



CITY PLANNING COMMISSION

May 22, 2013/Calendar No. 10

C 130188 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. 11b, 11d, 15a, and 15c;

1. eliminating from an existing R2 District a C1-2 District bounded by:
 - a. a line 150 feet northwesterly of Hillside Avenue, Little Neck Parkway, a line 150 feet southeasterly of Hillside Avenue, 249th Street, Hillside Avenue, and 253rd Street;
 - b. 77th Road, a boundary line of the City of New York, a line 80 feet southeasterly of 77th Road and its northeasterly prolongation, a line 300 feet northeasterly of 21st Street, a line midway between 77th Road and Union Turnpike, and 271st Street;
 - c. a line perpendicular to the northeasterly street line of 271st Street distant 175 feet southeasterly (as measured along the street line) from the point of intersection of the northeasterly street line of 271st Street and the southeasterly street line of Union Turnpike, and Langdale Street; and
 - d. a line perpendicular to the easterly street line of Langdale Street distant 200 feet southerly (as measured along the street line) from the point of intersection of the easterly street line of Langdale Street and the southeasterly street line of Union Turnpike, a boundary line of the City of New York, a line 240 feet northerly of 78th Avenue, and Langdale Street;
2. eliminating from an existing R4 District a C1-2 District bounded a line 100 feet northeasterly of Braddock Avenue, 239th Street, Braddock Avenue, 92nd Road, Gettysburg Street, 92nd Avenue, 224th Street, Braddock Avenue, and Moline Street;
3. eliminating from within an existing R2 District a C2-2 District bounded by:
 - a. a line 150 feet northwesterly of Hillside Avenue, 261st Street, a line 150 feet southeasterly of Hillside Avenue, 258th Street, Hillside Avenue, a line 100 feet southwesterly of 256th Street, a line 100 feet southeasterly of Hillside Avenue, and Little Neck Parkway; and
 - b. a line 150 feet northwesterly of Hillside Avenue, a boundary line of the City of New York, and 267th Street;
4. eliminating from within an existing R3-2 District a C2-2 District bounded by:

- a. a line 100 feet northwesterly of Jamaica Avenue, 243rd Street, Jamaica Avenue, and 240th Street; and
 - b. a line 150 feet northwesterly of Union Turnpike, Little Neck Parkway, a line perpendicular to southwesterly street line of Little Neck Parkway distant 135 feet northwesterly (as measured along the street line) from the point of intersection of the southwesterly street line of Little Neck Parkway and the northwesterly street line of Union Turnpike, a line midway between Little Neck Parkway and 252nd Street, a line perpendicular to the northeasterly street line of 252nd Street distant 110 feet northwesterly (as measured along the street line) from the point of intersection of the northeasterly street line of 252nd Street and the northwesterly street line of Union Turnpike, and 252nd Street;
5. eliminating from within an existing R4 District a C2-2 District bounded by:
- a. a line 100 feet northeasterly of Braddock Avenue, a line 100 feet southeasterly of 241st Street, Braddock Avenue, and 239th Street; and
 - b. a line 150 feet northerly of Jamaica Avenue, 91st Avenue, a line 100 feet northwesterly of Jamaica Avenue, Commonwealth Boulevard, a line 100 feet northwesterly of Jamaica Avenue, 249th Street, Jamaica Avenue, Braddock Avenue, and Cross Island Parkway;
6. changing from an R2 District to an R1-2A District property bounded by:
- a. 267th Street and its northwesterly centerline prolongation, 73rd Avenue, the northeasterly prolongation of a southeasterly street line of 260th Place, a line 45 degrees to the centerline of 72nd Road and passing through the point of intersection of the centerline of 72nd Road and the southeasterly centerline prolongation of 266th Street, 72nd Road, the southeasterly street line of 260th Place and its northeasterly and southwesterly prolongations, Little Neck Parkway, and Grand Central Parkway; and
 - b. a line 100 feet southeasterly of Union Turnpike, 233rd Street, Seward Avenue, 235th Street, a line 100 feet southeasterly of Seward Avenue, the southeasterly centerline prolongation of 236th Street, Winchester Boulevard, a line 100 feet northerly of Hillside Avenue, 232nd Street, a line 100 feet northwesterly of Seward Avenue, and a line midway between 232nd Street and 233rd Street;
7. changing from an R3-2 District to an R1-2A District property bounded by 72nd Road, a line 45 degrees to the centerline of 72nd Road and passing through the point of intersection of the centerline of 72nd Road and the southeasterly centerline prolongation of 266th Street, and the northeasterly prolongation of a southeasterly street line of 260th Place;

8. changing from an R4 District to an R2 District property bounded by Braddock Avenue, a line 215 feet northwesterly of 90th Avenue and its northeasterly prolongation, and 221st Place;
9. changing from an R2 District to an R2A District property bounded by:
 - a. Stronghurst Avenue, Union Turnpike, Winchester Boulevard, the southeasterly centerline prolongation of 236th Street, a line 100 feet southeasterly of Seward Avenue, 235th Street, Seward Avenue, 233rd Street, a line 100 feet southeasterly of Union Turnpike, a line midway between 233rd Street and 232nd Street, a line 100 feet northwesterly of Seward Avenue, 232nd Street, Seward Avenue, and 229th Street; and
 - b. Union Turnpike, 248th Street, a line 150 feet southeasterly of Union Turnpike, 249th Street, Union Turnpike, 252nd Street, 80th Avenue, 254th Street, Union Turnpike, 263rd Street, 76th Avenue, a boundary line of the City of New York, 81st Avenue, 268th Street, 83rd Avenue, a boundary line of the City of New York, a line perpendicular the easterly street line of Langdale Street distant 285 feet northerly (as measured along the street line) from the point of intersection of the easterly street line of Langdale Street and the northwesterly street line of Hillside Avenue, Langdale Street, a line 100 feet northwesterly of Hillside Avenue, 263rd Street, Hillside Avenue, 262nd Street, a line 100 feet northwesterly of Hillside Avenue, 255th Street, a line 120 feet northwesterly of Hillside Avenue, a line midway between 255th Street and Little Neck Parkway, a line 110 feet northwesterly of Hillside Avenue, Little Neck Parkway, a line 100 feet northwesterly of Hillside Avenue, 253rd Street, Hillside Avenue, 249th Street, a line 100 feet southeasterly of Hillside Avenue, 260th Street, a line 150 feet southeasterly of Hillside Avenue, a line midway between 260th Street and 261st Street, a line 100 feet southeasterly of Hillside Avenue, 267th Street, a boundary line of the City of New York, a line 100 feet northwesterly of Jamaica Avenue, Little Neck Parkway, 87th Drive, Commonwealth Boulevard, 87th Avenue, the easterly service road of the Cross Island Parkway, Hillside Avenue, the westerly street line of 240th Street and its southerly and northerly prolongations, a line 220 feet northwesterly of 83rd Avenue, a line 150 feet southwesterly of 242nd Street, the southwesterly centerline prolongation of 82nd Avenue, a line 170 feet southwesterly of 242nd Street, a line 436 feet northwesterly of 82nd Avenue and its southwesterly prolongation, a line 90 feet southwesterly of 242nd Street and its northeasterly prolongation (at the straight line portion), a line 43 feet southeasterly of Union Turnpike, and the southwesterly service road of the Cross Island Parkway;
10. changing from an R3A District to an R2A District property bounded by 86th Avenue, a line 100 feet westerly of Cross Island Parkway, 86th Road, a line 240 feet westerly of Cross Island Parkway, 87th Avenue, the easterly service road of Cross Island Parkway, a line 100 feet northeasterly of 88th Road, 247th Street and its northeasterly centerline prolongation, the northerly street line of 88th Avenue and its southeasterly prolongation,

Commonwealth Boulevard, 87th Drive, Little Neck Parkway, the centerline of the Long Island Rail Road Right-of-Way, 249th Street, 88th Road, a line midway between 251st Street and 250th Street, a line 100 feet northwesterly of Jamaica Avenue, Commonwealth Boulevard, a line midway between 89th Avenue and 88th Drive, 247th Street, 90th Avenue, a line 430 feet southeasterly of 247th Street, a line 100 feet northwesterly of Jamaica Avenue, 91st Avenue, 242nd Street, a line 100 feet northerly and northeasterly of Braddock Avenue, a line midway between 239th Street and 238th Street, 88th Avenue, Gettysburg Street, 87th Avenue, 239th Street, a line 100 feet southerly of 86th Avenue, and a line 100 feet easterly of 239th Street;

11. changing from an R3-1 District to an R2A District property bounded by a line 100 feet southerly of Hillside Avenue, Winchester Boulevard, a line perpendicular to the northwesterly street line of Winchester Boulevard distant 215 feet northeasterly (as measured along the street line) from the point of intersection of the northeasterly street line of 233rd Street and the northwesterly street line of Winchester Boulevard, and a line midway between 233rd Street and Winchester Boulevard;
12. changing from an R3-2 District to an R2A District property bounded by:
 - a. a line 100 feet southwestly of Hillside Avenue, a line midway between Range Street and Musket Street, 87th Avenue, the southerly centerline prolongation of Range Street, 88th Avenue, and Winchester Boulevard; and
 - b. 92nd Avenue, Gettysburg Street, 92nd Road, a line 100 feet northeasterly of Gettysburg Street, a line midway between Davenport Avenue and 92nd Road, the southwestly boundary line of Jack Breininger Park, a line midway between Fairbury Avenue and Edmore Avenue, a line 100 feet northeasterly of Gettysburg Street, a line midway between Fairbury Avenue and 93rd Avenue, a line 365 feet southwestly of 240th Street, 93rd Avenue, a line 100 feet southwestly of 239th Street, 93rd Road, a line 100 feet southwestly of 224th Street, Edmore Avenue, 224th Street, 92nd Road, and a line 100 feet southwestly of 224th Street;
13. changing from an R4 District to an R2A District property bounded by:
 - a. 87th Avenue, a line perpendicular to the northerly street line of 88th Avenue distant 665 feet easterly (as measured along the street line) from the point of intersection of the northerly street line of 88th Avenue and the southeasterly street line of Winchester Boulevard, 88th Avenue, and the southerly centerline prolongation of Range Street;
 - b. a line 80 feet northwesterly of 92nd Avenue, a line 180 feet northeasterly of 224th Street, 92nd Avenue, 224th Street; and
 - c. 91st Avenue, a line 80 feet northwesterly of Jamaica Avenue, 245th Street, a line 150 feet northerly of Jamaica Avenue, and Cross Island Parkway; and

