphin Boulevard, 108<sup>th</sup> Avenue, a line 100 feet northeasterly of Sutphin Boulevard, 110<sup>th</sup> Avenue/Brinkerhoff Avenue, and a line 100 feet southwesterly of Sutphin Boulevard; and
    - b. a line 100 feet northwesterly of 109<sup>th</sup> Avenue, a line midway between Union Hall Street and Guy R. Brewer Boulevard, 109<sup>th</sup> Avenue, and Union Hall Street;
  31. changing from an R4B District to an R5D District property bounded by Sunbury Road, a line midway between Merrick Boulevard and Irwin Place, Leslie Road, and Merrick Boulevard;
  32. changing from a C8-1 District to an R5D District property bounded by:
    - a. Baisley Boulevard, Irwin Place and its northwesterly centerline prolongation, a line 300 feet northwesterly of Sunbury Road, Merrick Boulevard, 124<sup>th</sup> Avenue and its northeasterly centerline prolongation, and Merrill Street; and
    - b. Anderson Road, a line 100 feet northeasterly of Merrick Boulevard, Eveleth Road, and Merrick Boulevard;

33. establishing within a proposed R3-1 District a C1-2 District bounded by 137<sup>th</sup> Avenue, a line 150 feet northeasterly of Guy R. Brewer Boulevard, 140<sup>th</sup> Avenue, and Guy R. Brewer Boulevard;
34. establishing within a proposed R3-2 District a C1-2 District bounded by a line 175 feet northwesterly of 122<sup>nd</sup> Avenue, a line 110 feet easterly of Farmers Boulevard, a line 110 feet northeasterly of Nellis Street, 122<sup>nd</sup> Avenue, Nellis Street, and Farmers Boulevard;
35. establishing within a proposed R2 District a C1-3 District bounded by:
  - a. a line 100 feet northwesterly of 140<sup>th</sup> Avenue, the southwesterly boundary line of the Long Island Railroad right-of-way (Old Southern Division), 140<sup>th</sup> Avenue, and Bedell Street; and
  - b. a line 100 feet northwesterly of 140<sup>th</sup> Avenue, a line midway between Thurston Street and Southgate Street, 140<sup>th</sup> Avenue, and Thurston Street;
36. establishing within a proposed R3-1 District a C1-3 District bounded by a line 100 feet northwesterly of 140<sup>th</sup> Avenue, Westgate Street, Thurston Street, 140<sup>th</sup> Avenue, and the southwesterly boundary line of the Long Island Railroad right-of-way (Old Southern Division);
37. establishing within an existing R3-2 District a C1-3 District bounded by:
  - a. Foch Boulevard, a line 100 feet southwesterly of 164<sup>th</sup> Street, 119<sup>th</sup> Avenue, Guy R. Brewer Boulevard, 118<sup>th</sup> Avenue, and a line 100 feet southwesterly of Guy R. Brewer Boulevard;
  - b. Garrett Street, Farmers Boulevard, Westgate Street, a line perpendicular to the southwesterly street line of Westgate Street distant 160 feet southeasterly (as measured along the street line) from the point of intersection of the southwesterly street line of Westgate Street and the easterly street line of Farmers Boulevard, Bedell Street, a line perpendicular to the southwesterly street line of Bedell Street distant 100 feet southeasterly (as measured along the street line) from the point of intersection of the southwesterly street line of Bedell Street and the easterly street line of Farmers Boulevard, a line midway between Bedell Street and 182<sup>nd</sup> Street, a line perpendicular to the northeasterly street line of 182<sup>nd</sup> Street distant 100 feet southeasterly (as measured along the street line) from the point of intersection of the northeasterly street line of 182<sup>nd</sup> Street and the easterly street line of Farmers Boulevard, 182<sup>nd</sup> Street, a line 150 feet easterly of Farmers Boulevard, a line 100 feet northwesterly of 140<sup>th</sup> Avenue, the northwesterly prolongation of the southwesterly street line of 180<sup>th</sup> Street, 140<sup>th</sup> Avenue, Farmers Boulevard, 139<sup>th</sup> Road, and a line 100 feet westerly of Farmers Boulevard;

38. establishing within a proposed R3-2 District a C1-3 District bounded by a line 100 feet northwesterly of Farmers Boulevard, a line midway between Mars Place and Sidway Place, Farmers Boulevard, and Sidway Place;
39. establishing within a proposed R3A District a C1-3 District bounded by:
  - a. Linden Boulevard, Meyer Avenue, and 157<sup>th</sup> Street;
  - b. a line 115 feet northwesterly of 123<sup>rd</sup> Avenue, Sutphin Boulevard, 123<sup>rd</sup> Avenue, and a line 100 feet southwesterly of Sutphin Boulevard; and
  - c. 122<sup>nd</sup> Avenue, a line 100 feet northeasterly of Guy R. Brewer Boulevard, Baisley Boulevard, 161<sup>st</sup> Place, a line 100 feet northwesterly of Baisley Boulevard, and a line 100 feet southwesterly of Guy R. Brewer Boulevard;
40. establishing within an existing R3X District a C1-3 District bounded by Baisley Boulevard, Guy R. Brewer Boulevard, 128<sup>th</sup> Avenue, and a line perpendicular to the northwesterly street line of 128<sup>th</sup> Avenue distant 210 feet southwesterly (as measured along the street line) from the point of intersection of the northwesterly street line of 128<sup>th</sup> Avenue and the southwesterly street line of Guy R. Brewer Boulevard;
41. establishing within an existing R4 District a C1-3 District bounded by 109<sup>th</sup> Avenue, Guy R. Brewer Boulevard, a line 110 feet southeasterly of 109<sup>th</sup> Avenue, and a line 100 feet southwesterly of Guy R. Brewer Boulevard;
42. establishing within a proposed R5B District a C1-3 District bounded by:
  - a. Foch Boulevard, Merrick Boulevard, Victoria Road, Merrill Street, a line 100 feet southeasterly of 119<sup>th</sup> Avenue, and a line 100 feet southwesterly of Merrick Boulevard; and
  - b. a line 120 feet southeasterly of Victoria Road, Merrick Boulevard, Baisley Boulevard, Merrill Street, 124<sup>th</sup> Avenue, a line 290 feet southwesterly of Merrill Street, a line 100 feet northwesterly of 125<sup>th</sup> Avenue, a line 475 feet southwesterly of Merrill Street, a line 75 feet northwesterly of 125<sup>th</sup> Avenue, a line 620 feet southwesterly of Merrill Street, 125<sup>th</sup> Avenue, 172<sup>nd</sup> Street, a line 75 feet southeasterly of Brocher Road, a line 440 feet southwesterly of Merrill Street, a line 100 feet southeasterly of Brocher Road, a line 100 feet southwesterly of Merrill Street, a line 160 feet southeasterly of Brocher Road, Merrill Street, a line perpendicular to the northeasterly street line of Merrill Street distant 90 feet northwesterly (as measured along the street line) from the point of intersection of the northeasterly street line of Merrill Street and the northwesterly street line of Baisley Boulevard, and a line 100 feet northeasterly of Merrill Street;

43. establishing within a proposed R5D District a C1-3 District bounded by:
- a. 110<sup>th</sup> Avenue/Brinkerhoff Avenue, a line 100 feet northeasterly of Sutphin Boulevard, 111<sup>th</sup> Avenue, a line 100 feet southwesterly of Sutphin Boulevard, a line midway between 110<sup>th</sup> Road and 111<sup>th</sup> Avenue, Sutphin Boulevard, 110<sup>th</sup> Road, and a line 100 feet southwesterly of Sutphin Boulevard;
  - b. 112<sup>th</sup> Avenue, Sutphin Boulevard, 112<sup>th</sup> Avenue, a line 100 feet northeasterly of Sutphin Boulevard, Linden Boulevard, a line 150 feet northeasterly of Sutphin Boulevard, a line 125 feet northwesterly of 114<sup>th</sup> Road, a line 100 feet northeasterly of Sutphin Boulevard, 115<sup>th</sup> Avenue, Sutphin Boulevard, 115<sup>th</sup> Avenue, a line 100 feet southwesterly of Sutphin Boulevard, a line 100 feet northeasterly of 149<sup>th</sup> Street, a line 100 feet southeasterly of Linden Boulevard, and a line 100 feet southwesterly of Sutphin Boulevard;
  - c. 119<sup>th</sup> Avenue, a line 100 feet northeasterly of Sutphin Boulevard, 119<sup>th</sup> Road, and Sutphin Boulevard;
  - d. 120<sup>th</sup> Avenue, a line 100 feet northeasterly of Sutphin Boulevard, 122<sup>nd</sup> Avenue, and Sutphin Boulevard;
  - e. Rockaway Boulevard, 140<sup>th</sup> Street, a line 100 feet southerly of 123<sup>rd</sup> Avenue, 142<sup>nd</sup> Place, Rockaway Boulevard, 143<sup>rd</sup> Street, Bascom Avenue, a line 100 feet westerly of 143<sup>rd</sup> Street, a line 100 feet northerly of Bascom Avenue, a line perpendicular to the southwesterly street line of 140<sup>th</sup> Street distant 100 feet southeasterly (as measured along the street line) from the point of intersection of the southwesterly street line of 140<sup>th</sup> Street and the southerly street line of Rockaway Boulevard, and the northeasterly service road of the Van Wyck Expressway;
  - f. Baisley Boulevard, Irwin Place, a line 300 feet northwesterly of Sunbury Road, a line 100 feet southwesterly of Irwin Place, Sunbury Road, a line midway between Irwin Place and Merrick Boulevard, a line 100 feet southeasterly of Sunbury Road, and Merrick Boulevard; and
  - g. Ursina Road, a line midway between Irwin Place and Merrick Boulevard, Leslie Road, a line 70 feet northeasterly of Merrick Boulevard, Selover Road, a line 80 feet northeasterly of Merrick Boulevard, Anderson Road, a line 100 feet northeasterly of Merrick Boulevard, Eveleth Road, and Merrick Boulevard;

44. establishing within a proposed R5D District a C1-4 District bounded by a line 100 feet northwesterly of 109<sup>th</sup> Avenue, a line midway between Union Hall Street and Guy R. Brewer Boulevard, 109<sup>th</sup> Avenue, and Union Hall Street;
45. establishing within an existing R3-2 District a C2-3 District bounded by 112<sup>th</sup> Road, Guy R. Brewer Boulevard, Phroane Avenue, a line 100 feet northeasterly of Guy R. Brewer Boulevard, Sayres Avenue, Guy R. Brewer Boulevard, Linden Boulevard, and a line 100 feet southwesterly of Guy R. Brewer Boulevard; and
46. establishing within a proposed R5D District a C2-3 District bounded by:
  - a. 108<sup>th</sup> Avenue, a line 100 feet northeasterly of Sutphin Boulevard, 110<sup>th</sup> Avenue/Brinkerhoff Avenue, and a line 100 feet southwesterly of Sutphin Boulevard;
  - b. 111<sup>th</sup> Avenue, Sutphin Boulevard, a line 165 feet southeasterly of 111<sup>th</sup> Avenue, and a line 125 feet southwesterly of Sutphin Boulevard;
  - c. 115<sup>th</sup> Avenue, Sutphin Boulevard, 115<sup>th</sup> Avenue, a line 100 feet northeasterly of Sutphin Boulevard, 119<sup>th</sup> Avenue, a line 100 feet southwesterly of Sutphin Boulevard, a line 100 feet southeasterly of Foch Boulevard, a line 125 feet southwesterly of Sutphin Boulevard, Foch Boulevard, 148<sup>th</sup> Street, a line perpendicular to the northeasterly street line of 148<sup>th</sup> Street distant 165 feet northwesterly (as measured along the street line) from the point of intersection of the northeasterly street line of 148<sup>th</sup> Street and the northwesterly street line of Foch Boulevard, a line 100 feet southwesterly of Sutphin Boulevard, 116<sup>th</sup> Avenue, 149<sup>th</sup> Street, and a line 100 feet westerly and southwesterly of Sutphin Boulevard;
  - d. Rockaway Boulevard, 145<sup>th</sup> Street, a line 100 feet southerly of Rockaway Boulevard, and 144<sup>th</sup> Street;
  - e. a line 100 feet northerly of Rockaway Boulevard, 147<sup>th</sup> Street, Rockaway Boulevard, 150<sup>th</sup> Street, a line 100 feet southerly of Rockaway Boulevard, and Inwood Street; and
  - f. Baisley Boulevard, Merrick Boulevard, a line perpendicular to the southerly street line of Merrick Boulevard distant 125 feet northwesterly (as measured along the street line) from the point of intersection of the southerly street line of Merrick Boulevard and the southwesterly street line of Belknap Street, a line 100 feet northeasterly of Mathewson Court, a line 90 feet southeasterly of Farmers Boulevard, Mathewson Court, a line 260 feet northeasterly of 178<sup>th</sup> Place, 130<sup>th</sup> Road, a line 200 feet northeasterly of 178<sup>th</sup> Place, a line midway between 130<sup>th</sup> Avenue and 130<sup>th</sup> Road, a line 100 feet northeasterly of 178<sup>th</sup> Place, 130<sup>th</sup> Avenue, the northwesterly centerline prolongation of 178<sup>th</sup> Place, a line midway between 129<sup>th</sup> Avenue and 130<sup>th</sup> Avenue,

a line 60 feet southwesterly of the northwesterly centerline prolongation of 178<sup>th</sup> Place, 129<sup>th</sup> Avenue, a line 100 feet northeasterly of 177<sup>th</sup> Street, 127<sup>th</sup> Avenue, a line 875 feet northeasterly of 174<sup>th</sup> Place, a line midway between 126<sup>th</sup> Avenue and 127<sup>th</sup> Avenue, a line 895 feet northeasterly of 174<sup>th</sup> Place, 126<sup>th</sup> Avenue, a line 785 feet northeasterly of 174<sup>th</sup> Place, a line midway between 125<sup>th</sup> Avenue and 126<sup>th</sup> Avenue, a line 700 feet northeasterly of 174<sup>th</sup> Place, 125<sup>th</sup> Avenue, a line 235 feet northeasterly of Merrill Street, a line 100 feet northwesterly of 125<sup>th</sup> Avenue, a line 190 feet northeasterly of Merrill Street, 124<sup>th</sup> Avenue and its northeasterly centerline prolongation, and Merrill Street;

as shown in a diagram (for illustrative purposes only dated November 29, 2010 and subject to the conditions of CEQR Declaration E-266.

