

CITY PLANNING COMMISSION DISPOSITION SHEET

**PUBLIC MEETING:
WEDNESDAY, MAY 23, 2007
10:00 A.M. IN THE QUEENS BORO PUBLIC LIBRARY
89-11 MERRICK BOULEVARD, JAMAICA, QUEENS**

**Yvette V. Gruel, Calendar Officer
22 Reade Street, Room 2E
New York, New York 10007-1216
(212) 720-3370**

CAL NO.	ULURP NO.	CD NO.	PROJECT NAME	C.P.C. ACTION
1	C 070300 PCX	3	FIRE DEPARTMENT RESCUE 3	Scheduled to be Heard 6/6/07
2	C 070008 PSX	2	HUNTS POINT PLANT/BARETTO POINT PARK	" "
3	C 070009 MMX	2	" "	" "
4	C 070010 MMX	2	" "	" "
5	C 070409 ZMX	12	WAKEFIELD/EASTCHESTER REZONING	" "
6	C 060271 ZMK	10	COMMERCE BANK - 4 TH AVENUE	" "
7	C 060272 ZMK	10	COMMERCE BANK - 65 TH STREET	" "
8	C 060209 PQK	13	ULMER PARK LIBRARY	" "
9	C 070387 ZMK	10	DYKER HEIGHTS/FT. HAMILTON REZONING	" "
10	C 070312 ZSK	5	LIBERTY AVENUE HOUSING	Not scheduled
11	C 070313 HAK	5	" "	" "
12	C 030429 MMK	1	THOMAS STREET CITY MAP CHANGE	Scheduled to be Heard 6/6/07
13	C 050540 ZSM	7	135 CENTRAL PARK WEST GARAGE	" "
14	C 070349 PSM	1, 3	EAST RIVER ESPANADE	" "
15	C 070350 PPM	1, 3	" "	" "
16	C 060341 ZSM	4	450 WEST 17 TH STREET GARAGE	" "
17	C 070345 PCQ	10	SHELLBANK BASIN DESTRATIFICATION FACILITY	" "

COMMISSION ATTENDANCE:	Present (P) Absent (A)	COMMISSION VOTING RECORD:													
		In Favor - Y Oppose - N Abstain - AB Recuse - R													
Calendar Numbers:		18	19	20	21	22	23	24	25	26	27				
Amanda M. Burden, AICP, Chair	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y				
Kenneth J. Knuckles, Esq., Vice Chairman	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y				
Angela M. Battaglia	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y				
Irwin Cantor, P.E.	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y				
Angela R. Cavaluzzi, R.A.	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y				
Alfred C Cerullo, III	A														
Betty Y. Chen	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y				
Richard W. Eaddy	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y				
Lisa Gomez	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y				
Nathan Leventhal	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y				
John Merolo	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y				
Karen A. Phillips	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y				
Dolly Williams, Commissioners	P	Y	R	Y	Y	Y	Y	Y	Y	Y	Y				

MEETING ADJOURNED AT: 2:05 P.M.

CITY PLANNING COMMISSION DISPOSITION SHEET

**PUBLIC MEETING:
WEDNESDAY, MAY 23, 2007
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89-11 MERRICK BOULEVARD, JAMAICA, QUEENS**

**Yvette V. Gruel, Calendar Officer
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(212) 720-3370**

CAL NO.	ULURP NO.	CD NO.	PROJECT NAME	C.P.C. ACTION
18	C 070286 PPK	2	287 GOLD STREET	Favorable Report Adopted
19	C 070278 PPK	18	CANARSIE PLAZA	" "
20	C 070274 HAK	13	SURF GARDENS SENIOR HOUSING	" "
21	C 070262 HAK	7	575 FIFTH AVENUE	" "
22	C 070073 ZSM	5	839 6 TH AVENUE GARAGE	" "
23	C 070125 ZSM	8	45 EAST 78 TH STREET	" "
24	N 070438-439 HKM	10	JACKIE ROBINSON COLONIAL PARK LANDMARK	Forward Report to City Council
25	N 070411 HKQ	11	DOUGLASTON HILL HISTORIC DISTRICT LANDMARK	" "
26	N 070054 ZAR	2	46 PORTSMOUTH AVENUE	Authorization Approved
27	C 070257 HAX	1, 3	POKO SOUTH BRONX II	Favorable Report Adopted
28	C 070314 ZMQ	8, 12	THE JAMAICA PLAN	Hearing Closed
29	C 070314 (A) ZMQ	8, 12	" "	" "
30	N 070315 ZRQ	8, 12	" "	" "
31	N 070315 (A) ZRQ	8, 12	" "	" "
32	C 070316 HUQ	12	" "	" "
33	C 070317 HGQ	12	" "	" "
34	N 070322 HDQ	12	" "	" "

COMMISSION ATTENDANCE: Present (P) Absent (A) Calendar Numbers:	COMMISSION VOTING RECORD: In Favor - Y Oppose - N Abstain - AB Recuse - R											
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Amanda M. Burden, AICP, Chair	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Kenneth J. Knuckles, Esq., Vice Chairman	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Angela M. Battaglia	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Irwin Cantor, P.E.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Angela R. Cavaluzzi, R.A.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alfred C Cerullo, III	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Betty Y. Chen	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Richard W. Eaddy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lisa Gomez	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Nathan Leventhal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
John Merolo	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Karen A. Phillips	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dolly Williams, Commissioners	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

MEETING ADJOURNED AT:

**COMPREHENSIVE
CITY PLANNING CALENDAR
of
The City of New York**

CITY PLANNING COMMISSION

WEDNESDAY, MAY 23, 2007

**MEETING AT 10:00 A.M. IN THE QUEENS BOROUGH
PUBLIC LIBRARY AUDITORIUM
AT 89-11 MERRICK BOULEVARD, JAMAICA QUEENS**



**Michael R. Bloomberg, Mayor
City of New York**

[No.10]

Prepared by Yvette V. Gruel, Calendar Officer

To view the Planning Commission Calendar and/or the Zoning Resolution on the Internet,
visit the Department of City Planning (DCP) home page at:
nyc.gov/planning

A

CITY PLANNING COMMISSION

GENERAL RULES OF PROCEDURE AS PERTAINING TO
PUBLIC MEETINGS

1. A quorum shall consist of seven members.
2. Final action by the Commission shall be by the affirmative vote of not less than seven members.
3. Except by unanimous consent, matters upon which public hearing are required by law shall lie over until the next meeting following the public hearing.
4. Matters not on the calendar may be considered by unanimous consent.