14. changing from an R4-1 District to an R2A District property bounded by:
 - a. a line midway between 88th Drive and 89th Avenue, a line 100 feet easterly of 247th Street, a line midway between 89th Avenue and 90th Avenue, a line 270 feet easterly of 247th Street, 90th Avenue, and 247th Street; and
 - b. a line midway between 88th Drive and 89th Avenue, Commonwealth Boulevard, a line midway between 89th Avenue and 90th Avenue and its easterly prolongation, a line 400 feet easterly of 247th Street, 89th Avenue, and a line 265 feet easterly of 247th Street;
15. changing from an R3-1 District to an R3A District property bounded by a line 100 feet southerly of Hillside Avenue, a line midway between 233rd Street and Winchester Boulevard, a line perpendicular to the northwesterly street line of Winchester Boulevard distant 215 feet northeasterly (as measured along the street line) from the point of intersection of the northeasterly street line of 233rd Street and the northwesterly street line of Winchester Boulevard, Winchester Boulevard, 87th Avenue, and 231st Street;
16. changing from an R3-2 District to an R3A District property bounded by:
 - a. 231st Street, 87th Avenue, Winchester Boulevard, a line 100 feet northeasterly of Braddock Avenue, a line 100 feet northwesterly of Billings Street, Braddock Avenue, and a line 185 feet northwesterly of Billings Street and its northeasterly prolongation;
 - b. 90th Avenue, Borkel Place, Winchester Boulevard, a line 100 feet southwesterly of Braddock Avenue, 91st Avenue, 222nd Street, 91st Road, 224th Street, 92nd Avenue, a line 100 feet southwesterly of 224th Street, 92nd Road, 224th Street, Edmore Avenue, a line 100 feet southwesterly of 224th Street, Fairbury Avenue, 222nd Street, a line midway between 93rd Avenue and 93rd Road, a line 100 feet southwesterly of 222nd Street, Edmore Avenue, Winchester Boulevard, a line 200 feet southeasterly of 92nd Avenue, 221st Street, a line 100 feet northwesterly of Davenport Avenue, 220th Street, 91st Road, and 221st Place; and
 - c. 92nd Road, Braddock Avenue, 240th Street, a line 100 feet southwesterly of Braddock Avenue, 243rd Street, a line 100 feet northwesterly of Jamaica Avenue, 240th Street, 93rd Road, a line 100 feet southwesterly of 239th Street, 93rd Avenue, a line 365 feet southwesterly of 239th Street, a line midway between Fairbury Avenue and 93rd Avenue, a line 100 feet northeasterly of Gettysburg Street, a line midway between Fairbury Avenue and Edmore Avenue, the southwesterly boundary line of Jack Breininger Park, a line midway between 92nd Road and Davenport Avenue, and a line 100 feet northeasterly of Gettysburg Street;
17. changing from an R4 District to an R3A District property bounded by:
 - a. a line 100 feet northeasterly of Braddock Avenue, Ashford Street, Braddock

Avenue, and a line 100 feet northwesterly of Billings Street;

- b. 88th Avenue, 235th Court, 88th Avenue, Noline Street, the northwesterly centerline prolongation of 89th Avenue, and a line midway between Pontiac Street and Noline Street; and
 - c. Gettysburg Street, a line 100 feet northeasterly of Braddock Avenue, and a line perpendicular to the northwesterly street line of 237th Street distant 100 feet northeasterly (as measured along the street line) from the point of intersection of the northwesterly street line of 237th Street and the northeasterly street line of Braddock Avenue;
18. changing from an R3-2 District to R3X District property bounded by:
- a. Hillside Avenue, 235th Court, 87th Avenue, and a line midway between Musket Street and Range Street;
 - b. 88th Avenue, Ransom Street, a line 100 feet northeasterly of Braddock Avenue, and Winchester Boulevard;
 - c. 91st Street, 220th Street, a line 100 feet northwesterly of Davenport Avenue, and 221st Street, a line 200 feet southeasterly of 92nd Avenue, Winchester Boulevard, Edmore Avenue, a line 100 feet southwesterly of 222nd Street, a line midway between 93rd Road and 93rd Avenue, 222nd Street, Fairbury Avenue, a line 100 feet southwesterly of 224th Street, 93rd Road, 220th Street, 93rd Avenue, and Springfield Boulevard;
 - d. a line 125 feet northwesterly of Elkmont Avenue, a line midway between 250th Street and 251st Street and its northwesterly prolongation, Shiloh Avenue, and 249th Street and its northwesterly centerline prolongation; and
 - e. a line 125 feet northwesterly of Elkmont Avenue, Little Neck Parkway, a line perpendicular to the southwesterly street line of Little Neck Parkway distant 135 feet northwesterly (as measured along the street line) from the point of intersection of the southwesterly street line of Little Neck Parkway and the northwesterly street line of Union Turnpike, a line midway between Little Neck Parkway and 252nd Street, a line perpendicular to the northeasterly street line of 252nd Street distant 110 feet northwesterly (as measured along the street line) from the point of intersection of the northeasterly street line of 252nd Street and the northwesterly street line of Union Turnpike, 252nd Street, a line perpendicular to the southwesterly street line of 252nd Street distant 50 feet northwesterly (as measured along the street line) from the point of intersection of the southwesterly street line of 252nd Street and the northwesterly street line of Union Turnpike, and a line midway between 251st Street and 252nd Street and its northwesterly prolongation;

19. changing from an R3-2 District to an R3-1 District property bounded by a line 125 feet northwesterly of Elkmont Avenue, a line midway between 251st Street and 252nd Street and its northwesterly prolongation, Union Turnpike, 249th Street, Shiloh Avenue, and a line midway between 250th Street and 251st Street and the northwesterly prolongation;
20. changing from an R2 District to an R3-2 District property bounded by:
 - a. a line 100 feet southerly of Hillside Avenue, Winchester Boulevard, Hillside Avenue, and 232nd Street;
 - b. Hillside Avenue, 253rd Street, a line 100 feet northwesterly of Hillside Avenue, Little Neck Parkway, a line 110 feet northwesterly of Hillside Avenue, a line midway between Little Neck Parkway and 255th Street, a line 120 feet northwesterly of Hillside Avenue, 255th Street, a line 100 feet northwesterly of Hillside Avenue, 262nd Street, Hillside Avenue, 263rd Street, a line 100 feet northwesterly of Hillside Avenue, Langdale Street, a line perpendicular to the easterly street line of Langdale Street distant 285 feet northerly (as measured along the street line) from the point of intersection of the northwesterly street line of Hillside Avenue and the easterly street line of Langdale Street, a boundary line of the City of New York, 267th Street, a line 100 feet southeasterly of Hillside Avenue, a line midway between 260th Street and 261st Street, a line 150 feet southeasterly of Hillside Avenue, 260th Street, and a line 100 feet southeasterly of Hillside Avenue, and 249th Street; and
 - c. 81st Avenue, a boundary line of the City of New York, 83rd Avenue, and 268th Street;
21. changing from an R3-1 District to an R3-2 District property bounded by Hillside Avenue, Winchester Boulevard, a line 100 feet southerly and southeasterly of Hillside Avenue, and 231st Street;
22. changing from an R3A District to an R4-1 District property bounded by 90th Avenue, a line 100 feet northwesterly of Jamaica Avenue, and a line 430 feet easterly of 247th Street;
23. changing from an R4 District to an R4-1 District property bounded by a line 540 feet northeasterly of Braddock Avenue, Pontiac Street, Braddock Avenue, and Ransom Street;
24. changing from a C8-1 District to an R4 District property bounded by a line 100 feet northerly of Jamaica Avenue, 251st Street and its southerly centerline prolongation, a boundary line of the City of New York, and 249th Street and its southerly centerline prolongation;
25. establishing within a proposed R3-2 District a C2-3 District bounded by a line 110 feet northwesterly of Hillside Avenue, a line midway between Little Neck Parkway and 255th Street, a line 120 feet northwesterly of Hillside Avenue, 255th Street, Hillside Avenue, a

line 100 feet southwesterly of 256th Street, a line 100 feet southeasterly of Hillside Avenue, and Little Neck Parkway;

26. establishing within an existing and proposed R4 District a C2-3 District bounded by a line 100 feet northwesterly of Jamaica Avenue, 251st Street, Jamaica Avenue, and Commonwealth Boulevard;
27. establishing within an existing R3A District a C1-3 District bounded by Hillside Avenue, a line 140 feet easterly of 241st Street, 85th Avenue, and 241st Street;
28. establishing within existing and proposed R3-2 Districts a C1-3 District bounded by:
 - a. a line 100 feet northwesterly of Hillside Avenue, 234th Street and its southeasterly centerline prolongation, a line 100 feet southeasterly of Hillside Avenue, a line midway between 233rd Street and Winchester Boulevard, Hillside Avenue, and a line midway between 233rd Street and 234th Street;
 - b. Hillside Avenue, a line midway between Range Street and Musket Street, a line 100 feet southwesterly of Hillside Avenue, and Musket Street;
 - c. a line 100 feet northwesterly of Jamaica Avenue, a line midway between 242nd Street and 241st Street, Jamaica Avenue, and 240th Street;
 - d. a line 100 feet northwesterly of Hillside Avenue, Little Neck Parkway, a line 100 feet southeasterly of Hillside Avenue, 249th Street, Hillside Avenue, and 253rd Street;
 - e. a line 100 feet northwesterly of Hillside Avenue, 261st Street, Hillside Avenue, 264th Street, a line 100 feet southeasterly of Hillside Avenue, a line midway between 260th Street and 261st Street, a line 150 feet southeasterly of Hillside Avenue, 260th Street, a line 100 feet southeasterly of Hillside Avenue, 258th Street, Hillside Avenue, and 255th Street;
 - f. a line 100 feet northwesterly of Hillside Avenue, 266th Street, a line 100 feet southeasterly of Hillside Avenue, and 265th Street; and
 - g. a line 100 feet northwesterly of Hillside Avenue, Langdale Street, a line perpendicular to easterly street line of Langdale Street distant 285 feet northerly (as measured along the street line) from the point of intersection of the northwesterly street line of Hillside Avenue and the easterly street line of Langdale Street, a boundary line of the City of New York, a line perpendicular to the southeasterly street line of East Williston Avenue distant 110 feet southwesterly (as measured along the street line) from the point of intersection of

the southeasterly street line of East Williston Avenue and the southwesterly street line of 268th Street, East Williston Avenue, and 267th Street; and

