



CITY PLANNING COMMISSION

December 2, 2013/Calendar No. 1

C 140079 ZMQ

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

A. CD 9

1. eliminating from within an existing R4A District a C1-2 District bounded by a line 150 feet northwesterly of Liberty Avenue, 135th Street, a line 100 feet northwesterly of Liberty Avenue, and 133rd Street;
2. eliminating from within an existing R5 District a C1-2 District bounded by:
 - a. a line 150 feet southeasterly of Atlantic Avenue, a line midway between 83rd Street and 84th Street, a line 280 feet southeasterly of Atlantic Avenue, 84th Street, a line 100 feet northwesterly of 95th Avenue, and 83rd Street;
 - b. a line 100 feet northwesterly of 101st Avenue, 99th Street, a line 100 feet southeasterly of 101st Avenue, and 93rd Street; and
 - c. a line 150 feet northwesterly of Liberty Avenue, Van Wyck Expressway, Liberty Avenue, 133rd Street, a line 100 feet northwesterly of Liberty Avenue, and 135th Street;
3. eliminating from within an existing R3-1 District a C2-2 District bounded by:
 - a. 91st Avenue, a line 100 feet northeasterly of Rockaway Boulevard, 77th Street, and Rockaway Boulevard; and
 - b. a line 150 feet northeasterly of Rockaway Boulevard, a line 150 feet northerly of Atlantic Avenue, 81st Street, Atlantic Avenue, Rockaway Boulevard, and 79th Street;
4. eliminating from within an existing R4-1 District a C2-2 District bounded by:
 - a. a line 100 feet southeasterly of 101st Avenue, 103rd Street, a line 150 feet southeasterly of 101st Avenue, and a line midway between 102nd Street and 101st Street;

- b. a line 150 feet northwesterly of 101st Avenue, a line midway between 105th Street and 106th Street, a line 100 feet northwesterly of 101st Avenue, and 102nd Street; and
 - c. a line 100 feet southeasterly of 101st Avenue, a line midway between 112th Street and 113th Street, a line 150 feet southeasterly of 101st Avenue, and 105th Street;
- 5. eliminating from within an existing R4A District a C2-2 District bounded by:
 - a. a line 150 feet northwesterly of 101st Avenue, 127th Street, a line 100 feet northwesterly of 101st Avenue, and a line midway between 10th Street and 106th Street;
 - b. a line 150 feet northwesterly of 101st Avenue, 132nd Street, a line 100 feet northwesterly of 101st Avenue, and 130th Street;
 - c. a line 100 feet southeasterly of 101st Avenue, 132nd Street, a line 150 feet southeasterly of 101st Avenue, and 130th Street; and
 - d. a line 100 feet southeasterly of 101st Avenue, 127th Street, a line 150 southeasterly of 101st Avenue, and a line midway between 113th Street and 112th Street;
- 6. eliminating from within an existing R5 District a C2-2 District bounded by:
 - a. Rockaway Boulevard, Atlantic Avenue, a line 150 feet southerly of Rockaway Boulevard, 75th Street, a line 100 feet northerly of 93rd Avenue, Eldert Lane, a line 150 feet northerly of 91st Avenue, and a line 100 feet easterly of Eldert Lane;
 - b. a line 150 feet northwesterly of 101st Avenue, 86th Street, Rockaway Boulevard, 87th Street, a line 150 feet northeasterly of Rockaway Boulevard, 88th Street, a line 150 feet northwesterly of 101st Avenue, 89th Street, Rockaway Boulevard, 88th Street, a line midway between 101st Avenue and 102nd Avenue, 81st Street, a line 150 feet southeasterly of 101st Avenue, 77th Street, Liberty Avenue, and Drew Street;
 - c. a line 150 feet northwesterly of 101st Avenue, 102nd Street, a line 100 feet northwesterly of 101st Avenue, 127th Street, a line 100 feet southeasterly of 101st Avenue, 105th Street, 101st Avenue, 103rd Street, a line 100 feet southeasterly of 101st Avenue, a line midway between 102nd Street and 101st Street, a line 150 feet southeasterly of 101st Avenue, 101st Street, 101st Avenue, and 100th Street; and

- d. a line 100 feet northwesterly of 101st Avenue, 132nd Street, a line 100 feet southeasterly of 101st Avenue, and 130th Street;
7. changing from an R5 District to an R4-1 District property bounded by:
- a. 95th Avenue, 78th Street, a line 100 feet southeasterly of 97th Avenue, a line midway between 77th Street and 78th Street, a line 100 feet northwesterly of 101st Avenue, a line midway between 76th Street and 77th Street, a line 100 feet southeasterly of 97th Avenue, and 76th Street;
 - b. a line 100 feet southeasterly of 95th Avenue, a line 100 feet southwesterly of Rockaway Boulevard, Digby Place, 97th Avenue, 84th Street, a line 100 feet southeasterly of 97th Avenue, a line 100 feet southwesterly of Rockaway Boulevard, 85th Street, a line 300 feet northwesterly of 101st Avenue, 86th Street, a line 100 feet northwesterly of 101st Avenue, a line midway between 81st Street and 82nd Street, a line 100 feet southeasterly of 97th Avenue, 81st Street, 97th Avenue, and a line midway between 80th Street and 81st Street;
 - c. Atlantic Avenue, 86th Street, 95th Avenue, 85th Street, a line 100 feet northeasterly of Rockaway Boulevard, 95th Avenue, 83rd Street, a line 175 feet southeasterly of Atlantic Avenue, and 82nd Street;
 - d. a line 200 feet southeasterly of 95th Avenue, 89th Street, a line 100 feet southeasterly of 95th Avenue, a line midway between 89th Street and 90th Street, a line 50 feet southeasterly of 95th Avenue, 90th Street, 95th Avenue, a line midway between 91st Street and 92nd Street, a line 75 feet northwesterly of 97th Avenue, 91st Street, a line 100 feet southeasterly of 97th Avenue, 92nd Street, a line 100 feet southeasterly of 95th Avenue, a line midway between 93rd Street and 94th Street, 95th Avenue, 96th Street, Atlantic Avenue, a line 115 feet northeasterly of 96th Street, a line 190 feet northwesterly of 95th Avenue, 97th Street, a line 260 feet northwesterly of 95th Avenue, a line 100 feet northeasterly of 97th Street, 95th Avenue, 98th Street, a line 100 feet northwesterly of 101st Avenue, 88th Street, a line 450 feet southeasterly of 97th Avenue, a line midway between 87th Street and 88th Street, a line 350 feet southeasterly of 97th Avenue, 87th Street, a line 50 feet northeasterly of Rockaway Boulevard, a line midway between 86th Street and 87th Street, a line 150 feet southeasterly of 97th Avenue, and 86th Street;
 - e. a line 100 feet southeasterly of 101st Avenue, 88th Street, 102nd Avenue, 89th Street, 102nd Road, 90th Street, a line 100 feet southwesterly of Rockaway Boulevard, 103rd Avenue, and a line 200 feet southwesterly of 86th Street;

- f. a line 100 feet southeasterly of 101st Avenue, a line midway between 97th Street and 98th Street, 103rd Avenue, 92nd Street, a line 100 feet northeasterly of Rockaway Boulevard, and 90th Street;
 - g. a line 100 feet northwesterly 103rd Avenue, 114th Street, a line 90 feet northwesterly of 103rd Avenue, 127th Street, 103rd Avenue, and a line midway between 101st Street and 102nd Street; and
 - h. a line 100 feet southeasterly of 101st Avenue, a line midway between 102nd Street and 101st Street, a line 150 feet southeasterly of 101st Avenue, and 101st Street;
- 8. changing from a C8-1 District to an R4-1 District property bounded by 82nd Street, a line 100 feet northeasterly of Rockaway Boulevard, and a line 175 feet southeasterly of Atlantic Avenue;
- 9. changing from an R5 District to an R4B District property bounded by:
 - a. Rockaway Boulevard, 75th Street, a line 100 feet southwesterly of Rockaway Boulevard, a line midway between 75th Street and 76th Street, a line perpendicular to the westerly street line of 76th Street distant 115 feet southerly (as measured along the street line) from the point of intersection of the southwesterly street line of Rockaway Boulevard and the westerly street line of 76th Street, 76th Street, a line 100 feet southwesterly of Rockaway Boulevard, 78th Street, Atlantic Avenue, 78th Street, a line 100 feet southeasterly of Atlantic Avenue, a line 100 feet southwesterly of Rockaway Boulevard, a line midway between 80th Street and 81st Street, a line 50 feet northwesterly of 95th Avenue, 81st Street, 95th Avenue, 76th Street, a line 100 feet northwesterly of 97th Avenue, 75th Street, a line 120 feet northwesterly of 101st Avenue, Drew Street, 95th Avenue, and Eldert Lane; and
 - b. a line 100 feet southeasterly of 97th Avenue, a line midway between 78th Street and 80th Street, a line 300 feet northwesterly of 101st Avenue, a line midway between 80th Street and 81st Street, a line 100 feet southeasterly of 97th Avenue, a line midway between 81st Street and 82nd Street, a line 100 feet northwesterly of 101st Avenue, and a line midway between 77th Street and 78th Street;
- 10. changing from an R5 District to an R5B District property bounded by:
 - a. a line 100 feet northwesterly of 97th Avenue, 76th Street, a line 100 feet southeasterly of 97th Avenue, a line midway between 76th Street and 77th Street, a line 100 feet northwesterly of 101st Avenue, and 75th Street;

- b. 95th Avenue, 82nd Street, a line 100 feet southeasterly of 95th Avenue, a line midway between 80th Street and 81st Street, 97th Avenue, 81st Street, a line 100 feet southeasterly of 97th Avenue, a line midway between 80th Street and 81st Street, a line 300 feet northwesterly of 101st Avenue, a line midway between 78th Street and 80th Street, a line 100 feet southeasterly of 97th Avenue, and 78th Street; and
 - c. a line 100 feet southeasterly of 101st Avenue, 81st Street, Liberty Avenue, and 77th Street;
- 11. changing from an R3-1 District to an R6B District property bounded by 79th Street, a line perpendicular to the westerly street line of 80th Street distant 70 feet northerly (as measured along the street line) from the point of intersection of the northwesterly street line of Atlantic Avenue and the westerly street line of 80th Street, 80th Street, a line perpendicular to the easterly street line of 80th Street distant 80 feet northerly (as measured along the street line) from the point of intersection of the northwesterly street line of Atlantic Avenue and the easterly street line of 80th Street, a line midway between 80th Street and 81st Street, Atlantic Avenue, and Rockaway Boulevard;
- 12. changing from an R5 District to an R6B District property bounded by:
 - a. Rockaway Boulevard, Atlantic Avenue, 78th Street, a line 100 feet southwesterly of Rockaway Boulevard, 76th Street, a line perpendicular to the westerly street line of 76th Street distant 115 feet southerly (as measured along the street line) from the point of intersection of the westerly street line of 76th Street and the southwesterly street line of Rockaway Boulevard, a line midway between 75th Street and 76th Street, a line 100 feet southwesterly of Rockaway Boulevard, and 75th Street;
 - b. a line 100 feet southerly of Rockaway Boulevard, 81st Street, a line 50 feet northwesterly of 95th Avenue, and a line midway between 80th Street and 81st Street;
 - c. a line 175 feet southeasterly of Atlantic Avenue, 83rd Street, a line 100 feet northwesterly of 95th Avenue, and a line 100 feet northeasterly of Rockaway Boulevard;
 - d. 95th Avenue, a line 100 feet northeasterly of Rockaway Boulevard, 85th Street, 97th Avenue, 86th Street, a line 150 feet southeasterly of 97th Avenue, a line midway between 86th Street and 87th Street, a line 50 feet northeasterly of Rockaway Boulevard, 87th Street, a line 350 feet southeasterly of 97th Avenue, a line midway between 87th Street and 88th Street, a line 450 feet southeasterly of 97th Avenue, 88th Street, a line 100

feet northwesterly of 101st Avenue, 132nd Street, a line 100 feet southeasterly of 101st Avenue, 101st Street, 101st Avenue, 100th Street, a line 100 feet southeasterly of 101st Avenue, 90th Street, a line 100 feet northeasterly of Rockaway Boulevard, 92nd Street, 103rd Avenue, a line 100 feet southwesterly of Rockaway Boulevard, 90th Street, 102nd Road, 89th Street, 102nd Avenue, 88th Street, a line 100 feet southeasterly of 101st Avenue, 77th Street, Liberty Avenue, Drew Street, a line 120 feet northwesterly of 101st Avenue, 75th Street, a line 100 feet northwesterly of 101st Avenue, 86th Street, a line 300 feet northwesterly of 101st Avenue, 85th Street, a line 100 feet southwesterly of Rockaway Boulevard, a line 100 feet southeasterly of 97th Avenue, 84th Street, Rockaway Boulevard, and the southeasterly centerline prolongation of 83rd Street;

- e. a line 100 feet northwesterly of Liberty Avenue, the Van Wyck Expressway, Liberty Avenue, and 133rd Street; and
 - f. Digby Place, a line 100 feet southwesterly of Rockaway Boulevard, and 97th Avenue;
13. changing from a C8-1 District to an R6B District property bounded by Atlantic Avenue, 82nd Street, a line 175 feet southeasterly of Atlantic Avenue, a line 100 feet northeasterly of Rockaway Boulevard, a line 100 feet northwesterly of 95th Avenue, 83rd Street, Rockaway Boulevard, 84th Street, 97th Avenue, a line 100 feet southwesterly of Rockaway Boulevard, 82nd Street, 95th Avenue, 81st Street, a line 100 feet southwesterly of Rockaway Boulevard, a line 100 feet southeasterly of Atlantic Avenue, and 78th Street;
 14. changing from an M1-2 District to an R6B District property bounded by 101st Avenue, 101st Street, a line 100 feet southeasterly of 101st Avenue, and 100th Street;
 15. establishing within an existing R5 District a C1-3 District bounded by 95th Avenue, a line midway between 93rd Street and 94th Street, a line 100 feet southeasterly of 95th Avenue, and a line midway between 91st Street and 92nd Street;
 16. establishing within an existing R3-1 District a C2-3 District bounded by 91st Avenue, a line 100 feet northeasterly of Rockaway Boulevard, 77th Street, and Rockaway Boulevard;
 17. establishing within an existing R4A District a C2-3 District bounded by a line 100 feet southeasterly of 101st Avenue, Lefferts Boulevard, a line 150 feet southeasterly of 101st Avenue, and a line midway between Lefferts Boulevard and 118th Street;

18. establishing within an existing R5 District a C2-3 District bounded by Atlantic Avenue, 88th Street, a line 100 feet southeasterly of Atlantic Avenue, and 86th Street;
19. establishing within a proposed R6B District a C2-3 District bounded by:
 - a. Rockaway Boulevard, 79th Street, a line perpendicular to the westerly street line of 80th Street distant 70 feet northerly (as measured along the street line) from the point of intersection of the northwesterly street line of Atlantic Avenue and the westerly street line of 80th Street, 80th Street, a line perpendicular to the easterly street line of 80th Street distant 80 feet northerly (as measured along the street line) from the point of intersection of the northwesterly street line of Atlantic Avenue and the easterly street line of 80th Street, a line midway between 80th Street and 81st Street, Atlantic Avenue, 82nd Street, a line 175 feet southeasterly of Atlantic Avenue, 83rd Street, 95th Avenue, a line 100 feet northeasterly of Rockaway Boulevard, 85th Street, 97th Avenue, 86th Street, a line 150 feet southeasterly of 97th Avenue, a line midway between 86th Street and 87th Street, a line 50 feet northeasterly of Rockaway Boulevard, 87th Street, a line 350 feet southeasterly of 97th Avenue, a line 75 feet northeasterly of Rockaway Boulevard, a line midway between 87th Street and 88th Street, a line 450 feet southeasterly of 97th Avenue, a line 75 feet northeasterly of Rockaway Boulevard, 88th Street, a line 100 feet northwesterly of 101st Avenue, 90th Street, 101st Avenue, 91st Street, a line 100 feet northwesterly of 101st Avenue, 93rd Street, 101st Avenue, 94th Street, a line 100 feet northwesterly of 101st Avenue, 99th Street, a line 100 feet southeasterly of 101st Avenue, 90th Street, a line 100 feet northeasterly of Rockaway Boulevard, 91st Street, Rockaway Boulevard, 103rd Avenue, a line 100 feet southwesterly of Rockaway Boulevard, 90th Street, 102nd Road, 89th Street, Rockaway Boulevard, 88th Street, a line 100 feet southeasterly of 101st Avenue, 77th Street, Liberty Avenue, Drew Street, a line 120 feet northwesterly of 101st Avenue, 75th Street, a line 100 feet northwesterly of 101st Avenue, 86th Street, a line 300 feet northwesterly of 101st Avenue, 85th Street, a line 100 feet southerly of Rockaway Boulevard, a line 100 feet southeasterly of 97th Avenue, 84th Street, 97th Avenue, Digby Place, a line 100 feet southwesterly of Rockaway Boulevard, 82nd Street, 95th Avenue, 81st Street, a line 50 feet northwesterly of 95th Avenue, a line midway between 80th Street and 81st Street, a line 100 feet southwesterly of Rockaway Boulevard, a line 100 feet southeasterly of Atlantic Avenue, 78th Street, Atlantic Avenue, 78th Street, a line 100 feet southwesterly of Rockaway Boulevard, 76th Street, a line perpendicular to the westerly street line of 76th Street distant 115 feet southerly (as measured along the street line) from the point of intersection of the westerly street line of 76th Street and the southwesterly street line of Rockaway Boulevard, a line midway between 75th Street and 76th Street, a line 100 feet southwesterly of Rockaway Boulevard, and 75th Street;

- b. a line 100 feet northwesterly of 101st Avenue, 132nd Street, a line 100 feet southeasterly of 101st Avenue, 105th Street, 101st Avenue, 103rd Street, a line 100 feet southeasterly of 101st Avenue, and 100th Street; and
- c. a line 100 feet northwesterly of Liberty Avenue, Van Wyck Expressway, Liberty Avenue, and 133rd Street;

B. CD 10

- 1. eliminating from within an existing R3-2 District a C1-2 District bounded by:
 - a. a line 150 feet northwesterly of Liberty Avenue, 127th Street, Liberty Avenue, a line 150 feet southeasterly of Liberty Avenue, 123rd Street, Liberty Avenue, and 123rd Street; and
 - b. Liberty Avenue, Van Wyck Expressway, a line 150 feet southeasterly of Liberty Avenue, and 134th Street;
- 2. eliminating from within an existing R4 District a C1-2 District bounded by:
 - a. a line 150 feet northerly of Rockaway Boulevard, a line 150 feet northerly of Liberty Avenue, 98th Street, a line 150 feet southerly of Rockaway Boulevard, a line 150 feet southerly of Liberty Avenue, Cross Bay Boulevard, 107th Avenue, a line midway between 93rd Street and Cross Bay Boulevard, a line 150 feet southerly of Liberty Avenue, 93rd Street, Liberty Avenue, and Woodhaven Boulevard;
 - b. a line 150 feet northwesterly of Liberty Avenue, 118th Street, a line 150 feet southeasterly of Liberty Avenue, and 111th Street;
 - c. a line 150 feet northwesterly of 111th Avenue, a line 100 feet northeasterly of Lefferts Boulevard, a line 150 feet southeasterly of 111th Avenue, 118th Street, 111th Avenue, and Lefferts Boulevard;
 - d. 109th Avenue, 107th Street, a line 150 feet northerly of Rockaway Boulevard, 108th Street, a line 150 feet southerly of Rockaway Boulevard, Centreville Street, Rockaway Boulevard, and the southeasterly centerline prolongation of 106th Street;
 - e. 134th Avenue, the northerly centerline prolongation of 94th Street, Linden Boulevard, 95th Street, a line 150 feet southerly of Linden Boulevard, and Cross Bay Boulevard; and