NOTE - Matters scheduled for public hearing by the City Planning Commission usually appear in three calendars: in Section I, (Scheduling Dates for Future Public Hearings), in Section II, (Reports), and in Section III, (Public Hearings). Matters scheduled for public hearing by Community Boards appear in a separate calendar available in the Calendar Information Office.

NOTICE--CALENDARS: City Planning Commission calendars and disposition sheets are now available on the Department of City Planning's web site (www.nyc.gov/planning). The availability of these documents on-line will occur earlier than the current printed documents.

If you wish to be notified of the web site availability of calendars and disposition sheets, please send your name, organization and E-mail address to the address listed below. Any individual or organization that would like to receive paper copies of the aforementioned documents will be able to do so at a fee of \$120.00 annually. Please have the certified check made out to the **City of New York -- Department of City Planning** to the attention of the Calendar Information Office, 22 Reade Street, Room 2E, New York, New York 10007-1216.

For Calendar Information: call (212) 720-3368, 3369, 3370.

Note to Subscribers: Notify us of change of address including E-mail by writing to:

City Planning Commission
Calendar Information Office
22 Reade Street - Room 2E
New York, New York 10007-1216

B
CITY PLANNING COMMISSION

22 Reade Street, New York, N.Y. 10007-1216

- AMANDA M. BURDEN, AICP, Chair**
- KENNETH J. KNUCKLES, Esq., Vice Chairman**
- ANGELA M. BATTAGLIA**
- IRWIN G. CANTOR, P.E.**
- ANGELA R. CAVALUZZI, R.A.**
- ALFRED C. CERULLO, III**
- BE TTY Y. CHEN**
- RICHARD W. EADDY**
- LISA A. GOMEZ**
- NATHAN LEVENTHAL**
- JOHN MEROLO**
- KAREN A. PHILLIPS**
- DOLLY WILLIAMS, Commissioners**
- YVETTE V. GRUEL, Calendar Officer**

The regular public meetings of the Commission shall be held twice monthly on Wednesday at 10:00a.m. in Spector Hall, 22 Reade Street, Manhattan, unless otherwise ordered.

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**Community Board Public Hearing Notices are available in the
Calendar Information Office, Room 2E, 22 Reade Street,
New York, N.Y. 10007**

The next regular public meeting of the City Planning Commission is scheduled for June 6, 2007 at Spector Hall 22 Reade Street, New York, at 10:00 a.m.

C

GENERAL INFORMATION

HOW TO PARTICIPATE:

Signing up to speak: Anyone wishing to speak on any of the items listed under "Public Hearing" in this Calendar, is requested to fill out a speaker's slip supplied at the staff desk outside the hearing chambers on the day of the hearing. Speakers on each item will be called in the order these slips are submitted, with the exception that public officials will be allowed to speak first. If a large number of people wish to speak on a particular item, statements will be taken alternating every 30 minutes between those speaking in support of the proposal and those speaking in opposition.

Length of Testimony: In order to give others an opportunity to speak, all speakers are asked to limit their remarks to three minutes.

Written Comments: If you intend to submit a written statement and/or other documents please submit 20 sets of each.

Anyone wishing to present facts or to inform the Commission of their view on an item in this calendar, but who cannot or does not wish to speak at the public hearing, may fill out the form below and return it to the desk outside the hearing chambers or mail their written comments to:

**CITY PLANNING COMMISSION
Calendar Information Office - Room 2E
22 Reade Street, New York, N.Y. 10007**

(Extra copies of this form may be obtained in the Calendar Information Office at the above address.)

Subject _____

Date of Hearing _____ Calendar No. _____

Borough _____ Identification No.: _____ CB No.: _____

Position: Opposed _____
 In Favor _____

Comments:

Name: _____

Address: _____

Organization (if any) _____

Address _____ Title: _____

MAY 23, 2007

APPROVAL OF MINUTES OF the Regular Meeting of May 9, 2007

**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE
SCHEDULED FOR WEDNESDAY, JUNE 6, 2007**

**STARTING AT 10:00 A.M.
IN SPECTOR HALL, 22 READE STREET
NEW YORK, NEW YORK**

BOROUGH OF THE BRONX

No. 1

FIRE DEPARTMENT RESCUE 3

CD 3

C 070300 PCX

IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services and the Fire Department, pursuant to Section 197-c of the New York City Charter, for the site selection and acquisition of property (Block 2905, lot 38) and the site selection of property (Block 2905, lot 30) located at 1637-1655 Washington Avenue, for use as a rescue facility and parking lot.

Resolution for adoption scheduling June 6, 2007 for a public hearing.

Nos. 2, 3 & 4

HUNTS POINT WATER POLLUTION CONTROL PLANT/BARETTO POINT PARK

No. 2

CD 2

C 070008 PSX

IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services and the Department of Environmental Protection pursuant to section 197-c of the New York City Charter for the site selection of property located at

Ryawa Avenue (Block 2777, lots 100, 105, and 600), to facilitate the upgrade and expansion of an existing water pollution control plant.

Resolution for adoption scheduling June 6, 2007 for a public hearing.

No. 3

CD 2

C 070009 MMX

IN THE MATTER OF an application, submitted by the Department of Parks and Recreation and the Department of Environmental Protection pursuant to Sections 197-c and 199 of the New York City Charter, for an amendment to the City Map involving:

- the establishment of Barretto Point Park within an area generally bounded by Viele Avenue, Tiffany Street pier, the U.S. Pierhead Line and Manida Street; and
- any acquisition or disposition of real property related thereto,

in accordance with Map No. 13117 dated December 28, 2006 and signed by the Borough President.

Resolution for adoption scheduling June 6, 2007 for a public hearing.

No. 4

CD 2

C 070010 MMX

IN THE MATTER OF an application, submitted by the Department of Parks and Recreation and the Department of Environmental Protection pursuant to Sections 197-c and 199 of the New York City Charter, for an amendment to the City Map involving:

- the establishment of Barretto Point Park Addition within an area generally bounded by Viele Avenue, Tiffany Street pier, the U.S. Bulkhead Line and Manida Street; and
- any acquisition or disposition of real property related thereto,

in accordance with Map No. 13118 dated December 28, 2006 and signed by the Borough President.

Resolution for adoption scheduling June 6, 2007 for a public hearing.