29. establishing within an existing R4 District a C1-3 District bounded by:
- a. a line 100 feet northeasterly of Braddock Avenue, Winchester Boulevard, Braddock Avenue, and a line midway between Ashford Street and Winchester Boulevard;
 - b. Braddock Avenue, 222nd Street, 91st Avenue, a line 100 feet southwesterly of Braddock Avenue, and Winchester Boulevard;
 - c. a line 100 feet northeasterly of Braddock Avenue, Gettysburg Street, a line perpendicular to the northwesterly street line of 237th Street distant 100 feet northeasterly (as measured along the street line) from the point of intersection of the northwesterly street line of 237th Street and the northeasterly street line of Braddock Avenue, 237th Street, Braddock Avenue, a line midway between 237th Street and 238th Street, a line 100 feet northeasterly of Braddock Avenue, 238th Street, Braddock Avenue, 92nd Road, Gettysburg Street, 92nd Avenue, a line 180 feet northeasterly of 224th Street, a line 80 feet northwesterly of 92nd Avenue, 224th Street, Braddock Avenue, and Lyman Street;
 - d. a line 100 feet northeasterly of Braddock Avenue, 239th Street, Braddock Avenue, and a line 50 feet southeasterly of 238th Street;
 - e. a line 100 feet northeasterly of Braddock Avenue, 240th Street, Braddock Avenue, and a line midway between 239th Street and 240th Street;
 - f. a line 100 feet northeasterly of Braddock Avenue, 241st Street, Braddock Avenue, and a line midway between 241st Street and 240th Street;
 - g. a line 100 feet northerly of Braddock Avenue, 242nd Street, 91st Avenue, a line 100 feet easterly of 242nd Street, Braddock Avenue, and a line midway between 242nd Street and 241st Street; and
 - h. a line 150 feet northerly of Braddock Avenue, 245th Street, a line 80 feet northwesterly of Jamaica Avenue, 91st Avenue, a line 100 feet northwesterly of Jamaica Avenue, Commonwealth Boulevard, Jamaica Avenue, Braddock Avenue, and Cross Island Parkway;

as shown on a diagram (for illustrative purposes only) dated February 19, 2013, and subject to the conditions of CEQR Declaration E-299, Borough of Queens, Community District 13.

This application for a zoning map amendment was filed by the Department of City Planning on February 13, 2013 to rezone all or portions of 411 blocks in the Bellerose, Floral Park and Glen Oaks neighborhoods in Queens Community District 13. The proposed rezoning from R2, R3A, R3-1, R3-2, R4, R4-1 and C8-1 to R1-2A, R2, R2A, R3A, R3X, R3-1, R3-2, R4 and R4-1, 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.

BACKGROUND

The Department of City Planning is proposing to rezone all or portions of 411 blocks in the neighborhoods of Bellerose, Floral Park and Glen Oaks in Queens Community District 13. The rezoning area is generally bounded by Grand Central Parkway to the north, the boundary of the City of New York to the east, Jericho Turnpike and 93rd Avenue to the south, and on the west, by an irregular line north along Springfield Boulevard, 221st Street, 231st Street and 229th streets.

The proposed rezoning was undertaken in response to the concerns of Community Board 13, local civic organizations and local elected officials that existing zoning does not reflect established building patterns or guide new development to appropriate locations. The proposed actions would ensure that future residential development would more closely match the existing scale and character of the Bellerose, Floral Park and Glen Oaks neighborhoods. Additionally, the depth of existing commercial overlay districts along certain wide streets would be reduced to prevent encroachment of commercial uses onto the residential side streets.

The rezoning changes encompass the neighborhoods of Bellerose, Floral Park, Glen Oaks, and Royal Ranch and reach into the neighboring communities of New Hyde Park and Bellaire. These suburban communities were developed during the first half of the twentieth century and, except for Glen Oaks, are dominated by the detached single-family housing type defined by post-World War II development patterns. Many of the homes in these communities were constructed for returning veterans and their families.

Glen Oaks is located in the northernmost portion of the rezoning area, just south of the Grand Central Parkway. It originated within the original township of Flushing and became part of Queens in 1898, when the borough was incorporated as part of the City of Greater New York. Glen Oaks remained largely undeveloped until the mid-1940s. Today, Glen Oaks is home to a 2,864-unit garden apartment complex known as Glen Oaks Village, constructed in 1944, a high-rise apartment complex consisting of three 33-story apartment buildings known as North Shore Towers developed between 1947 and 1960, and Royal Ranch, an enclave of single-family, split-level ranch-style homes, constructed in 1954. Royal Ranch is situated on a terminal moraine, close to the highest point in Queens. One and two- family detached and semi-detached homes, mostly constructed during the 1940s and 1950s, are found north of Union Turnpike between Little Neck Parkway and 249th Street.

The Queens section of Bellerose, also known as Bellerose Manor, is located just south of Glen Oaks, and generally extends west of Little Neck Parkway between Jericho Turnpike and Union Turnpike. It adjoins an early 20th Century suburban development in Nassau County with the same name. Bellerose originated in Nassau County and expanded into Queens in 1910. The area's development occurred in two principal phases --- during the 1920s and soon following World War II. Almost half the housing stock was constructed between 1940 and 1960.

Floral Park extends along the Nassau County border and is generally located east of Little Neck Parkway between Jericho Turnpike and Union Turnpike. Originally a part of Nassau County, Floral Park dates back to 1870 when it was known as Hinsdale. The name was changed in 1890 to honor John Lewis Childs who had opened a large commercial nursery in the area during the 1880s. Residences in this part of the rezoning area are generally either single-family Cape Cod-style or ranch-style houses.

The area has access to an excellent roadway network which includes the Cross Island Parkway which runs north-south through Bellerose. The Grand Central Parkway and Long Island Expressway are located immediately to the north. The area is served by surface bus transit which has express service to Manhattan or connects to the subway at Jamaica Center. Two Long

Island Railroad stations --- Floral Park and Bellerose --- are located south of Jericho Turnpike in Nassau County.

Local retail and services are provided along the area's commercial corridors, including Union Turnpike, Braddock Avenue, Hillside Avenue and Jericho Turnpike.

The rezoning area consists of seven existing zoning districts: R2, R3A, R3-1, R3-2, R4, R4-1 and C8-1. C1-2 and C2-2 commercial overlay districts are mapped along Union Turnpike, Hillside Avenue, Braddock Avenue and Jamaica Avenue. Some sections of the rezoning area in Bellerose and Royal Ranch were rezoned to R2, R3A, R3X and R4-1 under previously approved rezoning actions in 1989, 1993 and 2004, but most of the area's zoning has remained unchanged since 1961.

The area is predominantly zoned R2 and generally mapped east of the Cross Island Parkway and north of 87th Drive. Smaller areas zoned R2 are found on six blocks just east of the intersection of Grand Central Parkway and Little Neck Parkway, an 11-block area north of Hillside Avenue and west of Cross Island Parkway and a 13-block area south of Union Turnpike, between Winchester Boulevard and 239th Street. The R2 district permits 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 depth is required. Community facilities are permitted at a maximum FAR of 0.5. One parking space per dwelling unit is required.

R3A districts are located north of Braddock Avenue between Cross Island Parkway and Moline Street, and south of 87th Drive, east of Cross Island Parkway. The R3A district permits one- and two-family detached 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 includes a 0.1 FAR 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.

An existing R3-1 district is located on three blocks south of Hillside Avenue, east of Winchester Boulevard. R3-1 districts permit one- and two-family detached or semi-detached residences. The maximum FAR is 0.6, which includes a 0.1 FAR 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.

R3-2 districts are located north of Union Turnpike between Little Neck Parkway and 249th Street, south of Braddock Avenue, and north of Braddock Avenue east of Ransom Street. The R3-2 district is the lowest-density general residence district in which multi-family structures are permitted. A variety of housing types are permitted, including garden apartments, row houses, semi-detached and detached houses. The maximum FAR is 0.6, which includes a 0.1 FAR attic allowance. 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; 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.

An R4 district is located along Braddock Avenue and along a two-block area north of Braddock Avenue between Moline and Ransom Streets. The R4 district allows 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 FAR 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 a maximum FAR of 2.0. One parking space is required for each dwelling unit.

An R4-1 district is located on 1-1/2 blocks north of 90th Avenue between Commonwealth Boulevard and Cross Island Parkway. 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 FAR 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.

A C8-1 district is located along Jericho Turnpike, east of 249th Street. 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 1.0. Maximum building height is regulated by a sky exposure plane. Residential uses are not allowed.

C1 and C2 districts are mapped along portions of Union Turnpike, Hillside Avenue, Braddock Avenue and Jericho Turnpike. C1 and C2 overlays are generally mapped within residential districts and allow a range of local retail and service establishments needed in residential neighborhoods. 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 R2, R3-2 and R4 districts and permit a maximum commercial FAR of 1.0. The maximum community facility FAR allowed when C1 or C2 overlays are mapped in R2 districts is 0.5. A maximum community facility FAR of 1.6 is allowed when overlays are mapped in R3-2 districts and a maximum FAR of 2.0 is allowed when they are mapped in R4 districts.

Parking requirements for commercial uses in C1 and C2 districts are indicated by the district's suffix numeral. In C1-2 and C2-2 districts, most retail uses require one accessory parking space

per 300 square feet of commercial floor space, although the requirements may range between one space per 200 square feet and one space per 800 square feet.

Most of the area's zoning has remained unchanged since 1961, and it has allowed new development that is substantially different to and inconsistent with surrounding built contexts on many residential blocks. In contrast, existing zoning along portions of Hillside Avenue and in a four-block area along the rezoning area's eastern edge does not reflect the current range of housing types found here, including multifamily developments. Commercial overlay zoning currently allows business uses to encroach onto residential streets, while a C8-1 district along Jericho Turnpike allows uses that conflict with the strong residential character of adjoining blocks.

The proposed zoning changes will provide a framework to enhance the predictability of future building changes and ensure that they will more closely reinforce existing development patterns. The rezoning proposal was developed in close consultation with the local City Councilmember and with input from a Community Steering Committee comprised of local civic associations, a cross section of community residents and representatives of Community Board 13.

The proposed rezoning would affect more than 9,800 tax lots located on all or portions of 411 blocks. The proposed rezoning replaces all or portions of existing R2, R3A, R3-1, R3-2, R4, R4-1 and C8-1 districts with R1-2A, R2, R2A, R3A, R3X, R3-1, R3-2, R4-1 and R4. The proposed actions would also replace C1-2 and C2-2 commercial overlays with C1-3 and C2-3 overlays, reduce the depths of existing C1-2 and C2-2 overlays and establish new C1-3 and C2-3 overlays.