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The application for an amendment of the Zoning Map was filed by the Department of City Planning on November 22, 2010 to rezone all or portions of approximately 538 blocks in the South Jamaica neighborhood in Queens Community District 12. The proposed rezoning from R2, R3-2, R3A, R4, R4B, R5B, C8-1 and M1-1 districts to R2, R3-2, R3-1, R3A, R3X, R4-1, R4A, R5, R5B and R5D districts, and updating of certain commercial overlay districts, is intended to preserve the established lower-density character of the rezoning area and ensure that future development will more closely reflect the area's existing land use and development patterns. The proposed zoning changes would also provide for moderate growth along South Jamaica's main corridors.

#### **RELATED ACTION**

In addition to the application which is the subject of this report (C 110145 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 110146 ZRQ      An amendment of the Zoning Resolution to extend the applicable area of the Food Retail Expansion to Support Health (FRESH) program to all commercial and manufacturing districts throughout Community District 12 outside of the Special Downtown Jamaica District.

## **BACKGROUND**

The Department of City Planning proposes to rezone approximately 538 blocks in southeast Queens in Community District 12. The rezoning area encompasses South Jamaica and extends into portions of the Springfield Gardens and St. Albans communities. The rezoning area is generally bounded by Liberty Avenue, 108<sup>th</sup> Avenue and South Road to the north; Merrick Boulevard, Nellis Street and Springfield Boulevard to the east; North Conduit to the south; and Van Wyck Expressway to the west.

The bulk of South Jamaica's housing stock was built during the early 1900's with the extension of rapid transit lines and the advent of the elevated train on Jamaica Avenue. These advances stimulated a building boom and accelerated the transformation of the farms and open spaces of southern Queens into residential neighborhoods. Approximately 23% of the one- and two-family homes in the rezoning area were built during or before 1920. And approximately 85% of the area's one- and two- family residences were built before the 1961 Zoning Resolution was adopted. Today, South Jamaica is largely a community of detached one- and two-family residences with small concentrations of attached and semi-detached homes. Multi-family development makes up a small percent of the area's residentially developed lots.

The main corridors in the rezoning area include Rockaway, Sutphin, Guy R. Brewer, Merrick and Farmers Boulevards, which are zoned for low density development and characterized by a mix of residential, commercial and community facility uses. These prime corridors also contain several vacant and underdeveloped properties occupied by non-conforming auto-related and industrial uses.

The area is well-served by buses which connect with Jamaica Center, located north of the rezoning area. Jamaica Center provides South Jamaica's residents with shopping and services, and is a major transportation hub that provides area residents with rail, subway and bus connections to all other boroughs and Long Island locations. The area also has good access to the highway network. The Belt parkway, an east-west highway, provides connections to Brooklyn and Nassau County, while the Van Wyck Expressway, a north-south highway connects residents with JFK Airport and other parts of Queens. Merrick Boulevard, a major thoroughfare

running along South Jamaica's eastern edge, connects the area with Jamaica Center and Nassau County. John F. Kennedy International Airport is located just south of the Belt Parkway.

The rezoning area contains two primary residential zoning districts --- R3-2 and R4 --- which were established in 1961. Approximately 80% of the blocks in the rezoning area are entirely or partially located within an R3-2 district which is generally mapped west of 143<sup>rd</sup> Street and south of 110<sup>th</sup> Avenue. An R4 district encompasses all or parts of approximately 17% of the total blocks in the rezoning area and is mapped east of 143<sup>rd</sup> Street and north of 110<sup>th</sup> Avenue. Minor portions of the rezoning area, zoned R2, R3A, R4B, R5B, C8-1 and M1-1, account for approximately 3% of the blocks proposed to be rezoned.

R3-2 districts permit all types of buildings, including detached, semi-detached, attached and multifamily structures. 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 residences 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 lot area. The maximum building height is 35 feet, with a maximum perimeter wall height of 21 feet. Front yards must be at least 15 feet deep. Community facilities are permitted at an FAR of 1.0. One parking space is required for each dwelling unit.

R4 districts allow the same variety of housing types as the R3-2 district but at a slightly higher density. The maximum allowable 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 lot 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 the R4 infill provision. Front yards must be 10 feet deep or, if deeper, a minimum of 18 feet. Community facilities are permitted at an FAR of 2.0. One parking space is required for each dwelling unit.

Properties zoned R2, R3A, R4B, R5B, C8-1 and M1-1 represent a small percentage of the total lots proposed to be rezoned.

R2 districts permit only single-family, detached residences on lots that have a minimum area of 3,800 square feet and a minimum lot width of 40 feet. The maximum floor area ratio (FAR) is 0.5. There is no maximum building height; instead, the building's maximum height is determined by its 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. A 15-foot minimum front yard is required. Community facilities are permitted at a maximum FAR of 0.5. One parking space per dwelling unit is required.

R3A districts permit one- and two-family detached only residences on lots that have a minimum area of 2,375 square feet and a minimum lot width of 25 feet. The maximum FAR is 0.6, which also includes a 0.1 attic allowance. The maximum building height is 35 feet, with a maximum perimeter wall height of 21 feet. The front yard of a new building must be at least as deep as an adjacent front yard with a minimum depth of 10 feet and a maximum depth of 20 feet. Community facilities are permitted at a maximum FAR of 1.0. One parking space is required for each dwelling unit.

R4B districts limit occupancy to one or two families, but allow a variety of housing types including detached, semi-detached and attached structures. The maximum FAR allowed is 0.9. Detached residences require a minimum area of 2,375 square feet and a minimum lot width of 25 feet. Semi-detached and attached houses require a minimum lot area of 1,700 square feet and a minimum lot width of 18 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. No front-yard parking is allowed.

R5B districts permit all types of residential buildings and have a maximum FAR of 1.35. The maximum building height is 33 feet with a maximum perimeter wall height of 30 feet. 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 up to a maximum of 20 feet. Community facilities are allowed at an FAR of 2.0. Off-street group parking is required for 66% of the dwelling units. Front yard parking is prohibited in R5B districts.

C8-1 districts are low-density service districts that allow a wide range of commercial uses, including heavy automotive and heavy commercial services at a maximum FAR of 1. Maximum building height is regulated by a sky exposure plane. Residential uses are not allowed.

M1-1 districts are intended for light industry, although heavy industrial uses can site in M1-1 districts if they meet performance standards set forth in the Zoning Resolution. Maximum building height is regulated by a sky exposure plane. Commercial uses are permitted at an FAR of 1.0. Residential uses are not allowed.

C1-2, C1-3, C1-4, C2-2 and C2-3 commercial overlays are mapped within the rezoning area along Rockaway, Sutphin, Guy R. Brewer, Merrick and Farmers Boulevards at depths of 100 feet and 150 feet. C1 districts permit the types of local retail and service establishments that serve the immediate neighborhood, while C2 districts permit a slightly broader range of commercial uses that typically serve a wider area. C1 districts permit Use Groups 1 through 6, while C2 districts permit Use Groups 1 through 9 and 14.

In the rezoning area, C1 and C2 districts are mapped within R3-2, R4, R4B and R3A districts and permit a maximum commercial FAR of 1.0. The maximum community facility FAR allowed when C1 or C2 overlays are mapped in R3-2 and R3A districts is 1.0, and 2.0 when mapped in R4 and R4B districts. Residential FAR is determined by the underlying residential zone.

Parking requirements for commercial uses in C1 and C2 districts are indicated by the district's suffix. In C1-2 and C2-2 districts, most retail uses require one accessory parking space per 300 square feet of commercial floor space. In C1-3 and C2-3 districts, most retail uses require one

accessory parking space per 400 square feet of commercial floor space. And, in C1-4 districts, most retail uses require one accessory parking space per 1,000 square feet of commercial area.

Recent development trends have raised community concerns about the changing neighborhood character in South Jamaica's residential neighborhoods. The existing zoning permits new residential development that is inconsistent with the prevailing character of one- and two-family detached residences. In addition, current zoning does not distinguish the prime corridors from residential side streets, limiting opportunities along wide streets where new housing, commercial and community facility development could be accommodated at moderate densities.

The proposed recommendations are the result of extensive outreach and consultation with the "One Block at a Time" civic organization, the South Jamaica Steering Committee, Community Board 12, local elected officials and local community organizations, and builds on the success of the Department's earlier rezoning in Community District 12, including Jamaica (adopted in 2007), St. Albans/Hollis (adopted in 2007) and Springfield Gardens (adopted in 2005). The proposed zoning changes are intended to preserve the established scale and low-density character of the South Jamaica community while allowing opportunities for moderate growth along the area's main corridors. Additionally in conjunction with the zoning map amendments, and in response to community needs and interests, a text amendment (N 110146 ZRQ) is proposed to facilitate and encourage full-line food stores in southeast Queens by extending the applicable area of the Food Retail Expansion to Support Health (FRESH) program to Community District 12's commercial corridors.

The proposed zoning map amendment will affect all or portions of 538 blocks and will replace existing R2, R3-2, R3A, R4, R4B, R5B, C8-1 and M1-1 zoning districts with R2, R3-2, R3-1, R3A, R3X, R4A, R4-1, R5, R5B and R5D districts. The proposed zoning changes are intended to reflect existing development patterns and ensure that future development is consistent with the existing contexts. The proposed zoning changes would also provide moderate new growth and development opportunities for housing and businesses along the area's prime corridors.

R2 districts are proposed on properties currently zoned R3-2 and in areas characterized by single-family detached houses. These properties include all or portions of 5 blocks south of 137<sup>th</sup> Avenue and west of Farmers Boulevard, on portions of 4 blocks located east of Farmers Boulevard and southwest of the LIRR right-of-way, and on 5 blocks bounded by 137<sup>th</sup> Avenue, Sloan Street, Southgate Plaza and Westgate Street. An R2 district is also proposed on property currently zoned C8-1 east of Montauk Street and south of Williamson Avenue and is an extension of an existing R2 district. This minor extension of an R2 district reflects the 100 foot depths of residential properties fronting on Williamson Street.

R2 districts permit only single-family, detached residences on lots that have a minimum area of 3,800 square feet and a minimum lot width of 40 feet. The maximum floor area ratio (FAR) is 0.5. There is no maximum building height; instead, the building's maximum height is determined by its sky exposure plane, which has a varying height depending on where the building is located on its zoning lot. A 15-foot minimum front yard is required. Community facilities are permitted at a maximum FAR of 0.5. One parking space per dwelling unit is required.

R3-2 is proposed on properties currently zoned R2, R5B, C8-1 and M1-1 to increase land use conformance on developed land, while providing flexibility for future development on underdeveloped and vacant parcels. Affected properties, currently zoned R2, include a vacant parcel, 2-story attached residential buildings, and two small lots containing a store and a community facility on land located at the intersection of Farmers Boulevard, Nellis and Montauk Streets. Affected properties currently zoned R5B are located along one block front along Merrick Boulevard and developed with 2-story attached and semi-detached houses. Affected property currently zoned C8-1 is located on one block bounded by the LIRR right-of-way, Guy R. Brewer and Linden Boulevards and developed with a community facility building. And, affected properties developed with attached, 2-story residential buildings in M1-1 zoning districts are located on portions of two blocks located on Farmers Boulevard between Mars Place and Sidway Place and on Montauk Street near 122<sup>nd</sup> Avenue.

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, 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 residences 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 lot area. The maximum building height is 35 feet, with a maximum perimeter wall height of 21 feet. Front yards must be at least 15 feet deep. Community facilities are permitted at an FAR of 1.0. One parking space is required for each dwelling unit.

R3-1 is proposed on properties currently zoned R3-2 and to reflect the predominant character of detached and semi-detached residences on all or portions of 16 blocks located south of Bascom and Sutter Avenues generally between 140<sup>th</sup> and 145<sup>th</sup> Streets; on all or portions of 4 blocks north of 115<sup>th</sup> Road between 155<sup>th</sup> and 157<sup>th</sup> Streets; on a portion of 1 block north of Linden Boulevard and east of Guy R. Brewer Boulevard; on 1-1/2 blocks east of Guy R. Brewer Boulevard between 137<sup>th</sup> and 140<sup>th</sup> Avenues; and on all or portions of 6 blocks west of Springfield Boulevard generally between Eastgate Plaza and 144<sup>th</sup> Avenue.

The R3-1 district permits one- and two-family detached or semi-detached residences. The maximum FAR is 0.6, which includes a 0.1 attic allowance. The minimum lot width and lot area depend upon the housing configuration: detached residences require a minimum 40-foot lot width and 3,800 square feet of lot area; semi-detached residences require at least 18 feet of width and 1,700 square feet of lot area. 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.

R3A districts are proposed on all or portions of 385 blocks currently zoned R3-2 and R4 to reflect the predominant character of one- and two-family detached houses. The R3A district permits one- and two-family detached only residences on lots that have a minimum area of 2,375 square feet and a minimum lot width of 25 feet. The maximum FAR is 0.6, which also includes a 0.1 attic allowance. The maximum building height is 35 feet, with a maximum perimeter wall

height of 21 feet. The front yard of a new building must be at least as deep as an adjacent front yard with a minimum depth of 10 feet and a maximum depth of 20 feet. Community facilities are permitted at a maximum FAR of 1.0. One parking space is required for each dwelling unit.

R3X districts are proposed on all or portions of 14 blocks currently zoned R3-2 characterized by wide lots and one- and two-family detached houses. R3X is proposed on properties located north of 125<sup>th</sup> Avenue and west of Sutphin Boulevard, and on all or portions of 14 blocks generally northwest of Farmers Boulevard and southeast of 129<sup>th</sup> Avenue. The R3X district permits one- and two-family detached residences on lots that have a minimum area of 3,325 square feet and a minimum lot width of 35 feet. The maximum FAR is 0.6, which also includes a 0.1 attic allowance. The maximum building height is 35 feet, with a maximum perimeter wall height of 21 feet. The front yard of a new building must be at least as deep as an adjacent front yard with a minimum depth of 10 feet and a maximum depth of 20 feet. Community facilities are permitted at a maximum FAR of 1.0. One parking space is required for each dwelling unit.

R4-1 districts are proposed on properties currently zoned R4 to reinforce the area's mix of detached and semi-detached housing. R4-1 is proposed on properties located north of 110<sup>th</sup> Avenue on all or portions of 43 blocks and located west of Sutphin Boulevard, on all or portions of 10 blocks east of Sutphin Boulevard, and on all or portions of 10 blocks west of Merrick Boulevard. The R4-1 district permits one- and two-family detached or semi-detached residences. The maximum FAR is 0.9, which includes a 0.15 attic allowance. The minimum lot width and lot area depend upon the housing type: detached residences require a minimum 25-foot lot width and 2,375 square feet of lot area. Semi-detached residences require a minimum 18-foot lot width and 1,700 square feet of lot area. The maximum building height is 35 feet, with a maximum perimeter wall height of 25 feet. Community facilities are permitted at a maximum FAR of 2.0. One parking space is required for each dwelling unit.