No. 5

WAKEFIELD/EASTCHESTER REZONING

CD 12

C 070409 ZMX

IN THE MATTER OF an application submitted by the Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 2a and 2b:

1. **eliminating from within an existing R5 District a C1-2 District** bounded by a line midway between East 235th Street and 236th Street, a line 80 feet northwesterly of White Plains Road, East 235th Street, and a line 150 feet northwesterly of White Plains Road;
2. **eliminating from within an existing R5 District a C2-2 District** bounded by:
 - a. East 239th Street, a line 95 feet northwesterly of White Plains Road, a line 140 feet southwesterly of East 239th Street, and a line 125 feet southeasterly of Richardson Avenue;
 - b. a line 100 feet northeasterly of Nereid Avenue, a line 175 feet southeasterly of Richardson Avenue, Nereid Avenue, and a line 125 feet southeasterly of Richardson Avenue;
 - c. Nereid Avenue, a line 120 feet southeasterly of Richardson Avenue, East 237th Street, and a line 100 feet southeasterly of Richardson Avenue;
 - d. East 237th Street, a line 115 feet southeasterly of Richardson Avenue, a line 100 feet northeasterly of East 236th Street, a line 160 feet southeasterly of Richardson Avenue, East 236th Street, and a line 100 feet southeasterly of Richardson Avenue;
 - e. East 239th Street, a line 100 feet southeasterly of White Plains Road, Nereid Avenue, and a line 95 feet northwesterly of Furman Avenue;
 - f. Nereid Avenue, a line 100 feet southeasterly of White Plains Road, and a line 100 feet northwesterly of Furman Avenue; and
 - g. a line 100 feet southeasterly of White Plains Road, East 237th Street, and a line 100 feet northwesterly of Furman Avenue;
3. **changing from an M1-1 District to an R4 District** property bounded by:
 - a. a line 225 feet northerly of Light Street, Merritt Avenue, Light Street, a line 50 feet westerly of Merritt Avenue, a line 100 feet northerly of Light Street, and a line midway between Merritt Avenue and Rombouts Avenue;

b. Light Street, Provost Avenue, a line 375 feet southerly of Light Street, a line 100 feet easterly of Merritt Avenue, a line 100 feet southerly of Light Street, and Merritt Avenue; and

c. Light Street, Rombouts Avenue, a line 100 feet southerly of Light Street, a line midway between Merritt Avenue and Rombouts Avenue, a line 380 feet southerly of Light Street, Rombouts Avenue, Conner Street, Dyre Avenue, a line 100 feet southerly of Light Street, and a line 100 feet westerly of Rombouts Avenue;

4. changing from an R4 District to an R4A District property bounded by:

a. Penfield Street, Murdock Avenue, a line 100 feet northwesterly of Cranford Avenue, Monticello Avenue, a boundary line of the City of New York, East 241st Street, Seton Avenue, a line 100 feet northwesterly of Nereid Avenue, Murdock Avenue, a line 100 feet northwesterly of Pitman Avenue, Wilder Avenue, Nereid Avenue, a line midway between Wilder Avenue and De Reimer Avenue, Camp Street, a line 150 feet northeasterly of Baychester Avenue, East 241st Street, Wilder Avenue, a line 100 feet northwesterly of East 241st Street, Hoxie Street, a line 150 feet northerly of East 241st Street, Osman Place, a line 200 feet southeasterly of Cranford Street, and Barnes Avenue;

b. Bissel Avenue, a line midway between Baychester Avenue and Edson Avenue, Nereid Avenue, Edson Avenue, a line 360 feet southeasterly of Nereid Avenue, a line midway between Edson Avenue and Grace Avenue, a line 75 feet northwesterly of Pitman Avenue, Grace Avenue, Bussing Avenue, Wickham Avenue, a line 100 feet northwesterly of Edenwald Avenue, Gunther Avenue, a line 100 feet northwesterly of Edenwald Avenue, Boyd Avenue, Bussing Avenue, a line midway between Gunther Avenue and Boyd Avenue, a line 85 feet southeasterly of Pitman Avenue, Gunther Avenue, a line 90 feet southeasterly of Pitman Avenue, Wickham Avenue a line 100 feet southeasterly of Nereid Avenue, Bruner Avenue, and Barnes Avenue; and

c. Bussing Avenue, a boundary line of the City of New York, the westerly boundary line of the New York City Transit Authority (NYCTA) Right-of-Way, a line 100 feet northerly of East 233rd Street, Rombouts Avenue, Dark Street, Dyre Avenue, a line 500 feet northerly of East 233rd Street, a line midway between Dyre Avenue and Secor Avenue, Light Street, a line 100 feet easterly of Secor Avenue, the westerly boundary line of the New York City Transit Authority (NYCTA) Right-of-Way, a line 300 feet southerly of Conner Street, Harper Avenue, Conner Street, a line 100 feet easterly of Pratt Avenue, Light Street, Pratt Avenue, Garrett Place, a line 100 feet easterly of Pratt Avenue, a line 100 feet northerly of Garrett Place, Harper Avenue, East 233rd Street, a line 95 feet westerly of Harper Avenue, a line 125 feet northerly of 233rd Street, Pratt Avenue, a line 75 feet northerly of 233rd

Street, Duryea Avenue, East 233rd Street, Amundson Avenue, a line 325 feet southeasterly of Strang Avenue, Monticello Avenue, a line 375 feet northwesterly of Strang Avenue, Hill Avenue, a line 100 feet southeasterly of Edenwald Avenue, Murdock Avenue, Edenwald Avenue, and Hill Avenue;

5. changing from an R4 District to an R4-1 District property bounded by:

a. Bruner Avenue, a line 100 feet southeasterly of Nereid Avenue, Wickham Avenue, a line 90 feet southeasterly of Pitman Avenue, Gunther Avenue, a line 85 feet southeasterly of Pitman Avenue, a line midway between Gunther Avenue and Boyd Avenue Bussing Avenue, Boyd Avenue, a line 100 feet northwesterly of Edenwald Avenue, Gunther Avenue, a line 100 feet northwesterly of Edenwald Avenue, Wickham Avenue, Bussing Avenue, a line midway between Baychester Avenue and Edson Avenue, Strang Avenue, a line midway between Grace Avenue and Ely Avenue, a line 100 feet southeasterly of Edenwald Avenue, Bruner Avenue, East 233rd Street, Wickham Avenue, Edenwald Avenue, Digney Avenue, Bussing Avenue, East 234th Street, and Barnes Avenue; and