An R1-2A district is proposed on 11 blocks currently zoned R2 on properties developed with single-family detached residences on comparatively large lots. The R1-2A district permits only single-family, detached residences on lots that have a minimum area of 5,700 square feet and a minimum lot width of 60 feet. The maximum FAR is 0.5. The maximum building height is 35 feet, with a maximum perimeter wall height of 25 feet. The front yard of a new building must be at least as deep as an adjacent front yard with a minimum depth of 20 feet. Community facilities

are permitted at an FAR of 0.5, and up to 1.0 FAR by special permit. One parking space is required.

An R2 district is proposed on a portion of one block currently zoned R4 and developed with single family detached homes. The proposed R2 is an extension of an existing adjacent R2 district. 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 is 0.5. 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 and up to 1.0 FAR by special permit. One parking space is required.

R2A districts are proposed on 332 blocks currently zoned R2, R3A, R3-1, R3-2 and R4-1 and developed with single-family detached residences on wide lots. The proposed R2A zoning will replace most of the area that is currently zoned R2. The R2A district permits 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 FAR is 0.5. 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 15 feet. Community facilities are permitted at an FAR of 0.5, and up to 1.0 FAR by special permit. One parking space is required.

R3A districts are proposed on 38 blocks currently zoned R3-1, R3-2 and R4 and developed primarily with 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 FAR 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 28 blocks on properties currently zoned R3-2 and developed with one and two family detached homes. 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 FAR 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.

An R3-1 district is proposed on six blocks currently zoned R3-2 and developed with one- and two-family semi-detached homes. 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 FAR 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.

An R3-2 district is proposed on 40 block fronts along Hillside Avenue and on four blocks located along the eastern edge of the rezoning area north of 83rd Avenue to reflect the mix of housing types. 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 FAR attic allowance. 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; other housing types require lots to 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.

An R4-1 district is proposed on four blocks currently zoned R3A and R4, and developed with one- and two-family semi-detached houses. 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 FAR 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.

An R4 district is proposed on two block fronts currently zoned C8-1 along Jericho Turnpike between 249th and 251st Streets. The proposed R4 will extend an existing adjacent R4 district. The R4 district allows 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 FAR 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.

The proposed updates to the commercial overlay zoning districts would replace existing C1-2 and C2-2 districts with C1-3 and C2-3 districts and reduce the depths of commercial overlays from 150 feet to 100 feet to prevent commercial uses from encroaching onto residential streets. Along Union Turnpike, C2-2 commercial overlays at two locations would be reduced to reflect the actual depths of existing commercial land uses, but the C2-2 designation would remain. Maximum commercial floor area in C1-3 and C2-3 districts is 1.0 FAR, with commercial uses being limited to the first floor in mixed-use buildings.

Changing the existing C1-2 and C2-2 commercial overlays to C1-3 and C2-3 would slightly reduce the amount of parking required for commercial uses. Parking requirements for commercial uses in C1 and C2 districts are indicated by the district's numeric 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.

ENVIRONMENTAL REVIEW

This application (C 130188 ZMQ) was reviewed pursuant to the New York State Environmental Quality Review Act (SEQRA), and the SEQRA regulations set forth in Volume 6 of the New York Code of Rules and Regulations, Section 617.00 et seq. and the New York City Environmental Quality Review (CEQR) Rules of Procedure of 1991 and Executive Order No. 91 of 1977. The designated CEQR number is 13DCP093Q. The lead is the City Planning Commission.

After a study of the potential environmental impact of the proposed action (C 130188 ZMQ), a Negative Declaration was issued on February 19, 2013. The Negative Declaration included (E) designations which would be mapped as part of the proposed action to avoid the potential for significant adverse air quality, noise and hazardous material impacts (E-299).

The (E) designation requirements related to air quality would apply to the following one (1) projected development site and six (6) potential development sites:

Projected Development Site
Block 8667 Lot 25 (*Site B*)

Potential Development Sites
Block 8777 Lot 25 (*Site 1*)
Block 8769 Lot 3 (*Site 3*)
Block 8607 Lot 185 (*Site 6*)
Block 8782 Lots 64 and 71 (*Site 9*)
Block 8790 Lots 34 and 31 (*Site 11*)
Block 7934 Lot 1 (*Site 17*)

The text for the (E) designations is as follows:

Block 8667, Lot 25 (Projected Site B)

Any new residential and/or commercial development on the above-referenced property must ensure that the heating, ventilating and air conditioning stack(s) use Natural Gas as the type of fuel for space heating and hot water (HVAC) systems, to avoid any potential significant adverse air quality impacts.

Block 8777, Lot 25 (Potential Site 1)

Any new residential and/or commercial development on the above-referenced property must ensure that the heating, ventilating and air conditioning stack(s) use Natural Gas as the type of fuel for space heating and hot water (HVAC) systems, to avoid any potential significant adverse air quality impacts.

Block 8769, Lot 3 (Potential Site 3)

Any new residential and/or commercial development on the above-referenced property must ensure that the heating, ventilating and air conditioning stack(s) use Natural Gas as the type of fuel for space heating and hot water (HVAC) systems, to avoid any potential significant adverse air quality impacts.

Block 8607, Lot 185 (Potential Site 6)

Any new residential and/or commercial development on the above-referenced property must ensure that the heating, ventilating and air conditioning stack(s) use Natural Gas as the type of fuel for space heating and hot water (HVAC) systems, to avoid any potential significant adverse air quality impacts.

Block 8782, Lots 64 and 71 (Potential Site 9)

Any new residential and/or commercial development on the above-referenced property must ensure that the heating, ventilating and air conditioning stack(s) use Natural Gas as the type of fuel for space heating and hot water (HVAC) systems, to avoid any potential significant adverse air quality impacts.

Block 8790, Lots 34 and 31 (Potential Site 11)

Any new residential and/or commercial development on the above-referenced property must ensure that the heating, ventilating and air conditioning stack(s) use Natural Gas as the type of fuel for space heating and hot water (HVAC) systems, to avoid any potential significant adverse air quality impacts.

Block 7934, Lot 1 (Potential Site 17)

Any new residential and/or commercial development on the above-referenced property must ensure that the heating, ventilating and air conditioning stack(s) use Natural Gas as the type of fuel for space heating and hot water (HVAC) systems, to avoid any potential significant adverse air quality impacts.

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

The (E) designation related to noise requires three levels of attenuation: 31, 33 and 37 dBA of window/wall attenuation.

The following sites require 31 dBA of noise attenuation in order to avoid the potential for significant adverse impacts related to noise. The proposed action includes (E) designations on the following properties which include two (2) projected and eleven (11) potential development sites:

Projected Development Sites

Block 8794, Lot 22 (*Site A*)

Block 8773, Lot 1(*Site E*)

Potential Development Sites

Block 8777, Lot 25 (*Site 1*)

Block 8771, Lot 8 (*Site 2*)

Block 8769, Lot 3 (*Site 3*)

Block 8788, Lot 1 (*Site 10*)

Block 8790, Lots 31 and 34 (*Site 11*)

Block 8791, Lot 34 (*Site 12*)

Block 8792, Lot 31 (*Site 13*)

Block 8795, Lot 14 (*Site 14*)

Block 8795, Lot 19 (*Site 15*)

Block 8812, Lot 14 and 15 (*Site 16*)

Block 7934, Lot 1 (*Site 17*)

The text of the (E) designation for noise for the above properties 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 in all façades 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 include, but are not limited to, central air conditioning.

The following sites require 33 dBA of noise attenuation in order to avoid the potential for significant adverse impacts related to noise. The proposed action includes (E) designations on the following properties which include six (6) potential development sites:

Potential Development Sites

- Block 8766, Lot 1 (*Site 4*)
- Block 8596, Lot 33 (*Site 5*)
- Block 8607, Lot 185 (*Site 6*)
- Block 8607, Lot 180 (*Site 7*)
- Block 8782, Lot 59 (*Site 8*)
- Block 8782, Lot 64 and 71 (*Site 9*)

The text of the (E) designation for noise for the above properties 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 in all façades 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 include, but are not limited to, central air conditioning.

The following sites require 37 dBA of noise attenuation in order to avoid the potential for significant adverse impacts related to noise. The proposed action includes (E) designations on the following properties which include three (3) projected development sites:

Projected Development Sites

- Block 8667, Lot 25 (*Site B*)
- Block 8666, Lot 42 (*Site C*)
- Block 8667, Lot 1 (*Site D*)

The text of the (E) designation for noise for the above properties 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 37 dB(A) window/wall attenuation in all façades 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 include, but are not limited to, central air conditioning.

With the attenuation measure specified above, the proposed rezoning would not result in any significant adverse noise impacts as the result of the proposed action, and would meet CEQR guidelines.

Regarding hazardous materials, by placing (E) designations on sites where there is a known or suspected environmental concern the potential for an adverse impact to human health and the environment resulting from the proposed action may be avoided.

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

Projected Development Sites

Block 8794 Lot 22 (Site A)
Block 8667 Lot 25 (Site B)
Block 8666 Lot 42 (Site C)
Block 8667 Lot 1 (Site D)
Block 8773 Lot 1 (Site E)

Potential Development Sites

| | | | |
|------------|------------------------|------------|-------------------------|
| Block 8777 | Lot 25 (Site 1) | Block 8788 | Lot 1 (Site 10) |
| Block 8771 | Lot 8 (Site 2) | Block 8790 | Lot(s) 34, 31 (Site 11) |
| Block 8766 | Lot 1 (Site 4) | Block 8791 | Lot 34 (Site 12) |
| Block 8596 | Lot 33 (Site 5) | Block 8792 | Lot 31 (Site 13) |
| Block 8607 | Lot 185 (Site 6) | Block 8795 | Lot 14 (Site 14) |
| Block 8607 | Lot 180 (Site 7) | Block 8795 | Lot 19 (Site 15) |
| Block 8782 | Lot 59 (Site 8) | Block 8812 | Lot(s) 14, 15 (Site 16) |
| Block 8782 | Lot(s) 64, 71 (Site 9) | | |

The text for the (E) designations related to hazardous materials is as follows:

Task 1-Sampling Protocol

The applicant submits to OER, for review and approval, a Phase 1A of the site along with a soil and groundwater testing protocol, including a description of methods and a site map with all sampling locations clearly and precisely represented.

If site sampling is necessary, no sampling should begin until written approval of a protocol is received from OER. The number and location of sample sites should be selected to adequately characterize the site, the specific source of suspected contamination (i.e., petroleum based contamination and non-petroleum based contamination), and the remainder of the site's condition. The characterization should be complete enough to determine what remediation strategy (if any) is necessary after

review of sampling data. Guidelines and criteria for selecting sampling locations and collecting samples are provided by OER upon request.