- f. Pitkin Avenue, 86th Street, a line 150 feet southerly of Pitkin Avenue, and 84th Street;
- 3. eliminating from within an existing R5 District a C1-2 District bounded by:
 - a. a line 265 feet northerly of Liberty Avenue, 98th Street, a line 150 feet northwesterly of Liberty Avenue, and a line midway between 98th Street and 97th Street; and
 - b. a line perpendicular to the southwesterly street line of 94th Street distant 225 feet southeasterly (as measured along the street line) from the point of intersection of the southeasterly street line of 103rd Avenue and the southwesterly street line 94th Street, 94th Street, and Rockaway Boulevard;
- 4. eliminating from within an existing R3-2 District a C2-2 District bounded by:
 - a. a line 100 feet northwesterly of Liberty Avenue, 131st Street, 103rd Avenue, 133rd Street, Liberty Avenue, 134th Street, a line 150 feet southeasterly of Liberty Avenue, 127th Street, Liberty Avenue, and 127th Street; and
 - b. Linden Boulevard, 114th Street, Rockaway Boulevard, 118th Street, 115th Avenue, a line midway between Lefferts Boulevard and 120th Street, a line 150 feet northerly of Rockaway Boulevard, 120th Street, a line 150 feet southerly of Rockaway Boulevard, and a line 275 feet westerly of 114th Street;
- 5. eliminating from within an existing R4 District a C2-2 District bounded by:
 - a. Liberty Avenue, 77th Street, a line 100 feet southerly of Liberty Avenue, and 75th Street;
 - b. Liberty Avenue, 93rd Street, a line 150 feet southerly of Liberty Avenue, and 87th Street;
 - c. a line 100 feet northwesterly of Liberty Avenue, 111th Street, a line 150 feet southeasterly of Liberty Avenue, a line midway between 102nd Street and 101st Street, Liberty Avenue, and 103rd Street;
 - d. a line 150 feet northerly of Rockaway Boulevard, 110th Street, Rockaway Boulevard, and 109th Street; and
 - e. a line 150 feet northerly of Rockaway Boulevard, 113th Street, Linden Boulevard, Rockaway Boulevard, and 111th Street;

6. eliminating from within an existing R5 District a C2-2 District bounded by:
 - a. 103rd Avenue, 93rd Street, Rockaway Boulevard, 94th Street, a line 150 feet northerly of Rockaway Boulevard, Woodhaven Boulevard, Rockaway Boulevard, 94th Street, Liberty Avenue, 93rd Street, a line 150 feet northerly of Liberty Avenue, and 92nd Street; and
 - b. a line 150 feet northwesterly of Liberty Avenue, 111th Street, a line 100 feet northwesterly of Liberty Avenue, 103rd Street, Liberty Avenue, and 102nd Street;
7. changing from an R3-2 District to an R3A District property bounded by:
 - a. a line 100 feet southeasterly of Liberty Avenue, 133rd Street, a line 130 feet southeasterly of Liberty Avenue, 134th Street, a line 120 feet southeasterly of Liberty Avenue, 135th Street, a line 100 feet southeasterly of Liberty Avenue, the centerline of the northeasterly service road of Van Wyck Expressway, 105th Avenue and its northeasterly centerline prolongation, 133rd Street, 107th Avenue, and 123rd Street; and
 - b. a line 100 feet southerly of Rockaway Boulevard, a line midway between 118th Street and Lefferts Boulevard, a line 240 feet southerly of Rockaway Boulevard, a line midway between Lefferts Boulevard and 120th Street, Hawtree Creek Road, 135th Avenue, 115th Street, a line 100 feet southerly of 135th Avenue, and 114th Street;
8. changing from an R4 District to an R3A District property bounded by 133rd Avenue, a northeasterly boundary line of the Long Island Rail Road right-of-way (Rockaway Beach Division), Pitkin Avenue, and 97th Street;
9. changing from a C8-1 District to an R3A District property bounded by a line 100 feet southerly of Rockaway Boulevard, 114th Street, a line 500 feet southerly of 133rd Avenue, and a line 100 feet westerly of 114th Street;
10. changing from an R3-2 District to an R3X District property bounded by a line 100 feet southerly of 135th Avenue, 115th Street, a line 200 feet southerly of 135th Avenue, a line midway between 115th Street and 116th Street, a line 180 feet northerly of 149th Avenue, 116th Street, a line 100 feet northerly of 149th Avenue, 117th Street, a line 150 feet southerly 135th Avenue, 118th Street, 135th Avenue, a line midway between 118th Street and Lefferts Boulevard, 149th Avenue, a line midway between Lefferts Boulevard and 120th Street and its southerly prolongation, Southern Parkway, and 114th Street and its southerly centerline prolongation;

11. changing from an R4 District to an R3X District property bounded by Pitkin Avenue, a northeasterly boundary line of the Long Island Rail Road right-of-way (Rockaway Beach Division), North Conduit Avenue, Albert Road, a line 200 feet westerly of 95th Street, a line 90 feet southerly of Albert Road, Cross Bay Boulevard, 149th Avenue, a line 100 feet easterly of Cross Bay Boulevard and its southerly prolongation, a line 100 feet northerly of 149th Avenue, and 97th Street;
12. changing from an R3-2 District to an R4-1 District property bounded by a line 150 feet northwesterly of Liberty Avenue, 127th Street, a line 100 feet northwesterly of Liberty Avenue, and 123rd Street;
13. changing from an R4 District to an R4-1 District property bounded by:
 - a. Liberty Avenue, a northwesterly boundary line of Bayside Cemetery and its northeasterly and southwesterly prolongations, 80th Street, Pitkin Avenue, a line midway between 80th Street and 79th Street, a line 260 feet northerly of Sutter Avenue, 79th Street, a line 160 feet northerly of Sutter Avenue, a line midway between 78th Street and 79th Street, Glenmore Avenue, and 79th Street;
 - b. a line 100 feet southwesterly of Pitkin Avenue, 81st Street, Sutter Avenue, Pitkin Avenue, 86th Street, 133rd Avenue, a line midway between 85th Street and 86th Street, a line 160 feet southerly of 133rd Avenue, 85th Street, Dumont Avenue, 83rd Street, a northeasterly and easterly boundary line of Joseph P. Addabbo Memorial Park and its southeasterly and northerly prolongations, 133rd Avenue, 81st Street, a northerly and northeasterly boundary line of Joseph P. Addabbo Memorial Park and its easterly and northwesterly prolongations, and 80th Street;
 - c. Sutter Avenue, Cross Bay Boulevard, a line 90 feet southerly of 133rd Avenue, Silver Road, Cross Bay Boulevard, Gold Road, a line 525 feet southeasterly from Sitka Street, Desarc Road, a line 200 feet northwesterly of Redding Street, a line perpendicular to the southwesterly street line of Desarc Road distant 160 feet northwesterly (as measured along the street line) from the point of intersection of the southwesterly street line of Desarc Road and the northwesterly street line of Redding Street, Pitkin Avenue, a line 100 feet northwesterly of Redding Street, a line 100 feet northeasterly of Albert Road and its northwesterly prolongation, a line 200 feet southeasterly of Redding Street, Albert Road, 149th Avenue, North Conduit Avenue, 88th Street, Pitkin Avenue, a line 360 feet northwesterly of Sitka Street, Desarc Road, 133rd Avenue, a line perpendicular to the northeasterly street line of Gold Road distant 180 feet southeasterly (as measured along the street line) from the point of intersection of the northeasterly street line of Gold Road and the easterly street line of 89th

Street, Silver Road, a line 130 feet southerly of Sutter Avenue, Gold Road, a line 175 feet northerly of 133rd Avenue, and 88th Street;

- d. a line 100 feet southeasterly of Liberty Avenue, a line midway between 109th Street and 110th Street, 107th Avenue, 108th Street, a line 375 feet northwesterly of 107th Avenue, a line midway between 106th Street and 107th Street, a line 175 feet northwesterly of 107th Avenue, 105th Street, 107th Avenue, a line 200 feet southeasterly of 107th Avenue, a line midway between 105th Street and 106th Street, a line 100 feet northeasterly of Rockaway Boulevard, and 104th Street;
- e. a line 100 feet southerly of Liberty Avenue, 118th Street, a line 200 feet southeasterly of Liberty Avenue, a line midway between Lefferts Boulevard and 120th Street, a line 100 feet northwesterly of 107th Avenue, a line midway between 122nd Street and 123rd Street, a line 200 feet southeasterly of Liberty Avenue, 123rd Street, a line 100 feet northwesterly of 109th Avenue, 122nd Street, 107th Avenue, 121st Street, a line 125 feet northwesterly of 109th Avenue, 120th Street, 107th Avenue, and 117th Street;
- f. a line 100 feet southwesterly of Rockaway Boulevard, Centreville Street, a line 100 feet southerly of Rockaway Boulevard, 108th Street, Linden Boulevard, 107th Street, a line 180 feet southerly of Sutter Avenue, 106th Street, a line 170 feet southerly of Sutter Avenue, 105th Street, a line perpendicular to the southeasterly street line of Centreville Street distant 250 feet southwesterly (as measured along the street line) from the point of intersection of the southerly street line of Sutter Avenue and the southeasterly street line of Centreville Street, Centreville Street, and 103rd Street;
- g. 109th Avenue, a line midway between 109th Street and 110th Street, a 120 feet northerly of Rockaway Boulevard, 109th Street, a line 100 feet northerly of Rockaway Boulevard, and 107th Street;
- h. a line 350 feet northwesterly of 111th Avenue, 113th Street, a line 80 feet northerly of Rockaway Boulevard, and a line midway between 111th Street and 112th Street;
- i. Albert Road, North Conduit Avenue, a northeasterly boundary line of the Long Island Rail Road right-of-way (Rockaway Beach Division), Nassau Expressway, and a line 120 feet easterly of 95th Street and its southerly prolongation; and
- j. a line 150 feet northerly of Liberty Avenue, 118th Street, a line 100 feet northerly of Liberty Avenue, and 111th Street;

14. changing from an R5 District to an R4-1 District property bounded by:
- a. 103rd Avenue, a line 100 feet southeasterly of Rockaway Boulevard, 92nd Street, a line 100 feet northerly of Liberty Avenue, and 88th Street;
 - b. 103rd Avenue, 98th Street, a line 100 feet southeasterly of 103rd Avenue, 97th Street, a line 200 feet southeasterly of 103rd Avenue, a line midway between 96th Street and 97th Street, a line 150 northerly of Liberty Avenue, 96th Street, a line 150 feet northeasterly of Rockaway Boulevard, Cross Bay Boulevard, a line 100 feet northeasterly of Rockaway Boulevard, a line midway between 93rd Street and 94th Street, a line 100 feet southerly of 103rd Avenue, and 93rd Street; and
 - c. 103rd Avenue, 131st Street, a line 100 feet northwesterly of Liberty Avenue, 127th Street, a line 150 feet northwesterly of Liberty Avenue, 123rd Street, a line 200 feet northwesterly of Liberty Avenue, a line midway between 120th Street and 121st Street, a line 280 feet southeasterly of 103rd Avenue, 120th Street, a line 200 feet northwesterly of Liberty Avenue, a line midway between Lefferts Boulevard and 120th Street, a line 220 feet southerly of 103rd Avenue, Lefferts Boulevard, a line 300 feet northwesterly of Liberty Avenue, a line midway between Lefferts Boulevard and 118th Street, a line 200 feet northwesterly of Liberty Avenue, 118th Street, a line 150 feet northerly and northwesterly of Liberty Avenue, 111th Street, a line 100 feet northwesterly of Liberty Avenue, 102nd Street, Liberty Avenue, and 101st Street;
15. changing from a C4-2 District to an R4-1 District property bounded by:
- a. a line 200 feet northwesterly of Liberty Avenue, a line midway between Lefferts Boulevard and 118th Street, a line 300 feet northwesterly of Liberty Avenue, Lefferts Boulevard, a line 400 feet southeasterly of 103rd Avenue, a line midway between Lefferts Boulevard and 118th Street, a line 480 feet southeasterly of 103rd Avenue, and 118th Street;
 - b. a line 200 feet northwesterly of Liberty Avenue, 120th street, a line 150 feet northwesterly of Liberty Avenue, and a line midway between Lefferts Boulevard and 120th Street;
 - c. a line 200 feet northwesterly of Liberty Avenue, 123rd Street, a line 100 feet northwesterly of Liberty Avenue, and a line midway between 120th Street and 121st Street;

- d. a line 100 feet southeasterly of Liberty Avenue, 123rd Street, a line 200 feet southeasterly of Liberty Avenue, and a line midway between 122nd Street and 123rd Street; and
 - e. a line 100 feet southeasterly of Liberty Avenue, a line midway between Lefferts Boulevard and 120th Street, a line 200 feet southeasterly of Liberty Avenue, and 118th Street;
- 16. changing from a C8-1 District to an R4-1 District property bounded by:
 - a. Desarc Road, a line perpendicular to the southwesterly street line of Desarc Road distant 160 feet northwesterly (as measured along the street line) from the point of intersection of the southwesterly street line of Desarc Road and the westerly street line of Redding Street, and a line 200 feet northwesterly of Redding Street;
 - b. a line 100 feet northerly of Albert Road, a line 225 feet easterly of Redding Street, Albert Road, and a line 200 feet easterly of Redding Street; and
 - c. 103rd Avenue, 88th Street, and a line 100 feet northerly of Liberty Avenue;
- 17. changing from an M1-1 District to an R4-1 District property bounded by a line 350 feet southerly of 103rd Avenue, 101st Street, a line 100 feet northerly of Liberty Avenue, and 100th Street;
- 18. changing from an M1-2 District to an R4-1 District property bounded by 103rd Avenue, 99th Street, a line 100 feet southeasterly of 103rd Avenue, and 98th Street;
- 19. changing from an R3-2 District to an R4A District property bounded by Linden Boulevard, a line midway between Lefferts Boulevard and 118th Street, a line 100 feet northwesterly of 115th Avenue, a line 80 feet northerly of Rockaway Boulevard, and 114th Street;
- 20. changing from an R4 District to an R4A District property bounded by:
 - a. Liberty Avenue, 78th Street, Glenmore Avenue, a line midway between 78th Street and 79th Street, a line 160 feet northerly of Sutter Avenue, 79th Street, a line 260 feet northerly of Sutter Avenue, a line midway between 79th Street and 80th Street, Pitkin Avenue, 80th Street, North Conduit Avenue, and 75th Street;
 - b. a line 100 feet southerly of Liberty Avenue, a line 100 feet northeasterly of 93rd Street, 107th Avenue, Cross Bay Boulevard, a line 150 feet

southerly of Liberty Avenue, 95th Street, a line perpendicular to the easterly street line of 95th Street distant 150 feet southerly (as measured along the street line) from the point of intersection of the easterly street line of 95th Street and the southerly street line of Rockaway Boulevard, 96th Street, a line 100 feet southerly of Rockaway Boulevard, 98th Street and the southeasterly centerline prolongation, 133rd Avenue, 97th Street, a line 100 feet northerly of 149th Avenue, a line 100 feet easterly of Cross Bay Boulevard, a line 200 feet southerly of 134th Avenue, a line 100 feet westerly of 94th Place, 134th Avenue, a line 100 feet easterly of Cross Bay Boulevard, 133rd Avenue, Cross Bay Boulevard, Sutter Avenue, 88th Street, 133rd Avenue, a line midway between 87th Street and 88th Street, a line 100 feet southerly of Sutter Avenue, 87th Street, a line 260 feet southerly of Sutter Avenue, a line midway between 86th Street and 87th Street, Pitkin Avenue, 133rd Avenue, 86th Street, Pitkin Avenue, and 84th Street;

- c. a line 375 feet northwesterly of 107th Avenue, 108th Street, 107th Avenue, 109th Street, 109th Avenue, a line 100 feet northerly of Rockaway Boulevard, a line midway between 105th Street and 106th Street, a line 200 feet southeasterly of 107th Avenue, 105th Street, 107th Avenue, 105th Street, a line 175 feet northwesterly of 107th Avenue, and a line midway between 106th Street and 107th Street;
- d. a line 100 feet southeasterly and southerly of Liberty Avenue, 117th Street, 107th Avenue, 120th Street, 109th Avenue, a line midway between 118th Street and Lefferts Boulevard, Linden Boulevard, 113th Street, a line 350 feet northwesterly of 111th Avenue, a line midway between 111th Street and 112th Street, a line 80 feet northerly of Rockaway Boulevard, 110th Street, a line 120 feet northerly of Rockaway Boulevard, a line midway between 109th Street and 110th Street, 109th Avenue, 112th Street, 107th Avenue, and a line midway between 109th Street and 110th Street;
- e. a line 200 feet southeasterly of Liberty Avenue, a line midway between 122nd Street and 123rd Street, a line 100 feet northwesterly of 107th Avenue, and a line midway between Lefferts Boulevard and 120th Street; and
- f. a line 100 feet northwesterly of 109th Avenue, 123rd Street, Linden Boulevard, a line midway between Lefferts Boulevard and 120th Street, 111th Avenue, 120th Street, a line 425 feet southeasterly of 109th Avenue, a line midway between 120th Street and 121st Street, a line 100 feet southeasterly of 109th Avenue, 121st Street, 109th Avenue, and 121st Street;

- 21. changing from a C4-2 District to an R4A District property bounded by a line 100 feet southeasterly of Liberty Avenue, a line midway between 122nd Street and

123rd Street, a line 200 feet southeasterly of Liberty Avenue, and a line midway between Lefferts Boulevard and 120th Street;

22. changing from a C8-1 District to an R4A District property bounded by a line 75 feet westerly of 94th Street, a line 130 feet northerly of Pitkin Avenue, and a line 100 feet easterly of Cross Bay Boulevard;
23. changing from an R4 District to an R4B District property bounded by:
 - a. 133rd Avenue, 87th Street, a line 100 feet southerly of 133rd Avenue, a line midway between 86th Street and 87th Street, Dumont Avenue, the southerly prolongation of the westerly street line of 86th Street, a line 100 feet southerly of Dumont Avenue, the northeasterly boundary line of a park and its northwesterly prolongation, Dumont Avenue, 85th Street, a line 160 feet southerly of 133rd Avenue, and a line midway between 85th Street and 86th Street;
 - b. a line 100 feet southerly of Sutter Avenue, a line midway between 87th Street and 88th Street, 133rd Avenue, Pitkin Avenue, a line midway between 86th Street and 87th Street, a line 260 feet southerly of Sutter Avenue, and 87th Street;
 - c. 107th Avenue, 112th Street, 109th Avenue, and 109th Street; and
 - d. 107th Avenue, 122nd Street, a line 100 feet northwesterly of 109th Avenue, and 121st Street;
24. changing from an R4 District to an R5D District property bounded by:
 - a. 133rd Avenue, a line 100 feet easterly of Cross Bay Boulevard, 134th Avenue, a line 100 feet southwesterly of 94th Place, a line 200 feet southeasterly of 134th Avenue, a line 100 feet easterly of Cross Bay Boulevard, a line 75 feet westerly of 94th Street, a line 150 feet southerly of Linden Boulevard, Cross Bay Boulevard, Silver Road, a line 90 feet southerly of 133rd Avenue, and Cross Bay Boulevard; and
 - b. a line 200 feet northwesterly of Redding Street, Pitkin Avenue, and a line perpendicular to the southwesterly street line of Desarc Road distant 160 feet northwesterly (as measured along the street line) from the point of intersection of the southwesterly street line of Desarc Road and the northwesterly street line of Redding Street;
25. changing from a C8-1 District to an R5D District property bounded by Gold Road, Cross Bay Boulevard, a line 75 feet westerly of 94th Street, a line 100 feet easterly of Cross Bay Boulevard and its southerly prolongation, 149th Avenue,