b. Nereid Avenue, Wilder Avenue, a line 100 feet southeasterly of Pitman Avenue, Murdock Avenue, Bussing Avenue, Wilder Avenue, a line 150 feet southeasterly of Bussing Avenue, Murdock Avenue, a line 60 feet southeasterly of Bussing Avenue, a line midway between Hill Avenue and Murdock Avenue, a line 300 feet northwesterly of Edenwald Avenue, Murdock Avenue, a line 100 feet southeasterly of Edenwald Avenue, Hill Avenue, a line 325 feet southeasterly of Edenwald Avenue, a line midway between Hill Avenue and Murdock Avenue, a line 450 feet southeasterly of Edenwald Avenue, Murdock Avenue, a line 400 feet northwesterly of Strang Avenue, a line midway between Hill Avenue and Murdock Avenue, a line 150 feet northwesterly of Strang Avenue, Murdock Avenue, Strang Avenue, Monticello Avenue, a line 325 feet southeasterly of Strang Avenue, Amundson Avenue, East 233rd Street, Hill Avenue, a line perpendicular to the southwesterly street line of Hill Avenue distant 130 feet northwesterly (as measured along the street line) from the point of intersection of the southwesterly street line of Hill Avenue and the northerly street line of East 233rd Street, Murdock Avenue, a line perpendicular to the southwesterly street line of Murdock Avenue distant 100 feet northwesterly (as measured along the street line) from the point of intersection of the southwesterly street line of Murdock Avenue and the northerly street line of East 233rd Street, a line 100 feet southwesterly of Murdock Avenue, a line 200 feet northwesterly of Strang Avenue, Wilder Avenue, a line 350 feet northwesterly of Strang Avenue, Baychester Avenue, a line 350 feet southeasterly of Bussing Avenue, and a line midway between De Reimer Avenue and Baychester Avenue;

6. changing from an R5 District to an R5A District property bounded by:

- a. a line 65 feet southwesterly of East 241st Street, Carpenter Avenue, a line 225 feet southwesterly of East 241st Street, a line midway between Carpenter Avenue and Matilda Avenue, a line 200 feet northeasterly of East 240th Street, Matilda Avenue, East 240th Street, a line midway between Carpenter Avenue and Matilda Avenue, a line 150 feet southwesterly of East 240th Street, Carpenter Avenue, a line 150 feet northeasterly of East 239th Street, and a line midway between Bronx Boulevard and Carpenter Avenue;
- b. East 239th Street, a line 50 feet northwesterly of Matilda Avenue, a line 100 feet southwesterly of East 239th Street, Matilda Avenue, a line 125 feet southwesterly of Nereid Avenue, Richardson Avenue, a line 55 feet southwesterly of Nereid Avenue, a line 120 feet southeasterly of Richardson Avenue, East 237th Street, a line 115 feet southeasterly of Richardson Avenue, a line 245 feet northeasterly of East 236th Street, Richardson Avenue, a line 100 feet northeasterly of East 236th Street, a line 160 feet southeasterly of Richardson Avenue, East 236th Street, Carpenter Avenue, East 237th Street, a line 100 feet northwesterly of Matilda Avenue, a line 200 feet northeasterly of Nereid Avenue, and Carpenter Avenue; and
- c. a line midway between East 236th Street and East 235th Street, a line 80 feet northwesterly of White Plains Road, East 235th Street, and a line 150 feet northwesterly of White Plains Road;
7. **changing from an R6 District to an R5A District** property bounded by East 236th Street, a line 200 feet southeasterly of Carpenter Avenue, a line midway between East 236th Street and east 235th Street, a line 150 feet northwesterly of White Plains Road, a line midway between East 235th street and East 234th Street, a line 200 feet southeasterly of Carpenter Avenue, East 235th Street, a line 100 feet southeasterly of Carpenter Avenue, East 234th Street, a line 150 feet northwesterly of White Plains Road, a line midway between East 234th Street and East 233rd Street, Carpenter Avenue, East 234th Street, and a line midway between Bronx Boulevard and Carpenter Avenue;
8. **changing from an R5 District to an R6 District** property bounded by East 241st Street, White Plains Road, East 239th Street, a line 95 feet northwesterly of Furman Avenue, Nereid Avenue, a line 100 feet northwesterly of Furman Avenue, East 237th Street, a line 100 feet southeasterly of White Plains Road, East 236th Street, a line 150 feet southeasterly of White Plains Road, East 233rd Street, a line 150 feet northwesterly of White Plains Road, East 235th Street, a line 80 feet northwesterly of White Plains Road, a line midway between East 236th Street and east 235th Street, a line 150 feet northwesterly of White Plains Road, East 236th Street, a line 160 feet southeasterly of Richardson Avenue, a line 100 feet northeasterly East 236th Street, Richardson Avenue, a line 245 feet northeasterly of East 236th Street, a line 115 feet southeasterly of Richardson Avenue, East 237th Street, a line 120 feet southeasterly of Richardson Avenue, Nereid Avenue, a line 175 feet southeasterly of Richardson Avenue, a line 100 feet northeasterly of Nereid Avenue, a line 125 feet southeasterly of Richardson

Avenue, a line 140 feet southwesterly of East 239th Street, a line 95 feet northwesterly of White Plains Road, East 239th Street, a line 150 feet southeasterly of Richardson Avenue, East 240th Street, and a line 125 feet southeasterly of Richardson Avenue,

as shown on a diagram (for illustrative purposes only) dated April 9th 2007, and subject to the conditions of CEQR Declaration E-181.

Resolution for adoption scheduling June 6, 2007 for a public hearing.

BOROUGH OF BROOKLYN

No. 6

COMMERCE BANK - 4TH AVENUE

CD 10

C 060271 ZMK

IN THE MATTER OF an application submitted by Commerce Bank pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 22b establishing within an existing R4-1 District a C1-3 District bounded by 99th Street, a line 100 feet northwesterly of 4th Avenue, 100th Street, and a line 150 feet northwesterly of 4th Avenue, as shown on a diagram (for illustrative purposes only) dated March 12, 2006.

Resolution for adoption scheduling June 6, 2007 for a public hearing.

No. 7

COMMERCE BANK - 65TH STREET

CD 10

C 060272 ZMK

IN THE MATTER OF an application submitted by Commerce Bank pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 22b and 22d, establishing within an existing R5 District a C2-3 District bounded by 13th Avenue, a line midway between 64th Street and 65th Street, a line 150 feet

southeasterly of 13th Avenue, and 65th Street, as shown on a diagram (for illustrative purposes only) dated March 12, 2006.

Resolution for adoption scheduling June 6, 2007 for a public hearing.

No. 8

ULMER PARK LIBRARY

CD 13

C 060209 PQK

IN THE MATTER OF an application submitted by the Brooklyn Public Library and the Department of Citywide Administrative Services pursuant to Section 197-c of the New York City Charter for acquisition of property located at 2602 Bath Avenue (Block 6897, Lot 35) for continued use as a branch library.