Task 2-Remediation Determination and Protocol

A written report with findings and a summary of the data must be submitted to OER after completion of the testing phase and laboratory analysis for review and approval. After receiving such results, a determination is made by OER if the results indicate that remediation is necessary. If OER determines that no remediation is necessary, written notice shall be given by OER.

If remediation is indicated from the test results, a proposed remediation plan must be submitted to OER for review and approval. The applicant must complete such remediation as determined necessary by OER. The applicant should then provide proper documentation that the work has been satisfactorily completed.

A OER-approved construction-related health and safety plan would be implemented during evacuation and construction and activities to protect workers and the community from potentially significant adverse impacts associated with contaminated soil and/or groundwater. This plan would be submitted to OER for review and approval prior to implementation.

All demolition or rehabilitation would be conducted in accordance with applicable requirements for disturbance, handling and disposal of suspect lead-paint and asbestos-containing materials. For all projected and potential development sites where no E-designation is recommended, in addition to the requirements for lead-based paint and asbestos, requirements (including those of NYSDEC) should petroleum tanks and/or spills be identified and for off-site disposal of soil/fill would need to be followed.

With the implementation of the above (E) designation (E-299), no significant adverse impacts related to air quality, noise and hazardous materials would occur.

UNIFORM LAND USE REVIEW

This application (C 130188 ZMQ) was certified as complete by the Department of City Planning on February 19, 2013, and was duly referred to Community Board 13 and the Queens Borough President, in accordance with Title 62 of the Rules of the City of New York, Section 2-02(b).

Community Board Public Hearing

Community Board 13 held a public hearing on this application on March 12, 2013, and on March 18, 2013 by a vote of 28 to 0 with 0 abstentions, adopted a resolution recommending approval of the application.

Borough President Recommendation

The application was considered by the Borough President, who issued a recommendation on April 17, 2013, approving the application with the condition that “the Department of City Planning should consider the request to reexamine the proposed rezoning of the western portion of the block bounded by 239th Street, 86th and 87th Avenues, and 241st Street. Upon reexamination of this area, if appropriate and consistent with the goals and objectives of the rezoning proposal the zoning should be adjusted to meet the request of the affected residents.”

City Planning Commission Public Hearing

On April 10, 2013 (Calendar No. 5), the City Planning Commission scheduled April 24, 2013 for a public hearing on this application (C 130188 ZMQ). The hearing was duly held on April 24, 2013 (Calendar No. 16). There were 3 speakers in favor of this application and no speakers opposed.

The three speakers supported the overall zoning proposal with the condition that the existing R3A zoning district be retained on the western portion of a block bounded by 239th Street, 241st Street, 86th and 87th Avenues. Each of the speakers explained that the proposed zoning change from R3A to R2A would preclude future plans to convert their single-family homes into two-family homes. One speaker submitted correspondence from his neighbors supporting this modification request.

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

CONSIDERATION

The Commission believes that this application for an amendment of the Zoning Map (C 130188 ZMQ), as modified herein, is appropriate.

The Commission acknowledges that the rezoning proposal was developed by the Department of City Planning in close collaboration with Community Board 13, civic groups and elected officials, and it is pleased to support this comprehensive zoning update to protect the suburban character found on these 411 blocks in northeastern Queens. The Commission believes that the proposed lower density and contextual residential zoning changes will result in future development that more closely matches and complements the existing contexts.

In particular, the Commission believes that the proposed R1-2A and R2A zones will protect the single-family detached housing that predominates within the rezoning area and ensure that future enlargements and new buildings will fit within the established scale of surrounding buildings. The Commission further believes the new R3A and R3X zones will reinforce the established pattern of one- and two-family detached houses found in portions of Bellerose, Bellaire and Glen Oaks, and that the proposed R3-2 and R4 districts will reflect the wide range of housing types found along Hillside Avenue and Jericho Turnpike and allow appropriate residential and mixed-use development.

The Commission believes that the proposed reduction in depth of 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 C1-3 and C2-3 commercial overlays along portions of the area's main corridors will support existing retail and services as well as additional commercial opportunities.

In response to the Borough President's condition and the testimony received at the Planning Commission's public hearing, the Commission notes that it has reviewed and reconsidered retaining an existing R3A district on the western portion of a block bounded by 239th Street, 86th and 87th Avenues, and 241st Street. The Commission notes there are a mix of one- and two-family detached residences along 87th Avenue and 239th Street which would be consistent with

an R3A district. The Commission is pleased that an effort was made by one of the property owners to reach out to his neighbors to gain consensus. The Commission also notes that subsequent to the public hearing a letter dated April 24, 2013 supporting the requested modification was received from the District Manager of Community Board 13. The Commission, hereby, modifies the rezoning proposal to retain the existing R3A district on the western portion of the block bounded by 239th Street, 86th and 87th Avenues, and 241st Street.

RESOLUTION

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

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

1. eliminating from an existing R2 District a C1-2 District bounded by:
 - a. a line 150 feet northwesterly of Hillside Avenue, Little Neck Parkway, a line 150 feet southeasterly of Hillside Avenue, 249th Street, Hillside Avenue, and 253rd Street;
 - b. 77th Road, a boundary line of the City of New York, a line 80 feet southeasterly of 77th Road and its northeasterly prolongation, a line 300 feet northeasterly of 21st Street, a line midway between 77th Road and Union Turnpike, and 271st Street;
 - c. a line perpendicular to the northeasterly street line of 271st Street distant 175 feet southeasterly (as measured along the street line) from the point of intersection of the northeasterly street line of 271st Street and the southeasterly street line of Union Turnpike, and Langdale Street; and
 - d. a line perpendicular to the easterly street line of Langdale Street distant 200 feet

southerly (as measured along the street line) from the point of intersection of the easterly street line of Langdale Street and the southeasterly street line of Union Turnpike, a boundary line of the City of New York, a line 240 feet northerly of 78th Avenue, and Langdale Street;

2. eliminating from an existing R4 District a C1-2 District bounded by a line 100 feet northeasterly of Braddock Avenue, 239th Street, Braddock Avenue, 92nd Road, Gettysburg Street, 92nd Avenue, 224th Street, Braddock Avenue, and Moline Street;
3. eliminating from within an existing R2 District a C2-2 District bounded by:
 - a. a line 150 feet northwesterly of Hillside Avenue, 261st Street, a line 150 feet southeasterly of Hillside Avenue, 258th Street, Hillside Avenue, a line 100 feet southwesterly of 256th Street, a line 100 feet southeasterly of Hillside Avenue, and Little Neck Parkway; and
 - b. a line 150 feet northwesterly of Hillside Avenue, a boundary line of the City of New York, and 267th Street;
4. eliminating from within an existing R3-2 District a C2-2 District bounded by:
 - a. a line 100 feet northwesterly of Jamaica Avenue, 243rd Street, Jamaica Avenue, and 240th Street; and
 - b. a line 150 feet northwesterly of Union Turnpike, Little Neck Parkway, a line perpendicular to southwesterly street line of Little Neck Parkway distant 135 feet northwesterly (as measured along the street line) from the point of intersection of the southwesterly street line of Little Neck Parkway and the northwesterly street line of Union Turnpike, a line midway between Little Neck Parkway and 252nd Street, a line perpendicular to the northeasterly street line of 252nd Street distant 110 feet northwesterly (as measured along the street line) from the point of intersection of the northeasterly street line of 252nd Street and the northwesterly street line of Union Turnpike, and 252nd Street;
5. eliminating from within an existing R4 District a C2-2 District bounded by:
 - a. a line 100 feet northeasterly of Braddock Avenue, a line 100 feet southeasterly of 241st Street, Braddock Avenue, and 239th Street; and
 - b. a line 150 feet northerly of Jamaica Avenue, 91st Avenue, a line 100 feet northwesterly of Jamaica Avenue, Commonwealth Boulevard, a line 100 feet northwesterly of Jamaica Avenue, 249th Street, Jamaica Avenue, Braddock Avenue, and Cross Island Parkway;

6. changing from an R2 District to an R1-2A District property bounded by:
 - a. 267th Street and its northwesterly centerline prolongation, 73rd Avenue, the northeasterly prolongation of a southeasterly street line of 260th Place, a line 45 degrees to the centerline of 72nd Road and passing through the point of intersection of the centerline of 72nd Road and the southeasterly centerline prolongation of 266th Street, 72nd Road, the southeasterly street line of 260th Place and its northeasterly and southwesterly prolongations, Little Neck Parkway, and Grand Central Parkway; and
 - b. a line 100 feet southeasterly of Union Turnpike, 233rd Street, Seward Avenue, 235th Street, a line 100 feet southeasterly of Seward Avenue, the southeasterly centerline prolongation of 236th Street, Winchester Boulevard, a line 100 feet northerly of Hillside Avenue, 232nd Street, a line 100 feet northwesterly of Seward Avenue, and a line midway between 232nd Street and 233rd Street;
7. changing from an R3-2 District to an R1-2A District property bounded by 72nd Road, a line 45 degrees to the centerline of 72nd Road and passing through the point of intersection of the centerline of 72nd Road and the southeasterly centerline prolongation of 266th Street, and the northeasterly prolongation of a southeasterly street line of 260th Place;
8. changing from an R4 District to an R2 District property bounded by Braddock Avenue, a line 215 feet northwesterly of 90th Avenue and its northeasterly prolongation, and 221st Place;
9. changing from an R2 District to an R2A District property bounded by:
 - a. Stronghurst Avenue, Union Turnpike, Winchester Boulevard, the southeasterly centerline prolongation of 236th Street, a line 100 feet southeasterly of Seward Avenue, 235th Street, Seward Avenue, 233rd Street, a line 100 feet southeasterly of Union Turnpike, a line midway between 233rd Street and 232nd Street, a line 100 feet northwesterly of Seward Avenue, 232nd Street, Seward Avenue, and 229th Street; and
 - b. Union Turnpike, 248th Street, a line 150 feet southeasterly of Union Turnpike, 249th Street, Union Turnpike, 252nd Street, 80th Avenue, 254th Street, Union Turnpike, 263rd Street, 76th Avenue, a boundary line of the City of New York, 81st Avenue, 268th Street, 83rd Avenue, a boundary line of the City of New York, a line perpendicular the easterly street line of Langdale Street distant 285 feet northerly (as measured along the street line) from the point of intersection of the easterly street line of Langdale Street and the northwesterly street line of Hillside Avenue, Langdale Street, a line 100 feet northwesterly of Hillside Avenue, 263rd Street, Hillside Avenue, 262nd Street, a line 100 feet northwesterly of Hillside Avenue, 255th Street, a line 120 feet northwesterly of Hillside Avenue, a line

midway between 255th Street and Little Neck Parkway, a line 110 feet northwesterly of Hillside Avenue, Little Neck Parkway, a line 100 feet northwesterly of Hillside Avenue, 253rd Street, Hillside Avenue, 249th Street, a line 100 feet southeasterly of Hillside Avenue, 260th Street, a line 150 feet southeasterly of Hillside Avenue, a line midway between 260th Street and 261st Street, a line 100 feet southeasterly of Hillside Avenue, 267th Street, a boundary line of the City of New York, a line 100 feet northwesterly of Jamaica Avenue, Little Neck Parkway, 87th Drive, Commonwealth Boulevard, 87th Avenue, the easterly service road of the Cross Island Parkway, Hillside Avenue, the westerly street line of 240th Street and its southerly and northerly prolongations, a line 220 feet northwesterly of 83rd Avenue, a line 150 feet southwestwardly of 242nd Street, the southwestwardly centerline prolongation of 82nd Avenue, a line 170 feet southwestwardly of 242nd Street, a line 436 feet northwesterly of 82nd Avenue and its southwestwardly prolongation, a line 90 feet southwestwardly of 242nd Street and its northeasterly prolongation (at the straight line portion), a line 43 feet southeasterly of Union Turnpike, and the southwestwardly service road of the Cross Island Parkway;