Albert Road, a line 225 feet southeasterly of Redding Street, a line 100 feet northeasterly of Albert Road and its northwesterly prolongation, a line 100 feet northwesterly of Redding Street, Pitkin Avenue, a line 200 feet northwesterly of Redding Street, a line perpendicular to the southwesterly street line of Desarc Road distant 160 feet northwesterly (as measured along the street line) from the point of intersection of the southwesterly street line of Desarc Road and the northwesterly street line of Redding Street, Desarc Road, and a line 525 feet southeasterly of Sitka Street;

26. changing from an R5 District to an R6A District property bounded by:
 - a. a line 220 feet southeasterly of 103rd Avenue, a line midway between Lefferts Boulevard and 120th Street, a line 300 feet northwesterly of Liberty Avenue, and Lefferts Boulevard; and
 - b. a line 280 feet southeasterly of 103rd Avenue, a line midway between 120th Street and 121st Street, a line 200 feet northwesterly of Liberty Avenue, and 120th Street;
27. changing from a C4-2 District to an R6A District property bounded by 118th Street, a line 480 feet southeasterly of 103rd Avenue, a line midway between Lefferts Boulevard and 118th Street, a line 400 feet southeasterly of 103rd Avenue, Lefferts Boulevard, a line 300 feet northwesterly of Liberty Avenue, a line midway between Lefferts Boulevard and 120th Street, a line 150 feet northwesterly of Liberty Avenue, 120th Street, a line 200 feet northwesterly of Liberty Avenue, a line midway between 120th Street and 121st Street, a line 100 feet northwesterly of Liberty Avenue, 123rd Street, Liberty Avenue, 123rd Street, and a line 100 feet southeasterly of Liberty Avenue;
28. changing from an R3-2 District to an R6B District property bounded by a line 100 feet northwesterly of Liberty Avenue, 131st Street, 103rd Avenue, Liberty Avenue, the centerline of the northeasterly service road of the Van Wyck Expressway, a line 100 feet southerly of Liberty Avenue, 135th Street, a line 120 feet southerly of Liberty Avenue, 134th Street, a line perpendicular to the southwesterly street line of 134th Street distant 130 feet southeasterly (as measured along the street line) from the point of intersection of the southerly street line of Liberty Avenue and the southwesterly street line of 134th Street, 133rd Street, a line 100 feet southeasterly of Liberty Avenue, 123rd Street, Liberty Avenue, and 123rd Street;
29. changing from an R4 District to an R6B District property bounded by:
 - a. Liberty Avenue, Cross Bay Boulevard, Woodhaven Boulevard, a line 150 feet northerly of Rockaway Boulevard, 96th Street, a line 150 feet northerly of Liberty Avenue, 98th Street, a line 100 feet southwesterly of Rockaway Boulevard, 96th Street, a line perpendicular to the easterly street

- line 95th Street distant 150 feet southerly (as measured along the street line) from the point of intersection of the easterly street line of 95th Street and the southerly street line of Rockaway Boulevard, 95th Street, a line 150 feet southerly of Liberty Avenue, Cross Bay Boulevard, 107th Avenue, a line 100 feet northeasterly of 93rd Street, a line 100 feet southerly of Liberty Avenue, and 84th Street; and
- b. a line 100 feet northwesterly of Liberty Avenue, 118th Street, a line 100 feet southeasterly of Liberty Avenue, a line midway between 101st Street and 102nd Street, Liberty Avenue, and 103rd Street;
30. changing from an R5 District to an R6B District property bounded by:
- a. 103rd Avenue, 93rd Street, a line 100 feet southeasterly of 103rd Avenue, a line midway between 93rd Street and 94th Street, a line 100 feet northeasterly of Rockaway Boulevard, Woodhaven Boulevard, Cross Bay Boulevard, Liberty Avenue, 93rd Street, a line 150 feet northerly of Liberty Avenue, 92nd Street, and a line 100 feet southwesterly of Rockaway Boulevard;
 - b. a line 100 feet northwesterly of Liberty Avenue, 103rd Street, Liberty Avenue, and 102nd Street; and
 - c. a line 480 feet southeasterly of 103rd Avenue, 98th Street, a line 150 feet northerly of Liberty Avenue, and a line midway between 97th Street and 98th Street;
31. changing from a C8-1 District to an R6B District property bounded by a line 100 feet northerly of Liberty Avenue, 92nd Street, a line 150 feet northerly of Liberty Avenue, 93rd Street, Liberty Avenue, and 103rd Avenue;
32. changing from an M1-1 District to an R6B District property bounded by:
- a. a line 100 feet northerly of Liberty Avenue, 101st Street, Liberty Avenue, and 100th Street; and
 - b. Rockaway Boulevard, 99th Street, a line 100 feet southerly of Rockaway Boulevard, a line perpendicular to the northeasterly street line of 98th Street distant 150 feet southeasterly (as measured along the street line) from the point of intersection of the southerly street line of Rockaway Boulevard and the northeasterly street line of 98th Street, and 98th Street;
33. establishing within an existing R3-2 District a C1-3 District bounded by Linden Boulevard, a line midway between Lefferts Boulevard and 120th Street, 115th Avenue, and a line midway between Lefferts Boulevard and 118th Street;

34. establishing within an existing R4 District a C1-3 District bounded by a line 100 feet northwesterly of 111th Avenue, a line 100 feet northeasterly of Lefferts Boulevard, 111th Avenue, a line midway between Lefferts Boulevard and 120th Street, Linden Boulevard, a line midway between Lefferts Boulevard and 118th Street, 111th Avenue, and Lefferts Boulevard;
35. establishing within a proposed R4-1 District a C1-3 District bounded by:
- a. Pitkin Avenue, a line 100 feet easterly of 85th Street, a line 100 feet northerly of 133rd Avenue, 85th Street, a line 195 feet northerly of 133rd Avenue, and a line 100 feet westerly of 85th Street; and
 - b. Sutter Avenue, Cross Bay Boulevard, a line 100 feet southerly of Sutter Avenue, and a line 100 feet westerly of Cross Bay Boulevard;
36. establishing within a proposed R4A District a C1-3 District bounded by:
- a. Linden Boulevard, 95th Street, a line 100 feet southerly of Linden Boulevard, and 94th Street; and
 - b. a line 340 feet southerly of 134th Avenue, a line 100 feet westerly of 97th Street, Linden Boulevard, a line 90 feet easterly of 96th Place, a line 100 feet southerly of Linden Boulevard, 96th Place, a line 280 feet northerly of Pitkin Avenue, a line 80 feet easterly of 96th Street, Linden Boulevard, and a line 175 feet westerly of 97th Street;
37. establishing within a proposed R5D District a C1-3 District bounded by:
- a. 133rd Avenue, a line 100 feet easterly of Cross Bay Boulevard, 134th Avenue, a line 100 feet westerly of 94th Place, a line 200 feet southerly of 134th Avenue, a line 100 feet easterly of Cross Bay Boulevard, Linden Boulevard, Cross Bay Boulevard, Silver Road, a line 75 feet westerly of Cross Bay Boulevard, a line 90 feet southerly of 133rd Avenue, and Cross Bay Boulevard; and
 - b. Pitkin Avenue, a line 100 feet easterly of Cross Bay Boulevard and its southerly prolongation, 149th Avenue, Albert Road, a line 225 feet southeasterly of Redding Street, a line 100 feet northeasterly of Albert Road and its northwesterly prolongation, and a line 100 feet northwesterly of Redding Street;
38. establishing within an existing R3-2 District a C2-3 District bounded by Linden Boulevard, 114th Street, Rockaway Boulevard, 117th Street, a line 100 feet

northwesterly of 15th Avenue, 118th Street, 115th Avenue, a line midway between Lefferts Boulevard and 120th Street, a line 100 feet northerly of Rockaway Boulevard, 120th Street, a line 100 feet southerly of Rockaway Boulevard, a line midway between Lefferts Boulevard and 120th Street, a line 240 feet southerly of Rockaway Boulevard, a line midway between Lefferts Boulevard and 118th Street, a line 100 feet southerly of Rockaway Boulevard, and a line 275 feet northerly of 114th Street;

39. establishing within a proposed R3A District a C2-3 District bounded by a line 100 feet southeasterly of Liberty Avenue, a line 65 feet northeasterly of 123rd Street, a line perpendicular to the northeasterly street line of 123rd Street distant 125 feet southerly (as measured along the street line) from the point of intersection of the southeasterly street line of Liberty Avenue and the northeasterly street line of 123rd Street, and 123rd Street;
40. establishing within an existing R4 District a C2-3 District bounded by:
 - a. 109th Avenue, 107th Street, a line 100 feet northerly of Rockaway Boulevard, 108th Street, a line 100 feet southerly of Rockaway Boulevard, Centreville Street, Rockaway Boulevard, and the southeasterly centerline prolongation of 106th Street;
 - b. a line 120 feet northerly of Rockaway Boulevard, 110th Street, Rockaway Boulevard, and 109th Street; and
 - c. a line 80 feet northerly of Rockaway Boulevard, 113th Street, Linden Boulevard, Rockaway Boulevard, and 111th Street;
41. establishing within a proposed R4-1 District a C2-3 District bounded by:
 - a. a line 100 feet southeasterly of Liberty Avenue, a line midway between Lefferts Boulevard and 118th Street, a line 500 feet northerly of 107th Avenue, and 118th Street;
 - b. a line 100 feet southeasterly of Liberty Avenue, a line midway between Lefferts Boulevard and 120th Street, a line 510 feet northwesterly of 107th Avenue, and Lefferts Boulevard; and
 - c. a line 400 feet southeasterly of 103rd Avenue, 121st Street, a line 100 feet northwesterly of Liberty Avenue, and a line midway between 120th Street and 121st Street;
42. establishing within a proposed R4A District a C2-3 District bounded by:

- a. a line 100 feet southeasterly of Liberty Avenue, 121st Street, a line 580 feet northwesterly of 107th Avenue, a line midway between 120th Street and 121st Street, a line 560 feet northwesterly of 107th Avenue, and 120th Street;
 - b. a line 100 feet southeasterly of Liberty Avenue, a line midway between 122nd Street and 123rd Street, a line 610 feet northwesterly of 107th Avenue, and a line midway between 121st Street and 122nd Street; and
 - c. Liberty Avenue, 77th Street, a line 100 feet southerly of Liberty Avenue, and 75th Street;
- 43. establishing within a proposed R5D District a C2-3 District bounded by Linden Boulevard, a line 100 feet easterly of Cross Bay Boulevard, Pitkin Avenue, a line perpendicular to the southwesterly street line of Desarc Road distant 160 feet northwesterly (as measured along the street line) from the point of intersection of the southwesterly street line of Desarc Road and the northwesterly street line of Redding Street, Desarc Road, a line 525 feet southeasterly of Sitka Street, Gold Road, and Cross Bay Boulevard;
- 44. establishing within a proposed R6A District a C2-3 District bounded by a line 480 feet southeasterly of 103rd Avenue, a line midway between Lefferts Boulevard and 118th Street, a line 400 feet southeasterly of 103rd Avenue, Lefferts Boulevard, a line 220 feet southeasterly of 103rd Avenue, a line midway between Lefferts Boulevard and 120th Street, a line 150 feet northwesterly of Liberty Avenue, 120th Street, a line 450 feet southeasterly of 103rd Avenue, a line midway between 120th Street and 121st Street, a line 100 feet northwesterly of Liberty Avenue, 123rd Street, Liberty Avenue, 123rd Street, a line 660 feet northwesterly of 107th Avenue, a line midway between 122nd Street and 123rd Street, a line 100 feet southeasterly of Liberty Avenue, a line midway between 121st Street and 122nd Street, a line 630 feet northwesterly of 107th Avenue, 121st Street, a line 100 feet southeasterly of Liberty Avenue and 118th Street; and
- 45. establishing within a proposed R6B District a C2-3 District bounded by:
 - a. 103rd Avenue, 93rd Street, a line 100 feet southeasterly of 103rd Avenue, a line 100 feet northeasterly of Rockaway Boulevard, Woodhaven Boulevard, a line 150 feet northeasterly of Rockaway Boulevard, 96th Street, a line 120 feet northerly of Liberty Avenue, 97th Street, a line 150 feet northerly of Liberty Avenue, a line midway between 97th Street and 98th Street, a line 480 feet southeasterly of 103rd Avenue, 98th Street and its southeasterly centerline prolongation, Rockaway Boulevard, 99th Street, a line 100 feet southerly of Rockaway Boulevard, a line perpendicular to the northeasterly street line of 98th Street distant 150 feet southeasterly (as measured along the street line) from the point of

intersection from the northeasterly street line of 98th Street and the southerly street line of Rockaway Boulevard, 98th Street, a line 100 feet southerly of Rockaway Boulevard, 96th Street, a line perpendicular to the northeasterly street line 95th Street distant 150 feet southeasterly (as measured along the street line) from the point of intersection of the northeasterly street line of 95th Street and the southerly street line of Rockaway Boulevard, 95th Street, a line 150 feet southerly of Liberty Avenue, Cross Bay Boulevard, 107th Avenue, a line 100 feet northeasterly of 93rd Street, a line 100 feet southerly of Liberty Avenue, 87th Street, Liberty Avenue, 103rd Avenue, a line 100 feet northerly of Liberty Avenue, 92nd Street, and a line 100 feet southwesterly of Rockaway Boulevard;

- b. a line 100 feet northerly of Liberty Avenue, 101st Street, Liberty Avenue, and 100th Street;
- c. a line 100 feet northwesterly and northerly of Liberty Avenue, 118th Street, a line 100 feet southerly and southeasterly of Liberty Avenue, a line midway between 101st Street and 102nd Street, Liberty Avenue, and 102nd Street; and
- d. a line 100 feet northwesterly of Liberty Avenue, 131st Street, 103rd Avenue, Liberty Avenue, Van Wyck Expressway, a line 100 feet southeasterly of Liberty Avenue, 135th Street, a line 120 feet southeasterly of Liberty Avenue, 134th Street, a line perpendicular to the southwesterly street line of 134th Street distant 130 feet southeasterly (as measured along the street line) from the point of intersection of the southeasterly street line of Liberty Avenue and the southwesterly street line of 134th Street, 133rd Street, a line 100 feet southeasterly of Liberty Avenue, 123rd Street, Liberty Avenue, and 123rd Street;

Borough of Queens, Community Districts 9 & 10, as shown on a diagram (for illustrative purposes only) dated September 9, 2013 and subject to the conditions of CEQR Declaration E-320.

The application for an amendment of the Zoning Map was filed by the Department of City Planning on August 28, 2013 to rezone all or portions of approximately 530 blocks in the Ozone Park neighborhood in Queens, Community Districts 9 and 10. The proposed rezoning from R3-1, R3-2, R4, R5, C4-2, C8-1, M1-1 and M1-2 districts to R3A, R3X, R4A, R4-1, R4B, R5B, R5D, R6A,

and R6B districts, and updating of certain commercial overlay districts, is intended to prevent out-of-character development, more closely reflect established development patterns, and direct opportunities for moderate residential and commercial growth to locations along wide streets and transit resources, including Rockaway Boulevard and 101st and Liberty Avenues.

BACKGROUND

The Department of City Planning (DCP) proposes an amendment to the Zoning Map on all or portions of 530 blocks in the Ozone Park neighborhood in Queens Community Districts 9 and 10. The rezoning area is generally bounded by Rockaway Boulevard, Atlantic Avenue and 101st Avenue to the north, the Van Wyck Expressway and Lefferts Boulevard to the east, the Belt Parkway to the south, and the Brooklyn borough line to the west. The rezoning area encompasses approximately 185 blocks of Community District 9 in its northern section and 345 blocks of Community District 10 to the south.

Ozone Park is an ethnically varied and mixed-income community in southern Queens. It contains nearly 125,000 residents, and although the overall population in 2010 was little changed from the 2000 Census, the rate of foreign born residents increased by 7.5 percent, and today they make up 56 percent of the population. Its evolving population, drawing new residents in recent years from Caribbean, South American and Asian locations, has made the neighborhood one of the most diverse in New York City. It has good access to mass transit along Liberty Avenue, where the A train runs along elevated tracks terminating at Lefferts Boulevard. Its varied housing stock, primarily consisting of one- and two-family detached, semi-detached and row house buildings, provides a broad range of choices for area residents.

The Ozone Park rezoning area includes portions of the adjacent South Ozone Park neighborhood, as well as the enclaves of Centreville, and Tudor Village. Also, Aqueduct Racetrack, a major regional attraction, lies just outside of the rezoning area. Built in 1894, Aqueduct is the only racetrack in New York City. From the beginning Aqueduct attracted business and commerce to the community. Aqueduct holds the annual Wood Memorial Stakes race, one of the major horse races leading up to the Kentucky Derby, and is now home to the Resorts World Racino.

The Ozone Park rezoning was undertaken in response to concerns raised by Community Boards 9 and 10, local civic organizations, and local elected officials that existing zoning does not closely reflect established building patterns or guide new development to appropriate locations. The proposed rezoning seeks to reinforce the predominant one- and two-family character typically found on residential blocks while directing new residential and mixed-use development to locations along the area's main commercial corridors and near mass transit resources. This balance of objectives is consistent with DCP's 2012 rezoning in Woodhaven-Richmond Hill (C 120195 ZMQ) located to the north of Ozone Park in Community District 9. That rezoning provided six new contextual zoning districts to replace outdated zoning from 1961.

EXISTING ZONING

The Ozone Park rezoning area consists of eight existing zoning districts: R3-1, R3-2, R4, R5, C8-1, C4-2, M1-1, and M1-2. C1-2 and C2-2 commercial overlay districts are mapped along certain primary street frontages throughout the rezoning area. These zoning districts have remained unchanged since 1961 when the current Zoning Resolution was adopted.

R3-1

An R3-1 district extends northward from Atlantic Avenue and Rockaway Boulevard between the Brooklyn border and 96th Street. R3-1 zoning allows one- and two-family detached or semi-detached residences. The maximum FAR is 0.6, which includes a 0.1 attic allowance. The minimum lot width and lot area depends upon the housing configuration. Detached residences require a minimum 40-foot lot width and 3,800 square feet of lot area, and semi-detached residences require at least 18 feet of lot 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 a maximum FAR of 1.0. One parking space is required for each dwelling unit.

R3-2

R3-2 districts extend through the eastern and southeastern sections of the rezoning area. The R3-2 district is the lowest-density general residence district in which multi-family structures are

permitted. A variety of housing types are allowed, including garden apartments, row houses, semi-detached and detached houses. The maximum FAR is 0.6, which includes a 0.1 attic allowance. Minimum lot width and lot area depend upon the housing configuration: detached residences require a 40-foot lot width and 3,800 square feet of lot area; other housing types require lots that have at least 18 feet of lot width and 1,700 square feet of lot area. The maximum building height is 35 feet, with a maximum perimeter wall height of 21 feet. Front yards must be at least 15 feet deep. Community facilities are permitted at an FAR of 1.0. One parking space is required for each dwelling unit.

R4

An R4 district is generally located to the west of 123rd Street and to the south of Liberty Avenue. R4 districts allow a variety of housing types, including garden apartments, row houses, semi-detached and detached houses. The maximum 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 through R4 infill provisions. For detached residences, a minimum lot area of 3,800 square feet and a minimum lot width of 40 feet are required. Semi-detached and attached residences require lots with a minimum of 1,700 square feet in area and a minimum lot width of 18 feet. The minimum front yard depth is 10 feet or 18 feet, if front yard parking is provided. The maximum building height is 35 feet, with a maximum perimeter wall height of 25 feet. Community facilities are permitted at an FAR of 2.0. One parking space is required for each dwelling unit.