R4A districts are proposed to reinforce the detached housing character on all or portions of 5 blocks, currently zoned R4 and located west of the LIRR right-of-way between 108<sup>th</sup> and 110<sup>th</sup> Avenues. The R4A district permits one- and two-family detached residences on lots that have a minimum area of 2,850 square feet and a minimum lot width of 30 feet. The maximum FAR is

0.9, which also includes a 0.15 attic allowance. The maximum building height is 35 feet, with a maximum perimeter wall height of 21 feet. The front yard of a new building must be at least as deep as an adjacent front yard with a minimum depth of 10 feet and a maximum depth of 20 feet. Community facilities are permitted at a maximum FAR of 2.0. One parking space is required for each dwelling unit.

An R5 district is proposed on all or portions of 3 blocks currently zoned R4 and located east of the LIRR right of way between 108<sup>th</sup> and 110<sup>th</sup> Avenues. The proposed changes would extend an existing R5 district onto properties currently developed with apartment buildings. 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 the R5 infill provision. Community facilities are permitted an FAR of 2.0. Off street parking in a grouped facility is required for 85% of the dwelling units.

R5B districts are proposed on all or portions of 7 blocks currently zoned R3-2 and C8-1 along Merrick and Baisley Boulevards, which are developed with a mix of residential, commercial and community facility uses, and on a portion of 2 blocks currently zoned R4 and developed with attached residential buildings generally located east of Guy R. Brewer Boulevard and north of 107<sup>th</sup> Avenue. The proposed R5B district would better reflect existing land uses on properties east of Guy R. Brewer Boulevard while providing moderate increases in density for future development along Merrick and Baisley Boulevards.

R5B districts permit all types of residential buildings and have a maximum FAR of 1.35. The maximum building height is 33 feet with a maximum perimeter wall height of 30 feet. 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 up to a maximum of 20 feet. Community facilities are allowed at an FAR of 2.0. Off-street group parking is required for 66% of the dwelling units. Front yard parking is prohibited in R5B districts.

R5D districts are proposed on all or portions of 80 blocks currently zoned R3-2, R3A, R4, R4B and C8-1 along parts of Rockaway, Sutphin and Merrick Boulevards and on a minor portion of 1 block located at the northeast corner of Union Hall Street and 109<sup>th</sup> Avenue. The proposed R5D district will provide moderate increases in density for future development opportunities along Rockaway, Sutphin and Merrick Boulevards.

R5D districts permit all types of residential buildings and have a maximum FAR of 2.0. The maximum building height is 40 feet. 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 up to a maximum of 20 feet. Community facilities are allowed at an FAR of 2.0. Off-street group parking is required for 66% of the dwelling units. Accessory residential parking can be waived if no more than one space is required.

Several changes to existing commercial overlays are proposed and intended to more closely match existing land use patterns and prevent the encroachment of potential commercial uses onto residential side streets. The proposed changes would also establish new commercial overlays to provide new business location opportunities along the area's prime corridors.

Several C1-2 and C2-2 overlays would be changed to C1-3 and C2-3 overlays and their depths would generally be changed from 150 feet to 100 feet. Changing the existing C1-2 and C2-2 commercial overlays to C1-3 and C2-3 commercial overlays would change the required off street parking for most retail uses from one parking space per 300 square feet of commercial floor area to one space per 400 square feet of commercial floor area. In the proposed C1-4 districts, most retail uses would require one accessory parking space per 1,000 square feet of commercial floor area.

The proposal would also establish new C1-2, C1-3, C1-4 and C2-3 districts in certain locations to recognize existing commercial land use patterns and provide new business location opportunities. Finally, the proposed overlay changes would eliminate existing C1-2 and C2-2 overlay districts that do not reflect current land use patterns.

### **Zoning Text Amendment**

The Department of City Planning is also proposing a zoning text amendment to extend the applicable area of the Food Retail Expansion to Support Health (FRESH) program to all commercial and manufacturing districts in Community District 12, outside the Special Downtown Jamaica District.

In 2008, a study by the New York City Department of Health (DOHMH), City Planning (DCP) and the New York City Economic Development Corporation (EDC) found that many low- and moderate-income neighborhoods across the City are underserved by full-line grocery stores. The study found that grocery stores are most acute in neighborhoods with higher rates of diet-related diseases, including obesity and diabetes, are primarily concentrated in Northern Manhattan, the South Bronx, Central Brooklyn and neighborhoods in Queens, including Jamaica. As a follow-up to the 2008 study, DCP studied zoning regulations in these underserved areas and found obsolete regulations created unnecessary impediments to the development of new grocery stores.

The FRESH text amendment, adopted in 2009, removed the impediments to development of stores selling a full range of food products with an emphasis on fresh fruits and vegetables, meats and other perishable goods and provided incentives intended to facilitate and encourage FRESH Food Stores in designated underserved areas by providing zoning incentives to property owners, developers and grocery store operators.

The FRESH program offers zoning incentives that provide additional residential floor area in a mixed building for every square foot provided for a FRESH food store up to a maximum 20,000 square feet, allows FRESH food stores as-of-right up to 30,000 square feet in M1-1 districts, and provides a reduction in required parking.

Stores that benefit from the program must meet certain criteria which includes providing a minimum of 6,000 square feet of retail space for a general line of food and nonfood grocery products intended for home preparation, consumption and utilization; providing at least 50 percent of retail space for a general line of food products intended for home preparation, consumption and utilization; providing at least 30 percent of retail space for perishable goods that may include dairy, fresh produce, fresh meats, poultry, fish and frozen foods; and providing at least 500 square feet of retail space for fresh produce.

Today, the FRESH program is applicable within 18 community districts located in the Bronx, Brooklyn and Manhattan and in only one part of Queens --- Downtown Jamaica. The proposed text amendment would extend applicability to all commercial and manufacturing districts throughout Community District 12 outside of the Special Downtown Jamaica District, except where excluded in Article VI, Chapter 3 of the Zoning Resolution, Appendix A (FRESH Food Store Designated Areas: Excluded Portions).

The text amendment also proposes accessory parking spaces as required for uses in parking category "B" apply in the applicable commercial and manufacturing districts. In general, this provides for a reduction in the parking requirement to make the parking rate equivalent to other retail uses. In particular, the proposal would change the parking rate of 1 space per 200 square feet of floor area to 1 space per 300 square feet of floor area in C1-2, C2-2, C4-2, C8-1 and M1-1 districts; and from 1 space per 300 square feet of floor area to 1 space per 400 square feet of floor area in C1-3 and C2-3 districts. Parking requirements in M1-4 districts and C1-4 districts would remain unchanged.

## **ENVIRONMENTAL REVIEW**

This application (C 110145 ZMQ), in conjunction with the application for the related action (N 110146 ZRQ), 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 11DCP041Q. The lead is the City Planning Commission.

After a study of the potential environmental impact of the proposed action, a Negative Declaration was issued on November 29, 2010. The Negative Declaration included (E) designations to avoid the potential for significant adverse impacts related to air quality, noise and hazardous materials (E-266), as described below:

The (E) designation requirements related to air quality would apply to the following development site:

| <u>Block</u> | <u>Lot(s)</u>  |
|--------------|--|
| 12666        | 1, 103, 104, 105, 106, 107, 108, 109, 110 (Projected Development Site) |

The text for the (E) designation related to air quality is as follows:

**Any new residential and/or commercial development on the above-referenced property must use natural gas as the type of fuel for space heating and hot water (HVAC) systems to, avoid any potential significant air quality impacts.**

The (E) designation requirements related to noise specify 33 dBA of window/wall attenuation for some sites and 31 dBA of window/wall attenuation for others.

33 dBA of window/wall attenuation would apply to the following development sites:

| <u>Block</u> | <u>Lot(s)</u> |                                  |
|--------------|---------------|----------------------------------|
| 12516        | 45            | (Projected Development Site 4)   |
| 12392        | 43, 54, 58    | (Potential Development site 116) |
| 12480        | 9             | (Potential Development Site 131) |

The text for the (E) designation related to noise (33 dBA of window/wall attenuation) is as follows:

**In order to ensure an acceptable interior noise environment, future residential/commercial uses must provide a closed window condition with a minimum of 33 dB(A) window/wall attenuation on all facades in order to maintain an interior noise level of 45 dB(A). In order to maintain a closed-window condition, an alternate means of ventilation must also be provided. Alternate means of**

**ventilation includes, but is not limited to, central air conditioning or air conditioning sleeves containing air conditioners.**

31 dBA of window/wall attenuation would apply to the following development sites:

| <u>Block</u> | <u>Lot(s)</u> |                                  |
|--------------|---------------|----------------------------------|
| 12489        | 1, 4, 45      | (Potential Development Site 132) |
| 12490        | 1             | (Potential Development Site 133) |

The text for the (E) designation related to noise (31 dBA of window/wall attenuation) is as follows:

**In order to ensure an acceptable interior noise environment, future residential/commercial uses must provide a closed window condition with a minimum of 31 dB(A) window/wall attenuation on all facades in order to maintain an interior noise level of 45 dB(A). In order to maintain a closed-window condition, an alternate means of ventilation must also be provided. Alternate means of ventilation includes, but is not limited to, central air conditioning or air conditioning sleeves containing air conditioners.**

The (E) designation requirements related to hazardous materials would apply to the following development sites:

| <u>Block</u> | <u>Lot(s)</u>                            |                                  |
|--------------|--|----------------------------------|
| 12666        | 1, 103, 104,105, 106, 107, 108, 109, 110 | (Projected Development Site 1)   |
| 12516        | 45                                       | (Projected Development Site 4)   |
| 12515        | 14, 18                                   | (Projected Development Site 5)   |
| 12153        | 1, 9                                     | (Projected Development Site 8)   |
| 12188        | 1  | (Projected Development Site 9)   |
| 12022        | 13                                       | (Projected Development Site 10)  |
| 12212        | 1  | (Projected Development Site 11)  |
| 12059        | 34(A), 34(B), 70                         | (Projected Development Site 14)  |
| 9898         | 1, 117                                   | (Projected Development Site 15)  |
| 12059        | 24                                       | (Potential Development Site 101) |
| 12048        | 77                                       | (Potential Development Site 102) |
| 12008        | 34                                       | (Potential Development Site 105) |
| 12142        | 1, 5                                     | (Potential Development Site 110) |
| 12390        | 121                                      | (Potential Development Site 113) |
| 12392        | 54, 58                                   | (Potential Development Site 116) |
| 12483        | 2, 51                                    | (Potential Development Site 117) |
| 12541        | 50, 52, 55                               | (Potential Development Site 119) |

|       |            |                                  |
|-------|------------|----------------------------------|
| 12983 | 26, 27, 28 | (Potential Development Site 120) |
| 12983 | 31         | (Potential Development Site 121) |
| 12983 | 46, 50     | (Potential Development Site 122) |
| 12392 | 19, 22     | (Potential Development Site 124) |
| 12022 | 23         | (Potential Development Site 127) |
| 12490 | 1          | (Potential Development Site 133) |

The text of the (E) designation for hazardous materials is as follows:

### **Task 1**

**The fee owner of the lots restricted by this (E) designation will be required to prepare a scope of work for soil and groundwater sampling and testing to determine whether contamination exists and, if so, the extent of the contamination and the nature and extent of required remediation. The scope of work will include all relevant supporting documentation, including site plans and sampling locations. The scope of work will be submitted to DEP for review and approval prior to implementation, to ensure that an adequate number of samples will be collected and that appropriate parameters are selected for laboratory analysis.**

**No sampling program may begin until written approval of a work plan and sampling protocol is received from DEP. The number and location of sampling sites should be selected to adequately characterize the type and extent of any contamination and the condition of the remainder of the site. The characterization should be complete enough to determine what remediation strategy (if any) is necessary after review of the sampling data. Guidelines and criteria for the choice of sampling sites, sampling procedures, and tests to be performed will be provided by DEP upon request.**

### **Task 2**

**A written report with findings and a summary of the data must be submitted to DEP after completion of the testing phase and laboratory analysis for review and approval. After reviewing the test results, DEP will determine whether the results indicate that remediation is necessary.**

**If DEP determines that no remediation is necessary, the agency will give written notice.**

**If DEP determines that remediation is necessary, a proposed remediation plan will be prepared and submitted to DEP for its review and approval. The fee owner of the lots restricted by the (E) designation must perform such remediation as determined by DEP to be necessary. After completing the remediation, the fee owner should provide DEP with proof that the work has been completed satisfactorily. Once DEP determines that the required remediation has indeed been completed satisfactorily, the agency will give written notice.**

**A DEP-approved construction-related health and safety plan (HASP) would be implemented during excavation and construction activities to protect workers and the community from potentially significant adverse impacts associated with contaminated soil and/or groundwater. The HASP must be submitted to DEP for review and approval prior to implementation.**

With the implementation of the above (E) designation (E-266), no significant adverse impacts related to air quality, noise and hazardous materials would occur.

## **UNIFORM LAND USE REVIEW**

This application (C 110145 ZMQ) was certified as complete by the Department of City Planning on November 29, 2010, and was duly referred to Community Board 12 and the Borough President, along with the related non-ULURP text change application (N 110146 ZRQ) in accordance with Title 62 of the Rules of the City of New York, Section 2-02(b).

### **Community Board Public Hearing**

Community Board 12 held a public hearing on this application (C 110145 ZMQ), in conjunction with the application for the related action (N 110146 ZRQ), on January 19, 2011 and on that date by a vote of 26 to 0 with 0 abstentions, adopted a resolution recommending approval of the application.

### **Borough President Recommendation**

The application (C 110145 ZMQ), in conjunction with the application for the related action (N 110146 ZRQ), was considered by the Queens Borough President, who issued a recommendation approving the application on March 1, 2011.

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

On February 16, 2011 (Calendar No. 2), the City Planning Commission scheduled March 2, 2011 for a public hearing on this application (C 110145 ZMQ) and the related action (N 110146 ZRQ). The hearing was duly held on March 2, 2011 (Calendar No. 26). There were no speakers and the hearing was closed.

## **Waterfront Revitalization Program Consistency Review**

This application (C 110145 ZMQ), in conjunction with the application for the related action (N 110146 ZRQ), was reviewed by the Department of City Planning for consistency with the policies of the New York City Waterfront Revitalization Program (WRP), as amended, approved by the New York City Council on October 13, 1999 and by the New York State Department of State on May 28, 2002, pursuant to the New York State Waterfront Revitalization and Coastal Resources Act of 1981 (New York State Executive Law, Section 910 et seq.). The designated WRP number is WRP #10-092.