10. changing from an R3A District to an R2A District property bounded by 86th Avenue, a line 100 feet westerly of Cross Island Parkway, 86th Road, a line 240 feet westerly of Cross Island Parkway, 87th Avenue, the easterly service road of Cross Island Parkway, a line 100 feet northeasterly of 88th Road, 247th Street and its northeasterly centerline prolongation, the northerly street line of 88th Avenue and its southeasterly prolongation, Commonwealth Boulevard, 87th Drive, Little Neck Parkway, the centerline of the Long Island Rail Road Right-of-Way, 249th Street, 88th Road, a line midway between 251st Street and 250th Street, a line 100 feet northwesterly of Jamaica Avenue, Commonwealth Boulevard, a line midway between 89th Avenue and 88th Drive, 247th Street, 90th Avenue, a line 430 feet southeasterly of 247th Street, a line 100 feet northwesterly of Jamaica Avenue, 91st Avenue, 242nd Street, a line 100 feet northerly and northeasterly of Braddock Avenue, a line midway between 239th Street and 238th Street, 88th Avenue, Gettysburg Street, 87th Avenue, 239th Street, 87th Avenue, and a line 100 feet westerly of 241st Street;
11. changing from an R3-1 District to an R2A District property bounded by a line 100 feet southerly of Hillside Avenue, Winchester Boulevard, a line perpendicular to the northwesterly street line of Winchester Boulevard distant 215 feet northeasterly (as measured along the street line) from the point of intersection of the northeasterly street line of 233rd Street and the northwesterly street line of Winchester Boulevard, and a line midway between 233rd Street and Winchester Boulevard;
12. changing from an R3-2 District to an R2A District property bounded by:
 - a. a line 100 feet southwestwardly of Hillside Avenue, a line midway between Range Street and Musket Street, 87th Avenue, the southerly centerline prolongation of Range Street, 88th Avenue, and Winchester Boulevard; and

- b. 92nd Avenue, Gettysburg Street, 92nd Road, a line 100 feet northeasterly of Gettysburg Street, a line midway between Davenport Avenue and 92nd Road, the southwesterly boundary line of Jack Breininger Park, a line midway between Fairbury Avenue and Edmore Avenue, a line 100 feet northeasterly of Gettysburg Street, a line midway between Fairbury Avenue and 93rd Avenue, a line 365 feet southwesterly of 240th Street, 93rd Avenue, a line 100 feet southwesterly of 239th Street, 93rd Road, a line 100 feet southwesterly of 224th Street, Edmore Avenue, 224th Street, 92nd Road, and a line 100 feet southwesterly of 224th Street;
13. changing from an R4 District to an R2A District property bounded by:
- a. 87th Avenue, a line perpendicular to the northerly street line of 88th Avenue distant 665 feet easterly (as measured along the street line) from the point of intersection of the northerly street line of 88th Avenue and the southeasterly street line of Winchester Boulevard, 88th Avenue, and the southerly centerline prolongation of Range Street;
 - b. a line 80 feet northwesterly of 92nd Avenue, a line 180 feet northeasterly of 224th Street, 92nd Avenue, 224th Street; and
 - c. 91st Avenue, a line 80 feet northwesterly of Jamaica Avenue, 245th Street, a line 150 feet northerly of Jamaica Avenue, and Cross Island Parkway; and
14. changing from an R4-1 District to an R2A District property bounded by:
- a. a line midway between 88th Drive and 89th Avenue, a line 100 feet easterly of 247th Street, a line midway between 89th Avenue and 90th Avenue, a line 270 feet easterly of 247th Street, 90th Avenue, and 247th Street; and
 - b. a line midway between 88th Drive and 89th Avenue, Commonwealth Boulevard, a line midway between 89th Avenue and 90th Avenue and its easterly prolongation, a line 400 feet easterly of 247th Street, 89th Avenue, and a line 265 feet easterly of 247th Street;
15. changing from an R3-1 District to an R3A District property bounded by a line 100 feet southerly of Hillside Avenue, a line midway between 233rd Street and Winchester Boulevard, a line perpendicular to the northwesterly street line of Winchester Boulevard distant 215 feet northeasterly (as measured along the street line) from the point of intersection of the northeasterly street line of 233rd Street and the northwesterly street line of Winchester Boulevard, Winchester Boulevard, 87th Avenue, and 231st Street;
16. changing from an R3-2 District to an R3A District property bounded by:
- a. 231st Street, 87th Avenue, Winchester Boulevard, a line 100 feet northeasterly of Braddock Avenue, a line 100 feet northwesterly of Billings Street, Braddock Avenue, and a line 185 feet northwesterly of Billings Street and its northeasterly

prolongation;

- b. 90th Avenue, Borkel Place, Winchester Boulevard, a line 100 feet southwesterly of Braddock Avenue, 91st Avenue, 222nd Street, 91st Road, 224th Street, 92nd Avenue, a line 100 feet southwesterly of 224th Street, 92nd Road, 224th Street, Edmore Avenue, a line 100 feet southwesterly of 224th Street, Fairbury Avenue, 222nd Street, a line midway between 93rd Avenue and 93rd Road, a line 100 feet southwesterly of 222nd Street, Edmore Avenue, Winchester Boulevard, a line 200 feet southeasterly of 92nd Avenue, 221st Street, a line 100 feet northwesterly of Davenport Avenue, 220th Street, 91st Road, and 221st Place; and
 - c. 92nd Road, Braddock Avenue, 240th Street, a line 100 feet southwesterly of Braddock Avenue, 243rd Street, a line 100 feet northwesterly of Jamaica Avenue, 240th Street, 93rd Road, a line 100 feet southwesterly of 239th Street, 93rd Avenue, a line 365 feet southwesterly of 239th Street, a line midway between Fairbury Avenue and 93rd Avenue, a line 100 feet northeasterly of Gettysburg Street, a line midway between Fairbury Avenue and Edmore Avenue, the southwesterly boundary line of Jack Breininger Park, a line midway between 92nd Road and Davenport Avenue, and a line 100 feet northeasterly of Gettysburg Street;
17. changing from an R4 District to an R3A District property bounded by:
- a. a line 100 feet northeasterly of Braddock Avenue, Ashford Street, Braddock Avenue, and a line 100 feet northwesterly of Billings Street;
 - b. 88th Avenue, 235th Court, 88th Avenue, Noline Street, the northwesterly centerline prolongation of 89th Avenue, and a line midway between Pontiac Street and Noline Street; and
 - c. Gettysburg Street, a line 100 feet northeasterly of Braddock Avenue, and a line perpendicular to the northwesterly street line of 237th Street distant 100 feet northeasterly (as measured along the street line) from the point of intersection of the northwesterly street line of 237th Street and the northeasterly street line of Braddock Avenue;
18. changing from an R3-2 District to R3X District property bounded by:
- a. Hillside Avenue, 235th Court, 87th Avenue, and a line midway between Musket Street and Range Street;
 - b. 88th Avenue, Ransom Street, a line 100 feet northeasterly of Braddock Avenue, and Winchester Boulevard;
 - c. 91st Street, 220th Street, a line 100 feet northwesterly of Davenport Avenue, and 221st Street, a line 200 feet southeasterly of 92nd Avenue, Winchester Boulevard, Edmore Avenue, a line 100 feet southwesterly of 222nd Street, a line midway

between 93rd Road and 93rd Avenue, 222nd Street, Fairbury Avenue, a line 100 feet southwesterly of 224th Street, 93rd Road, 220th Street, 93rd Avenue, and Springfield Boulevard;

- d. a line 125 feet northwesterly of Elkmont Avenue, a line midway between 250th Street and 251st Street and its northwesterly prolongation, Shiloh Avenue, and 249th Street and its northwesterly centerline prolongation; and
 - e. a line 125 feet northwesterly of Elkmont Avenue, Little Neck Parkway, a line perpendicular to the southwesterly street line of Little Neck Parkway distant 135 feet northwesterly (as measured along the street line) from the point of intersection of the southwesterly street line of Little Neck Parkway and the northwesterly street line of Union Turnpike, a line midway between Little Neck Parkway and 252nd Street, a line perpendicular to the northeasterly street line of 252nd Street distant 110 feet northwesterly (as measured along the street line) from the point of intersection of the northeasterly street line of 252nd Street and the northwesterly street line of Union Turnpike, 252nd Street, a line perpendicular to the southwesterly street line of 252nd Street distant 50 feet northwesterly (as measured along the street line) from the point of intersection of the southwesterly street line of 252nd Street and the northwesterly street line of Union Turnpike, and a line midway between 251st Street and 252nd Street and its northwesterly prolongation;
19. changing from an R3-2 District to an R3-1 District property bounded by a line 125 feet northwesterly of Elkmont Avenue, a line midway between 251st Street and 252nd Street and its northwesterly prolongation, Union Turnpike, 249th Street, Shiloh Avenue, and a line midway between 250th Street and 251st Street and its northwesterly prolongation;
20. changing from an R2 District to an R3-2 District property bounded by:
- a. a line 100 feet southerly of Hillside Avenue, Winchester Boulevard, Hillside Avenue, and 232nd Street;
 - b. Hillside Avenue, 253rd Street, a line 100 feet northwesterly of Hillside Avenue, Little Neck Parkway, a line 110 feet northwesterly of Hillside Avenue, a line midway between Little Neck Parkway and 255th Street, a line 120 feet northwesterly of Hillside Avenue, 255th Street, a line 100 feet northwesterly of Hillside Avenue, 262nd Street, Hillside Avenue, 263rd Street, a line 100 feet northwesterly of Hillside Avenue, Langdale Street, a line perpendicular to the easterly street line of Langdale Street distant 285 feet northerly (as measured along the street line) from the point of intersection of the northwesterly street line of Hillside Avenue and the easterly street line of Langdale Street, a boundary line of the City of New York, 267th Street, a line 100 feet southeasterly of Hillside Avenue, a line midway between 260th Street and 261st Street, a line 150 feet southeasterly of Hillside Avenue, 260th Street, and a line 100 feet southeasterly of Hillside Avenue, and 249th Street; and