R5

An R5 district is generally located north of Liberty Avenue and along 101st Avenue. R5 zoning permits all housing types, including multi-family residences. The maximum residential FAR is 1.25. On blocks that are predominately built up, a maximum FAR of 1.65 is permitted through R5 infill provisions. For detached houses, the minimum lot area is 3,800 square feet and the minimum lot width is 40 feet. All other housing types require lots with a minimum area of 1,700 square feet and a minimum lot width of 18 feet. The minimum front yard depth is 10 feet, which is increased to 18 feet if front yard parking is provided. The maximum street wall height is 30 feet, and the maximum building height is 40 feet. Off-street parking in a grouped facility is required for 85% of the dwelling units. Community facilities are permitted at an FAR of 2.0.

C4-2

A C4-2 district is located at the intersection of Liberty Avenue and Lefferts Boulevard. The district covers northern and southern block fronts along Liberty Avenue between 118th Street and 123rd Street. C4 districts are intended for regional commercial centers where uses serve a larger area than a neighborhood shopping area. C4-2 districts permit residential uses with a maximum FAR of 2.43 (R6 equivalent), commercial uses with a maximum FAR of 3.4 and community facility uses with a maximum FAR of 4.8. C4-2 districts have no fixed height limits and building envelopes are regulated by a sky exposure plane. Residential development under the optional Quality Housing Program has a maximum FAR of 2.2 on narrow streets (defined as less than 75 feet wide) with a 55-foot building height limit, and for developments along wide streets (defined as 75 feet wide or more) the maximum FAR is 3.0 and the building height limit is 70 feet. Off-street parking is required for 70 percent of the dwelling units. This requirement is lowered to 50 percent of the units if the lot area is less than 10,000 square feet or if Quality Housing provisions are used.

C8-1

Four C8-1 districts are located within the rezoning area. The first is located on Rockaway Boulevard between Atlantic Avenue and 84th Street. The second covers the northern block fronts of Liberty Avenue between 86th and 93rd Streets. The third is generally bounded by Redding Street, Cross Bay Boulevard, and Albert Road. The fourth is located on the western side 114th Street roughly between Rockaway Boulevard and 135th Avenue. C8-1 zoning permits commercial and community facility uses in Use Groups 4 through 14 and 16. Residential uses are not permitted. C8 districts typically include automotive-related uses, such as auto repair, showrooms, warehouses, gas stations, and car washes. The maximum FAR for commercial uses is 1.0. Maximum building height is determined by a sky exposure plane beginning at a height of 30 feet above the street line. Off-street parking requirements vary with the use. Community facility uses are permitted a maximum FAR of 2.4.

M1-1 and M1-2

An M1-1 district is located on the southern block front of Liberty Avenue between 98th Street and the LIRR right-of-way. An M1-2 district encompasses the southern block front of 101st

Avenue between 100th Street and 101st Street. M1 zoning districts permit Use Groups 4 through 14, 16 and 17. M1 districts typically include light industrial uses that meet high performance standards and may include manufacturing establishments for a variety of food, metal and wood products. Residential uses are not permitted. The maximum commercial FAR in an M1-1 district is 1.0, and the maximum commercial FAR is 2.0 in M1-2 districts. Maximum building height is determined by a sky exposure plane beginning at a height of 30 feet above the street line. Off-street parking requirements vary with the use. Community facility uses are permitted at a maximum FAR of 2.4.

Commercial Overlay Districts

C1-2 and C2-2 commercial overlay districts are located along portions of primary corridors within the rezoning area, including Rockaway Boulevard, 101st Avenue, and Liberty Avenue. C1 overlay districts permit commercial Use Groups 5 and 6, which allow the kinds of daily retail and service establishments frequently used by neighborhood residents. C2 districts permit a wider range of commercial uses including those in Use Groups 5 through 9 and 14. When C1 and C2 overlay districts are mapped within R1 through R5 districts the maximum commercial FAR is 1.0, with commercial uses limited to the first floor in mixed-use buildings. Off-street parking requirements vary with the use. 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 can range between one space per 200 square feet and one space per 800 square feet.

PROPOSED ZONING

The proposed zoning changes would encompass approximately 530 blocks. The proposed rezoning replaces all or portions of existing R3-1, R3-2, R4, R5, C4-2, C8-1, M1-1, and M1-2 districts with R3A, R3X, R4A, R4-1, R4B, R5B, R5D, R6B and R6A districts. The proposal will also replace existing C1-2 and C2-2 overlays with C1-3 and C2-3, overlays, eliminate portions of existing C1-2 and C2-2 overlays, and establish new C1-3 and C2-3 overlays.

Proposed R3A (from R3-2, R4, C8-1)

R3A districts are proposed for three areas covering all or portions of 50 blocks in the rezoning area. These areas include locations just east and west of Aqueduct Racetrack and a section south of Liberty Avenue and east of 123rd Street. The proposed R3A districts will reinforce one- and two-family detached residential buildings on narrow lots typically found on these blocks.

The R3A district allows one- or two-family detached residences with a maximum FAR of 0.6, which includes a 0.1 attic allowance. The minimum required lot area is 2,375 square feet, and the minimum lot width is 25 feet. The maximum perimeter wall height is 21 feet, and the maximum building height is 35 feet. The front yard of a new residence 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. One off-street parking space is required for each dwelling unit. Community facilities are permitted an FAR of 1.0.

Proposed R3X (from R3-2 and R4)

R3X districts are proposed for two sections located east and west of Aqueduct Racetrack and covering all or portions of 46 blocks in the rezoning area. These R3X districts will reinforce one- and two-family detached residences typically found on these blocks.

The R3X district allows one- or two-family detached residences with a maximum FAR of 0.6, which includes a 0.1 attic allowance. The maximum perimeter wall height is 21 feet, and the maximum building height is 35 feet. The minimum required lot area is 3,325 square feet, and the minimum lot width is 35 feet. The front yard of a new residence 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. One off-street parking space is required for each dwelling unit. Community facilities are permitted an FAR of 1.0.

Proposed R4-1 (from R3-2, R4, R5, C4-2, C8-1, M1-1 and M1-2)

R4-1 zoning is the most widespread of the proposed districts, encompassing all or portions of 223 blocks located in sixteen areas within Ozone Park. These R4-1 districts will reinforce the

one- and two-family detached and semi-detached residential buildings predominantly found on these blocks.

R4-1 zoning allows one- and two-family detached and semi-detached residences with a maximum FAR of 0.9, which includes a 0.15 attic allowance. The maximum perimeter wall height is 25 feet and the maximum building height is 35 feet. For detached houses, the minimum required lot area is 2,375 square feet, and the minimum lot width is 25 feet. For semi-detached houses, the minimum required lot area is 1,700 square feet, and the minimum lot width is 18 feet. The front yard of a new residence 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. One parking space is required for each dwelling unit. Community facilities are permitted an FAR of 2.0.

Proposed R4A (from R3-2, R4, C4-2, and C8-1)

R4A districts are proposed for five sections covering all or portions of 130 blocks generally located south of Liberty Avenue from the Brooklyn Borough Line to 123rd Street. These R4A districts will reinforce the one- and two-family detached residential buildings that predominate on these blocks.

R4A zoning allows one- and two-family detached residences with a maximum FAR of 0.9, which includes a 0.15 attic allowance. The maximum perimeter wall height is 21 feet and the maximum building height is 35 feet. The minimum required lot area is 2,850 square feet, and the minimum lot width is 30 feet. The front yard of a new residence 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. One off-street parking space is required for each dwelling unit. Community facilities are permitted an FAR on 2.0.

Proposed R4B (from R4 and R5)

R4B districts are proposed for five small areas scattered throughout the rezoning area and covering all or portions of 31 blocks. These R4B districts will reinforce one- and two-family rowhouses typically found on these blocks.

The R4B district allows one- and two-family detached, semi-detached and attached residences, but it is primarily characterized by low-rise rowhouses with required parking located in rear common driveways. The maximum FAR is 0.9, and the maximum building height is 24 feet. Detached residences require a minimum lot area of 2,375 square feet and a minimum lot width of 25 feet. All other housing types require a minimum area of 1,700 square feet and a minimum lot width of 18 feet. The front yard can be a minimum 5 feet deep, but it must be as deep as one adjacent front yard up to 20 feet. One parking space is required for each dwelling unit, and front yard parking is prohibited. Community facilities are permitted an FAR of 2.0.

Proposed R5B (from R5)

R5B districts are proposed for three small areas located just north and south of 101st Avenue between 75th and 82nd Streets and covering all or portions of 11 blocks. The areas proposed to be rezoned to R5B are predominantly developed with two- and three-story attached and semi-detached buildings.

The R5B district allows all housing types. The maximum residential FAR would be 1.35, and new buildings would be limited to 33 feet in height, with a 30 foot maximum perimeter wall. Detached residences require a minimum lot area of 2,375 square feet and a minimum lot width of 25 feet. Semi-detached and attached residences require a minimum of 1,700 square feet in area and a minimum lot width of 18 feet. The front yard can be a minimum 5 feet deep, but it must be as deep as one adjacent front yard up to 20 feet. Off-street group parking is required for 66 percent of the dwelling units, and front yard parking is prohibited. Community facilities are allowed at an FAR of 2.0.

Proposed R5D (from R4 and C8-1)

An R5D district is proposed for all or portions of eight blocks along or near Cross Bay Boulevard. The proposed R5D district typically fosters development of two- to four-story buildings. Such buildings would reinforce an appropriate scale of development along the boulevard, which is a wide street that is well-served by City bus service.

R5D districts allow all housing types at a maximum FAR of 2.0. The maximum allowed building height is 40 feet. Detached residences require a minimum lot area of 2,375 square feet and a minimum lot width of 25 feet. Semi-detached and attached residences require a minimum of 1,700 square feet in area and a minimum lot width of 18 feet. The front yard can be a minimum 5 feet deep, but it must be as deep as one adjacent front yard up to 20 feet. Off-street group parking is required for 66 percent of the dwelling units. Accessory residential parking can be waived if no more than one space is required. Community facilities are allowed at an FAR of 2.0.

Proposed R6B (from R3-1, R3-2, R4, R5, C8-1, M1-1, and M1-2)

R6B districts are proposed for three areas covering all or portions of 215 block fronts located primarily along the neighborhood's major thoroughfares: Rockaway Boulevard, 101st Avenue, and Liberty Avenue. R6B districts are typically developed with three- to five-story buildings and such buildings would reinforce the typical scale of development along these main streets.

The R6B district allows all housing types. The maximum FAR for all development is 2.0. New buildings would have a minimum base height of 30 feet and a maximum base height of 40 feet. Above this height any portion would be required to set back at least 10 feet from a wide street and 15 feet from a narrow street, and maximum building height is limited to 50 feet. Off-street parking is required for 50 percent of dwelling units, but this requirement may be waived if five or fewer spaces are required.

Proposed R6A (from C4-2 and R5)

An R6A district is proposed along the northern and southern block fronts of Liberty Avenue between 118th and 123rd Streets. R6A districts are typically developed with four- to seven-story buildings and such buildings would reinforce and strengthen the scale of developments along this portion of Liberty Avenue at the end of the A-train elevated transit line.

R6A districts permit all housing types. The maximum FAR is 3.0 for residential or community facility developments. The minimum building base height is 40 feet, and the maximum base height is 60 feet, above which the building must be set back to a depth of at least 10 feet on a wide street and 15 feet on a narrow street. The maximum building height is 70 feet. Off-street

parking is required for 50 percent of dwelling units, but this requirement may be waived if five or fewer spaces are required.

Proposed Commercial Overlay Districts

Existing C1-2 and C2-2 commercial overlays are mapped along 101st Avenue, Liberty Avenue, and Rockaway Boulevard and serve the local shopping needs of the community. C1 districts permit commercial Use Groups 5 and 6 while C2 districts permit Use Groups 5 through 9 and 14. The proposed updates to the commercial zoning districts would replace existing overlay districts with C2-3, districts and reduce the depth of commercial overlays from 150 to 100 feet to prevent commercial uses from encroaching onto residential streets. New C1-3 and C2-3 commercial overlays are also proposed in certain locations in order to recognize existing commercial uses and provide new business location opportunities. Changing the existing C1-2 and C2-2 commercial overlays to C1-3 and C2-3 commercial overlays would reduce the parking from generally one parking space per 300 square feet of commercial floor area to one space per 400 square feet of commercial floor area.

ENVIRONMENTAL REVIEW

This application (C 140079 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 14DCP027Q. The lead is the City Planning Commission.

After a study of the potential environmental impact of the proposed action (C 140079 ZMQ), a Negative Declaration was issued on September 9, 2013. The Negative Declaration included (E) designations to avoid the potential for significant adverse impacts related to air quality, noise and hazardous materials (E-320) as described below:

The (E) designation requirements related to air quality would apply to the following properties which include eight (8) projected development sites and twenty-four (24) potential sites:

The following site requires heating and hot water equipment utilize only natural gas to avoid the potential for significant adverse impacts related to air quality:

Potential Development Site:

Block 9567, Lot 44 (Potential Development Site B40)

The text of the (E) designation for air quality for the above property is as follows:

Any new residential/commercial development on the above referenced property must ensure that fossil fuel-fired heating and hot water system(s) utilize only natural gas, to avoid any potential significant air quality impacts.

The following sites require heating and hot water equipment setbacks to avoid the potential for significant adverse impacts related to air quality:

Projected Development Sites:

Block 9018, Lot 71 (Site A4, Buildings A and B)

Block 9058, Lot 24 (Site A5)

Block 9464, Lot 23 (Site A16)

Block 9504, Lots 20, 21 and 22 (Site A24, Buildings A, B, C, and D)

Block 11372, Lot 39 (Site A28)

Block 11624, Lot 33 (Site A29)

Potential Development Sites:

Block 9009, Lot 1 (Site B3)

Block 9013, Lots 26, 55 (Site B6)

Block 9057, Lot 27 (Site B9)

Block 9107, Lot 13 (Site B14, Buildings A, B, C, D, E, F, and G)

Block 9162, Lot 20 (Site B23)

Block 11372, Lot 46 (Site B48, Buildings A and B)

Block 11373, Lot 38 (Site B53, Buildings A and B)

Block 11373, Lot 75 (Site B52)

Block 11624, Lot 40 (Site B55)

Block 11646, Lots 37 and 38 (Site B56)

The text of the (E) designation for air quality for the above properties is as follows:

Any new residential/commercial development on the above referenced properties must ensure that the heating and hot water system(s) exhaust stack(s) are located at least 10 feet from any edge of the buildings, to avoid any potential significant air quality impacts.

The following sites require heating and hot water equipment utilize only natural gas *and* must be setback at least 10 feet from the edge of the building to avoid the potential for significant adverse impacts related to air quality:

Projected Development Site:

Block 9464, Lots 26 and 30 (Site A17)

Potential Development Sites:

Block 9055, Lot 1 (Site B8, Buildings A and B)

Block 9077, Lots 24, 25, and 45 (Site B11, Buildings A and B)

Block 9107, Lots 25 and 27 (Site B15)

Block 9120, Lot 40 (Site B21, Buildings A, B, and C)

Block 9428, Lot 5 (Site B29)

Block 9490, Lot 1 (Site B33, Buildings A and B)

Block 9507, Lot 39 (Site B34, Buildings A and B)

Block 11372, Lot 31 (Site B49)

Block 11409, Lot 10 (Site B46, Buildings A, B, C, and D)

Block 11512, Lot 27 (Site B50)

Block 11512, Lots 37 and 42 (Potential Development Site B51)

The text of the (E) designation for air quality for the above properties is as follows:

Any new residential/commercial development on the above referenced properties must ensure that fossil fuel-fired heating and hot water system(s) utilize only natural gas, and that the heating and hot water system(s) exhaust stack(s) are located at least 10 feet from any edge of the buildings, to avoid any potential significant air quality impacts.

The following site requires heating and hot water equipment utilize only natural gas and must be setback at least 15 feet from the edge of the building to avoid the potential for significant adverse impacts related to air quality:

Projected Development Site:

Block 9006, Lots 9, 10, and 12 (Site A3)

The text of the (E) designation for air quality for the above property is as follows:

Any new residential/commercial development on the above referenced property must ensure that fossil fuel-fired heating and hot water system(s) utilize only natural gas, and that the heating and hot water system(s) exhaust stack(s) are located at least 15 feet from any edge of the buildings, to avoid any potential significant air quality impacts.

The following site requires heating and hot water equipment utilize only natural gas and must be setback at least 20 feet from the edge of the building to avoid the potential for significant adverse impacts related to air quality:

Potential Development Site:
Block 9557, p/o Lot 50 (Site B39, Building B)

The text of the (E) designation for air quality for the above property is as follows:

Any new residential/commercial development on the above referenced property must ensure that fossil fuel-fired heating and hot water system(s) only natural gas, and that the heating and hot water system(s) exhaust stack(s) are located at least 20 feet from any edge of the buildings, to avoid any potential significant air quality impacts.

There are four (4) levels of required noise attenuation. Depending on the ambient noise levels they would require 31, 33, 37, or 38 dBA of window/wall attenuation.