Resolution for adoption scheduling June 6, 2007 for a public hearing.

No. 9

DYKER HEIGHTS/FT. HAMILTON REZONING

CD 10

C 070387 ZMK

IN THE MATTER OF an application submitted by the Department of City Planning pursuant to Sections 197-c and 201 of the New York city Charter for an amendment of the Zoning Map, Section Nos. 22a, 22b, 22c and 22d:

1. eliminating from within an existing R4 District a C1-2 District bounded by:
 - a. 79th Street, a line 150 feet southeasterly of 7th Avenue, 82nd Street, and 7th Avenue;
 - b. a line midway between 85th Street and 86th Street, 7th Avenue, a line 150 feet southwesterly of 86th Street, Dahlgren Place, 86th Street, and the southeasterly boundary line of a Park and its southwesterly prolongation;
 - c. a line midway between 73rd Street and 74th Street, a line 150 feet southeasterly of 13th Avenue, 77th Street, and a line 150 feet northwesterly of 13th Avenue;

- d. 78th Street, 13th Avenue, 79th Street, a line 150 feet southeasterly of 13th Avenue, 81st Street, and a line 150 feet northwesterly of 13th Avenue; and
 - e. 82nd Street, 13th Avenue, 85th Street, a line 150 feet northwesterly of 13th Avenue, 83rd Street, and a line 100 feet northwesterly of 13th Avenue;
2. eliminating from within an existing R4 District a C2-2 District bounded by 77th Street, a line 150 feet southeasterly of 13th Avenue, 79th Street, 13th Avenue, 78th Street, a line 150 feet northwesterly of 13th Avenue;
 3. eliminating from within an existing R5 District a C1-2 District bounded by:
 - a. 62nd Street, a line 150 feet southeasterly of 11th Avenue, Bay Ridge Avenue, 11th Avenue, a line midway between Bay Ridge Avenue and 70th Street, and a line 150 feet northwesterly of 11th Avenue; and
 - b. Bay Ridge Avenue, a line 150 feet southeasterly of 13th Avenue, a line midway between 73rd Street and 74th Street, and a line 150 feet northwesterly of 13th Avenue;
 4. eliminating from within an existing R5 District a C1-3 District bounded by:
 - a. 67th Street, Fort Hamilton Parkway, 68th Street, and 9th Avenue;
 - b. 68th Street, a line 150 feet southeasterly of Fort Hamilton Parkway, 72nd Street, and a line 100 feet southeasterly of Fort Hamilton Parkway;
 - c. Bay Ridge Avenue, a line 100 feet northwesterly of Fort Hamilton Parkway, 72nd Street, and a line 150 feet northwesterly of Fort Hamilton Parkway;
 - d. 68th Street, a line 100 feet northwesterly of 8th Avenue, 70th Street, and a line 150 feet northwesterly of 8th Avenue; and
 - e. 68th Street, a line 150 feet southeasterly of 8th Avenue, 70th Street, and a line 100 feet southeasterly of 8th Avenue;
 5. eliminating from within an existing R5 District a C2-3 District bounded by 63rd Street, a line 150 feet southeasterly of Fort Hamilton Parkway, 66th Street, and a line 100 feet southeasterly of Fort Hamilton Parkway;
 6. changing from an R5 District to an R3A District property bounded by a line midway between 61st Street and 62nd Street, 12th Avenue, 63rd Street, a line 210 feet northwesterly of 12th Avenue, a line midway between 62nd Street and 63rd Street, and a line 300 feet northwesterly of 12th Avenue;

7. changing from an R3-1 District to an R3X District property bounded by a line midway between 81st Street and 82nd Street, a line 100 feet northwesterly of 13th Avenue, 83rd Street, a line 150 feet northwesterly of 13th Avenue, 85th Street, a line 100 feet northwesterly of 13th Avenue, 86th Street, a line 100 feet southeasterly of 12th Avenue, a line midway between 85th Street and 86th Street, a line 200 feet northwesterly of 11th Avenue, 86th Street, a line 100 feet southeasterly of 10th Avenue, 82nd Street, and a line 100 feet northwesterly of 11th Avenue;
8. changing from an R4 District to an R3X District property bounded by 83rd Street, a line 100 feet northwesterly of 13th Avenue, 85th Street, and a line 150 feet northwesterly of 13th Avenue;
9. changing from an R4 District to an R4A District property bounded by a line midway between 73rd Street and 74th Street, 14th Avenue, 77th Street, a line 100 feet northwesterly of 14th Avenue, Bay Ridge Parkway, and a line 100 feet southeasterly of 13th Avenue;
10. changing from an R5 District to and R4A District property bounded by 71st Street, 14th Avenue, a line midway between 73rd Street and 74th Street, a line 100 feet southeasterly of 13th Avenue, 73rd Street, a line 350 feet northwesterly of 14th Avenue, a line midway between 72nd Street and 73rd Street, a line 400 feet northwesterly of 14th Avenue, a line midway between 71st Street and 72nd Street, and a line 220 feet northwesterly of 14th Avenue;
11. changing from an R3-1 District to an R4B District property bounded by 82nd Street, a line 100 feet southeasterly of 10th Avenue, 85th Street, and 10th Avenue;
12. changing from an R4 District to an R4B District property bounded by:
 - a. 83rd Street, a line 100 feet southeasterly of 7th Avenue, 84th Street, 7th Avenue, a line midway between 85th Street and 86th Street, and Gowanus Expressway;
 - b. a line 150 feet southwesterly of 86th Street, a line 100 feet northwesterly of Battery Avenue, 88th Street, a line midway between Battery Avenue and Parrot Place, a line 100 feet northeasterly of 90th Street, and Gowanus Expressway;
 - c. 90th Street, 7th Avenue, Poly Place, Battery Avenue, a northeasterly boundary line of United States Government Reservation/Fort Hamilton and its northwesterly and southeasterly prolongations, Gowanus Expressway, a line 100 feet southwesterly of 92nd Street, Battery Avenue, 92nd Street, a line midway between Dahlgren Place and Battery Avenue, a line 100 feet southwesterly of 90th Street, and a line midway between Battery Avenue and Parrot Place; and