- c. 81st Avenue, a boundary line of the City of New York, 83rd Avenue, and 268th Street;
21. changing from an R3-1 District to an R3-2 District property bounded by Hillside Avenue, Winchester Boulevard, a line 100 feet southerly and southeasterly of Hillside Avenue, and 231st Street;
 22. changing from an R3A District to an R4-1 District property bounded by 90th Avenue, a line 100 feet northwesterly of Jamaica Avenue, and a line 430 feet easterly of 247th Street;
 23. changing from an R4 District to an R4-1 District property bounded by a line 540 feet northeasterly of Braddock Avenue, Pontiac Street, Braddock Avenue, and Ransom Street;
 24. changing from a C8-1 District to an R4 District property bounded by a line 100 feet northerly of Jamaica Avenue, 251st Street and its southerly centerline prolongation, a boundary line of the City of New York, and 249th Street and its southerly centerline prolongation;
 25. establishing within a proposed R3-2 District a C2-3 District bounded by a line 110 feet northwesterly of Hillside Avenue, a line midway between Little Neck Parkway and 255th Street, a line 120 feet northwesterly of Hillside Avenue, 255th Street, Hillside Avenue, a line 100 feet southwestery of 256th Street, a line 100 feet southeasterly of Hillside Avenue, and Little Neck Parkway;
 26. establishing within an existing and proposed R4 District a C2-3 District bounded by a line 100 feet northwesterly of Jamaica Avenue, 251st Street, Jamaica Avenue, and Commonwealth Boulevard;
 27. establishing within an existing R3A District a C1-3 District bounded by Hillside Avenue, a line 140 feet easterly of 241st Street, 85th Avenue, and 241st Street;
 28. establishing within existing and proposed R3-2 Districts a C1-3 District bounded by:
 - a. a line 100 feet northwesterly of Hillside Avenue, 234th Street and its southeasterly centerline prolongation, a line 100 feet southeasterly of Hillside Avenue, a line midway between 233rd Street and Winchester Boulevard, Hillside Avenue, and a line midway between 233rd Street and 234th Street;
 - b. Hillside Avenue, a line midway between Range Street and Musket Street, a line 100 feet southwestery of Hillside Avenue, and Musket Street;
 - c. a line 100 feet northwesterly of Jamaica Avenue, a line midway between 242nd Street and 241st Street, Jamaica Avenue, and 240th Street;

- d. a line 100 feet northwesterly of Hillside Avenue, Little Neck Parkway, a line 100 feet southeasterly of Hillside Avenue, 249th Street, Hillside Avenue, and 253rd Street;
 - e. a line 100 feet northwesterly of Hillside Avenue, 261st Street, Hillside Avenue, 264th Street, a line 100 feet southeasterly of Hillside Avenue, a line midway between 260th Street and 261st Street, a line 150 feet southeasterly of Hillside Avenue, 260th Street, a line 100 feet southeasterly of Hillside Avenue, 258th Street, Hillside Avenue, and 255th Street;
 - f. a line 100 feet northwesterly of Hillside Avenue, 266th Street, a line 100 feet southeasterly of Hillside Avenue, and 265th Street; and
 - g. a line 100 feet northwesterly of Hillside Avenue, Langdale Street, a line perpendicular to easterly street line of Langdale Street distant 285 feet northerly (as measured along the street line) from the point of intersection of the northwesterly street line of Hillside Avenue and the easterly street line of Langdale Street, a boundary line of the City of New York, a line perpendicular to the southeasterly street line of East Williston Avenue distant 110 feet southwestly (as measured along the street line) from the point of intersection of the southeasterly street line of East Williston Avenue and the southwestly street line of 268th Street, East Williston Avenue, and 267th Street; and
29. establishing within an existing R4 District a C1-3 District bounded by:
- a. a line 100 feet northeasterly of Braddock Avenue, Winchester Boulevard, Braddock Avenue, and a line midway between Ashford Street and Winchester Boulevard;
 - b. Braddock Avenue, 222nd Street, 91st Avenue, a line 100 feet southwestly of Braddock Avenue, and Winchester Boulevard;
 - c. a line 100 feet northeasterly of Braddock Avenue, Gettysburg Street, a line perpendicular to the northwesterly street line of 237th Street distant 100 feet northeasterly (as measured along the street line) from the point of intersection of the northwesterly street line of 237th Street and the northeasterly street line of Braddock Avenue, 237th Street, Braddock Avenue, a line midway between 237th Street and 238th Street, a line 100 feet northeasterly of Braddock Avenue, 238th Street, Braddock Avenue, 92nd Road, Gettysburg Street, 92nd Avenue, a line 180 feet northeasterly of 224th Street, a line 80 feet northwesterly of 92nd Avenue, 224th Street, Braddock Avenue, and Lyman Street;

- d. a line 100 feet northeasterly of Braddock Avenue, 239th Street, Braddock Avenue, and a line 50 feet southeasterly of 238th Street;
- e. a line 100 feet northeasterly of Braddock Avenue, 240th Street, Braddock Avenue, and a line midway between 239th Street and 240th Street;
- f. a line 100 feet northeasterly of Braddock Avenue, 241st Street, Braddock Avenue, and a line midway between 241st Street and 240th Street;
- g. a line 100 feet northerly of Braddock Avenue, 242nd Street, 91st Avenue, a line 100 feet easterly of 242nd Street, Braddock Avenue, and a line midway between 242nd Street and 241st Street; and
- h. a line 150 feet northerly of Braddock Avenue, 245th Street, a line 80 feet northwesterly of Jamaica Avenue, 91st Avenue, a line 100 feet northwesterly of Jamaica Avenue, Commonwealth Boulevard, Jamaica Avenue, Braddock Avenue, and Cross Island Parkway;

Borough of Queens, Community District 13, as shown in a diagram (for illustrative purposes only) dated February 19, 2013, modified by the City Planning Commission on May 22, 2013, and subject to the conditions of CEQR Declaration E-299.

The above resolution (C 130188 ZMQ), duly adopted by the City Planning Commission on May 22, 2013 (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
ANGELA M. BATTAGLIA, RAYANN BESSER,
IRWIN G. CANTOR, P.E., III, BETTY Y. CHEN, MICHELLE R. DE LA UZ,
MARIA M. DEL TORO, JOSEPH I. DOUEK, RICHARD W. EADDY,
ANNA HAYES LEVIN, ORLANDO MARIN, Commissioners



CITY PLANNING COMMISSION
 CITY OF NEW YORK
 DIAGRAM SHOWING PROPOSED
ZONING CHANGE
 ON SECTIONAL MAP
11b, 11d, 15a & 15c
 BOROUGH OF
QUEENS

J. Miraglia
 J. Miraglia, Director
 Technical Review Division

New York, Certification Date
 FEBRUARY 19, 2013
 Modified by CPC
 MAY 22, 2013



- NOTE:**
- Indicates Zoning District Boundary.
 - The area enclosed by the dotted line is proposed to be rezoned by eliminating C1-2 and C2-2 Districts from within existing R2, R3-2 and R4 Districts, by changing R2, R3A, R3-1, R3-2, R4, R4-1 and C8-1 Districts to R1-2A, R2, R2A, R3A, R3X, R3-1, R3-2, R4, and R4-1 Districts, and by establishing C1-2 and C2-3 Districts within existing and proposed R3A, R3-2, and R4 Districts.
 - ▨ Indicates a C1-2 District.
 - ▧ Indicates a C1-3 District.
 - ▩ Indicates a C2-2 District.
 - Indicates a C2-3 District.

Queens Borough President Recommendation

APPLICATION: ULURP # C130188 ZMQ

COMMUNITY BOARD: Q13

DOCKET DESCRIPTION

IN THE MATTER of an application submitted by the NYC Department of City Planning, pursuant to Sections 197-c and 201 of the NYC Charter, for an amendment of the zoning map to contextually rezone all or portions of 411 blocks (9,843 lots) located in Bellerose, Floral Park, Glen Oaks and Royal Ranch generally bounded by **Grand Central Parkway to the north and Union Turnpike to the north, the boundary of the City of New York to the east, Jericho Turnpike and 93rd Avenue to the south and on the west, by an irregular line north along Springfield Boulevard, 221st, 229th and 231st Street**, Zoning Maps 11b, 11d, 15a, and 15c, Borough of Queens.

PUBLIC HEARING

A Public Hearing was held in the Borough President's Conference Room at 120-55 Queens Boulevard on April 4, 2013 at 10:30 A.M. pursuant to Section 82(5) of the New York City Charter and was duly advertised in the manner specified in Section 197-c (i) of the New York City Charter. The applicant made a presentation. There were five (5) speakers in support, five (5) speakers in opposition of the application. The hearing was closed.