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

## **CONSIDERATION**

The Commission believes that this application to amend the Zoning Map (C 110145 ZMQ), in conjunction with the related amendment to the Zoning Resolution (N 110146 ZRQ), is appropriate.

The Commission notes that the proposal was developed by the Department of City Planning in close collaboration with area residents, civic groups, Community Board 12 and elected officials, and is pleased to support this comprehensive zoning update for approximately 538 blocks. The Commission believes that the proposed R2, R3A, R3X, R3-1, R3-2, R4A, R4-1 and R5 lower-density and contextual residential zoning designations changes will result in future development that more closely matches and complements the existing contexts. The Commission further believes the proposed R5B and R5D districts will provide for new appropriately-scaled housing and businesses along the area's major corridors.

The Commission notes that the proposed reduction in depth of certain C1-2 and C2-2 commercial overlays from 150 feet to 100 feet is consistent with the 100 foot depth of existing commercial development and believes that these revisions will prevent the expansion of potentially incompatible commercial uses onto residential streets. The Commission further believes that the proposed C1-2, C1-3 and C2-3 commercial overlays along the area's prime

corridors will support existing retail and services as well as additional commercial opportunities, particularly where properties are vacant or underdeveloped.

The Commission is also pleased to support the expansion of the FRESH program into South Jamaica and other parts of Community District 12. The Commission believes that the proposed text amendment (N 110146 ZRQ) will provide new opportunities to develop grocery stores by providing more floor area for those mixed and mixed use buildings that include FRESH food stores, reducing parking requirements for FRESH food stores and permitting FRESH food stores up to 30,000 square feet in manufacturing districts. The Commission acknowledges that the FRESH program's zoning incentives would be matched with a package of financial benefits through the New York City Industrial Development Agency, further increasing the potential for development of grocery stores.

The Commission believes the proposed extension of applicable areas to Community District 12's commercial and industrial zoned areas will bring health and economic benefits to the residents of southeast 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, in its capacity as the City Coastal Commission, has reviewed the waterfront aspects of this application and finds that the proposed action is consistent with WRP policies; and be it further

**RESOLVED**, by the City Planning Commission, pursuant to Sections 197-c and 200 of the New York city Charter, that based on the environmental determination and the consideration described in this report, the Zoning Resolution of the City of New York, effective as of December 15, 1961, and as subsequently amended, is further amended by changing the Zoning Map, Section Nos. 14d, 18c, 18d, 19a and 19b:

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

- a. 110<sup>th</sup> Avenue/Brinkerhoff Avenue, 153<sup>rd</sup> Street, 111<sup>th</sup> Avenue, and a line 150 feet southwesterly of Sutphin Avenue;
  - b. 112<sup>th</sup> Avenue, a line 150 feet northeasterly of Sutphin Boulevard, 115<sup>th</sup> Avenue, Sutphin Boulevard, 115<sup>th</sup> Avenue, a line 100 feet southwesterly of Sutphin Boulevard, a line 150 feet southeasterly of Linden Boulevard, 149<sup>th</sup> Street, Linden Boulevard, a line 150 feet southwesterly of Sutphin Boulevard, the southwesterly centerline prolongation of 113<sup>th</sup> Avenue, and Sutphin Boulevard;
  - c. Foch Boulevard, a line midway between 164<sup>th</sup> Street and Guy R. Brewer Boulevard, 118<sup>th</sup> Avenue, Guy R. Brewer Boulevard, a line midway between 118<sup>th</sup> Road and 119<sup>th</sup> Avenue, and a line 150 feet southwesterly of Guy R. Brewer Boulevard;
  - d. 121<sup>st</sup> Avenue, a line 150 feet northeasterly of Sutphin Boulevard, 122<sup>nd</sup> Avenue, and Sutphin Boulevard;
  - e. a line 100 feet southerly of 123<sup>rd</sup> Avenue, 142<sup>nd</sup> Place, Rockaway Boulevard, 143<sup>rd</sup> Street, a line 100 feet southerly of Rockaway Boulevard, the easterly service road of the Van Wyck Expressway, Rockaway Boulevard, and 140<sup>th</sup> Street;
  - f. 118<sup>th</sup> Road, Merrick Boulevard, Victoria Road, Merrill Street, 119<sup>th</sup> Avenue, and a line 150 feet southwesterly of Merrick Boulevard;
  - g. Garrett Street, Farmers Boulevard, Westgate Street, a line 150 feet easterly of Farmers Boulevard, Bedell Street, Farmers Boulevard, 137<sup>th</sup> Avenue, and a line 150 feet westerly of Farmers Boulevard; and
  - h. a line 150 feet northerly of 140<sup>th</sup> Avenue, Southgate Street, 140<sup>th</sup> Avenue, and Bedell Street;
2. eliminating from within an existing R4 District a C1-2 District bounded by 109<sup>th</sup> Avenue, Guy R. Brewer Boulevard, a line 150 feet southeasterly of 109<sup>th</sup> Avenue, and Union Hall Street;
  3. eliminating from within an existing R3-2 District a C1-3 District bounded by 119<sup>th</sup> Avenue, a line 100 feet southwesterly of Sutphin Boulevard, a line 100 feet southeasterly of 119<sup>th</sup> Avenue, and a line midway between 147<sup>th</sup> Street and Sutphin Boulevard;
  4. eliminating from within an existing R3-2 District a C1-4 District bounded by a line 100 feet northeasterly of Merrick Boulevard, Anderson Road, Merrick Boulevard, and Leslie Road;
  5. eliminating from within an existing R3A District a C1-4 District bounded by a line 300 feet northwesterly of Sunbury Road, a line 100 feet southwesterly of Irwin Place, Sunbury Road, and Merrick Boulevard;

6. eliminating from within an existing R4B District a C1-4 District bounded by a line 100 feet northeasterly of Merrick Boulevard, Leslie Road, Merrick Boulevard, and Ursina Road;
7. eliminating from within an existing R3-2 District a C2-2 District bounded by:
  - a. Phroane Avenue, a line 150 feet northeasterly of Guy R. Brewer Boulevard, Linden Boulevard, Dillon Street, a line 150 feet northwesterly of Linden Boulevard, a line 100 feet southwesterly of Guy R. Brewer Boulevard, 112<sup>th</sup> Road, and Guy R. Brewer Boulevard;
  - b. 115<sup>th</sup> Avenue, Sutphin Boulevard, 115<sup>th</sup> Avenue, a line 150 feet northeasterly of Sutphin Boulevard, 116<sup>th</sup> Avenue, a line 150 feet northeasterly of Sutphin Boulevard, 119<sup>th</sup> Avenue, Sutphin Boulevard, 119<sup>th</sup> Avenue, a line 150 feet southwesterly of Sutphin Boulevard, Foch Boulevard, a line 100 feet southwesterly of Sutphin Boulevard, 116<sup>th</sup> Avenue, 149<sup>th</sup> Street, a line 200 feet northerly of 116<sup>th</sup> Avenue, and a line 100 feet westerly of Sutphin Boulevard,
  - c. a line 150 feet northerly of Rockaway Boulevard, 147<sup>th</sup> Street, Rockaway Boulevard, 150<sup>th</sup> Street, a line 150 feet southerly of Rockaway Boulevard, and Inwood Street;
  - d. Foch Boulevard, Merrick Boulevard, 118<sup>th</sup> Road, and a line 150 feet southwesterly of Merrick Boulevard;
  - e. 125<sup>th</sup> Avenue, Merrick Boulevard, a line perpendicular to the southerly street line of Merrick Boulevard distant 125 feet northwesterly (as measured along the street line) from the point of intersection of the southerly street line of Merrick Boulevard and the southwesterly street line of Belknap Street, a line 100 feet northeasterly of Mathewson Court, a line 100 feet southeasterly of Farmers Boulevard, Mathewson Court, Farmers Boulevard, and a line 100 feet southwesterly of Merrick Boulevard; and
  - f. 137<sup>th</sup> Avenue, Farmers Boulevard, Bedell Street, a line 150 feet southeasterly of Farmers Boulevard, a line 100 feet northerly of 140<sup>th</sup> Avenue, Farmers Boulevard, 143<sup>rd</sup> Road, 174<sup>th</sup> Street, and a line 150 feet northwesterly of Farmers Boulevard;
8. eliminating from within an existing R4 District a C2-2 District bounded by 108<sup>th</sup> Avenue, Sutphin Boulevard, 108<sup>th</sup> Avenue, a line 100 feet northeasterly of Sutphin Boulevard, 110<sup>th</sup> Avenue/Brinkerhoff Avenue, a line 150 feet southwesterly of Sutphin Boulevard, the southwesterly prolongation of the southeasterly street line of 109<sup>th</sup> Avenue, Sutphin Boulevard, 109<sup>th</sup> Avenue, and a line 150 feet southwesterly of Sutphin Boulevard;
9. eliminating from within an existing R6 District a C2-2 District bounded by a line 150 feet northerly of Rockaway Boulevard, a line perpendicular to the southwesterly street line of Sutphin Boulevard and passing through the point of intersection of a line 150 feet northerly of Rockaway Boulevard and a line 100 feet southwesterly of Sutphin

Boulevard, Sutphin Boulevard, Rockaway Boulevard, and 147<sup>th</sup> Street;

10. eliminating from within an existing R5B District a C2-3 District bounded by a line 115 feet southeasterly of 116<sup>th</sup> Avenue, Merrick Boulevard, Foch Boulevard, a line 100 feet southwesterly of Merrick Boulevard, a line 200 feet southeasterly of 116<sup>th</sup> Avenue, and 171<sup>st</sup> Street;
11. changing from an R3-2 District to an R2 District property bounded by:
  - a. 137<sup>th</sup> Avenue, Eastgate Plaza, Sloan Street, 139<sup>th</sup> Avenue, Southgate Plaza, 104<sup>th</sup> Avenue, Thurston Street, and Westgate Street;
  - b. 137<sup>th</sup> Avenue, a line 100 feet westerly of Farmers Boulevard, 139<sup>th</sup> Road, and 175<sup>th</sup> Street;
  - c. the southwesterly boundary line of the Long Island Railroad right-of-way (Old Southern Division), 141<sup>st</sup> Street and its easterly centerline prolongation, 184<sup>th</sup> Street, Edgewood Avenue, 140<sup>th</sup> Avenue, the northwesterly prolongation of the southwesterly street line of 180<sup>th</sup> Street, a line 100 feet northwesterly of 140<sup>th</sup> Avenue, a line 150 feet easterly of Farmers Boulevard, a line perpendicular to the northeasterly street line of 182<sup>nd</sup> Street distant 100 feet southeasterly (as measured along the street line) from the point of intersection of the northeasterly street line of 182<sup>nd</sup> Street and the easterly street line of Farmers Boulevard, a line midway between Bedell Street and 182<sup>nd</sup> Street, a line perpendicular to the southwesterly street line of Bedell Street distant 100 feet southeasterly (as measured along the street line) from the point of intersection of the southwesterly street line of Bedell Street and the easterly street line of Farmers Boulevard, Bedell Street, and a line perpendicular to the southwesterly street line of Westgate Street distant 160 feet southeasterly (as measured along the street line) from the point of intersection of the southwesterly street line of Westgate Street and the easterly street line of Farmers Boulevard; and
  - d. 137<sup>th</sup> Avenue, a line midway between 169<sup>th</sup> Street and 170<sup>th</sup> Street, 140<sup>th</sup> Avenue, and a line midway between 167<sup>th</sup> Street and 168<sup>th</sup> Street;
12. changing from a C8-1 District to an R2 District property bounded by a line 100 feet northwesterly of Merrick Boulevard, a line 260 feet northeasterly of Montauk Street, a line 100 feet southeasterly of Williamson Avenue, and Montauk Street;
13. changing from an R3-2 District to an R3-1 District property bounded by:
  - a. Sayres Avenue, the westerly street line of former 166<sup>th</sup> Street, Linden Boulevard, and Guy R. Brewer Boulevard;
  - b. a line midway between 113<sup>th</sup> Avenue and Linden Boulevard, 157<sup>th</sup> Street, 115<sup>th</sup> Road, and 155<sup>th</sup> Street;

- c. Bascom Avenue, 142<sup>nd</sup> Street, a line midway between Bascom Avenue and Sutter Avenue, a line 100 feet westerly of 143<sup>rd</sup> Street, 133<sup>rd</sup> Avenue, 142<sup>nd</sup> Street, 135<sup>th</sup> Avenue, a line midway between 140<sup>th</sup> Street and 142<sup>nd</sup> Street, 133<sup>rd</sup> Avenue, a line 100 feet northeasterly of 140<sup>th</sup> Street, 130<sup>th</sup> Avenue, a line 150 feet northeasterly of 140<sup>th</sup> Street, a line perpendicular to the northeasterly street line of 140<sup>th</sup> Street distant 100 feet southeasterly (as measured along the street line) from the point of intersection of the northeasterly street line of 140<sup>th</sup> Street and the southerly street line of Sutter Avenue, and 140<sup>th</sup> Street;
  - d. a line 100 feet southerly of Sutter Avenue, 145<sup>th</sup> Street, 135<sup>th</sup> Avenue, the westerly boundary line of a park and its northerly and southerly prolongations, 133<sup>rd</sup> Avenue, and a line midway between 143<sup>rd</sup> Street and 144<sup>th</sup> Street;
  - e. 137<sup>th</sup> Avenue, a line midway 167<sup>th</sup> Street and 168<sup>th</sup> Street, 140<sup>th</sup> Avenue, and Guy R. Brewer Boulevard;
  - f. Eastgate Plaza, Springfield Boulevard, 144<sup>th</sup> Avenue, 185<sup>th</sup> Street, a line 465 feet southerly of 141<sup>st</sup> Avenue, a line 100 feet easterly of 185<sup>th</sup> Street, a line 100 feet southerly of 141<sup>st</sup> Avenue, a line 170 feet easterly of 185<sup>th</sup> Street, 141<sup>st</sup> Avenue and its easterly centerline prolongation, the southwesterly boundary line of the Long Island Railroad right-of-way (Old Southern Division), a line perpendicular to the southwesterly street line of Westgate Street distant 160 feet southeasterly (as measured along the street line) from the point of intersection of the southwesterly street line of Westgate Street and the easterly street line of Farmers Boulevard, Westgate Street, Thurston Street, 140<sup>th</sup> Avenue, Southgate Plaza, 139<sup>th</sup> Avenue, and Sloan Street;
14. changing from an R2 District to an R3-2 District property bounded by a line 175 feet northwesterly of 122<sup>nd</sup> Avenue, a line 110 feet easterly of Farmers Boulevard, a line 110 feet northeasterly of Nellis Street, 122<sup>nd</sup> Avenue, a line 230 feet southwesterly of Milburn Street, a line 660 feet northwesterly of Nashville Boulevard, Nellis Street, a line 470 feet northwesterly of Nashville Boulevard, Montauk Street and its northwesterly centerline prolongation, and Farmers Boulevard;
15. changing from an R5B District to an R3-2 District property bounded by a line 115 feet southeasterly of 116<sup>th</sup> Avenue, Merrick Boulevard, Foch Boulevard, a line 100 feet southwesterly of Merrick Boulevard, a line 200 feet southeasterly of 116<sup>th</sup> Avenue, and 171<sup>st</sup> Street;
16. changing from a C8-1 District to an R3-2 District property bounded by:
- a. Linden Boulevard, Guy R. Brewer Boulevard, the southwesterly prolongation of a line 100 feet southeasterly of 115<sup>th</sup> Avenue, and the southwesterly boundary line of the Long Island Railroad right-of-way (Old Southern Division); and
  - b. Anderson Road, a line 120 feet northeasterly of Merrick Boulevard, a line midway

between Zoller Road and Eveleth Road, and a line 100 feet northeasterly of Merrick Boulevard;