- d. a line midway between 83rd Street and 84th Street, 14th Avenue, 85th Street, and a line 100 feet northwesterly of 14th Avenue;
13. changing from an R5 District to an R4B District property bounded by:
- a. a line midway between 67th Street and 68th Street, a line 250 feet northwesterly of 10th Avenue, 68th Street, 10th Avenue, Bay Ridge Avenue, and a line 100 feet southeasterly of Fort Hamilton Parkway; and
 - b. 63rd Street, a line 100 feet northwesterly of 12th Avenue, 64th Street, and a line 100 feet southeasterly of 11th Avenue;
14. changing from an R3-1 District to an R4-1 District property bounded by a line midway between 81st Street and 82nd Street, a line 100 feet northwesterly of 11th Avenue, 82nd Street, and 10th Avenue;
15. changing from an R4 District to an R4-1 District property bounded by:
- a. a line midway between 73rd Street and 74th Street, a line 100 feet northwesterly of 13th Avenue, a line midway between 81st Street and 82nd Street, 10th Avenue, a line midway between 85th Street and 86th Street, a line 100 feet southeasterly of 7th Avenue, 79th Street, a line 100 feet southeasterly of Fort Hamilton Parkway and its southwesterly prolongation, 76th Street, a line perpendicular to the northeasterly street line of 76th Street distant 160 feet southeasterly (as measured along the street line) from the point of intersection of the southeasterly street line of Fort Hamilton Parkway and the northeasterly street line of 76th Street, a line midway between 76th Street and Bay Ridge Parkway, a line perpendicular to the southwesterly street line of Bay Ridge Parkway distant 210 feet southeasterly (as measured along the street line) from the point of intersection of the southeasterly street line of Fort Hamilton Parkway and the southwesterly street line of Bay Ridge Parkway, Bay Ridge Parkway, a line 320 feet northwesterly of 10th Avenue, 74th Street, 10th Avenue, Bay Ridge Parkway, and a line 100 feet southeasterly of 11th Avenue;
 - b. Bay Ridge Parkway, a line 100 feet northwesterly of 14th Avenue, a line midway between 78th Street and 79th Street, and a line 100 feet southeasterly of 13th Avenue; and
 - c. a line midway between 79th Street and 80th Street, a line 100 feet northwesterly of 14th Avenue, a line midway between 81st Street and 82nd Street, 14th Avenue, a line midway between 82nd Street and 83rd Street, a line 270 feet southeasterly of 13th Avenue, 83rd Street, a line 100 feet northwesterly of 14th Avenue, 84th Street, a line 300 feet

southeasterly of 13th Avenue, 85th Street, and a line 100 feet southeasterly of 13th Avenue;

16. changing from an R5 District to an R4-1 District property bounded by:
- a. Bay Ridge Avenue and its northwesterly centerline prolongation, a line 100 feet northwesterly of 8th Avenue, 70th Street, a line 100 feet southeasterly of 8th Avenue, a line midway between Bay Ridge Avenue and 70th Street, a line 100 feet northwesterly of Fort Hamilton Parkway, 73rd Street, Fort Hamilton Parkway, 76th Street, a line 100 feet southeasterly of Fort Hamilton Parkway and its southwesterly prolongation, 79th Street and its northwesterly centerline prolongation, Gowanus Expressway, 73rd Street, a line 100 feet southeasterly of 8th Avenue and its southwesterly prolongation, 71st Street, and Gowanus Expressway;
 - b. a line midway between 71st Street and 72nd Street, 10th Avenue, 73rd Street, a line perpendicular to the northeasterly street line of 73rd Street distant 230 feet southeasterly (as measured along the street line) from the point of intersection of the southeasterly street line of Fort Hamilton Parkway and the northeasterly street line of 73rd Street, a line midway between 72nd Street and 73rd Street, a line perpendicular to the southwesterly street line of 72nd Street distant 175 feet southeasterly (as measured along the street line) from the point of intersection of the southeasterly street line of Fort Hamilton Parkway and the southwesterly street line of 72nd Street, 72nd Street, and a line 100 feet southeasterly of Fort Hamilton Parkway;
 - c. 72nd Street, 11th Avenue, a line midway between 73rd Street and 74th Street, and a line 100 feet southeasterly of 10th Avenue;
 - d. a line midway between 72nd Street and 73rd Street, a line 100 feet northwesterly of 13th Avenue, a line midway between 73rd Street and 74th Street, a line 100 feet southeasterly of 11th Avenue, 73rd Street, and 12th Avenue;
 - e. 67th Street, a line 100 feet northwesterly of 11th Avenue, a line midway between Bay Ridge Avenue and 70th Street, 10th Avenue, Ovington Avenue, and a line 100 feet southeasterly of 10th Avenue; and
 - f. a line midway between 66th Street and 67th Street, a line 100 feet northwesterly of 13th Avenue, Bay Ridge Avenue, and 12th Avenue;
17. changing from an R3-1 District to an R5B District property bounded by:
- a. 85th Street, a line 100 feet southeasterly of 10th Avenue, 86th Street, and 10th Avenue; and

- b. a line midway between 85th Street and 86th Street, a line 100 feet southeasterly of 12th Avenue, 86th Street, and a line 200 feet northwesterly of 11th Avenue;
18. changing from an R4 District to an R5B District property bounded by:
- a. 79th Street and its northwesterly centerline prolongation, a line 100 feet southeasterly of 7th Avenue, 83rd Street and its northwesterly centerline prolongation, and Gowanus Expressway;
 - b. 84th Street, a line 100 feet southeasterly of 7th Avenue, a line midway between 85th Street and 86th Street, 10th Avenue, 86th Street, and 7th Avenue;
 - c. a line 100 feet southwesterly of 86th Street, 7th Avenue, 90th Street, a line midway between Battery Avenue and Parrot Place, a line 100 feet southwesterly of 90th Street, a line midway between Dahlgren Place and Battery Avenue, 92nd Street, Battery Avenue, a line 100 feet southwesterly of 92nd Street, Gowanus Expressway, a line 100 feet northeasterly of 90th Street, a line midway between Battery Avenue and Parrot Place, 88th Street, a line 100 feet northwesterly of Battery Avenue, a line 150 feet southwesterly of 86th Street, and Battery Avenue;
 - d. Bay Ridge Parkway, a line 100 feet southeasterly of 13th Avenue, a line midway between 78th Street and 79th Street, a line 100 feet northwesterly of 14th Avenue, 77th Street, 14th Avenue, a line midway between 81st Street and 82nd Street, a line 100 feet northwesterly of 14th Avenue, a line midway between 79th Street and 80th Street, a line 100 feet southeasterly of 13th Avenue, 85th Street, a line 300 feet southeasterly of 13th Avenue, 84th Street, a line 100 feet northwesterly of 14th Avenue, 85th Street, 14th Avenue, 86th Street, and a line 100 feet northwesterly of 13th Avenue;
 - e. a line midway between 82nd Street and 83rd Street, 14th Avenue, a line midway between 83rd Street and 84th Street, a line 100 feet northwesterly of 14th Avenue, 83rd Street, and a line 270 feet southeasterly of 13th Avenue; and
 - f. a line midway between 73rd Street and 74th Street, a line 100 feet southeasterly of 11th Avenue, Bay Ridge Parkway, 10th Avenue, 74th Street, a line 320 feet northwesterly of 10th Avenue, Bay Ridge Parkway, a line perpendicular to the southwesterly street line of Bay Ridge Parkway distant 210 feet southeasterly (as measured along the street line) from the point of intersection of the southeasterly street line of Fort Hamilton Parkway and the southwesterly street line of Bay Ridge Parkway, a line midway between 76th Street and Bay Ridge