The following properties 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 four (4) projected and six (6) potential development sites:

Projected Development Sites:
Block 9501, Lot 30, 32 (Site A22)
Block 9504, Lots 20, 21, and 22 (Site A24)
Block 9583, Lot 2 (Site A26)
Block 9592, Lot 108, 112 (Site A27)

Potential Development Sites:
Block 9567, Lot 44 (Site B40)
Block 9567, Lot 48 (Site B41)
Block 9577, Lot 1 (Site B42)
Block 9587, Lot 1 (Site B43)
Block 9588, Lot 3 (Site B44)

Block 9590, Lot 6, 7, 8 (Site B45)

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) for residential use and 50 dB(A) for commercial use. 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 twenty (20) projected development sites and twenty-nine (29) potential development sites:

Projected Development Sites:

Block 8946, Lot 7 (Site A1)
Block 8954, Lots 5 and 20 (Site A2)
Block 9006, Lots 9,10, 12 (Site A3)
Block 9018, Lot 71 (Site A4)
Block 9058, Lot 24 (Site A5)
Block 9060, Lot 31 (Site A6)
Block 9081, Lot 19 (Site A7)
Block 9096, Lot 7 (Site A8)
Block 9407, Lot 29 (Site A12)
Block 9414, Lots 48 and 50 (Site A13)
Block 9428, Lot 7 (Site A14)
Block 9429, Lot 4 (Site A15)
Block 9464, Lot 23 (Site A16)
Block 9464, Lots 26 and 30 (Site A17)
Block 9473, Lot 23 (Site A18)
Block 9484, Lot 2 (Site A19)
Block 9485, Lot 6 (Site A20)
Block 9489, Lots 9 and 10 (Site A21)
Block 11372, Lot 39 (Site A28)
Block 11624, Lot 33 (Site A29)

Potential Development Sites:

Block 9005, Lot 1 (Site B1)
Block 9006, Lot 1 (Site B2)
Block 9009, Lot 1 (Site B3)
Block 9009, Lot 6 (Site B4)
Block 9010, Lot 26 (Site B5)
Block 9013, Lots 26 and 55 (Site B6)
Block 9017, Lot 19, 22 (Site B7)
Block 9055, Lot 1 (Site B8)
Block 9057, Lot 27 (Site B9)
Block 9084, Lot 6 (Site B12)
Block 9057, Lot 50 (Site B13)
Block 9403, Lot 25 (Site B28)

Block 9428, Lot 5 (Site B29)
Block 9429, Lot 1 (Site B30)
Block 9433, Lot 5 Site (B31)
Block 9453, Lot 22 Site (B32)
Block 9490, Lot 1 Site (B33)
Block 9557, Lot 50 Site (B39)
Block 11409, Lot 10 Site (B46)
Block 11529, Lot 46 Site (B47)
Block 11372, Lot 46 Site (B48)

Block 11372, Lot 31 Site (B49)
Block 11512, Lot 27 Site (B50)
Block 11512, Lots 37, 42 Site (B51)
Block 11373, Lot 75 Site (B52)
Block 11373, Lot 38 Site (B53)
Block 11493, Lot 79 Site (B54)
Block 11624, Lot 40 Site (B55)
Block 11646, Lots 37, 38 Site (B56)

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) for residential use and 50 dB(A) for commercial use. 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 one (1) projected development sites and eight (8) potential development sites:

Projected Development Site:

Block 9504, Lots 32, 36, and 37 (Site A23)

Potential Development Sites:

Block 9118, Lot 107 (Site B19)
Block 9119, Lot 37 (Site B20)
Block 9120, Lot 40 (Site B21)
Block 9162, Lot 20 (Site B23)
Block 9164, Lot 127 (Site B24)
Block 9167, Lot 1 (Site B25)
Block 9169, Lots 16, 45 and 47 (Site B26)
Block 9172, Lot 60 (Site B27)

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) for residential use and 50 dB(A) for commercial use. 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 38 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 four (4) projected development sites and thirteen (13) potential development sites:

Projected Development Sites:

Block 9107, Lot 5 (Site A9)
Block 9110, Lots 22, 26 (Site A10)
Block 9157, Lot 2 (Site A11)
Block 9523, Lot 5 (Site A25)

Potential Development Sites:

Block 9076, Lot 9 (Site B10)
Block 9077, Lots 24, 25, and 45 (Site B11)
Block 9107, Lot 13 (Site B14)
Block 9107, Lots 25 and 27, (Site B15)
Block 9108, Lot 19 (Site B16)
Block 9109, Lot 18 (Site B17)
Block 9113, Lot 29 (Site B18)
Block 9154, Lots 66 and 72, (Site B22)
Block 9507, Lot 39 (Site B34)
Block 9508, Lot 40 (Site B35)
Block 9514, Lot 28 (Site B36)
Block 9517, Lot 25 (Site B37)
Block 9531, Lot 4 (Site B38)

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 38 dB(A) window/wall attenuation in all façades in order to maintain an interior noise level of 45 dB(A) for residential use and 50 dB(A) for commercial use. 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 (E) designation requirements related to hazardous materials would apply to all of the projected and potential development sites, which are the following:

Projected Development Sites:

Block 8946 Lot 7 (Site A1)

Block 8954	Lots 20, 5 (Site A2)	Block 9107	Lot 13 (Site B14)
Block 9006	Lot 9, 10, 12 (Site A3)	Block 9107	Lot 27, 25 (Site B15)
Block 9018	Lot 71 (Site A4)	Block 9108	Lot 19 (Site B16)
Block 9058	Lots 24 (Site A5)	Block 9109	Lot 18 (Site B17)
Block 9060	Lot 31 (Site A6)	Block 9113	Lot 29 (Site B18)
Block 9081	Lots 19 (Site A7)	Block 9118	Lot 107 (Site B19)
Block 9096	Lot 7 (Site A8)	Block 9119	Lot 37 (Site B20)
Block 9107	Lot 5 (Site A9)	Block 9120	Lot 40 (Site B21)
Block 9110	Lot 22, 26 (Site A10)	Block 9154	Lot 72, 25 (Site B22)
Block 9157	Lot 2 (Site A11)	Block 9162	Lot 20 (Site B23)
Block 9407	Lot 29 (Site A12)	Block 9164	Lot 127 (Site B24)
Block 9414	Lot 48, 50 (Site A13)	Block 9167	Lot 1 (Site B25)
Block 9428	Lot 7 (Site A14)	Block 9169	Lot 16,45,47 (Site B26)
Block 9429	Lot 4 (Site A15)	Block 9172	Lot 60 (Site B27)
Block 9464	Lot 23 (Site A16)	Block 9403	Lot 25 (Site 28)
Block 9464	Lot 26, 30 (Site A17)	Block 9428	Lot 5 (Site B29)
Block 9473	Lot 23 (Site A18)	Block 9429	Lot 1 (Site B30)
Block 9484	Lot 2 (Site A19)	Block 9433	Lot 5 (Site B31)
Block 9485	Lot 6 (Site A20)	Block 9453	Lot 27 (Site B32)
Block 9489	Lot 9, 10 (Site A21)	Block 9490	Lot 1 (Site B33)
Block 9501	Lot 30, 32 (Site A22)	Block 9507	Lot 39 (Site B34)
Block 9504	Lot 32,36, 37 (Site A23)	Block 9508	Lot 40 (Site B35)
Block 9504	Lot 20,21, 22 (Site A24)	Block 9514	Lot 28 (Site B36)
Block 9523	Lot 5 (Site A25)	Block 9517	Lot 25 (Site B37)
Block 9583	Lot 2 (Site A26)	Block 9531	Lot 4 (Site B38),
Block 9592	Lot 108, 112 (Site A27)	Block 9557	Lot 50 (Site B39)
Block 11372	Lot 39 (Site A28)	Block 9567	Lot 44 (Site B40)
Block 11624	Lot 33 (Site A29)	Block 9567	Lot 48 (Site B41)
<i>Potential Development Sites:</i>		Block 9577	Lot 1 (Site B42)
Block 9005	Lot 1 (Site B1)	Block 9587	Lot 1 (Site B43)
Block 9006	Lot 1 (Site B2)	Block 9588	Lot 3 (Site B44)
Block 9009	Lot 1 (Site B3)	Block 9590	Lot 6, 7, 8 (Site B45)
Block 9009	Lot 6 (Site B4)	Block 11409	Lot 10 (Site B46)
Block 9010	Lot 6 (Site B5)	Block 11529	Lot 46 (Site B47)
Block 9013	Lot 26, 55 (Site B6)	Block 11372	Lot 46 (Site B48)
Block 9017	Lot 19, 22 (Site B7)	Block 11372	Lot 31 (Site B49)
Block 9055	Lot 1 (Site B8)	Block 11512	Lot 27 (Site B50)
Block 9057	Lot 27 (Site B9)	Block 11512	Lot 37, 42 (Site B51)
Block 9076	Lot 9 (Site B10)	Block 11373	Lot 75 (Site B52)
Block 9077	Lot 45,24,25 (Site B11)	Block 11373	Lot 38 (Site B53)
Block 9084	Lot 6 (Site B12),	Block 11493	Lot 79 (Site B54)
Block 9057	Lot 50 (Site B13)	Block 11624	Lot 40 (Site B55)
		Block 11646	Lot 37, 38 (Site B56)

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-320), no significant adverse impacts related to air quality, noise and hazardous materials would occur.

UNIFORM LAND USE REVIEW

This application (C 140079 ZMQ) was certified as complete by the Department of City Planning on September 9, 2013, and was duly referred to Community Boards 9 and 10, the Queens Borough Board, 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 9 held a public hearing on this application (C 140079 ZMQ), on October 8, 2013, and on that date, by a vote of 40 to 1 with 0 abstentions, adopted a resolution recommending approval of the application.

Community Board 10 held a public hearing on this application (C 140079 ZMQ), on October 3, 2013, and on that date, by a vote of 37 to 0 with 0 abstentions, adopted a resolution recommending approval of the application.

Borough Board Recommendation

The Queens Borough Board held a public hearing on this action on October 21, 2013. A quorum was not present and no vote was taken.

Borough President Recommendation

The application (C 140079 ZMQ) was considered by the Queens Borough President, who issued a recommendation approving the application on October 29, 2013.

City Planning Commission Public Hearing

On October 23, 2013 (Calendar No. 7), the City Planning Commission scheduled November 6, 2013 for a public hearing on this application (C 140079 ZMQ). The hearing was duly held on November 6, 2013 (Calendar No. 31).

There were two speakers in favor and three opposed.

The first speaker, the Chair of Community Board 10, stated that the rezoning proposal responds to the community's desire to prevent out-of-character buildings in Ozone Park and ensure that future development will be compatible with the built character of these communities. She also noted the extensive outreach process conducted by the Queens Office of the Department of City Planning to achieve community consensus on the rezoning proposal.

The second speaker, the Co-Chair of Community Board 9's Land Use Committee, reiterated the testimony provided by the Chair of Community District 10 and thanked the Department for providing another important zoning update to protect the character of neighborhoods in the borough.

Two speakers in opposition included an owner of several vacant properties and his legal representative, who stated that the proposed R3X district in the Centreville area would be an inappropriate reduction in the development potential in the area. The third speaker in opposition was also an owner of a vacant property in the Centreville area who praised the overall rezoning effort for Ozone Park but claimed that the proposed R3X would preclude future development from occurring on vacant tracts in Centreville. All three speakers in opposition requested that existing R4 zoning be retained in the eastern portion of Centreville.

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

CONSIDERATION

The Commission believes that this application to amend the Zoning Map (C 140079 ZMQ) is appropriate.

The Commission believes that the rezoning proposal is consistent with the Department of City Planning's efforts to update zoning in areas where it has not changed in over 50 years, including zoning changes for nearby portions of Woodhaven and Richmond Hill which were approved in 2012. Existing zoning in Ozone Park has remained unchanged since 1961 and has increasingly resulted in tear downs of existing one- and two-family wood-frame houses and their replacement with out-of-character semi-detached, attached, and multi-family buildings.

The Commission recognizes that the proposal, which was developed in response to community concerns about recent out-of-character development, was refined over the last two years by the Department of City Planning through an extensive public outreach process and in close collaboration with Community Boards 9 and 10, area residents, civic groups, and local City Council members.

The Commission believes that the proposed R3A, R3X, R4A, R4-1, R4B, and R5B contextual zoning districts will more closely match one- and two-family residential building patterns found among Ozone Park's residential blocks, and that these zoning changes will ensure future development will reinforce surrounding residential contexts. The Commission also believes the proposed rezoning of portions of Cross Bay Boulevard, Rockaway Boulevard, 101st Avenue, and Liberty Avenue to R5D, R6B, and R6A districts will provide a moderate increase in development potential where it can support and strengthen already established mixed-use areas along wider streets and locations near mass transit resources.

The Commission believes that the C2-3 commercial overlays proposed along the area's major corridors will support existing retail and service uses and provide future business location opportunities, while the reduction in overlay depths from 150 feet to 100 feet will prevent the intrusion of commercial uses onto residential streets.

The Commission acknowledges the correspondence received from the Councilmember for Council District 28 expressing his strong support for the proposed rezoning.

The Commission carefully considered the testimony provided by property owners of vacant parcels in Centreville regarding their desire to have the existing R4 zoning remain in the eastern portion of Centreville. The Commission believes that the proposed R3X district would not preclude future development in the area, but instead it would ensure that new development is of an appropriate scale and density. The Commission notes that recent and current development in the area has included new detached one- and two-family houses similar to those allowed in R3X districts, and it further notes that of the 62 privately-owned vacant parcels in this area, only two

lots would have little or no opportunity for redevelopment owing to their narrow and small configurations, as is the case for these two lots currently under the existing R4 zoning. Furthermore, the Commission believes the proposed R3X zoning is appropriate due to unique factors affecting current and future developments within this part of Centreville, including its irregular network of short and narrow one-way streets with limited connections to the surrounding street network and extensive on-street parking congestion near the A-train's Aqueduct/North Conduit station.

The Commission believes that the proposed rezoning represents a comprehensive zoning strategy that will reinforce the one- and two-family residential character of Ozone Park while directing moderately-scaled new mixed-use development opportunities to the neighborhood's commercial corridors and neighborhood shopping streets. This proposal will protect the established residential contexts of Ozone Park and provide a framework for more orderly and sustainable growth.

RESOLUTION

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

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

A. CD 9

1. eliminating from within an existing R4A District a C1-2 District bounded by a line 150 feet northwesterly of Liberty Avenue, 135th Street, a line 100 feet northwesterly of Liberty Avenue, and 133rd Street;
2. eliminating from within an existing R5 District a C1-2 District bounded by:

- a. a line 150 feet southeasterly of Atlantic Avenue, a line midway between 83rd Street and 84th Street, a line 280 feet southeasterly of Atlantic Avenue, 84th Street, a line 100 feet northwesterly of 95th Avenue, and 83rd Street;
 - b. a line 100 feet northwesterly of 101st Avenue, 99th Street, a line 100 feet southeasterly of 101st Avenue, and 93rd Street; and
 - c. a line 150 feet northwesterly of Liberty Avenue, Van Wyck Expressway, Liberty Avenue, 133rd Street, a line 100 feet northwesterly of Liberty Avenue, and 135th Street;
- 3. eliminating from within an existing R3-1 District a C2-2 District bounded by:
 - a. 91st Avenue, a line 100 feet northeasterly of Rockaway Boulevard, 77th Street, and Rockaway Boulevard; and
 - b. a line 150 feet northeasterly of Rockaway Boulevard, a line 150 feet northerly of Atlantic Avenue, 81st Street, Atlantic Avenue, Rockaway Boulevard, and 79th Street;
- 4. eliminating from within an existing R4-1 District a C2-2 District bounded by:
 - a. a line 100 feet southeasterly of 101st Avenue, 103rd Street, a line 150 feet southeasterly of 101st Avenue, and a line midway between 102nd Street and 101st Street;
 - b. a line 150 feet northwesterly of 101st Avenue, a line midway between 105th Street and 106th Street, a line 100 feet northwesterly of 101st Avenue, and 102nd Street; and
 - c. a line 100 feet southeasterly of 101st Avenue, a line midway between 112th Street and 113th Street, a line 150 feet southeasterly of 101st Avenue, and 105th Street;
- 5. eliminating from within an existing R4A District a C2-2 District bounded by:
 - a. a line 150 feet northwesterly of 101st Avenue, 127th Street, a line 100 feet northwesterly of 101st Avenue, and a line midway between 10th Street and 106th Street;
 - b. a line 150 feet northwesterly of 101st Avenue, 132nd Street, a line 100 feet northwesterly of 101st Avenue, and 130th Street;

- c. a line 100 feet southeasterly of 101st Avenue, 132nd Street, a line 150 feet southeasterly of 101st Avenue, and 130th Street; and
 - d. a line 100 feet southeasterly of 101st Avenue, 127th Street, a line 150 southeasterly of 101st Avenue, and a line midway between 113th Street and 112th Street;
- 6. eliminating from within an existing R5 District a C2-2 District bounded by:
 - a. Rockaway Boulevard, Atlantic Avenue, a line 150 feet southerly of Rockaway Boulevard, 75th Street, a line 100 feet northerly of 93rd Avenue, Eldert Lane, a line 150 feet northerly of 91st Avenue, and a line 100 feet easterly of Eldert Lane;
 - b. a line 150 feet northwesterly of 101st Avenue, 86th Street, Rockaway Boulevard, 87th Street, a line 150 feet northeasterly of Rockaway Boulevard, 88th Street, a line 150 feet northwesterly of 101st Avenue, 89th Street, Rockaway Boulevard, 88th Street, a line midway between 101st Avenue and 102nd Avenue, 81st Street, a line 150 feet southeasterly of 101st Avenue, 77th Street, Liberty Avenue, and Drew Street;
 - c. a line 150 feet northwesterly of 101st Avenue, 102nd Street, a line 100 feet northwesterly of 101st Avenue, 127th Street, a line 100 feet southeasterly of 101st Avenue, 105th Street, 101st Avenue, 103rd Street, a line 100 feet southeasterly of 101st Avenue, a line midway between 102nd Street and 101st Street, a line 150 feet southeasterly of 101st Avenue, 101st Street, 101st Avenue, and 100th Street; and
 - d. a line 100 feet northwesterly of 101st Avenue, 132nd Street, a line 100 feet southeasterly of 101st Avenue, and 130th Street;
- 7. changing from an R5 District to an R4-1 District property bounded by:
 - a. 95th Avenue, 78th Street, a line 100 feet southeasterly of 97th Avenue, a line midway between 77th Street and 78th Street, a line 100 feet northwesterly of 101st Avenue, a line midway between 76th Street and 77th Street, a line 100 feet southeasterly of 97th Avenue, and 76th Street;
 - b. a line 100 feet southeasterly of 95th Avenue, a line 100 feet southwesterly of Rockaway Boulevard, Digby Place, 97th Avenue, 84th Street, a line 100 feet southeasterly of 97th Avenue, a line 100 feet southwesterly of Rockaway Boulevard, 85th Street, a line 300 feet northwesterly of 101st Avenue, 86th Street, a line 100 feet northwesterly of 101st Avenue, a line midway between 81st Street and 82nd Street, a line 100 feet southeasterly

- of 97th Avenue, 81st Street, 97th Avenue, and a line midway between 80th Street and 81st Street;
- c. Atlantic Avenue, 86th Street, 95th Avenue, 85th Street, a line 100 feet northeasterly of Rockaway Boulevard, 95th Avenue, 83rd Street, a line 175 feet southeasterly of Atlantic Avenue, and 82nd Street;
 - d. a line 200 feet southeasterly of 95th Avenue, 89th Street, a line 100 feet southeasterly of 95th Avenue, a line midway between 89th Street and 90th Street, a line 50 feet southeasterly of 95th Avenue, 90th Street, 95th Avenue, a line midway between 91st Street and 92nd Street, a line 75 feet northwesterly of 97th Avenue, 91st Street, a line 100 feet southeasterly of 97th Avenue, 92nd Street, a line 100 feet southeasterly of 95th Avenue, a line midway between 93rd Street and 94th Street, 95th Avenue, 96th Street, Atlantic Avenue, a line 115 feet northeasterly of 96th Street, a line 190 feet northwesterly of 95th Avenue, 97th Street, a line 260 feet northwesterly of 95th Avenue, a line 100 feet northeasterly of 97th Street, 95th Avenue, 98th Street, a line 100 feet northwesterly of 101st Avenue, 88th Street, a line 450 feet southeasterly of 97th Avenue, a line midway between 87th Street and 88th Street, a line 350 feet southeasterly of 97th Avenue, 87th Street, a line 50 feet northeasterly of Rockaway Boulevard, a line midway between 86th Street and 87th Street, a line 150 feet southeasterly of 97th Avenue, and 86th Street;
 - e. a line 100 feet southeasterly of 101st Avenue, 88th Street, 102nd Avenue, 89th Street, 102nd Road, 90th Street, a line 100 feet southwesterly of Rockaway Boulevard, 103rd Avenue, and a line 200 feet southwesterly of 86th Street;
 - f. a line 100 feet southeasterly of 101st Avenue, a line midway between 97th Street and 98th Street, 103rd Avenue, 92nd Street, a line 100 feet northeasterly of Rockaway Boulevard, and 90th Street;
 - g. a line 100 feet northwesterly 103rd Avenue, 114th Street, a line 90 feet northwesterly of 103rd Avenue, 127th Street, 103rd Avenue, and a line midway between 101st Street and 102nd Street; and
 - h. a line 100 feet southeasterly of 101st Avenue, a line midway between 102nd Street and 101st Street, a line 150 feet southeasterly of 101st Avenue, and 101st Street;
8. changing from a C8-1 District to an R4-1 District property bounded by 82nd Street, a line 100 feet northeasterly of Rockaway Boulevard, and a line 175 feet southeasterly of Atlantic Avenue;