17. changing from an M1-1 District to an R3-2 District property bounded by:
  - a. Farmers Boulevard, Montauk Street and its northwesterly centerline prolongation, a line perpendicular to the southwesterly street line of Montauk Street distant 135 feet southeasterly (as measured along the street line) from the point of intersection of the southwesterly street line of Montauk Street and the southeasterly street line of 122<sup>nd</sup> Avenue, and the northeasterly boundary line of the Long Island Railroad right-of-way (Montauk Division); and
  - b. Mars Place, Farmers Boulevard, Sidway Place, and a line 100 feet southeasterly of Eveleth Road;
  
18. changing from an R3-2 District to an R3A District property bounded by:
  - a. 104<sup>th</sup> Avenue, Remington Street and its southeasterly centerline prolongation, 109<sup>th</sup> Avenue, 143<sup>rd</sup> Street, 110<sup>th</sup> Avenue/Brinkerhoff Avenue, a line 100 feet southwesterly of Sutphin Boulevard, 111<sup>th</sup> Avenue, a line 150 feet southwesterly of Sutphin Boulevard, a line 165 feet southeasterly of 111<sup>th</sup> Avenue, a line 100 feet southwesterly of Sutphin Boulevard, a line 100 feet southeasterly of Linden Boulevard, a line 100 feet northeasterly of 149<sup>th</sup> Street, a line 100 feet southwesterly and westerly of Sutphin Boulevard, 149<sup>th</sup> Street, 116<sup>th</sup> Avenue, a line 100 feet southwesterly of Sutphin Boulevard, a line perpendicular to the northeasterly street line of 148<sup>th</sup> Street distant 165 feet northwesterly (as measured along the street line) from the point of intersection of the northeasterly street line of 148<sup>th</sup> Street and the northerly street line of Foch Boulevard, 148<sup>th</sup> Street, Foch Boulevard, a line 125 feet southwesterly of Sutphin Boulevard, a line 100 feet southeasterly of Foch Boulevard, a line 100 feet southwesterly of Sutphin Boulevard, a line 100 feet southeasterly of 119<sup>th</sup> Avenue, a line 150 feet southwesterly of Sutphin Boulevard, 120<sup>th</sup> Avenue, a line 100 feet northeasterly of 147<sup>th</sup> Street, a line 100 feet southeasterly of 120<sup>th</sup> Avenue, a line 80 feet northeasterly of 147<sup>th</sup> Street, a line 115 feet northwesterly of 123<sup>rd</sup> Avenue, Sutphin Boulevard, a line 220 feet southeasterly of 123<sup>rd</sup> Avenue, 147<sup>th</sup> Street, a line 100 feet northerly of Rockaway Boulevard, 143<sup>rd</sup> Street, 123<sup>rd</sup> Avenue, a line 100 feet westerly of 143<sup>rd</sup> Street, a line 100 feet southerly of 123<sup>rd</sup> Avenue, 140<sup>th</sup> Street, Rockaway Boulevard, and the northeasterly service road of the Van Wyck Expressway; and excluding the area bounded by 111<sup>th</sup> Avenue, 145<sup>th</sup> Street, a line 425 feet northwesterly of Linden Boulevard, Inwood Street, a line 460 feet northwesterly of Linden Boulevard, a line midway between Inwood Street and 146<sup>th</sup> Street, a line 300 feet northwesterly of 115<sup>th</sup> Avenue, Inwood Street, a line 400 feet northwesterly of 115<sup>th</sup> Avenue, a line midway between 145<sup>th</sup> Street and Inwood Street, 115<sup>th</sup> Avenue, 144<sup>th</sup> Street, Linden Boulevard, 143<sup>rd</sup> Street, a line 300 feet northwesterly of Linden Boulevard, 144<sup>th</sup> Street, a line 340 feet northwesterly of Linden Boulevard, and a line midway between 144<sup>th</sup> Street and 145<sup>th</sup> Street;

- b. 110<sup>th</sup> Avenue/Brinkerhoff Avenue, a line midway between Union Hall Street and Guy R. Brewer Boulevard, 111<sup>th</sup> Avenue, a line perpendicular to the northwesterly street line of Claude Avenue distant 115 feet southwesterly (as measured along the street line) from the point of intersection of the northwesterly street line of Claude Avenue and the southwesterly street line of Guy R. Brewer Boulevard, Claude Avenue, a line 100 feet northeasterly of Dillon Street, Mathias Avenue, a line 100 feet southwesterly of Guy R. Brewer Boulevard, Linden Boulevard, the southwesterly boundary line of the Long Island Railroad right-of-way (Old Southern Division), Guy R. Brewer Boulevard, 116<sup>th</sup> Avenue, 157<sup>th</sup> Street, 116<sup>th</sup> Avenue, Barron Street, Foch Boulevard, a line 650 feet southwesterly of 155<sup>th</sup> Street, 118<sup>th</sup> Avenue, 152<sup>nd</sup> Street, 119<sup>th</sup> Avenue, 153<sup>rd</sup> Street, a line midway between 119<sup>th</sup> Avenue and 119<sup>th</sup> Road, a line 100 feet northeasterly of Sutphin Boulevard, 115<sup>th</sup> Avenue, a line 100 feet northeasterly of Sutphin Boulevard, a line 125 feet northwesterly of 114<sup>th</sup> Road, a line 150 feet northeasterly of Sutphin Boulevard, Linden Boulevard, and a line 100 feet northeasterly of Sutphin Boulevard; and excluding the area bounded by a line midway between 113<sup>th</sup> Avenue and Linden Boulevard, 157<sup>th</sup> Street, 115<sup>th</sup> Road, and 155<sup>th</sup> Street;
- c. 110<sup>th</sup> Avenue/Brinkerhoff Avenue, a line 100 feet southwesterly of Merrick Boulevard, 111<sup>th</sup> Avenue, 170<sup>th</sup> Street, Sayres Avenue, Merrick Boulevard, 113<sup>th</sup> Avenue, a line 130 feet southwesterly of Merrick Boulevard, Linden Boulevard, 170<sup>th</sup> Street, a line 200 feet southeasterly of Linden Boulevard, a line 100 feet southwesterly of Merrick Boulevard, 171<sup>st</sup> Street, a line 100 feet northwesterly of Foch Boulevard, a line midway between 170<sup>th</sup> Street and 171<sup>st</sup> Street, a line 280 feet northwesterly of Foch Boulevard, 170<sup>th</sup> Street, a line 310 feet northwesterly of Foch Boulevard, 169<sup>th</sup> Street, a line 195 feet southeasterly of 116<sup>th</sup> Avenue, 168<sup>th</sup> Street, 116<sup>th</sup> Avenue, 167<sup>th</sup> Street, Foch Boulevard, Smith Street, a line 100 feet southeasterly of Foch Boulevard, a line midway between 169<sup>th</sup> Street and 170<sup>th</sup> Street, a line 100 feet northwesterly of 118<sup>th</sup> Avenue, 170<sup>th</sup> Street, a line midway between Foch Boulevard and 118<sup>th</sup> Avenue, a line 100 feet southwesterly of Merrick Boulevard, a line 100 feet southeasterly of 119<sup>th</sup> Avenue, Merrill Street, a line midway between 119<sup>th</sup> Avenue and 119<sup>th</sup> Road and its southwesterly prolongation, a line 100 feet southwesterly of Ring Place, 120<sup>th</sup> Avenue, 172<sup>nd</sup> Street, a line midway between Victoria Drive and Amelia Road, a line 100 feet southwesterly of Merrill Street, Victoria Drive, Merrill Street, Victoria Road, a line 100 feet northeasterly of Merrill Street, a line 150 feet northwesterly of Baisley Boulevard, Merrill Street, a line 160 feet southeasterly of Brocher Road, a line 100 feet southwesterly of Merrill Street, a line 100 feet southeasterly of Brocher Road, a line 440 feet southwesterly of Merrill Street, a line 75 feet southeasterly of Brocher Road, 172<sup>nd</sup> Street, Baisley Boulevard, the southwesterly boundary line of the Long Island Railroad right-of-way (Old Southern Division), 120<sup>th</sup> Avenue, Bedell Street, 168<sup>th</sup> Street, Baisley Boulevard, 167<sup>th</sup> Street, a line 190 feet northwesterly of Baisley Boulevard, 166<sup>th</sup> Street, Baisley Boulevard, Lakeview Lane, 122<sup>nd</sup> Avenue, Lake View Boulevard East, 118<sup>th</sup> Avenue, Long Street, Foch Boulevard, a line 100 feet southwesterly of Guy R. Brewer Boulevard, 118<sup>th</sup> Avenue, Guy R. Brewer Boulevard, 119<sup>th</sup> Avenue, a line 100 feet southwesterly of 164<sup>th</sup> Street, Foch Boulevard, the southwesterly

- boundary line of the Long Island Railroad right-of-way (Old Southern Division), Guy R. Brewer Boulevard, a line 100 feet southeasterly of 115<sup>th</sup> Avenue, Marsden Street, 115<sup>th</sup> Avenue, 165<sup>th</sup> Street, Linden Boulevard, 167<sup>th</sup> Street, Sayres Avenue, a line 100 feet northeasterly of Guy R. Brewer Boulevard, 110<sup>th</sup> Road, and a line midway between Guy R. Brewer Boulevard and 164<sup>th</sup> Street;
- d. 125<sup>th</sup> Avenue, a line 620 feet southwesterly of Merrill Street, a line 75 feet northwesterly of 125<sup>th</sup> Avenue, a line 475 feet southwesterly of Merrill Street, a line 100 feet northwesterly of 125<sup>th</sup> Avenue, a line 290 feet southwesterly of Merrill Street, 124<sup>th</sup> Avenue and its northeasterly centerline prolongation, a line 290 feet northeasterly of Merrill Street, a line 100 feet northwesterly of 125<sup>th</sup> Avenue, a line 235 feet northeasterly of Merrill Street, 125<sup>th</sup> Avenue, a line 700 feet northeasterly of 174<sup>th</sup> Place, a line midway between 125<sup>th</sup> Avenue and 126<sup>th</sup> Avenue, a line 785 feet northeasterly of 174<sup>th</sup> Place, 126<sup>th</sup> Avenue, a line 895 feet northeasterly of 174<sup>th</sup> Place, a line midway between 126<sup>th</sup> Avenue and 127<sup>th</sup> Avenue, a line 875 feet northeasterly of 174<sup>th</sup> Place, 127<sup>th</sup> Avenue, a line 100 feet northeasterly of 177<sup>th</sup> Street, 129<sup>th</sup> Avenue, a line 60 feet southwesterly of the northwesterly centerline prolongation of 178<sup>th</sup> Place, a line midway between 129<sup>th</sup> Avenue and 130<sup>th</sup> Avenue, 176<sup>th</sup> Street, 129<sup>th</sup> Avenue, 172<sup>nd</sup> Street, 126<sup>th</sup> Avenue and its southwesterly centerline prolongation, and 172<sup>nd</sup> Street;
- e. Farmers Boulevard, Mathewson Court, a line 90 feet southeasterly of Farmers Boulevard, a line 100 feet northeasterly of Mathewson Court, a line perpendicular to the southwesterly street line of Merrick Boulevard distant 125 feet northwesterly (as measured along the street line) from the point of intersection of the southwesterly street line of Merrick Boulevard and the southwesterly street line of Belknap Street, Merrick Boulevard, Belknap Street, 137<sup>th</sup> Avenue, and Westgate Street;
- f. 134<sup>th</sup> Road, Bedell Street, the northeasterly prolongation of the southeasterly street line of 134<sup>th</sup> Road, the southwesterly boundary line of the Long Island Railroad right-of-way (Old Southern Division), the southwesterly centerline prolongation of 133<sup>rd</sup> Road, Garrett Street, a line 100 feet northwesterly of Farmers Boulevard, 137<sup>th</sup> Avenue, and 173<sup>rd</sup> Street;
- g. 140<sup>th</sup> Avenue, 175<sup>th</sup> Street, 139<sup>th</sup> Road, Farmers Boulevard, 140<sup>th</sup> Avenue, 182<sup>nd</sup> Street, 141<sup>st</sup> Avenue, a line 170 feet northeasterly of 185<sup>th</sup> Street, a line 100 feet southeasterly of 141<sup>st</sup> Avenue, a line 100 feet northeasterly of 185<sup>th</sup> Street, a line 465 feet southeasterly of 141<sup>st</sup> Avenue, 185<sup>th</sup> Street, 144<sup>th</sup> Avenue, Springfield Boulevard, North Conduit Avenue, and Guy R. Brewer Boulevard; and
- h. a line perpendicular to the southwesterly street line of 140<sup>th</sup> Street distant 100 feet southeasterly (as measured along the street line) from the point of intersection of the southwesterly street line of 140<sup>th</sup> Street and the southerly street line of Rockaway Boulevard, a line 100 feet northerly of Bascom Avenue, a line 100 feet westerly of 143<sup>rd</sup> Street, Bascom Avenue, 143<sup>rd</sup> Street, a line 100 feet southerly of Rockaway Boulevard, 150<sup>th</sup> Street, North Conduit Avenue, the southerly prolongation of the