Parkway, a line perpendicular to the northeasterly street line of 76th Street distant 160 feet southeasterly (as measured along the street line) from the point of intersection of the southeasterly street line of Fort Hamilton Parkway and the northeasterly street line of 76th Street, 76th Street, and a line 100 feet southeasterly of Fort Hamilton Parkway;

19. changing from an R5 District to an R5B District property bounded by:
- a. 65th Street, 8th Avenue, 66th Street, Fort Hamilton Parkway, 67th Street, 9th Avenue, Bay Ridge Avenue, a line 100 feet northwesterly of Fort Hamilton Parkway, a line midway between Bay Ridge Avenue and 70th Street, a line 100 feet southeasterly of 8th Avenue, 70th Street, a line 100 feet northwesterly of 8th Avenue, Bay Ridge Avenue and its northwesterly centerline prolongation, Gowanus Expressway, 66th Street and its northwesterly centerline prolongation, and the northwesterly boundary line of a playground and its northeasterly and southwesterly prolongations;
 - b. a line midway between 61st Street and 62nd Street, a line 100 feet northwesterly of 11th Avenue, 67th Street, a line 100 feet southeasterly of 10th Avenue, Ovington Avenue, 10th Avenue, 68th Street, a line 250 feet northwesterly of 10th Avenue, a line midway between 67th Street and 68th Street, a line 100 feet southeasterly of Fort Hamilton Parkway, 63rd Street, and 10th Avenue; and
 - c. a line midway between 61st Street and 62nd Street, a line 300 feet northwesterly of 12th Avenue, a line midway between 62nd Street and 63rd Street, a line 210 feet northwesterly of 12th Avenue, 63rd Street, and a line 100 feet southeasterly of 11th Avenue;
 - d. a line midway between 61st Street and 62nd Street, a line 100 feet northwesterly of 14th Avenue, 63rd Street, 14th Avenue, 71st Street, a line 220 feet northwesterly of 14th Avenue, a line midway between 71st Street and 72nd Street, a line 400 feet northwesterly of 14th Avenue, a line midway between 72nd Street and 73rd Street, a line 350 feet northwesterly of 14th Avenue, 73rd Street, a line 100 feet southeasterly of 13th Avenue, 66th Street, a line 100 feet northwesterly of 13th Avenue, a line midway between 66th Street and 67th Street, 12th Avenue, Bay Ridge Avenue, a line 100 feet northwesterly of 13th Avenue, a line midway between 72nd Street and 73rd Street, 12th Avenue, 73rd Street, a line 100 feet southeasterly of 11th Avenue, a line midway between 73rd Street and 74th Street, 11th Avenue, 72nd Street, a line 100 feet southeasterly of 10th Avenue, a line midway between 73rd Street and 74th Street, a line 100 feet southeasterly of Fort Hamilton Parkway, 76th Street, Fort Hamilton Parkway, 73rd Street, 10th Avenue, a line midway between 71st Street and 72nd Street, a line 100 feet southeasterly of Fort Hamilton Parkway, Bay Ridge Avenue, 10th Avenue, a line midway

between Bay Ridge Avenue and 70th Street, a line 100 feet northwesterly of 11th Avenue, Bay Ridge Avenue, a line 100 feet southeasterly of 11th Avenue, 64th Street, a line 100 feet northwesterly of 12th Avenue, 63rd Street, and 12th Avenue; and

- e. 71st Street, a line 100 feet southeasterly of 8th Avenue and its southwesterly prolongation, 73rd Street, and Gowanus Expressway;
20. changing from an M1-1 District to an R5B District property bounded by:
- a. 62nd Street, a line 100 feet northwesterly of Fort Hamilton Parkway, 64th Street, a line 160 feet northwesterly of 9th Avenue, 63rd Street, and 9th Avenue; and
 - b. a line midway between 65th Street and 66th Street, the northwesterly boundary line of a playground and its northeasterly and southwesterly prolongations, 66th Street, and a line 560 feet northwesterly of 8th Avenue;
21. changing from an R4 District to an R6B District property bounded by a line midway between 73rd Street and 74th Street, a line 100 feet southeasterly of 13th Avenue, Bay Ridge Parkway, and a line 100 feet northwesterly of 13th Avenue:
22. changing from an R5 District to an R6B District property bounded by:
- a. a line midway between 61st Street and 62nd Street, 10th Avenue, 63rd Street, a line 100 feet southeasterly of Fort Hamilton Parkway, 72nd Street, a line perpendicular to the southwesterly street line of 72nd Street distant 175 feet southeasterly (as measured along the street line) of the point of intersection of the southeasterly street line of Fort Hamilton Parkway and the southwesterly street line of 72nd Street, a line midway between 72nd Street and 73rd Street, a line perpendicular to the northeasterly street line of 73rd Street distant 230 feet southeasterly (as measured along the street line) from the point of intersection of the southeasterly street line of Fort Hamilton Parkway and the northeasterly street line of 73rd Street, 73rd Street, a line 100 feet northwesterly of Fort Hamilton Parkway, Bay Ridge Avenue, 9th Avenue, 67th Street, and Fort Hamilton Parkway;
 - b. a line midway between 61st Street and 62nd Street, a line 100 feet southeasterly of 11th Avenue, Bay Ridge Avenue, and a line 100 feet northwesterly of 11th Avenue; and
 - c. 66th Street, a line 100 feet southeasterly of 13th Avenue, a line midway between 73rd Street and 74th Street, and a line 100 feet northwesterly of 13th Avenue;