9. changing from an R5 District to an R4B District property bounded by:
- a. Rockaway Boulevard, 75th Street, a line 100 feet southwesterly of Rockaway Boulevard, a line midway between 75th Street and 76th Street, a line perpendicular to the westerly street line of 76th Street distant 115 feet southerly (as measured along the street line) from the point of intersection of the southwesterly street line of Rockaway Boulevard and the westerly street line of 76th Street, 76th Street, a line 100 feet southwesterly of Rockaway Boulevard, 78th Street, Atlantic Avenue, 78th Street, a line 100 feet southeasterly of Atlantic Avenue, a line 100 feet southwesterly of Rockaway Boulevard, a line midway between 80th Street and 81st Street, a line 50 feet northwesterly of 95th Avenue, 81st Street, 95th Avenue, 76th Street, a line 100 feet northwesterly of 97th Avenue, 75th Street, a line 120 feet northwesterly of 101st Avenue, Drew Street, 95th Avenue, and Eldert Lane; and
 - b. a line 100 feet southeasterly of 97th Avenue, a line midway between 78th Street and 80th Street, a line 300 feet northwesterly of 101st Avenue, a line midway between 80th Street and 81st Street, a line 100 feet southeasterly of 97th Avenue, a line midway between 81st Street and 82nd Street, a line 100 feet northwesterly of 101st Avenue, and a line midway between 77th Street and 78th Street;
10. changing from an R5 District to an R5B District property bounded by:
- a. a line 100 feet northwesterly of 97th Avenue, 76th Street, a line 100 feet southeasterly of 97th Avenue, a line midway between 76th Street and 77th Street, a line 100 feet northwesterly of 101st Avenue, and 75th Street;
 - b. 95th Avenue, 82nd Street, a line 100 feet southeasterly of 95th Avenue, a line midway between 80th Street and 81st Street, 97th Avenue, 81st Street, a line 100 feet southeasterly of 97th Avenue, a line midway between 80th Street and 81st Street, a line 300 feet northwesterly of 101st Avenue, a line midway between 78th Street and 80th Street, a line 100 feet southeasterly of 97th Avenue, and 78th Street; and
 - c. a line 100 feet southeasterly of 101st Avenue, 81st Street, Liberty Avenue, and 77th Street;
11. changing from an R3-1 District to an R6B District property bounded by 79th Street, a line perpendicular to the westerly street line of 80th Street distant 70 feet northerly (as measured along the street line) from the point of intersection of the northwesterly street line of Atlantic Avenue and the westerly street line of 80th Street, 80th Street, a line perpendicular to the easterly street line of 80th Street

distant 80 feet northerly (as measured along the street line) from the point of intersection of the northwesterly street line of Atlantic Avenue and the easterly street line of 80th Street, a line midway between 80th Street and 81st Street, Atlantic Avenue, and Rockaway Boulevard;

12. changing from an R5 District to an R6B District property bounded by:
 - a. Rockaway Boulevard, Atlantic Avenue, 78th Street, a line 100 feet southwesterly of Rockaway Boulevard, 76th Street, a line perpendicular to the westerly street line of 76th Street distant 115 feet southerly (as measured along the street line) from the point of intersection of the westerly street line of 76th Street and the southwesterly street line of Rockaway Boulevard, a line midway between 75th Street and 76th Street, a line 100 feet southwesterly of Rockaway Boulevard, and 75th Street;
 - b. a line 100 feet southerly of Rockaway Boulevard, 81st Street, a line 50 feet northwesterly of 95th Avenue, and a line midway between 80th Street and 81st Street;
 - c. a line 175 feet southeasterly of Atlantic Avenue, 83rd Street, a line 100 feet northwesterly of 95th Avenue, and a line 100 feet northeasterly of Rockaway Boulevard;
 - d. 95th Avenue, a line 100 feet northeasterly of Rockaway Boulevard, 85th Street, 97th Avenue, 86th Street, a line 150 feet southeasterly of 97th Avenue, a line midway between 86th Street and 87th Street, a line 50 feet northeasterly of Rockaway Boulevard, 87th Street, a line 350 feet southeasterly of 97th Avenue, a line midway between 87th Street and 88th Street, a line 450 feet southeasterly of 97th Avenue, 88th Street, a line 100 feet northwesterly of 101st Avenue, 132nd Street, a line 100 feet southeasterly of 101st Avenue, 101st Street, 101st Avenue, 100th Street, a line 100 feet southeasterly of 101st Avenue, 90th Street, a line 100 feet northeasterly of Rockaway Boulevard, 92nd Street, 103rd Avenue, a line 100 feet southwesterly of Rockaway Boulevard, 90th Street, 102nd Road, 89th Street, 102nd Avenue, 88th Street, a line 100 feet southeasterly of 101st Avenue, 77th Street, Liberty Avenue, Drew Street, a line 120 feet northwesterly of 101st Avenue, 75th Street, a line 100 feet northwesterly of 101st Avenue, 86th Street, a line 300 feet northwesterly of 101st Avenue, 85th Street, a line 100 feet southwesterly of Rockaway Boulevard, a line 100 feet southeasterly of 97th Avenue, 84th Street, Rockaway Boulevard, and the southeasterly centerline prolongation of 83rd Street;
 - e. a line 100 feet northwesterly of Liberty Avenue, the Van Wyck Expressway, Liberty Avenue, and 133rd Street; and

- f. Digby Place, a line 100 feet southwesterly of Rockaway Boulevard, and 97th Avenue;
13. changing from a C8-1 District to an R6B District property bounded by Atlantic Avenue, 82nd Street, a line 175 feet southeasterly of Atlantic Avenue, a line 100 feet northeasterly of Rockaway Boulevard, a line 100 feet northwesterly of 95th Avenue, 83rd Street, Rockaway Boulevard, 84th Street, 97th Avenue, a line 100 feet southwesterly of Rockaway Boulevard, 82nd Street, 95th Avenue, 81st Street, a line 100 feet southwesterly of Rockaway Boulevard, a line 100 feet southeasterly of Atlantic Avenue, and 78th Street;
 14. changing from an M1-2 District to an R6B District property bounded by 101st Avenue, 101st Street, a line 100 feet southeasterly of 101st Avenue, and 100th Street;
 15. establishing within an existing R5 District a C1-3 District bounded by 95th Avenue, a line midway between 93rd Street and 94th Street, a line 100 feet southeasterly of 95th Avenue, and a line midway between 91st Street and 92nd Street;
 16. establishing within an existing R3-1 District a C2-3 District bounded by 91st Avenue, a line 100 feet northeasterly of Rockaway Boulevard, 77th Street, and Rockaway Boulevard;
 17. establishing within an existing R4A District a C2-3 District bounded by a line 100 feet southeasterly of 101st Avenue, Lefferts Boulevard, a line 150 feet southeasterly of 101st Avenue, and a line midway between Lefferts Boulevard and 118th Street;
 18. establishing within an existing R5 District a C2-3 District bounded by Atlantic Avenue, 88th Street, a line 100 feet southeasterly of Atlantic Avenue, and 86th Street;
 19. establishing within a proposed R6B District a C2-3 District bounded by:
 - a. Rockaway Boulevard, 79th Street, a line perpendicular to the westerly street line of 80th Street distant 70 feet northerly (as measured along the street line) from the point of intersection of the northwesterly street line of Atlantic Avenue and the westerly street line of 80th Street, 80th Street, a line perpendicular to the easterly street line of 80th Street distant 80 feet northerly (as measured along the street line) from the point of intersection of the northwesterly street line of Atlantic Avenue and the easterly street line of 80th Street, a line midway between 80th Street and 81st Street, Atlantic Avenue, 82nd Street, a line 175 feet southeasterly of Atlantic Avenue, 83rd Street, 95th Avenue, a line 100 feet northeasterly of

Rockaway Boulevard, 85th Street, 97th Avenue, 86th Street, a line 150 feet southeasterly of 97th Avenue, a line midway between 86th Street and 87th Street, a line 50 feet northeasterly of Rockaway Boulevard, 87th Street, a line 350 feet southeasterly of 97th Avenue, a line 75 feet northeasterly of Rockaway Boulevard, a line midway between 87th Street and 88th Street, a line 450 feet southeasterly of 97th Avenue, a line 75 feet northeasterly of Rockaway Boulevard, 88th Street, a line 100 feet northwesterly of 101st Avenue, 90th Street, 101st Avenue, 91st Street, a line 100 feet northwesterly of 101st Avenue, 93rd Street, 101st Avenue, 94th Street, a line 100 feet northwesterly of 101st Avenue, 99th Street, a line 100 feet southeasterly of 101st Avenue, 90th Street, a line 100 feet northeasterly of Rockaway Boulevard, 91st Street, Rockaway Boulevard, 103rd Avenue, a line 100 feet southwesterly of Rockaway Boulevard, 90th Street, 102nd Road, 89th Street, Rockaway Boulevard, 88th Street, a line 100 feet southeasterly of 101st Avenue, 77th Street, Liberty Avenue, Drew Street, a line 120 feet northwesterly of 101st Avenue, 75th Street, a line 100 feet northwesterly of 101st Avenue, 86th Street, a line 300 feet northwesterly of 101st Avenue, 85th Street, a line 100 feet southerly of Rockaway Boulevard, a line 100 feet southeasterly of 97th Avenue, 84th Street, 97th Avenue, Digby Place, a line 100 feet southwesterly of Rockaway Boulevard, 82nd Street, 95th Avenue, 81st Street, a line 50 feet northwesterly of 95th Avenue, a line midway between 80th Street and 81st Street, a line 100 feet southwesterly of Rockaway Boulevard, a line 100 feet southeasterly of Atlantic Avenue, 78th Street, Atlantic Avenue, 78th Street, a line 100 feet southwesterly of Rockaway Boulevard, 76th Street, a line perpendicular to the westerly street line of 76th Street distant 115 feet southerly (as measured along the street line) from the point of intersection of the westerly street line of 76th Street and the southwesterly street line of Rockaway Boulevard, a line midway between 75th Street and 76th Street, a line 100 feet southwesterly of Rockaway Boulevard, and 75th Street;

- b. a line 100 feet northwesterly of 101st Avenue, 132nd Street, a line 100 feet southeasterly of 101st Avenue, 105th Street, 101st Avenue, 103rd Street, a line 100 feet southeasterly of 101st Avenue, and 100th Street; and
- c. a line 100 feet northwesterly of Liberty Avenue, Van Wyck Expressway, Liberty Avenue, and 133rd Street;

B. CD 10

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

- a. a line 150 feet northwesterly of Liberty Avenue, 127th Street, Liberty Avenue, a line 150 feet southeasterly of Liberty Avenue, 123rd Street, Liberty Avenue, and 123rd Street; and
 - b. Liberty Avenue, Van Wyck Expressway, a line 150 feet southeasterly of Liberty Avenue, and 134th Street;
- 2. eliminating from within an existing R4 District a C1-2 District bounded by:
 - a. a line 150 feet northerly of Rockaway Boulevard, a line 150 feet northerly of Liberty Avenue, 98th Street, a line 150 feet southerly of Rockaway Boulevard, a line 150 feet southerly of Liberty Avenue, Cross Bay Boulevard, 107th Avenue, a line midway between 93rd Street and Cross Bay Boulevard, a line 150 feet southerly of Liberty Avenue, 93rd Street, Liberty Avenue, and Woodhaven Boulevard;
 - b. a line 150 feet northwesterly of Liberty Avenue, 118th Street, a line 150 feet southeasterly of Liberty Avenue, and 111th Street;
 - c. a line 150 feet northwesterly of 111th Avenue, a line 100 feet northeasterly of Lefferts Boulevard, a line 150 feet southeasterly of 111th Avenue, 118th Street, 111th Avenue, and Lefferts Boulevard;
 - d. 109th Avenue, 107th Street, a line 150 feet northerly of Rockaway Boulevard, 108th Street, a line 150 feet southerly of Rockaway Boulevard, Centreville Street, Rockaway Boulevard, and the southeasterly centerline prolongation of 106th Street;
 - e. 134th Avenue, the northerly centerline prolongation of 94th Street, Linden Boulevard, 95th Street, a line 150 feet southerly of Linden Boulevard, and Cross Bay Boulevard; and
 - f. Pitkin Avenue, 86th Street, a line 150 feet southerly of Pitkin Avenue, and 84th Street;
- 3. eliminating from within an existing R5 District a C1-2 District bounded by:
 - a. a line 265 feet northerly of Liberty Avenue, 98th Street, a line 150 feet northwesterly of Liberty Avenue, and a line midway between 98th Street and 97th Street; and
 - b. a line perpendicular to the southwesterly street line of 94th Street distant 225 feet southeasterly (as measured along the street line) from the point of

intersection of the southeasterly street line of 103rd Avenue and the southwesterly street line 94th Street, 94th Street, and Rockaway Boulevard;

4. eliminating from within an existing R3-2 District a C2-2 District bounded by:
 - a. a line 100 feet northwesterly of Liberty Avenue, 131st Street, 103rd Avenue, 133rd Street, Liberty Avenue, 134th Street, a line 150 feet southeasterly of Liberty Avenue, 127th Street, Liberty Avenue, and 127th Street; and
 - b. Linden Boulevard, 114th Street, Rockaway Boulevard, 118th Street, 115th Avenue, a line midway between Lefferts Boulevard and 120th Street, a line 150 feet northerly of Rockaway Boulevard, 120th Street, a line 150 feet southerly of Rockaway Boulevard, and a line 275 feet westerly of 114th Street;
5. eliminating from within an existing R4 District a C2-2 District bounded by:
 - a. Liberty Avenue, 77th Street, a line 100 feet southerly of Liberty Avenue, and 75th Street;
 - b. Liberty Avenue, 93rd Street, a line 150 feet southerly of Liberty Avenue, and 87th Street;
 - c. a line 100 feet northwesterly of Liberty Avenue, 111th Street, a line 150 feet southeasterly of Liberty Avenue, a line midway between 102nd Street and 101st Street, Liberty Avenue, and 103rd Street;
 - d. a line 150 feet northerly of Rockaway Boulevard, 110th Street, Rockaway Boulevard, and 109th Street; and
 - e. a line 150 feet northerly of Rockaway Boulevard, 113th Street, Linden Boulevard, Rockaway Boulevard, and 111th Street;
6. eliminating from within an existing R5 District a C2-2 District bounded by:
 - a. 103rd Avenue, 93rd Street, Rockaway Boulevard, 94th Street, a line 150 feet northerly of Rockaway Boulevard, Woodhaven Boulevard, Rockaway Boulevard, 94th Street, Liberty Avenue, 93rd Street, a line 150 feet northerly of Liberty Avenue, and 92nd Street; and
 - b. a line 150 feet northwesterly of Liberty Avenue, 111th Street, a line 100 feet northwesterly of Liberty Avenue, 103rd Street, Liberty Avenue, and 102nd Street;

7. changing from an R3-2 District to an R3A District property bounded by:
 - a. a line 100 feet southeasterly of Liberty Avenue, 133rd Street, a line 130 feet southeasterly of Liberty Avenue, 134th Street, a line 120 feet southeasterly of Liberty Avenue, 135th Street, a line 100 feet southeasterly of Liberty Avenue, the centerline of the northeasterly service road of Van Wyck Expressway, 105th Avenue and its northeasterly centerline prolongation, 133rd Street, 107th Avenue, and 123rd Street; and
 - b. a line 100 feet southerly of Rockaway Boulevard, a line midway between 118th Street and Lefferts Boulevard, a line 240 feet southerly of Rockaway Boulevard, a line midway between Lefferts Boulevard and 120th Street, Hawtree Creek Road, 135th Avenue, 115th Street, a line 100 feet southerly of 135th Avenue, and 114th Street;
8. changing from an R4 District to an R3A District property bounded by 133rd Avenue, a northeasterly boundary line of the Long Island Rail Road right-of-way (Rockaway Beach Division), Pitkin Avenue, and 97th Street;
9. changing from a C8-1 District to an R3A District property bounded by a line 100 feet southerly of Rockaway Boulevard, 114th Street, a line 500 feet southerly of 133rd Avenue, and a line 100 feet westerly of 114th Street;
10. changing from an R3-2 District to an R3X District property bounded by a line 100 feet southerly of 135th Avenue, 115th Street, a line 200 feet southerly of 135th Avenue, a line midway between 115th Street and 116th Street, a line 180 feet northerly of 149th Avenue, 116th Street, a line 100 feet northerly of 149th Avenue, 117th Street, a line 150 feet southerly 135th Avenue, 118th Street, 135th Avenue, a line midway between 118th Street and Lefferts Boulevard, 149th Avenue, a line midway between Lefferts Boulevard and 120th Street and its southerly prolongation, Southern Parkway, and 114th Street and its southerly centerline prolongation;
11. changing from an R4 District to an R3X District property bounded by Pitkin Avenue, a northeasterly boundary line of the Long Island Rail Road right-of-way (Rockaway Beach Division), North Conduit Avenue, Albert Road, a line 200 feet westerly of 95th Street, a line 90 feet southerly of Albert Road, Cross Bay Boulevard, 149th Avenue, a line 100 feet easterly of Cross Bay Boulevard and its southerly prolongation, a line 100 feet northerly of 149th Avenue, and 97th Street;
12. changing from an R3-2 District to an R4-1 District property bounded by a line 150 feet northwesterly of Liberty Avenue, 127th Street, a line 100 feet northwesterly of Liberty Avenue, and 123rd Street;

13. changing from an R4 District to an R4-1 District property bounded by:
- a. Liberty Avenue, a northwesterly boundary line of Bayside Cemetery and its northeasterly and southwesterly prolongations, 80th Street, Pitkin Avenue, a line midway between 80th Street and 79th Street, a line 260 feet northerly of Sutter Avenue, 79th Street, a line 160 feet northerly of Sutter Avenue, a line midway between 78th Street and 79th Street, Glenmore Avenue, and 79th Street;
 - b. a line 100 feet southwesterly of Pitkin Avenue, 81st Street, Sutter Avenue, Pitkin Avenue, 86th Street, 133rd Avenue, a line midway between 85th Street and 86th Street, a line 160 feet southerly of 133rd Avenue, 85th Street, Dumont Avenue, 83rd Street, a northeasterly and easterly boundary line of Joseph P. Addabbo Memorial Park and its southeasterly and northerly prolongations, 133rd Avenue, 81st Street, a northerly and northeasterly boundary line of Joseph P. Addabbo Memorial Park and its easterly and northwesterly prolongations, and 80th Street;
 - c. Sutter Avenue, Cross Bay Boulevard, a line 90 feet southerly of 133rd Avenue, Silver Road, Cross Bay Boulevard, Gold Road, a line 525 feet southeasterly from Sitka Street, Desarc Road, a line 200 feet northwesterly of Redding Street, a line perpendicular to the southwesterly street line of Desarc Road distant 160 feet northwesterly (as measured along the street line) from the point of intersection of the southwesterly street line of Desarc Road and the northwesterly street line of Redding Street, Pitkin Avenue, a line 100 feet northwesterly of Redding Street, a line 100 feet northeasterly of Albert Road and its northwesterly prolongation, a line 200 feet southeasterly of Redding Street, Albert Road, 149th Avenue, North Conduit Avenue, 88th Street, Pitkin Avenue, a line 360 feet northwesterly of Sitka Street, Desarc Road, 133rd Avenue, a line perpendicular to the northeasterly street line of Gold Road distant 180 feet southeasterly (as measured along the street line) from the point of intersection of the northeasterly street line of Gold Road and the easterly street line of 89th Street, Silver Road, a line 130 feet southerly of Sutter Avenue, Gold Road, a line 175 feet northerly of 133rd Avenue, and 88th Street;
 - d. a line 100 feet southeasterly of Liberty Avenue, a line midway between 109th Street and 110th Street, 107th Avenue, 108th Street, a line 375 feet northwesterly of 107th Avenue, a line midway between 106th Street and 107th Street, a line 175 feet northwesterly of 107th Avenue, 105th Street, 107th Avenue, a line 200 feet southeasterly of 107th Avenue, a line midway between 105th Street and 106th Street, a line 100 feet northeasterly of Rockaway Boulevard, and 104th Street;