- westerly street line of Inwood Street, 135<sup>th</sup> Avenue, 145<sup>th</sup> Street, 133<sup>rd</sup> Avenue, 145<sup>th</sup> Street, a line 100 feet southerly of Sutter Avenue, a line midway between 143<sup>rd</sup> Street and 144<sup>th</sup> Street, 133<sup>rd</sup> Avenue, the westerly boundary line of a park and its northerly and southerly prolongations, 135<sup>th</sup> Avenue, 142<sup>nd</sup> Street, 133<sup>rd</sup> Avenue, a line 100 feet westerly of 143<sup>rd</sup> Street, a line midway between Bascom Avenue and Sutter Avenue, 142<sup>nd</sup> Street, Bascom Avenue, 140<sup>th</sup> Street, a line perpendicular to the northeasterly street line of 140<sup>th</sup> Street distant 100 feet south easterly (as measured along the street line) from the point of intersection of the northeasterly street line of 140<sup>th</sup> Street and the southerly street line of Sutter Avenue, a line 150 feet northeasterly of 140<sup>th</sup> Street, 130<sup>th</sup> Avenue, a line 100 feet northeasterly of 140<sup>th</sup> Street, 133<sup>rd</sup> Avenue, a line midway between 140<sup>th</sup> Street and 142<sup>nd</sup> Street, 135<sup>th</sup> Avenue, a line 115 feet westerly of 142<sup>nd</sup> Street, North Conduit Avenue, 140<sup>th</sup> Street, 135<sup>th</sup> Avenue, and the northeasterly service road of the Van Wyck Expressway;
19. changing from an R4 District to an R3A District property bounded by 109<sup>th</sup> Avenue, a line 100 feet southwesterly of Merrick Boulevard, 110<sup>th</sup> Avenue/Brinkerhoff Avenue, and a line midway between Guy R. Brewer Boulevard and 164<sup>th</sup> Street;
  20. changing from a C8-1 District to an R3A District property bounded by a line 150 feet northwesterly of Baisley Boulevard, a line 100 feet northeasterly of Merrill Street, a line perpendicular to the northeasterly street line of Merrill Street distant 90 feet northwesterly (as measured along the street line) from the point of intersection of the northeasterly street line of Merrill Street and the northwesterly street line of Baisley Boulevard, and Merrill Street;
  21. changing from an R3-2 District to an R3X District property bounded by:
    - a. a line midway between 119<sup>th</sup> Avenue and 119<sup>th</sup> Road, 155<sup>th</sup> Street, 125<sup>th</sup> Avenue, Sutphin Boulevard, 122<sup>nd</sup> Avenue, and a line 100 feet northeasterly of Sutphin Boulevard; and
    - b. a line midway between 129<sup>th</sup> Avenue and 130<sup>th</sup> Avenue, the northwesterly centerline prolongation of 178<sup>th</sup> Place, 130<sup>th</sup> Avenue, a line 100 feet northeasterly of 178<sup>th</sup> Place, a line midway between 130<sup>th</sup> Avenue and 130<sup>th</sup> Road, a line 200 feet northeasterly of 178<sup>th</sup> Place, 130<sup>th</sup> Road, a line 260 feet northeasterly of 178<sup>th</sup> Place, Farmers Boulevard, Garrett Street, and 176<sup>th</sup> Street;
  22. changing from an R4 District to an R4-1 District property bounded by:
    - a. a line 100 feet southeasterly of Liberty Avenue, a line 100 feet southwesterly of Sutphin Boulevard, Lakewood Avenue, Inwood Street, 110<sup>th</sup> Avenue/Brinkerhoff Avenue, 143<sup>rd</sup> Street, 109<sup>th</sup> Avenue, and Remington Street and its southeasterly centerline prolongation;
    - b. 108<sup>th</sup> Avenue, 155<sup>th</sup> Street, 110<sup>th</sup> Avenue/Brinkerhoff Avenue, and a line 100 feet northeasterly of Sutphin Boulevard; and

- c. 107<sup>th</sup> Avenue, 166<sup>th</sup> Street, Hendrickson Place, a line 100 feet southwesterly of Merrick Boulevard, 108<sup>th</sup> Avenue, 167<sup>th</sup> Street, 108<sup>th</sup> Road, a line perpendicular to the southerly street line of 108<sup>th</sup> Road distant 100 feet westerly (as measured along the street line) from the point of intersection of the southerly street line of 108<sup>th</sup> Road and the southwesterly street line of 169<sup>th</sup> Place, 108<sup>th</sup> Drive and its westerly centerline prolongation, a line 100 feet southwesterly of Merrick Boulevard, 109<sup>th</sup> Avenue, and a line midway between 164<sup>th</sup> Street and Guy R. Brewer Boulevard;
23. changing from an R4 District to an R4A District property bounded by 108<sup>th</sup> Avenue, the southwesterly boundary line of the Long Island Railroad right-of-way (Old Southern Division), 110<sup>th</sup> Avenue/Brinkerhoff Avenue, and 155<sup>th</sup> Street;
  24. changing from an R4 District to an R5 District property bounded by 108<sup>th</sup> Avenue, 160<sup>th</sup> Street, 109<sup>th</sup> Avenue, Union Hall Street, 110<sup>th</sup> Avenue/Brinkerhoff Avenue, and the southwesterly boundary line of the Long Island Railroad right-of-way (Old Southern Division);
  25. changing from an R3-2 District to an R5B District property bounded by:
    - a. Foch Boulevard, Merrick Boulevard, a line 150 feet northwesterly of Baisley Boulevard, a line 100 feet northeasterly of Merrill Street, Victoria Road, Merrill Street, a line 100 feet southeasterly of 119<sup>th</sup> Avenue, and a line 100 feet southwesterly of Merrick Boulevard; and
    - b. a line 75 feet southeasterly of Brocher Road, a line 440 feet southwesterly of Merrill Street, a line 100 feet southeasterly of Brocher Road, a line 100 feet southwesterly of Merrill Street, a line 160 feet southeasterly of Brocher Road, Merrill Street, Baisley Boulevard, 124<sup>th</sup> Avenue, a line 290 feet southwesterly of Merrill Street, a line 100 feet northwesterly of 125<sup>th</sup> Avenue, a line 185 feet southwesterly of Merrill Street, a line 75 feet northwesterly of 125<sup>th</sup> Avenue, a line 620 feet southwesterly of Merrill Street, 125<sup>th</sup> Avenue, and 172<sup>nd</sup> Street;
  26. changing from an R4 District to an R5B District property bounded by 104<sup>th</sup> Road, a line midway between 164<sup>th</sup> Street and 164<sup>th</sup> Place, a line 100 feet northwesterly of 107<sup>th</sup> Avenue, and a line midway between Guy R. Brewer Boulevard and 164<sup>th</sup> Street;
  27. changing from a C8-1 District to an R5B District property bounded by:
    - a. Merrick Boulevard, Baisley Boulevard, Merrill Street, a line perpendicular to the northeasterly street line of Merrill Street distant 90 feet northwesterly (as measured along the street line) from the point of intersection of the northeasterly street line of Merrill Street and the northwesterly street line of Baisley Boulevard, a line 100 feet northeasterly of Merrill Street, and a line 150 feet northwesterly of Baisley Boulevard; and

- b. Baisley Boulevard, Merrill Street, and 124<sup>th</sup> Avenue;
28. changing from an R3-2 District to an R5D District property bounded by:
- a. 110<sup>th</sup> Avenue/Brinkerhoff Avenue, a line 100 feet northeasterly of Sutphin Boulevard, Linden Boulevard, a line 150 feet northeasterly of Sutphin Boulevard, a line 125 feet northwesterly of 114<sup>th</sup> Road, a line 100 feet northeasterly of Sutphin Boulevard, 115<sup>th</sup> Avenue, a line 100 feet northeasterly of Sutphin Boulevard, 122<sup>nd</sup> Avenue, Sutphin Boulevard, 120<sup>th</sup> Avenue, a line 150 feet southwesterly of Sutphin Boulevard, a line 100 feet southeasterly of 119<sup>th</sup> Avenue, a line 100 feet southwesterly of Sutphin Boulevard, a line 100 feet southeasterly of Foch Boulevard, a line 125 feet southwesterly of Sutphin Boulevard, Foch Boulevard, 148<sup>th</sup> Street, a line perpendicular to the northeasterly street line of 148<sup>th</sup> Street distant 165 feet northwesterly (as measured along the street line) from the point of intersection of the northeasterly street line of 148<sup>th</sup> Street and the northerly street line of Foch Boulevard, a line 100 feet southwesterly of Sutphin Boulevard, 116<sup>th</sup> Avenue, 149<sup>th</sup> Street, a line 100 feet westerly of Sutphin Boulevard, a line 100 feet southwesterly of Sutphin Boulevard, a line 100 feet northeasterly of 149<sup>th</sup> Street, a line 100 feet southeasterly of Linden Boulevard, a line 100 feet southwesterly of Sutphin Boulevard, a line 165 feet southeasterly of 111<sup>th</sup> Avenue, a line 125 feet southwesterly of Sutphin Boulevard, 111<sup>th</sup> Avenue, and a line 100 feet southwesterly of Sutphin Boulevard;
  - b. Rockaway Boulevard, 140<sup>th</sup> Street, a line 100 feet southerly of 123<sup>rd</sup> Avenue, a line 100 feet easterly of 143<sup>rd</sup> Street, 123<sup>rd</sup> Avenue, 143<sup>rd</sup> Street, a line 100 feet northerly of Rockaway Boulevard, 147<sup>th</sup> Street, Rockaway Boulevard, 150<sup>th</sup> Street, a line 100 feet southerly of Rockaway Boulevard, 143<sup>rd</sup> Street, Bascom Avenue, a line 100 feet westerly of 143<sup>rd</sup> Street, a line 100 feet northerly of Bascom Avenue, a line perpendicular to the southwesterly street line of 140<sup>th</sup> Street distant 100 feet southeasterly (as measured along the street line) from the point of intersection of the southwesterly street line of 140<sup>th</sup> Street and the southerly street line of Rockaway Boulevard, and the northeasterly service road of the Van Wyck Expressway; and
  - c. the northeasterly centerline prolongation of 124<sup>th</sup> Avenue, Merrick Boulevard, Leslie Road, a line 70 feet northeasterly of Merrick Boulevard, Selover Road, a line 80 feet northeasterly of Merrick Boulevard, Anderson Road, Merrick Boulevard, a line perpendicular to the southwesterly street line of Merrick Boulevard distant 125 feet northwesterly (as measured along the street line) from the point of intersection of the southwesterly street line of Merrick Boulevard and the southwesterly street line of Belknap Street, a line 100 feet northeasterly of Mathewson Court, a line 90 feet southeasterly of Farmers Boulevard, Mathewson Court, a line 260 feet northeasterly of 178<sup>th</sup> Place, 130<sup>th</sup> Road, a line 200 feet northeasterly of 178<sup>th</sup> Place, a line midway between 130<sup>th</sup> Avenue and 130<sup>th</sup> Road, a line 100 feet northeasterly of 178<sup>th</sup> Place, 130<sup>th</sup> Avenue, the northwesterly centerline prolongation of 178<sup>th</sup> Place, a line midway between 129<sup>th</sup> Avenue and 130<sup>th</sup> Avenue, a line 60 feet southwesterly of the northwesterly centerline prolongation of 178<sup>th</sup> Place, 129<sup>th</sup> Avenue, a line 100 feet

- northeasterly of 177<sup>th</sup> Street, 127<sup>th</sup> Avenue, a line 875 feet northeasterly of 174<sup>th</sup> Place, a line midway between 126<sup>th</sup> Avenue and 127<sup>th</sup> Avenue, a line 895 feet northeasterly of 174<sup>th</sup> Place, 126<sup>th</sup> Avenue, a line 785 feet northeasterly of 174<sup>th</sup> Place, a line midway between 125<sup>th</sup> Avenue and 126<sup>th</sup> Avenue, a line 700 feet northeasterly of 174<sup>th</sup> Place, 125<sup>th</sup> Avenue, a line 235 feet northeasterly of Merrill Street, a line 100 feet northwesterly of 125<sup>th</sup> Avenue, and a line 190 feet northeasterly of Merrill Street;
29. changing from an R3A District to an R5D District property bounded by a line 300 feet northwesterly of Sunbury Road, a line 100 feet southwesterly of Irwin Place, Sunbury Road, and Merrick Boulevard;
  30. changing from an R4 District to an R5D District property bounded by:
    - a. 108<sup>th</sup> Avenue, Sutphin Boulevard, 108<sup>th</sup> Avenue, a line 100 feet northeasterly of Sutphin Boulevard, 110<sup>th</sup> Avenue/Brinkerhoff Avenue, and a line 100 feet southwesterly of Sutphin Boulevard; and
    - b. a line 100 feet northwesterly of 109<sup>th</sup> Avenue, a line midway between Union Hall Street and Guy R. Brewer Boulevard, 109<sup>th</sup> Avenue, and Union Hall Street;
  31. changing from an R4B District to an R5D District property bounded by Sunbury Road, a line midway between Merrick Boulevard and Irwin Place, Leslie Road, and Merrick Boulevard;
  32. changing from a C8-1 District to an R5D District property bounded by:
    - a. Baisley Boulevard, Irwin Place and its northwesterly centerline prolongation, a line 300 feet northwesterly of Sunbury Road, Merrick Boulevard, 124<sup>th</sup> Avenue and its northeasterly centerline prolongation, and Merrill Street; and
    - b. Anderson Road, a line 100 feet northeasterly of Merrick Boulevard, Eveleth Road, and Merrick Boulevard;
  33. establishing within a proposed R3-1 District a C1-2 District bounded by 137<sup>th</sup> Avenue, a line 150 feet northeasterly of Guy R. Brewer Boulevard, 140<sup>th</sup> Avenue, and Guy R. Brewer Boulevard;
  34. establishing within a proposed R3-2 District a C1-2 District bounded by a line 175 feet northwesterly of 122<sup>nd</sup> Avenue, a line 110 feet easterly of Farmers Boulevard, a line 110 feet northeasterly of Nellis Street, 122<sup>nd</sup> Avenue, Nellis Street, and Farmers Boulevard;
  35. establishing within a proposed R2 District a C1-3 District bounded by:

- a. a line 100 feet northwesterly of 140<sup>th</sup> Avenue, the southwesterly boundary line of the Long Island Railroad right-of-way (Old Southern Division), 140<sup>th</sup> Avenue, and Bedell Street; and
  - b. a line 100 feet northwesterly of 140<sup>th</sup> Avenue, a line midway between Thurston Street and Southgate Street, 140<sup>th</sup> Avenue, and Thurston Street;
36. establishing within a proposed R3-1 District a C1-3 District bounded by a line 100 feet northwesterly of 140<sup>th</sup> Avenue, Westgate Street, Thurston Street, 140<sup>th</sup> Avenue, and the southwesterly boundary line of the Long Island Railroad right-of-way (Old Southern Division);
37. establishing within an existing R3-2 District a C1-3 District bounded by:
- a. Foch Boulevard, a line 100 feet southwesterly of 164<sup>th</sup> Street, 119<sup>th</sup> Avenue, Guy R. Brewer Boulevard, 118<sup>th</sup> Avenue, and a line 100 feet southwesterly of Guy R. Brewer Boulevard;
  - b. Garrett Street, Farmers Boulevard, Westgate Street, a line perpendicular to the southwesterly street line of Westgate Street distant 160 feet southeasterly (as measured along the street line) from the point of intersection of the southwesterly street line of Westgate Street and the easterly street line of Farmers Boulevard, Bedell Street, a line perpendicular to the southwesterly street line of Bedell Street distant 100 feet southeasterly (as measured along the street line) from the point of intersection of the southwesterly street line of Bedell Street and the easterly street line of Farmers Boulevard, a line midway between Bedell Street and 182<sup>nd</sup> Street, a line perpendicular to the northeasterly street line of 182<sup>nd</sup> Street distant 100 feet southeasterly (as measured along the street line) from the point of intersection of the northeasterly street line of 182<sup>nd</sup> Street and the easterly street line of Farmers Boulevard, 182<sup>nd</sup> Street, a line 150 feet easterly of Farmers Boulevard, a line 100 feet northwesterly of 140<sup>th</sup> Avenue, the northwesterly prolongation of the southwesterly street line of 180<sup>th</sup> Street, 140<sup>th</sup> Avenue, Farmers Boulevard, 139<sup>th</sup> Road, and a line 100 feet westerly of Farmers Boulevard;
38. establishing within a proposed R3-2 District a C1-3 District bounded by a line 100 feet northwesterly of Farmers Boulevard, a line midway between Mars Place and Sidway Place, Farmers Boulevard, and Sidway Place;
39. establishing within a proposed R3A District a C1-3 District bounded by:
- a. Linden Boulevard, Meyer Avenue, and 157<sup>th</sup> Street;

- b. a line 115 feet northwesterly of 123<sup>rd</sup> Avenue, Sutphin Boulevard, 123<sup>rd</sup> Avenue, and a line 100 feet southwesterly of Sutphin Boulevard; and
  - c. 122<sup>nd</sup> Avenue, a line 100 feet northeasterly of Guy R. Brewer Boulevard, Baisley Boulevard, 161<sup>st</sup> Place, a line 100 feet northwesterly of Baisley Boulevard, and a line 100 feet southwesterly of Guy R. Brewer Boulevard;
40. establishing within an existing R3X District a C1-3 District bounded by Baisley Boulevard, Guy R. Brewer Boulevard, 128<sup>th</sup> Avenue, and a line perpendicular to the northwesterly street line of 128<sup>th</sup> Avenue distant 210 feet southwesterly (as measured along the street line) from the point of intersection of the northwesterly street line of 128<sup>th</sup> Avenue and the southwesterly street line of Guy R. Brewer Boulevard;
41. establishing within an existing R4 District a C1-3 District bounded by 109<sup>th</sup> Avenue, Guy R. Brewer Boulevard, a line 110 feet southeasterly of 109<sup>th</sup> Avenue, and a line 100 feet southwesterly of Guy R. Brewer Boulevard;
42. establishing within a proposed R5B District a C1-3 District bounded by:
- a. Foch Boulevard, Merrick Boulevard, Victoria Road, Merrill Street, a line 100 feet southeasterly of 119<sup>th</sup> Avenue, and a line 100 feet southwesterly of Merrick Boulevard; and
  - b. a line 120 feet southeasterly of Victoria Road, Merrick Boulevard, Baisley Boulevard, Merrill Street, 124<sup>th</sup> Avenue, a line 290 feet southwesterly of Merrill Street, a line 100 feet northwesterly of 125<sup>th</sup> Avenue, a line 475 feet southwesterly of Merrill Street, a line 75 feet northwesterly of 125<sup>th</sup> Avenue, a line 620 feet southwesterly of Merrill Street, 125<sup>th</sup> Avenue, 172<sup>nd</sup> Street, a line 75 feet southeasterly of Brocher Road, a line 440 feet southwesterly of Merrill Street, a line 100 feet southeasterly of Brocher Road, a line 100 feet southwesterly of Merrill Street, a line 160 feet southeasterly of Brocher Road, Merrill Street, a line perpendicular to the northeasterly street line of Merrill Street distant 90 feet northwesterly (as measured along the street line) from the point of intersection of the northeasterly street line of Merrill Street and the northwesterly street line of Baisley Boulevard, and a line 100 feet northeasterly of Merrill Street;
43. establishing within a proposed R5D District a C1-3 District bounded by:
- a. 110<sup>th</sup> Avenue/Brinkerhoff Avenue, a line 100 feet northeasterly of Sutphin Boulevard, 111<sup>th</sup> Avenue, a line 100 feet southwesterly of Sutphin Boulevard, a line midway between 110<sup>th</sup> Road and 111<sup>th</sup> Avenue, Sutphin Boulevard, 110<sup>th</sup> Road, and a line 100 feet southwesterly of Sutphin Boulevard;

- b. 112<sup>th</sup> Avenue, Sutphin Boulevard, 112<sup>th</sup> Avenue, a line 100 feet northeasterly of Sutphin Boulevard, Linden Boulevard, a line 150 feet northeasterly of Sutphin Boulevard, a line 125 feet northwesterly of 114<sup>th</sup> Road, a line 100 feet northeasterly of Sutphin Boulevard, 115<sup>th</sup> Avenue, Sutphin Boulevard, 115<sup>th</sup> Avenue, a line 100 feet southwesterly of Sutphin Boulevard, a line 100 feet northeasterly of 149<sup>th</sup> Street, a line 100 feet southeasterly of Linden Boulevard, and a line 100 feet southwesterly of Sutphin Boulevard;
  - c. 119<sup>th</sup> Avenue, a line 100 feet northeasterly of Sutphin Boulevard, 119<sup>th</sup> Road, and Sutphin Boulevard;
  - d. 120<sup>th</sup> Avenue, a line 100 feet northeasterly of Sutphin Boulevard, 122<sup>nd</sup> Avenue, and Sutphin Boulevard;
  - e. Rockaway Boulevard, 140<sup>th</sup> Street, a line 100 feet southerly of 123<sup>rd</sup> Avenue, 142<sup>nd</sup> Place, Rockaway Boulevard, 143<sup>rd</sup> Street, Bascom Avenue, a line 100 feet westerly of 143<sup>rd</sup> Street, a line 100 feet northerly of Bascom Avenue, a line perpendicular to the southwesterly street line of 140<sup>th</sup> Street distant 100 feet southeasterly (as measured along the street line) from the point of intersection of the southwesterly street line of 140<sup>th</sup> Street and the southerly street line of Rockaway Boulevard, and the northeasterly service road of the Van Wyck Expressway;
  - f. Baisley Boulevard, Irwin Place, a line 300 feet northwesterly of Sunbury Road, a line 100 feet southwesterly of Irwin Place, Sunbury Road, a line midway between Irwin Place and Merrick Boulevard, a line 100 feet southeasterly of Sunbury Road, and Merrick Boulevard; and
  - g. Ursina Road, a line midway between Irwin Place and Merrick Boulevard, Leslie Road, a line 70 feet northeasterly of Merrick Boulevard, Selover Road, a line 80 feet northeasterly of Merrick Boulevard, Anderson Road, a line 100 feet northeasterly of Merrick Boulevard, Eveleth Road, and Merrick Boulevard;
- 44. establishing within a proposed R5D District a C1-4 District bounded by a line 100 feet northwesterly of 109<sup>th</sup> Avenue, a line midway between Union Hall Street and Guy R. Brewer Boulevard, 109<sup>th</sup> Avenue, and Union Hall Street;
  - 45. establishing within an existing R3-2 District a C2-3 District bounded by 112<sup>th</sup> Road, Guy R. Brewer Boulevard, Phroane Avenue, a line 100 feet northeasterly of Guy R. Brewer Boulevard, Sayres Avenue, Guy R. Brewer Boulevard, Linden Boulevard, and a line 100 feet southwesterly of Guy R. Brewer Boulevard; and
  - 46. establishing within a proposed R5D District a C2-3 District bounded by:

- a. 108<sup>th</sup> Avenue, a line 100 feet northeasterly of Sutphin Boulevard, 110<sup>th</sup> Avenue/Brinkerhoff Avenue, and a line 100 feet southwesterly of Sutphin Boulevard;
- b. 111<sup>th</sup> Avenue, Sutphin Boulevard, a line 165 feet southeasterly of 111<sup>th</sup> Avenue, and a line 125 feet southwesterly of Sutphin Boulevard;
- c. 115<sup>th</sup> Avenue, Sutphin Boulevard, 115<sup>th</sup> Avenue, a line 100 feet northeasterly of Sutphin Boulevard, 119<sup>th</sup> Avenue, a line 100 feet southwesterly of Sutphin Boulevard, a line 100 feet southeasterly of Foch Boulevard, a line 125 feet southwesterly of Sutphin Boulevard, Foch Boulevard, 148<sup>th</sup> Street, a line perpendicular to the northeasterly street line of 148<sup>th</sup> Street distant 165 feet northwesterly (as measured along the street line) from the point of intersection of the northeasterly street line of 148<sup>th</sup> Street and the northwesterly street line of Foch Boulevard, a line 100 feet southwesterly of Sutphin Boulevard, 116<sup>th</sup> Avenue, 149<sup>th</sup> Street, and a line 100 feet westerly and southwesterly of Sutphin Boulevard;
- d. Rockaway Boulevard, 145<sup>th</sup> Street, a line 100 feet southerly of Rockaway Boulevard, and 144<sup>th</sup> Street;
- e. a line 100 feet northerly of Rockaway Boulevard, 147<sup>th</sup> Street, Rockaway Boulevard, 150<sup>th</sup> Street, a line 100 feet southerly of Rockaway Boulevard, and Inwood Street; and
- f. Baisley Boulevard, Merrick Boulevard, a line perpendicular to the southerly street line of Merrick Boulevard distant 125 feet northwesterly (as measured along the street line) from the point of intersection of the southerly street line of Merrick Boulevard and the southwesterly street line of Belknap Street, a line 100 feet northeasterly of Mathewson Court, a line 90 feet southeasterly of Farmers Boulevard, Mathewson Court, a line 260 feet northeasterly of 178<sup>th</sup> Place, 130<sup>th</sup> Road, a line 200 feet northeasterly of 178<sup>th</sup> Place, a line midway between 130<sup>th</sup> Avenue and 130<sup>th</sup> Road, a line 100 feet northeasterly of 178<sup>th</sup> Place, 130<sup>th</sup> Avenue, the northwesterly centerline prolongation of 178<sup>th</sup> Place, a line midway between 129<sup>th</sup> Avenue and 130<sup>th</sup> Avenue, a line 60 feet southwesterly of the northwesterly centerline prolongation of 178<sup>th</sup> Place, 129<sup>th</sup> Avenue, a line 100 feet northeasterly of 177<sup>th</sup> Street, 127<sup>th</sup> Avenue, a line 875 feet northeasterly of 174<sup>th</sup> Place, a line midway between 126<sup>th</sup> Avenue and 127<sup>th</sup> Avenue, a line 895 feet northeasterly of 174<sup>th</sup> Place, 126<sup>th</sup> Avenue, a line 785 feet northeasterly of 174<sup>th</sup> Place, a line midway between 125<sup>th</sup> Avenue and 126<sup>th</sup> Avenue, a line 700 feet northeasterly of 174<sup>th</sup> Place, 125<sup>th</sup> Avenue, a line 235 feet northeasterly of Merrill Street, a line 100 feet northwesterly of 125<sup>th</sup> Avenue, a line 190 feet northeasterly of Merrill Street, 124<sup>th</sup> Avenue and its northeasterly centerline prolongation, and Merrill Street;

as shown in a diagram (for illustrative purposes only dated November 29, 2010 and subject to the conditions of CEQR Declaration E-266.

The above resolution (C 110145 ZMQ), duly adopted by the City Planning Commission on March 30, 2011 (Calendar No. 10), is filed with the Office of the Speaker, City Council, and the Queens Borough President in accordance with the requirements of Section 197-d of the New York City Charter.

**AMANDA M. BURDEN, FAICP, Chair**

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

**ANGELA M. BATTAGLIA, RAYANN BESSER, IRWIN G. CANTOR, PE.,**

**ALFRED C. CERULLO, III, BETTY Y. CHEN, RICHARD W. EADDY,**

**NATHAN LEVENTHAL, ANNA HAYES LEVIN, KAREN A. PHILLIPS, Commissioners**



CITY PLANNING COMMISSION  
CITY OF NEW YORK  
DIAGRAM SHOWING PROPOSED  
**ZONING CHANGE**  
ON SECTIONAL MAPS  
**14d, 18c, 18d, 19a & 19b**