CONSIDERATION

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

- The Department of City Planning (DCP) proposes to contextually rezone all or portions of four hundred and eleven (411) blocks, 9,843 lots in the Bellerose, Floral Park, Glen Oaks, New Hyde Park, Bellaire and Royal Ranch neighborhoods. The purpose of the rezoning is to protect the neighborhood character, to provide a framework that will insure predictability of building scales and reinforce existing development patterns. New commercial overlays are proposed where appropriate to reflect current land uses, and elimination or reduction of the depths of commercial overlays where appropriate to prevent commercial intrusion onto residential side streets:
- The rezoning area is dominated by detached single-family homes and garden apartments developed primarily in the Post World War II Period. The northern and eastern portions of the rezoning area are zoned R2 which include the Royal Ranch, Floral Park, New Hyde Park and north Bellerose neighborhoods and developed predominantly with single family detached residences. An existing R2 district along portions of Hillside Avenue is developed with a mix of detached, semi-detached and attached housing types along the major thoroughfare. Portions of Bellerose and Bellaire neighborhoods are zoned R3-2, R3-1, R3A, R4-1 and R4 where development is characterized by a mix of one- and two-family detached houses and one- and two-family semi-detached homes. Recently development trends have resulted in the demolition of detached one- and two-family houses and their replacement with semi-detached, attached, and multi-family buildings. Commercial districts are mapped along the area's major corridors. A C8-1 district is mapped along a portion of Jericho Turnpike, and C1-2 and C2-2 commercial overlays are mapped along portions of Jericho Turnpike, Union Turnpike, Hillside Avenue and Braddock Avenue at depths of 150ft or more;
- The proposed rezoning actions are as follows:

R2 → R1-2A: This area includes all or portions of 11 blocks. In R1-2A district, residential development would be limited to one-family detached homes with a minimum area of 5700sf and a minimum lot width of 60ft and the maximum FAR is 0.5. The maximum building height is limited to 35ft. Community facilities are permitted at an FAR of 0.5 and up to 1.0 FAR with special permit;

R4 → R2: An R2 district is proposed on a portion of 1 block bounded by Braddock Avenue, 221st Place, and 90th Avenue. Currently developed with single family detached homes. The R2 district permits only single-family, detached residences on lots that have a minimum area of 3800sf and a minimum lot width of 40ft. The maximum FAR is 0.5. There is no maximum building height but determined by its sky exposure plane. Community facilities are permitted at a maximum FAR of 0.5;

Continued...

R2, R3-2, R3-1, R3-2, R4-1 → R2A: This area includes all or portions of 332 blocks and developed with single family detached residences on wide lots. The R2A district permits only single-family, detached residences on lots that have a minimum area of 3,800sf and a minimum lot width of 40ft. The maximum FAR is 0.5. The maximum building height is 35ft with a maximum perimeter wall height of 21ft. The front yard of a new building must be at least as deep as an adjacent front yard with a minimum depth of 15 ft. Community facilities are permitted at an FAR 0.5 and up to 1.0 FAR by special permit;

R3-1, R3-2, R4 → R3A: This area includes all or portions of 38 blocks and developed primarily with one- and two-family detached houses. The R3A district allows one- and two-family detached only residences on lots that have a minimum area of 2,375sf and a minimum lot width of 25ft. The maximum FAR is 0.6 with a 0.1 attic allowance. The maximum building height is 35ft and a maximum perimeter wall height is 21ft. Community facilities are permitted at a maximum FAR of 1.0;

R3-2 → R3X: This area includes all or portions of 28 blocks developed with one- and two-family detached homes. The R3X district allows one- and two-family detached residences on lots that have a minimum area of 3,325 sf and a minimum lot width of 35 ft. The maximum FAR is 0.6 with a 0.1 attic allowance. The maximum building height is 35 ft with a maximum perimeter wall height of 21 ft;

R3-2 → R3-1: This area includes all or portions of 6 blocks developed with one- and two-family semi-detached homes. The R3-1 district allows one- and two-family detached or semi-detached residences. The maximum FAR is 0.6 with a 0.1 attic allowance. The maximum building height is 35ft with a maximum perimeter wall height of 21ft. Community facilities are permitted at a maximum FAR of 1.0;

R2, R3-1 → R3-2: This area includes all or portions of 40 blocks fronting on hillside Avenue and 4 blocks along the eastern edge of the rezoning area north of 83rd Avenue to reflect the mix of housing types. The R3-2 district is the lowest-density general residence district in which multi-family structures are permitted. Community facilities are permitted at an FAR of 1.0

R3A, R4 → R4-1: This area includes 4 blocks currently developed with one- and two-family semi-detached houses. The R4-1 district permits one- and two-family detached or semi-detached residences. Community facilities are permitted at an FAR of 2.0;

C8-1 → R4: This area includes 2 block fronts currently a C8-1 along Jericho Turnpike on properties occupied by auto related uses. The maximum allowable FAR is 0.9 which includes a 0.15 attic allowance. In a predominantly built up area, a maximum FAR of 1.35 is permitted with the R4 infill provision. Community facilities are permitted at an FAR of 2.0;

Commercial Overlay Modifications (C1-3, C2-3, C1-2, C2-3): The proposed changes to the commercial districts would replace existing C1-2 and C2-2 districts with C1-3 and C2-3 districts and generally reduce the depth of commercial overlays from 150ft to 100ft. New C1-3 and C2-3 commercial overlays are proposed in certain locations along Hillside Avenue and Jericho Turnpike. Change the existing C1-2 and C2-2 commercial overlays to C1-3 and C2-3 would reduce the amount of parking required for commercial uses. In C1-2 and C2-2 districts most retail uses require 1space/300sf while in C1-3 and C2-3 districts, most retail uses require 1space/400sf;

- The rezoning proposal responds to community concerns that recent residential development was inconsistent with the established scale and character of the neighborhoods. DCP worked closely with elected officials and with a Steering Committee comprised of local civic associates, a cross section of community residents and representatives of Community Board 13. The proposed rezoning would not have been possible without the diligence and hard work of the Department of City Planning;
- CB 13 approved this application by a vote of twenty-eight (28) in favor with none (0) against and none (0) abstaining at a public hearing held on March 18, 2013;
- At the Queens Borough President's Land Use Public Hearing some area residents testified against the proposed rezoning. In their testimony, concerns were expressed about the proposed rezoning of their properties, on the western portion of a block bounded by 239th Street and 86th & 87th Avenues, from R3A to R2A that would cause them a hardship because it would preclude future enlargement of their homes to accommodate their families.

Continued...

RECOMMENDATION

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

- The Department of City Planning should consider the request to reexamine the proposed rezoning of the western portion of the block bounded by 239th Street, 86th and 87th Avenues, and 241st Street. Upon reexamination of this area, if appropriate and consistent with the goals and objectives of the rezoning proposal the zoning should be adjusted to meet the request of the affected residents.


PRESIDENT, BOROUGH OF QUEENS


DATE



Community/Borough Board Recommendation

Pursuant to the Uniform Land Use Review Procedure

Application #: **C130188 ZMQ**

Project Name: **Bellerose/Floral Park/Glen Oaks Rezoning**

CEQR Number: 13DCP093Q

Borough(s): Queens

Community District Number(s): 13

Please use the above application number on all correspondence concerning this application

SUBMISSION INSTRUCTIONS

- Complete this form and return to the Department of City Planning by one of the following options:
 - EMAIL (recommended):** Send email to CalendarOffice@planning.nyc.gov and include the following subject line: (CB or BP) Recommendation + (6-digit application number), e.g., "CB Recommendation #C100000ZSQ"
 - MAIL:** Calendar Information Office, City Planning Commission, Room 2E, 22 Reade Street, New York, NY 10007
 - FAX:** (212) 720-3356 and note "Attention of the Calendar Office"
- Send one copy of the completed form with any attachments to the applicant's representative at the address listed below, one copy to the Borough President, and one copy to the Borough Board, when applicable.

Docket Description:

SEE ATTACHED

| | | | |
|---|--|--|----------------|
| Applicant(s): NYC Department of City Planning 120-55 Queens Boulevard - Room 201 Kew Gardens, NY 11424 | | Applicant's Representative: John D. Young NYC Department of City Planning 120-55 Queens Boulevard - Room 201 Kew Gardens, NY 11424 | |
| Recommendation submitted by: | | | |
| Date of public hearing: 3/12/13 | | Location: Bellerose Assembly of God H. H. Hido Avenue 240-15 Springfield Blvd, Bellerose | |
| Was a quorum present? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> | | A public hearing requires a quorum of 20% of the appointed members of the board, but in no event fewer than seven such members. | |
| Date of Vote: 3/18/13 | | Location: Miriamatha Baptist Church 112-46 Springfield Blvd | |
| RECOMMENDATION | | | |
| <input checked="" type="checkbox"/> Approve | | <input type="checkbox"/> Approve With Modifications/Conditions | |
| <input type="checkbox"/> Disapprove | | <input type="checkbox"/> Disapprove With Modifications/Conditions | |
| Please attach any further explanation of the recommendation on additional sheets, as necessary. | | | |
| Voting | | | |
| # In Favor: 18 | | # Against: 0 # Abstaining: 0 Total members appointed to the board: | |
| Name of CB/BB officer completing this form | | Title | Date |
| Byron J. Block | | Chairman | 3/18/13 |



Queens Community Board 13

219-41 Jamaica Ave.

Queens Village, NY 11428

Telephone: (718) 464-9700

Fax: (718) 264-2739

www.cb13q.org

Helen Marshall
Borough President

Barry Grodenchik
Deputy Borough President

Bryan J. Block
Chairman

Lawrence T. McClean
District Manager

March 19, 2013

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

Re: ULURP Application # C130188 ZMQ

Dear Commissioner Burden,

At It's General Meeting, held on Monday March 18, 2013 Community Board 13 Queens approved the application for the Bellerose Rezoning submitted by your Queens Office, and, interested local Civic Organizations. The vote was 28 in favor, 0 opposed, 0 abstaining. This was based on the affirmative vote at our Public Hearing held on March 12, 2013.

If you have any questions, please feel free to contact either me or District Manager Lawrence T. McClean.

Sincerely

Bryan J. Block
Chair

Cc: Hon. Helen Marshall, Queens Borough President
Hon. Leroy Comrie, Deputy Speaker NYC Council
Hon. Mark Weprin, NYC Council

Executive Committee:

Bryan J. Block, Chair, Tanya Cruz, First Vice Chair, Angela Augugliaro, Second Vice Chair
Anup Ramnauth, Treasurer, Sanu Thomas, Executive Secretary

Communities Served:

Bellaire, Bellerose, Cambria Heights, Floral Park, Glen Oaks, Laurelton, Meadowmere
New Hyde Park, Parkside Terrace, Queens Village, Rosedale, Springfield Gardens, Warnerville

Hon. Amanda Burden, March 19, 2013

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Cc:'s continued

Hon. Donovan Richards, NYC Council
Hon. Malcolm Smith, NYS Senate
Hon. David Weprin, NYS Assembly
Hon. Barbara Clark, NYS Assmblly
Hon. Richard Hellenbrecht, Co- Chair Land Use
Hon. Edward Harap, Co-Chair Land Use
File

Executive Committee:

**Bryan J. Block, Chair, Tanya Cruz, First Vice Chair Angela Augugliaro, Second Vice Chair
Anup Ramnauth, Treasurer Sanu Thomas, Executive Secretary**

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