- e. a line 100 feet southerly of Liberty Avenue, 118th Street, a line 200 feet southeasterly of Liberty Avenue, a line midway between Lefferts Boulevard and 120th Street, a line 100 feet northwesterly of 107th Avenue, a line midway between 122nd Street and 123rd Street, a line 200 feet southeasterly of Liberty Avenue, 123rd Street, a line 100 feet northwesterly of 109th Avenue, 122nd Street, 107th Avenue, 121st Street, a line 125 feet northwesterly of 109th Avenue, 120th Street, 107th Avenue, and 117th Street;
 - f. a line 100 feet southwesterly of Rockaway Boulevard, Centreville Street, a line 100 feet southerly of Rockaway Boulevard, 108th Street, Linden Boulevard, 107th Street, a line 180 feet southerly of Sutter Avenue, 106th Street, a line 170 feet southerly of Sutter Avenue, 105th Street, a line perpendicular to the southeasterly street line of Centreville Street distant 250 feet southwesterly (as measured along the street line) from the point of intersection of the southerly street line of Sutter Avenue and the southeasterly street line of Centreville Street, Centreville Street, and 103rd Street;
 - g. 109th Avenue, a line midway between 109th Street and 110th Street, a 120 feet northerly of Rockaway Boulevard, 109th Street, a line 100 feet northerly of Rockaway Boulevard, and 107th Street;
 - h. a line 350 feet northwesterly of 111th Avenue, 113th Street, a line 80 feet northerly of Rockaway Boulevard, and a line midway between 111th Street and 112th Street;
 - i. Albert Road, North Conduit Avenue, a northeasterly boundary line of the Long Island Rail Road right-of-way (Rockaway Beach Division), Nassau Expressway, and a line 120 feet easterly of 95th Street and its southerly prolongation; and
 - j. a line 150 feet northerly of Liberty Avenue, 118th Street, a line 100 feet northerly of Liberty Avenue, and 111th Street;
14. changing from an R5 District to an R4-1 District property bounded by:
- a. 103rd Avenue, a line 100 feet southeasterly of Rockaway Boulevard, 92nd Street, a line 100 feet northerly of Liberty Avenue, and 88th Street;
 - b. 103rd Avenue, 98th Street, a line 100 feet southeasterly of 103rd Avenue, 97th Street, a line 200 feet southeasterly of 103rd Avenue, a line midway between 96th Street and 97th Street, a line 150 northerly of Liberty Avenue, 96th Street, a line 150 feet northeasterly of Rockaway Boulevard, Cross Bay Boulevard, a line 100 feet northeasterly of Rockaway Boulevard, a

line midway between 93rd Street and 94th Street, a line 100 feet southerly of 103rd Avenue, and 93rd Street; and

- c. 103rd Avenue, 131st Street, a line 100 feet northwesterly of Liberty Avenue, 127th Street, a line 150 feet northwesterly of Liberty Avenue, 123rd Street, a line 200 feet northwesterly of Liberty Avenue, a line midway between 120th Street and 121st Street, a line 280 feet southeasterly of 103rd Avenue, 120th Street, a line 200 feet northwesterly of Liberty Avenue, a line midway between Lefferts Boulevard and 120th Street, a line 220 feet southerly of 103rd Avenue, Lefferts Boulevard, a line 300 feet northwesterly of Liberty Avenue, a line midway between Lefferts Boulevard and 118th Street, a line 200 feet northwesterly of Liberty Avenue, 118th Street, a line 150 feet northerly and northwesterly of Liberty Avenue, 111th Street, a line 100 feet northwesterly of Liberty Avenue, 102nd Street, Liberty Avenue, and 101st Street;

15. changing from a C4-2 District to an R4-1 District property bounded by:

- a. a line 200 feet northwesterly of Liberty Avenue, a line midway between Lefferts Boulevard and 118th Street, a line 300 feet northwesterly of Liberty Avenue, Lefferts Boulevard, a line 400 feet southeasterly of 103rd Avenue, a line midway between Lefferts Boulevard and 118th Street, a line 480 feet southeasterly of 103rd Avenue, and 118th Street;
- b. a line 200 feet northwesterly of Liberty Avenue, 120th street, a line 150 feet northwesterly of Liberty Avenue, and a line midway between Lefferts Boulevard and 120th Street;
- c. a line 200 feet northwesterly of Liberty Avenue, 123rd Street, a line 100 feet northwesterly of Liberty Avenue, and a line midway between 120th Street and 121st Street;
- d. a line 100 feet southeasterly of Liberty Avenue, 123rd Street, a line 200 feet southeasterly of Liberty Avenue, and a line midway between 122nd Street and 123rd Street; and
- e. a line 100 feet southeasterly of Liberty Avenue, a line midway between Lefferts Boulevard and 120th Street, a line 200 feet southeasterly of Liberty Avenue, and 118th Street;

16. changing from a C8-1 District to an R4-1 District property bounded by:

- a. Desarc Road, a line perpendicular to the southwesterly street line of Desarc Road distant 160 feet northwesterly (as measured along the street line) from the point of intersection of the southwesterly street line of

Desarc Road and the westerly street line of Redding Street, and a line 200 feet northwesterly of Redding Street;

- b. a line 100 feet northerly of Albert Road, a line 225 feet easterly of Redding Street, Albert Road, and a line 200 feet easterly of Redding Street; and
 - c. 103rd Avenue, 88th Street, and a line 100 feet northerly of Liberty Avenue;
- 17. changing from an M1-1 District to an R4-1 District property bounded by a line 350 feet southerly of 103rd Avenue, 101st Street, a line 100 feet northerly of Liberty Avenue, and 100th Street;
 - 18. changing from an M1-2 District to an R4-1 District property bounded by 103rd Avenue, 99th Street, a line 100 feet southeasterly of 103rd Avenue, and 98th Street;
 - 19. changing from an R3-2 District to an R4A District property bounded by Linden Boulevard, a line midway between Lefferts Boulevard and 118th Street, a line 100 feet northwesterly of 115th Avenue, a line 80 feet northerly of Rockaway Boulevard, and 114th Street;
 - 20. changing from an R4 District to an R4A District property bounded by:
 - a. Liberty Avenue, 78th Street, Glenmore Avenue, a line midway between 78th Street and 79th Street, a line 160 feet northerly of Sutter Avenue, 79th Street, a line 260 feet northerly of Sutter Avenue, a line midway between 79th Street and 80th Street, Pitkin Avenue, 80th Street, North Conduit Avenue, and 75th Street;
 - b. a line 100 feet southerly of Liberty Avenue, a line 100 feet northeasterly of 93rd Street, 107th Avenue, Cross Bay Boulevard, a line 150 feet southerly of Liberty Avenue, 95th Street, a line perpendicular to the easterly street line of 95th Street distant 150 feet southerly (as measured along the street line) from the point of intersection of the easterly street line of 95th Street and the southerly street line of Rockaway Boulevard, 96th Street, a line 100 feet southerly of Rockaway Boulevard, 98th Street and the southeasterly centerline prolongation, 133rd Avenue, 97th Street, a line 100 feet northerly of 149th Avenue, a line 100 feet easterly of Cross Bay Boulevard, a line 200 feet southerly of 134th Avenue, a line 100 feet westerly of 94th Place, 134th Avenue, a line 100 feet easterly of Cross Bay Boulevard, 133rd Avenue, Cross Bay Boulevard, Sutter Avenue, 88th Street, 133rd Avenue, a line midway between 87th Street and 88th Street, a line 100 feet southerly of Sutter Avenue, 87th Street, a line 260 feet southerly of Sutter Avenue, a line midway between 86th Street and 87th

Street, Pitkin Avenue, 133rd Avenue, 86th Street, Pitkin Avenue, and 84th Street;

- c. a line 375 feet northwesterly of 107th Avenue, 108th Street, 107th Avenue, 109th Street, 109th Avenue, a line 100 feet northerly of Rockaway Boulevard, a line midway between 105th Street and 106th Street, a line 200 feet southeasterly of 107th Avenue, 105th Street, 107th Avenue, 105th Street, a line 175 feet northwesterly of 107th Avenue, and a line midway between 106th Street and 107th Street;
 - d. a line 100 feet southeasterly and southerly of Liberty Avenue, 117th Street, 107th Avenue, 120th Street, 109th Avenue, a line midway between 118th Street and Lefferts Boulevard, Linden Boulevard, 113th Street, a line 350 feet northwesterly of 111th Avenue, a line midway between 111th Street and 112th Street, a line 80 feet northerly of Rockaway Boulevard, 110th Street, a line 120 feet northerly of Rockaway Boulevard, a line midway between 109th Street and 110th Street, 109th Avenue, 112th Street, 107th Avenue, and a line midway between 109th Street and 110th Street;
 - e. a line 200 feet southeasterly of Liberty Avenue, a line midway between 122nd Street and 123rd Street, a line 100 feet northwesterly of 107th Avenue, and a line midway between Lefferts Boulevard and 120th Street; and
 - f. a line 100 feet northwesterly of 109th Avenue, 123rd Street, Linden Boulevard, a line midway between Lefferts Boulevard and 120th Street, 111th Avenue, 120th Street, a line 425 feet southeasterly of 109th Avenue, a line midway between 120th Street and 121st Street, a line 100 feet southeasterly of 109th Avenue, 121st Street, 109th Avenue, and 121st Street;
21. changing from a C4-2 District to an R4A District property bounded by a line 100 feet southeasterly of Liberty Avenue, a line midway between 122nd Street and 123rd Street, a line 200 feet southeasterly of Liberty Avenue, and a line midway between Lefferts Boulevard and 120th Street;
22. changing from a C8-1 District to an R4A District property bounded by a line 75 feet westerly of 94th Street, a line 130 feet northerly of Pitkin Avenue, and a line 100 feet easterly of Cross Bay Boulevard;
23. changing from an R4 District to an R4B District property bounded by:
- a. 133rd Avenue, 87th Street, a line 100 feet southerly of 133rd Avenue, a line midway between 86th Street and 87th Street, Dumont Avenue, the southerly prolongation of the westerly street line of 86th Street, a line 100 feet southerly of Dumont Avenue, the northeasterly boundary line of a park and

its northwesterly prolongation, Dumont Avenue, 85th Street, a line 160 feet southerly of 133rd Avenue, and a line midway between 85th Street and 86th Street;

- b. a line 100 feet southerly of Sutter Avenue, a line midway between 87th Street and 88th Street, 133rd Avenue, Pitkin Avenue, a line midway between 86th Street and 87th Street, a line 260 feet southerly of Sutter Avenue, and 87th Street;
- c. 107th Avenue, 112th Street, 109th Avenue, and 109th Street; and
- d. 107th Avenue, 122nd Street, a line 100 feet northwesterly of 109th Avenue, and 121st Street;

24. changing from an R4 District to an R5D District property bounded by:

- a. 133rd Avenue, a line 100 feet easterly of Cross Bay Boulevard, 134th Avenue, a line 100 feet southwesterly of 94th Place, a line 200 feet southeasterly of 134th Avenue, a line 100 feet easterly of Cross Bay Boulevard, a line 75 feet westerly of 94th Street, a line 150 feet southerly of Linden Boulevard, Cross Bay Boulevard, Silver Road, a line 90 feet southerly of 133rd Avenue, and Cross Bay Boulevard; and
- b. a line 200 feet northwesterly of Redding Street, Pitkin Avenue, and a line perpendicular to the southwesterly street line of Desarc Road distant 160 feet northwesterly (as measured along the street line) from the point of intersection of the southwesterly street line of Desarc Road and the northwesterly street line of Redding Street;

25. changing from a C8-1 District to an R5D District property bounded by Gold Road, Cross Bay Boulevard, a line 75 feet westerly of 94th Street, a line 100 feet easterly of Cross Bay Boulevard and its southerly prolongation, 149th Avenue, Albert Road, a line 225 feet southeasterly of Redding Street, a line 100 feet northeasterly of Albert Road and its northwesterly prolongation, a line 100 feet northwesterly of Redding Street, Pitkin Avenue, a line 200 feet northwesterly of Redding Street, a line perpendicular to the southwesterly street line of Desarc Road distant 160 feet northwesterly (as measured along the street line) from the point of intersection of the southwesterly street line of Desarc Road and the northwesterly street line of Redding Street, Desarc Road, and a line 525 feet southeasterly of Sitka Street;

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

- a. a line 220 feet southeasterly of 103rd Avenue, a line midway between Lefferts Boulevard and 120th Street, a line 300 feet northwesterly of Liberty Avenue, and Lefferts Boulevard; and
 - b. a line 280 feet southeasterly of 103rd Avenue, a line midway between 120th Street and 121st Street, a line 200 feet northwesterly of Liberty Avenue, and 120th Street;
- 27. changing from a C4-2 District to an R6A District property bounded by 118th Street, a line 480 feet southeasterly of 103rd Avenue, a line midway between Lefferts Boulevard and 118th Street, a line 400 feet southeasterly of 103rd Avenue, Lefferts Boulevard, a line 300 feet northwesterly of Liberty Avenue, a line midway between Lefferts Boulevard and 120th Street, a line 150 feet northwesterly of Liberty Avenue, 120th Street, a line 200 feet northwesterly of Liberty Avenue, a line midway between 120th Street and 121st Street, a line 100 feet northwesterly of Liberty Avenue, 123rd Street, Liberty Avenue, 123rd Street, and a line 100 feet southeasterly of Liberty Avenue;
- 28. changing from an R3-2 District to an R6B District property bounded by a line 100 feet northwesterly of Liberty Avenue, 131st Street, 103rd Avenue, Liberty Avenue, the centerline of the northeasterly service road of the Van Wyck Expressway, a line 100 feet southerly of Liberty Avenue, 135th Street, a line 120 feet southerly of Liberty Avenue, 134th Street, a line perpendicular to the southwesterly street line of 134th Street distant 130 feet southeasterly (as measured along the street line) from the point of intersection of the southerly street line of Liberty Avenue and the southwesterly street line of 134th Street, 133rd Street, a line 100 feet southeasterly of Liberty Avenue, 123rd Street, Liberty Avenue, and 123rd Street;
- 29. changing from an R4 District to an R6B District property bounded by:
 - a. Liberty Avenue, Cross Bay Boulevard, Woodhaven Boulevard, a line 150 feet northerly of Rockaway Boulevard, 96th Street, a line 150 feet northerly of Liberty Avenue, 98th Street, a line 100 feet southwesterly of Rockaway Boulevard, 96th Street, a line perpendicular to the easterly street line 95th Street distant 150 feet southerly (as measured along the street line) from the point of intersection of the easterly street line of 95th Street and the southerly street line of Rockaway Boulevard, 95th Street, a line 150 feet southerly of Liberty Avenue, Cross Bay Boulevard, 107th Avenue, a line 100 feet northeasterly of 93rd Street, a line 100 feet southerly of Liberty Avenue, and 84th Street; and
 - b. a line 100 feet northwesterly of Liberty Avenue, 118th Street, a line 100 feet southeasterly of Liberty Avenue, a line midway between 101st Street and 102nd Street, Liberty Avenue, and 103rd Street;

30. changing from an R5 District to an R6B District property bounded by:
- a. 103rd Avenue, 93rd Street, a line 100 feet southeasterly of 103rd Avenue, a line midway between 93rd Street and 94th Street, a line 100 feet northeasterly of Rockaway Boulevard, Woodhaven Boulevard, Cross Bay Boulevard, Liberty Avenue, 93rd Street, a line 150 feet northerly of Liberty Avenue, 92nd Street, and a line 100 feet southwesterly of Rockaway Boulevard;
 - b. a line 100 feet northwesterly of Liberty Avenue, 103rd Street, Liberty Avenue, and 102nd Street; and
 - c. a line 480 feet southeasterly of 103rd Avenue, 98th Street, a line 150 feet northerly of Liberty Avenue, and a line midway between 97th Street and 98th Street;
31. changing from a C8-1 District to an R6B District property bounded by a line 100 feet northerly of Liberty Avenue, 92nd Street, a line 150 feet northerly of Liberty Avenue, 93rd Street, Liberty Avenue, and 103rd Avenue;
32. changing from an M1-1 District to an R6B District property bounded by:
- a. a line 100 feet northerly of Liberty Avenue, 101st Street, Liberty Avenue, and 100th Street; and
 - b. Rockaway Boulevard, 99th Street, a line 100 feet southerly of Rockaway Boulevard, a line perpendicular to the northeasterly street line of 98th Street distant 150 feet southeasterly (as measured along the street line) from the point of intersection of the southerly street line of Rockaway Boulevard and the northeasterly street line of 98th Street, and 98th Street;
33. establishing within an existing R3-2 District a C1-3 District bounded by Linden Boulevard, a line midway between Lefferts Boulevard and 120th Street, 115th Avenue, and a line midway between Lefferts Boulevard and 118th Street;
34. establishing within an existing R4 District a C1-3 District bounded by a line 100 feet northwesterly of 111th Avenue, a line 100 feet northeasterly of Lefferts Boulevard, 111th Avenue, a line midway between Lefferts Boulevard and 120th Street, Linden Boulevard, a line midway between Lefferts Boulevard and 118th Street, 111th Avenue, and Lefferts Boulevard;
35. establishing within a proposed R4-1 District a C1-3 District bounded by:

- a. Pitkin Avenue, a line 100 feet easterly of 85th Street, a line 100 feet northerly of 133rd Avenue, 85th Street, a line 195 feet northerly of 133rd Avenue, and a line 100 feet westerly of 85th Street; and
 - b. Sutter Avenue, Cross Bay Boulevard, a line 100 feet southerly of Sutter Avenue, and a line 100 feet westerly of Cross Bay Boulevard;
- 36. establishing within a proposed R4A District a C1-3 District bounded by:
 - a. Linden Boulevard, 95th Street, a line 100 feet southerly of Linden Boulevard, and 94th Street; and
 - b. a line 340 feet southerly of 134th Avenue, a line 100 feet westerly of 97th Street, Linden Boulevard, a line 90 feet easterly of 96th Place, a line 100 feet southerly of Linden Boulevard, 96th Place, a line 280 feet northerly of Pitkin Avenue, a line 80 feet easterly of 96th Street, Linden Boulevard, and a line 175 feet westerly of 97th Street;
- 37. establishing within a proposed R5D District a C1-3 District bounded by:
 - a. 133rd Avenue, a line 100 feet easterly of Cross Bay Boulevard, 134th Avenue, a line 100 feet westerly of 94th Place, a line 200 feet southerly of 134th Avenue, a line 100 feet easterly of Cross Bay Boulevard, Linden Boulevard, Cross Bay Boulevard, Silver Road, a line 75 feet westerly of Cross Bay Boulevard, a line 90 feet southerly of 133rd Avenue, and Cross Bay Boulevard; and
 - b. Pitkin Avenue, a line 100 feet easterly of Cross Bay Boulevard and its southerly prolongation, 149th Avenue, Albert Road, a line 225 feet southeasterly of Redding Street, a line 100 feet northeasterly of Albert Road and its northwesterly prolongation, and a line 100 feet northwesterly of Redding Street;
- 38. establishing within an existing R3-2 District a C2-3 District bounded by Linden Boulevard, 114th Street, Rockaway Boulevard, 117th Street, a line 100 feet northwesterly of 15th Avenue, 118th Street, 115th Avenue, a line midway between Lefferts Boulevard and 120th Street, a line 100 feet northerly of Rockaway Boulevard, 120th Street, a line 100 feet southerly of Rockaway Boulevard, a line midway between Lefferts Boulevard and 120th Street, a line 240 feet southerly of Rockaway Boulevard, a line midway between Lefferts Boulevard and 118th Street, a line 100 feet southerly of Rockaway Boulevard, and a line 275 feet northerly of 114th Street;
- 39. establishing within a proposed R3A District a C2-3 District bounded by a line 100 feet southeasterly of Liberty Avenue, a line 65 feet northeasterly of 123rd Street, a

line perpendicular to the northeasterly street line of 123rd Street distant 125 feet southerly (as measured along the street line) from the point of intersection of the southeasterly street line of Liberty Avenue and the northeasterly street line of 123rd Street, and 123rd Street;