New York, Certification Date  
NOVEMBER 29, 2010

BOROUGH OF  
**QUEENS**

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



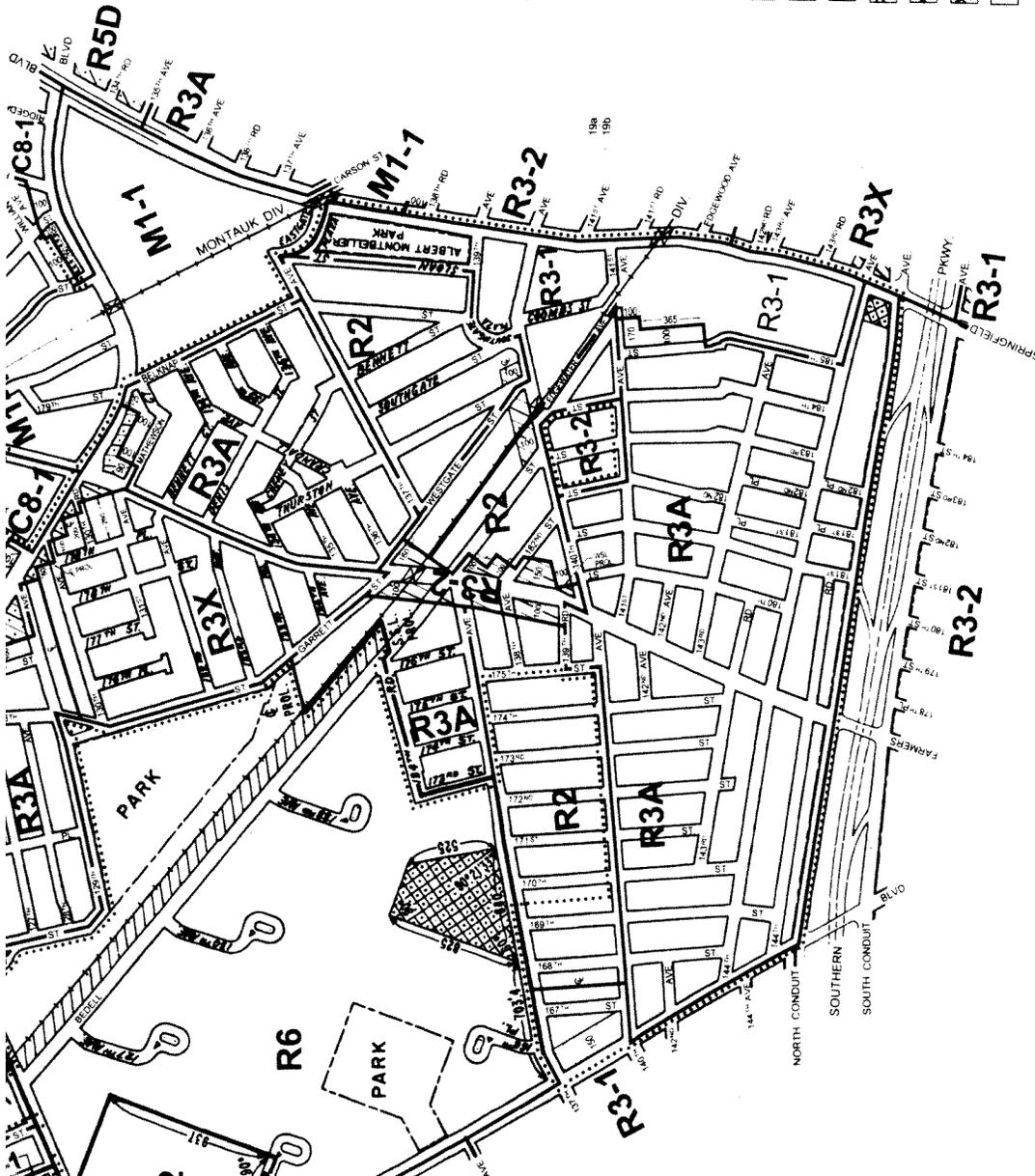
NOTE:

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Indicates Zoning District Boundary.

The areas enclosed by the dotted lines are proposed to be rezoned by eliminating C1-2, C1-3, C1-4, C2-2 and C2-3 Districts from within existing R3-2, R3A, R4, R4B, R5B and R6 Districts, by changing R2, R3-2, R3A, R4, R4B, R5B, C8-1 and M1-1 Districts to R2, R3-2, R3A, R3X, R4-1, R4A, R5B and R5D Districts, and by establishing C1-2, C1-3, C1-4 and C2-3 Districts within existing and proposed R2, R3-1, R3-2, R3A, R3X, R4, R5B and R5D Districts.

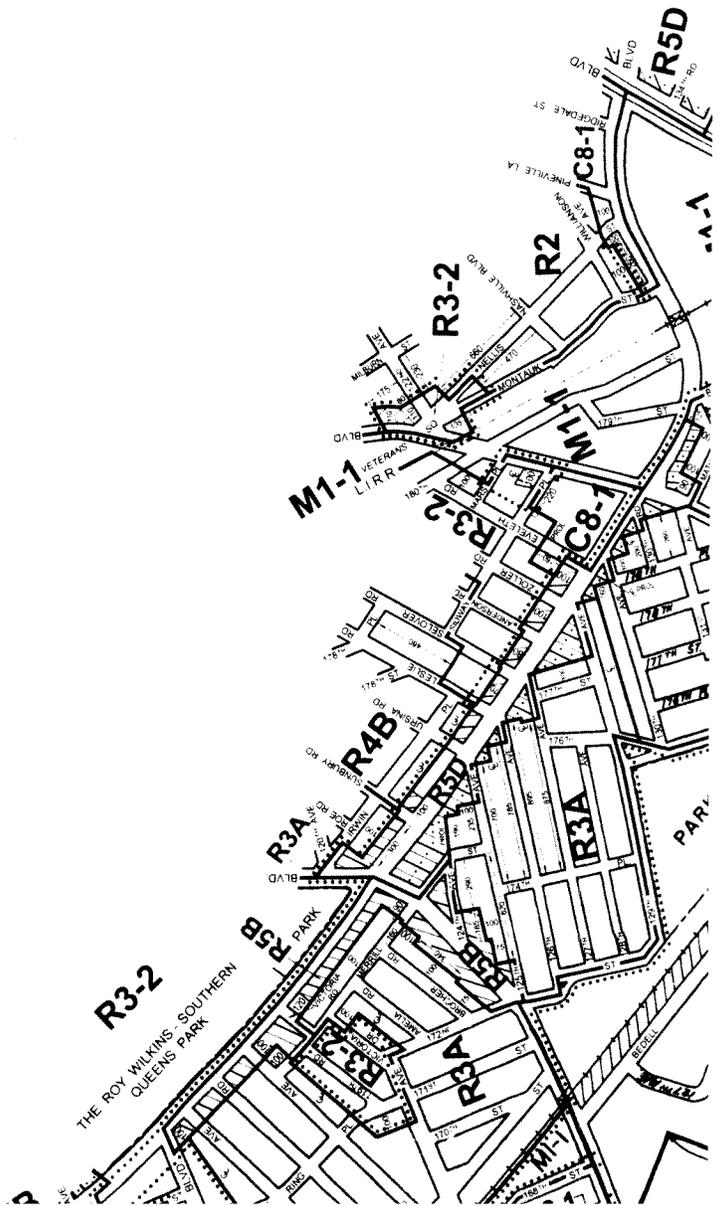
-  Indicates a C1-1 District.
-  Indicates a C1-2 District.
-  Indicates a C1-3 District.
-  Indicates a C2-2 District.
-  Indicates a C2-3 District.
-  Indicates a C2-4 District.
-  Indicates a Special Downtown Jamaica District.



THIS DIAGRAM IS FOR ILLUSTRATIVE PURPOSES ONLY.







CITY PLANNING COMMISSION

# Queens Borough President Recommendation

APPLICATION: ULURP #110145 ZMQ

COMMUNITY BOARD: Q12

## 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 of the Zoning Map generally bounded by the Van Wyck Expressway, Liberty Avenue, Sutphin Boulevard, 108<sup>th</sup> Avenue, Union Hall Street, South Road, Merrick Boulevard, Springfield Boulevard, North Conduit Avenue, Guy R. Brewer Boulevard, Baisley Boulevard, Sections Nos. 14d, 18d, 19a and 19b, South Jamaica, Borough of Queens. (Related application ULURP #110146 ZRQ)

## PUBLIC HEARING

A Public Hearing was held in the Borough President's Conference Room at 120-55 Queens Boulevard on February 3, 2011 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. The applicant made a presentation. There were four (4) speakers in favor. 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:

- The Department of City Planning is proposing to rezone most of 538 blocks in the South Jamaica as follows:
  - Existing R3-2 and C8-1 districts: R2 districts are proposed for all or portions of 137<sup>th</sup> Avenue and west of Farmers Boulevard, portions of 4 blocks located east of Farmers Boulevard and southwest of the LIRR right of way, and 5 blocks bounded by 137<sup>th</sup> Avenue, Sloan Street, Southgate Plaza and Westgate Street. An extension of an existing R2 district east of Montauk Street and south of Williamson Avenue is also proposed, increasing the depth an R2 district to 100 feet from Williamson Street;
  - Existing R2, R5B, C8-1, M1-1 districts: R3-2 districts are proposed on a portion of a block bounded by Mars Place, Farmers Boulevard and Sidway Place, and on a portion of 4 blocks located at the intersection of Farmers Boulevard, Nellis and Montauk Streets, on 1 block bounded by the LIRR right of way, Guy R Brewer and Linden Boulevards, and on a portion of a block front along the west side of Merrick Boulevard, north of Foch Boulevard;
  - Existing R3-2 districts: R3-1 districts are proposed on all or portions of 16 blocks north of Bascom and Sutter Avenues generally between 140<sup>th</sup> & 145<sup>th</sup> streets; on all or portions of 4 blocks north of 115<sup>th</sup> Road between 155<sup>th</sup> & 157<sup>th</sup> Streets; on a portion of 1 block north of Linden Boulevard and east of Guy R. Brewer Boulevard; on 1 ½ blocks east of Gut R. Brewer Boulevard between 137<sup>th</sup> & 140<sup>th</sup> Avenues; and on all or portions of 6 blocks west of Springfield Boulevard generally between Eastgate Plaza & 144<sup>th</sup> Avenue;
  - Existing R3-2, R4 districts: R3A on all or portions of 385 blocks;
  - Existing R3-2 district: R3X districts are proposed on all or portions of 14 blocks north of 125<sup>th</sup> Avenue and west of Sutphin Boulevard, and all or portions of 14 blocks generally northwest of Farmers Boulevard and south east of 129<sup>th</sup> Avenue;
  - Existing R4 districts: R4-1 districts are proposed north of 110<sup>th</sup> Avenue on all or portions of 43 blocks west of Sutphin Boulevard, all or portions of blocks east of Sutphin Boulevard, and all or portions of 10 blocks west of Merrick Boulevard;
  - Existing R4 districts: R4A districts are proposed for all or portions of 5 blocks located west of the LIRR right of way between 108<sup>th</sup> & 110<sup>th</sup> Avenue;
  - Existing R4 district: An R5 district is proposed on all or portions of 3 blocks east of the LIRR right of way between 108<sup>th</sup> & 110<sup>th</sup> Avenues;
  - Existing R3-2 and C8-1 districts: R5B districts are proposed on all or portions of 7 blocks along Merrick and Baisley Boulevards, and along a portion of 2 blocks generally located east of Guy R. Brewer Boulevard and north of 107<sup>th</sup> Avenue;
  - Existing R3-2, R3A, R4, R4B and C8-1 districts: R5D districts are proposed on all or portions of 80 blocks along parts of Rockaway, Sutphin and Merrick Boulevards and on a minor portion of 1 block located at the northeast corner of Union Hall Street & 109<sup>th</sup> Avenue;

Continued...

**QUEENS BOROUGH PRESIDENT'S RECOMMENDATION**

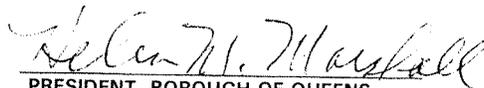
**ULURP #110145 ZMQ**

**Page Two**

- The rezoning proposal includes revisions of existing commercial overlays and establishment of new commercial overlays. The depths of certain overlays would be reduced from 150 feet to a depth of 100 feet to reduce opportunities for commercial encroachment into residential districts. New commercial overlays would be mapped on appropriate streets to reflect existing business activity and to encourage new economic opportunities that provide local residents with goods, services and employment opportunities.;
- The South Jamaica Rezoning covers 538 blocks that are mostly developed with low density housing. The proposed zoning designations reflect the predominant types of development in those neighborhoods. Moderate increases in commercial and residential development are also proposed along the main corridors in the rezoning area.;
- This rezoning application responds to the longstanding requests of many Community District 12 residents and civic organizations concerned with the rate of out of character development, which has occurred over time, that was changing and destabilizing solid established neighborhoods. The Queens Office of the Department of City Planning has worked and met extensively with local community residents, civic organizations, the elected officials to receive input and feedback on areas of concern.;
- Community Board 12 approved this application by a vote of thirty-two (32) in favor with none (0) opposed or abstaining at a public hearing held on January 19, 2011.

**RECOMMENDATION**

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

  
PRESIDENT, BOROUGH OF QUEENS

  
DATE



# Community Board 12

## The City of New York

### Borough of Queens

90-28 161st Street  
Jamaica, New York 11423-6187

(718) 658-3308  
Fax: (718) 739-6997

Helen Marshall  
BOROUGH PRESIDENT

Barry Grodenchik  
DEPUTY BOROUGH PRESIDENT  
DIRECTOR OF COMMUNITY BOARDS

Adjoa Esinam Gzifa  
CHAIRPERSON

Yvonne Reddick  
DISTRICT MANAGER

January 28, 2011

City Planning Commission  
22 Reade Street  
New York, NY 10007

Community Board 12 Queens members met on Wednesday, January 19, 2011 at the Robert Ross Johnson Family Life Center located at 172-17 Linden Blvd., St. Albans, NY 11433, and held a Public Hearing on Application #110145ZMQ – Zoning Map Change and App. #N110146ZRQ – Zoning Text, South Jamaica Rezoning.

There were 27 members present at the meeting, but only 26 members voted. The vote was as follows: 26 Approved    0 Opposed    0 Abstained.

One board member left before the vote was taken.

Thank you.

Yvonne Reddick  
District Manager  
Community Board 12, Q

### Community/Borough Board Recommendation

CITY PLANNING COMMISSION  
22 Rensselaer Street, New York, NY 10007  
FAX # (212) 720-3366

Application # C 110145 ZMQ  
CEQR # 11DCP041Q  
Community District No. 12 Borough: Queens  
Community District No. \_\_\_ Borough: \_\_\_  
Project Name: South Jamaica Rezoning

*Docket Description:*

SEE ATTACHED

*Applicant(s):*  
NYC Department of City Planning  
Queens Borough Office  
120-55 Queens Boulevard, Rm. 201  
Kew Gardens, NY 11424

*Applicant's Representative:*  
John Young  
Queens Borough Office  
NYC Department of City Planning  
120-55 Queens Boulevard, Rm. 201  
Kew Gardens, NY 11424

Community Board No. 12 Borough: Queens  
Date of public hearing: 1/19/2011  
Was a quorum present? YES  NO   
Vote adopting recommendation taken: \_\_\_\_\_

Borough Board  
FAMILY LIFE Center  
Location: 172-17 Linden Blvd  
St. Albans, NY 11433

A public hearing shall require a quorum of 20% of the appointed members of the board, but in no event fewer than seven such members.

Location: \_\_\_\_\_

**RECOMMENDATION**

Approve  Approve With Modifications/Conditions  
 Disapprove  Disapprove With Modifications/Conditions

Explanation of Recommendation-Modification/Conditions (Attach additional sheets if necessary)

26 0 0 36  
Voting

In Favor: *Regina Spita* Against: Abstaining: Total members appointed to the board: *Chairperson*

Community/Borough Board Officer Title  
Date: 1/28/11

v.012006w

\* Indicates application was certified by the CPC pursuant to Section 197-C(c) of the City Charter.