40. establishing within an existing R4 District a C2-3 District bounded by:
 - a. 109th Avenue, 107th Street, a line 100 feet northerly of Rockaway Boulevard, 108th Street, a line 100 feet southerly of Rockaway Boulevard, Centreville Street, Rockaway Boulevard, and the southeasterly centerline prolongation of 106th Street;
 - b. a line 120 feet northerly of Rockaway Boulevard, 110th Street, Rockaway Boulevard, and 109th Street; and
 - c. a line 80 feet northerly of Rockaway Boulevard, 113th Street, Linden Boulevard, Rockaway Boulevard, and 111th Street;
41. establishing within a proposed R4-1 District a C2-3 District bounded by:
 - a. a line 100 feet southeasterly of Liberty Avenue, a line midway between Lefferts Boulevard and 118th Street, a line 500 feet northerly of 107th Avenue, and 118th Street;
 - b. a line 100 feet southeasterly of Liberty Avenue, a line midway between Lefferts Boulevard and 120th Street, a line 510 feet northwesterly of 107th Avenue, and Lefferts Boulevard; and
 - c. a line 400 feet southeasterly of 103rd Avenue, 121st Street, a line 100 feet northwesterly of Liberty Avenue, and a line midway between 120th Street and 121st Street;
42. establishing within a proposed R4A District a C2-3 District bounded by:
 - a. a line 100 feet southeasterly of Liberty Avenue, 121st Street, a line 580 feet northwesterly of 107th Avenue, a line midway between 120th Street and 121st Street, a line 560 feet northwesterly of 107th Avenue, and 120th Street;
 - b. a line 100 feet southeasterly of Liberty Avenue, a line midway between 122nd Street and 123rd Street, a line 610 feet northwesterly of 107th Avenue, and a line midway between 121st Street and 122nd Street; and

- c. Liberty Avenue, 77th Street, a line 100 feet southerly of Liberty Avenue, and 75th Street;
- 43. establishing within a proposed R5D District a C2-3 District bounded by Linden Boulevard, a line 100 feet easterly of Cross Bay Boulevard, Pitkin Avenue, a line perpendicular to the southwesterly street line of Desarc Road distant 160 feet northwesterly (as measured along the street line) from the point of intersection of the southwesterly street line of Desarc Road and the northwesterly street line of Redding Street, Desarc Road, a line 525 feet southeasterly of Sitka Street, Gold Road, and Cross Bay Boulevard;
- 44. establishing within a proposed R6A District a C2-3 District bounded by a line 480 feet southeasterly of 103rd Avenue, a line midway between Lefferts Boulevard and 118th Street, a line 400 feet southeasterly of 103rd Avenue, Lefferts Boulevard, a line 220 feet southeasterly of 103rd Avenue, a line midway between Lefferts Boulevard and 120th Street, a line 150 feet northwesterly of Liberty Avenue, 120th Street, a line 450 feet southeasterly of 103rd Avenue, a line midway between 120th Street and 121st Street, a line 100 feet northwesterly of Liberty Avenue, 123rd Street, Liberty Avenue, 123rd Street, a line 660 feet northwesterly of 107th Avenue, a line midway between 122nd Street and 123rd Street, a line 100 feet southeasterly of Liberty Avenue, a line midway between 121st Street and 122nd Street, a line 630 feet northwesterly of 107th Avenue, 121st Street, a line 100 feet southeasterly of Liberty Avenue and 118th Street; and
- 45. establishing within a proposed R6B District a C2-3 District bounded by:
 - a. 103rd Avenue, 93rd Street, a line 100 feet southeasterly of 103rd Avenue, a line 100 feet northeasterly of Rockaway Boulevard, Woodhaven Boulevard, a line 150 feet northeasterly of Rockaway Boulevard, 96th Street, a line 120 feet northerly of Liberty Avenue, 97th Street, a line 150 feet northerly of Liberty Avenue, a line midway between 97th Street and 98th Street, a line 480 feet southeasterly of 103rd Avenue, 98th Street and its southeasterly centerline prolongation, Rockaway Boulevard, 99th Street, a line 100 feet southerly of Rockaway Boulevard, a line perpendicular to the northeasterly street line of 98th Street distant 150 feet southeasterly (as measured along the street line) from the point of intersection from the northeasterly street line of 98th Street and the southerly street line of Rockaway Boulevard, 98th Street, a line 100 feet southerly of Rockaway Boulevard, 96th Street, a line perpendicular to the northeasterly street line 95th Street distant 150 feet southeasterly (as measured along the street line) from the point of intersection of the northeasterly street line of 95th Street and the southerly street line of Rockaway Boulevard, 95th Street, a line 150 feet southerly of Liberty Avenue, Cross Bay Boulevard, 107th Avenue, a line 100 feet northeasterly of 93rd Street, a line 100 feet southerly of Liberty Avenue, 87th Street, Liberty Avenue, 103rd Avenue, a line 100 feet northerly of Liberty

Avenue, 92nd Street, and a line 100 feet southwesterly of Rockaway Boulevard;

- b. a line 100 feet northerly of Liberty Avenue, 101st Street, Liberty Avenue, and 100th Street;
- c. a line 100 feet northwesterly and northerly of Liberty Avenue, 118th Street, a line 100 feet southerly and southeasterly of Liberty Avenue, a line midway between 101st Street and 102nd Street, Liberty Avenue, and 102nd Street; and
- d. a line 100 feet northwesterly of Liberty Avenue, 131st Street, 103rd Avenue, Liberty Avenue, Van Wyck Expressway, a line 100 feet southeasterly of Liberty Avenue, 135th Street, a line 120 feet southeasterly of Liberty Avenue, 134th Street, a line perpendicular to the southwesterly street line of 134th Street distant 130 feet southeasterly (as measured along the street line) from the point of intersection of the southeasterly street line of Liberty Avenue and the southwesterly street line of 134th Street, 133rd Street, a line 100 feet southeasterly of Liberty Avenue, 123rd Street, Liberty Avenue, and 123rd Street;

Borough of Queens, Community Districts 9 and 10, as shown on a diagram (for illustrative purposes only) dated September 9, 2013 and subject to the conditions of CEQR Declaration E-320, is hereby approved.

The above resolution (C 140079 ZMQ), duly adopted by the City Planning Commission on December 2, 2013 (Calendar No. 1), is filed with the Office of the Speaker, City Council, and the Queens Borough President in accordance with the requirements of Section 197-d of the New York City Charter.

AMANDA M. BURDEN, FAICP, Chair,
KENNETH J. KNUCKLES, Esq., Vice Chairman
ANGELA M. BATTAGLIA, RAYANN BESSER, IRWIN G. CANTOR, P.E.,
ALFRED C. CERULLO, III, BETTY Y. CHEN, MICHELLE DE LA UZ,
MARIA M. DEL TORO, RICHARD W. EADDY, JOSEPH DOUEK,
ANNA HAYES LEVIN, ORLANDO MARIN, Commissioners



Community/Borough Board Recommendation

Pursuant to the Uniform Land Use Review Procedure

Application #: **C 140079 ZMQ**

Project Name: **Ozone Park Rezoning**

CEQR Number: **14DCP027Q**

Borough(s): **Queens**

Community District Number(s): **9 and 10**

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:

Please see attached. **CB9Q** Resolution adopted on October 8, 2013.

Applicant(s): NYC Department of City Planning 120-55 Queens Boulevard - Room 201 Kew Gardens, NY 11424		Applicant's Representative: John D. Young, Director Queens Office NYC Department of City Planning 120-55 Queens Boulevard - Room 201 Kew Gardens, NY 11424	
Recommendation submitted by: Queens Borough Board			
Date of public hearing: 10/8/13		Location: Fairfield Pavillion 13-10 101 Ave 8 th 11419	
Was a quorum present? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> <small>A public hearing requires a quorum of 20% of the appointed members of the board, but in no event fewer than seven such members</small>			
Date of Vote: 10/8/13		Location: same as above	
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: 40 # Against: 1 # Abstaining: Total members appointed to the board: 50			
Name of CB/BB officer completing this form Lisa Gomes		Title Community Coordinator	Date 10/9/13

* Emailed on 10/9/13 *

City of New York



COMMUNITY BOARD NO.9

Queens Borough Hall
120-55 Queens Boulevard, Room 310-A
Kew Gardens, NY 11424

(718) 286-2686
Fax (718) 286-2685
Meeting Hotline (718) 286-2689
Email communitybd9@nyc.rr.com
Website www.nyc.gov/queenscb9

James Coccovillo, Chairperson * Mary Ann Carey, District Manager * Helen Marshall, Borough President

Community Board 9 Ozone Park Rezoning Resolution C 140079 ZMQ October 8, 2013

Queens Community Board 9 approves of and supports the proposed Ozone Park rezoning as detailed by the Queens Department of City Planning. Under the overall umbrella of the Ozone Park Rezoning Steering Committee, this seven-year project reflects the participation of civic and other associations, as well as individuals within the rezoning area.

Among those participants have been:

Community Board 9

Community Board 10

Our Neighbors Civic Association

101st Avenue Merchants Association

Richmond Hill Economic Development Council

Ozone Park Civic Association

Richmond Hill South Civic Association

South Ozone Park Civic

Ozone Tudor Civic Association

Adopted on October 8, 2013

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"SUPPORT A DRUG FREE COMMUNITY BOARD NO. 9"
Woodhaven, Ozone Park, Richmond Hill, & Kew Gardens

Application #: C 140079 ZMQ	Project Name: Ozone Park Rezoning
CEQR Number: 14DCP027Q	Borough(s): Queens Community District Number(s): 9 and 10

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

SUBMISSION INSTRUCTIONS

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 - 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:

Please 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, Director Queens Office NYC Department of City Planning 120-55 Queens Boulevard - Room 201 Kew Gardens, NY 11424
Recommendation submitted by: Queens Community Board 10		
Date of public hearing: October 3, 2013		Location: Knights of Columbus Hall 135-45 Lefferts Blvd., S. Ozone Park, NY
Was a quorum present? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> <small>A public hearing requires a quorum of 20% of the appointed members of the board, but in no event fewer than seven such members.</small>		
Date of Vote: October 3, 2013		Location: Knights of Columbus Hall 135 45 Lefferts Blvd., S. Ozone Park, NY
RECOMMENDATION <input checked="" type="checkbox"/> Approve <input type="checkbox"/> Approve With Modifications/Conditions <input type="checkbox"/> Disapprove <input type="checkbox"/> Disapprove With Modifications/Conditions <u>Please attach any further explanation of the recommendation on additional sheets, as necessary.</u>		
Voting # In Favor: 37 # Against: 0 # Abstaining: 0 Total members appointed to the board: 49		
Name of CB/BB officer completing this form Elizabeth Braton	Title Chairperson	Date 10/4/13

Recommendation of Community Board 10Q
Re: Application # C 140079 ZMQ

On October 3, 2013 Community Board 10 conducted a public hearing in regard to the abovementioned application. A quorum of the Board was present. (37 members)

Speaking in favor:

President of Locust Grove Civic Assn. on behalf of the organization (not present, written communication read into the record)
President of Ozone-Tudor Civic Assn. on behalf of the organization
President of South Ozone Park Civic Assn. West on behalf of the organization
President of Ozone Park Civic Assn. on behalf of the organization
President of Richmond Hill South Civic Assn. on behalf of the organization

The civic association presidents whose organizations are each active, regularly holding open public meetings, and whose organizations represent areas within the boundaries of the project area, each acknowledged that the applicant had provided information to their organizations and the Dept. of City Planning had made detailed presentations at their individual organization meetings during the course of the last year at which area property owners had the opportunity to ask and have questions answered. All indicated no objections and expressed the support of their organizations for this rezoning proposal.

Mr. Michael Casillo, a business owner whose property is within the area proposed to be rezoned.

Speaking in opposition:

Mr. Carl Perrera, an owner of a vacant parcel of property currently zoned R4, objecting to its inclusion and the change in its zoning to be R4-A. (Written copy of comment also submitted)

There were no other speakers.

Following the public hearing, the Land Use Committee Chairperson indicated that the Committee had met and reviewed the application. The Land Use Committee Chairperson advised the Board of the Committee's recommendation as follows:

Whereas the Dept. of City Planning has solicited input from the Board, numerous community organizations, and community members at large in the area to be rezoned, and
Whereas suggestions made during the course of that outreach period were incorporated into the final version of the application, and
Whereas public presentations of the zoning action contemplated were made at a meeting of all of the civic associations serving the affected areas and also at meetings of other organizations,
Therefore, be it resolved that Community Board 10 recommends approval of Application # C 140079 ZMQ.

The vote on this matter was conducted on October 3, 2013 during the regularly scheduled public meeting of Community Board 10 Queens.

37 of the 49 members of the Board were present and voting as follows:

To Approve (37)	Not to Approve (0)	Abstaining (0)
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Luis Amorim
Angela Antonino
Joann Ariola
Pamela Baumann
Ida Brasile
Elizabeth Braton
John Calcagnile
James Caruso
Rosemary Ciulla-Frisone
Frank Dardani
Phyllis Ellison

John Fazio
Rosemarie Ferrara
Margaret Finnerty
Anthony Gellineau
Leonora Gerardi
Donna Gilmartin
Lalbachan Harricharran
Romeo Hitlall
Elaine Holland
Howard Kamph
Philip Lynch
Carmela Malizia
Diane Marinconz
Ruben Martinez
Dorothy Mitchell
Silvestro Pace
Joy Patron
David Quintana
Bhola Ramsundar
George Russo
Mohammad Salim
Nellie Santiago
Renate Teuschler
Isabel VanPutten
Marilyn Vecchio
Linda Walker

Queens Borough President Recommendation

APPLICATION: ULURP # 140079 ZMQ

COMMUNITY BOARD: Q09 & Q10

DOCKET DESCRIPTION

IN THE MATTER OF an application submitted by the Department of City Planning, pursuant to Sections 197-c and 201 of the NYC Charter, for an amendment of the zoning map to rezone all or portions of 530-blocks in the Ozone Park Study area generally bounded by Rockaway Boulevard; Atlantic Avenue; and 101st Avenue to the north; the Van Wyck Expressway and Lefferts Boulevard to the east; the Belt Parkway to the south; and the Brooklyn Borough line to the west, Zoning Maps 18a, 18b, 18c, and 18d, Borough of Queens. (CEQR application 14DCP027Q).

PUBLIC HEARING

A Public Hearing was held in the Borough President's Conference Room at 120-55 Queens Boulevard on Thursday, October 24, 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 four (4) other speakers. The hearing was closed.

CONSIDERATION

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

- o The Department of City Planning (DCP) is proposing changes to the Zoning Map on all or portions of 530-blocks in the Ozone Park neighborhood that encompasses Community Districts 9, and 10;
- o The overall goals of the rezoning are to: reinforce neighborhood character and established building patterns by replacing existing zoning with new lower density and contextual zones; direct a modest amount of new residential and mixed-use development opportunities to major corridors and locations near mass transit resources; prevent commercial encroachment into residential areas by reducing the depth of the commercial overlays and match land use patterns with commercial overlays;
- o The Ozone Park study area is an ethnically varied and mixed income community in southern Queens. A constantly evolving population has made the neighborhood one of the most diverse in New York City. Access to public transportation and varied housing stock has allowed the area to remain a destination for native New Yorkers and newcomers alike. The study area consists of 22,572 tax lots covering 6,768 acres. Approximately 88 percent of these tax lots contain residential buildings. Of the lots with residential uses, approximately 58% are developed with one or two family detached residences, approximately 23% are developed with one or two family semi-detached homes, and approximately 11% are developed with one or two family attached homes. Multifamily buildings make up approximately 9% of all residential lots;
- o DCP proposes using rezoning using nine (9) contextual districts to replace the existing zoning districts within the study area in order to reflect the existing built character of those subareas:
 - Proposed R3A (replacing R3-2, R4, C8-1): R3A districts are proposed for three areas covering all or portions of 50 blocks in the rezoning study area. R3A districts allow one- and two-family detached residential buildings on narrow lots.;
 - Proposed R3X (replacing R3-2 and R4): R3X districts are proposed for two sections covering all or portions of 46 blocks in the rezoning study area. R3X districts allow one- and two-family detached residences which are the predominant building types in these areas.;
 - Proposed R4-1 (replacing R3-2, R4, R5, C4-2, C8-1, M1-1, M1-2): R4-1 districts are proposed for sixteen areas covering all or portions of 223 blocks. R4-1 districts allow one- and two-family detached and semi-detached residential buildings that are predominantly found in these blocks.;
 - Proposed R4A (from R3-2, R4, C4-2 and C8-1): R4A districts are proposed for five sections covering all or portions of 130 blocks. R4A districts allow one- and two- family detached residential buildings.;

QUEENS BOROUGH PRESIDENTS RECOMMENDATION

ULURP #140079 ZMQ

Page two

- Proposed R4B (from R4 and R5): The R4B districts are proposed for five areas covering all or portions of 31 blocks. R4B districts allow all residential building types including one- and two-family row houses typically found on these blocks. One parking space is required for each dwelling unit, and front yard parking is prohibited.;
- Proposed R5B (from R5): The R5B districts are proposed for three areas covering all or portions of 11 blocks in the rezoning area. R5B districts allow all residential building types with a slightly higher base FAR (1.35) reflecting the two- and three-story attached and semi-detached buildings in these areas.;
- Proposed R5D (from R4 and C8-1): The R5D zoning is proposed on all or portions of eight blocks along or near Cross Bay Boulevard. The proposed R5D district typically fosters development of two to four-story buildings. Such buildings would reinforce an appropriate scale of development along the Boulevard.;
- Proposed R6B (from R3-1, R3-2, R4, R5, C8-1, M1-1, M1-2): The R6B districts are proposed for three areas covering all or portions of 215 block fronts located primarily along the neighborhood's major thoroughfares: Rockaway Boulevard, 101st Avenue, and Liberty Avenue. R6B districts are typically developed with three- to five-story buildings.;
- Proposed R6A (from C4-2 and R5): The R6A district is proposed along the northern and southern fronts of Liberty Avenue between 118th and 123rd Streets. R6A districts are typically developed with four- to seven-story buildings.;
- Proposed Commercial Overlay Modifications: Existing C1 and C2 commercial overlays are mapped along 101st Avenue, Liberty Avenue, and Rockaway Boulevard and serve the local shopping needs of the community. C1 districts permit commercial use Group 5 and 6 while C2 districts permit Use Groups 5 through 9 and 14. The proposed updates to the commercial zoning districts would replace existing C1-2 and C2-2 districts with C2-3 districts and reduce the depth of commercial overlays from 150 to 100 feet to prevent commercial uses from encroaching onto residential side streets. New C1-3 and C2-3 commercial overlays are also proposed in certain locations in order to recognize existing commercial uses and provide new business location opportunities.;
- o Community Board 9 (CB 9) approved the application by a vote of forty-one (41) in favor, one (1) opposed, and no abstentions at a public hearing held on October 8, 2013:
- o Community Board 10 (CB 10) approved the application by a vote of thirty-seven (37) in favor, none (0) opposed or abstaining at a public hearing held on October 3, 2013:
- o The Queens Borough Board held a hearing on the application on October 21, 2013. A vote was not taken because a quorum of the eligible voting members of the Queens Borough Board was not present.;
- o Testimony from three (3) property owners was received at the Queens Borough President's Land Use Public Hearing. They testified against the proposed R3X district in an area of the study area roughly bounded by Pitkin Avenue, track of the Rockaway Beach Division, Albert Road and Centreville Street. They testified that they had purchased the property with the intention of developing three-family homes.

RECOMMENDATION

Throughout the course of the planning study the Queens Office of the Department of City Planning has worked closely with neighborhood residents, Community Boards 9 and 10, local elected officials and civic and block associations to receive input and comments. This rezoning was initiated in response to concerns raised by the two Community Boards, local civic organizations, and local elected officials that the existing zoning, which dates back to 1961, does not reflect established building patterns or guide new development where appropriate. The overwhelming support for this proposed contextual rezoning reflects the many hours of meetings and would have not been possible without the diligence and comprehensive work of the Department of City Planning.

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


PRESIDENT, BOROUGH OF QUEENS


DATE