23. changing from an M1-1 District to an R6B District property bounded by 62nd Street, Fort Hamilton Parkway, 63rd Street, and a line 100 feet northwesterly of Fort Hamilton Parkway;
24. changing from an R4 District to a C4-2A District property bounded by a line midway between 85th Street and 86th Street, 7th Avenue, a line 100 feet southwesterly of 86th Street, Battery Avenue, a line 150 feet southwesterly of 86th Street, and Gowanus Expressway;
25. changing from an M3-2 District to an M1-1 District property bounded by 63rd Street, a line 160 feet northwesterly of 9th Avenue, 64th Street, and a line 250 feet southeasterly of 8th Avenue;
26. establishing within a proposed R5B District a C1-3 District bounded by:
 - a. Bay Ridge Avenue, 11th Avenue, a line midway between Bay Ridge Avenue and 70th Street, and a line 100 feet northwesterly of 11th Avenue;
 - b. 79th Street, a line 100 feet southeasterly of 7th Avenue, 82nd Street, and 7th Avenue;
 - c. Bay Ridge Parkway, a line 100 feet southeasterly of 13th Avenue, 77th Street, and a line 100 feet northwesterly of 13th Avenue;
 - d. 78th Street, 13th Avenue, 79th Street, a line 100 feet southeasterly of 13th Avenue, 81st Street, and a line 100 feet northwesterly of 13th Avenue; and
 - e. 82nd Street, 13th Avenue, 85th Street, and a line 100 feet northwesterly of 13th Avenue;
27. establishing within a proposed R6B District a C1-3 District bounded by:
 - a. 62nd Street, a line 100 feet southeasterly of 11th Avenue, Bay Ridge Avenue, and a line 100 feet northwesterly of 11th Avenue; and
 - b. Bay Ridge Avenue, a line 100 feet southeasterly of 13th Avenue, Bay Ridge Parkway, and a line 100 feet northwesterly of 13th Avenue;
28. establishing within a proposed R5B District a C2-3 District bounded by:
 - a. 71st Street, a line 100 feet southeasterly of 8th Avenue and its southwesterly prolongation, 73rd Street, 7th Avenue, and 8th Avenue and its southwesterly prolongation;

- b. 84th Street, a line 100 feet southeasterly of 7th Avenue, 86th street, and 7th Avenue;
 - c. 64th Street, 13th Avenue, 65th Street, a line 150 feet southeasterly of 13th Avenue, a line midway between 65th Street and 66th Street, a line 150 feet northwesterly of 13th Avenue, 65th Street, and a line 100 feet northwesterly of 13th Avenue;
 - d. 63rd Street, 14th Avenue, Ovington Avenue, and a line 100 feet northwesterly of 14th Avenue, and
 - e. 77th Street, a line 100 feet southeasterly of 13th Avenue, 79th Street, 13th Avenue, 78th street, and a line 100 feet northwesterly of 13th Avenue;
29. establishing within a proposed R6B District a C2-3 District bounded by:
- a. 62nd Street, Fort Hamilton Parkway, 63rd Street, and a line 100 feet northwesterly of Fort Hamilton Parkway;
 - b. 66th Street, a line 100 feet southeasterly of Fort Hamilton Parkway, 67th Street, and Fort Hamilton Parkway;
 - c. 67th Street, Fort Hamilton Parkway, 68th Street, and 9th Avenue; and
 - d. 67th Street, a line 100 feet southeasterly of 13th Avenue, Ovington Avenue, and 13th Avenue;

as shown on a diagram (for illustrative purposes only) dated March 26, 2007 and subject to the conditions of CEQR Declaration E-180.

Resolution for adoption scheduling June 6, 2007 for a public hearing.

Nos. 10 & 11

LIBERTY AVENUE HOUSING

No. 10

CD 5

C 070312 ZSK

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development and Bowery Residents' Committee pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-902 of the Zoning Resolution to permit the allowable community facility floor

area ratio of Section 24-11 (Maximum Floor Area Ratio and Percentage of Lot Coverage) to apply to a proposed 3-story non-profit institution with sleeping accommodations, on property located at 880-908 Liberty Avenue (Block 4190, Lots 19-28 and 30), in an R5/C2-3 District.

Plans for this proposal are on file with the City Planning Commission and may be seen in Room 3N, 22 Reade Street, New York, N.Y. 10007.

Resolution for adoption scheduling June 6, 2007 for a public hearing.

No. 11

CD 5

C 070313 HAK

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development (HPD):

- 1) pursuant to Article 16 of the General Municipal Law of New York State for:
 - a) the designation of property located at 880, 890, 892, 894, 896, 900, 902, 904, and 906 Liberty Avenue (Block 4190, Lots 19 - 27); 908 and 126 Fountain Avenue (Block 4190, Lots 28 and 30) as an Urban Development Action Area; and
 - b) an Urban Development Action Area Project for such area; and
- 2) pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer selected by HPD;

to facilitate development of a three-story community facility, tentatively known as Liberty Avenue, with approximately 64 units, to be developed under the Department of Housing, Preservation and Development's Supportive Housing Loan Program.

Resolution for adoption scheduling June 6, 2007 for a public hearing.

No. 12

THOMAS STREET CITY MAP CHANGE

CD 1

C 030429 MMK

IN THE MATTER OF an application, pursuant to Sections 197-c and 199 of the New York City Charter and section 5-430 et. seq. of the New York City Administrative Code, by Emil Realty and JP Realty, for an amendment to the City Map involving

- The elimination, discontinuance and closing of a portion of Thomas Street between Stewart Avenue and Gardner Avenue;
- the adjustment of grades necessitated thereby; and
- any acquisition or disposition of real properties related thereto,

in accordance with Map Nos. X-2671 and X-2672 dated October 28, 2005, and signed by the Borough President.

Resolution for adoption scheduling June 6, 2007 for a public hearing.

BOROUGH OF MANHATTAN

No. 13

135 CENTRAL PARK WEST GARAGE

CD 7

C 050540 ZSM

IN THE MATTER OF an application submitted by the Langham Mansions Co. pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 13-561 of the Zoning Resolution to allow an attended accessory off-street parking facility with a maximum capacity of 12 spaces at the cellar level of an existing 13-story residential building on property located at 135 Central Park West (Block 1126, Lot 29) in an R10A District.

Plans for this proposal are on file with the City Planning Commission and may be seen in Room 3N, 22 Reade Street, New York, N.Y. 10007.

Resolution for adoption scheduling June 6, 2007 for a public hearing.

Nos. 14 & 15

EAST RIVER ESPANADE

No. 14

CD 1 & 3

C 070349 PSM

IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services and the Department of Small Business Services, pursuant to Section 197-c of the New York City Charter, for the site selection of property located under the FDR Drive and Piers 35, 36, and 42 for use as enhancements to the East River waterfront.

A list and description of the properties can be seen in the Manhattan Office of the Department of City Planning, 22 Reade Street, 6th floor, New York, New York, 10007.

Resolution for adoption scheduling June 6, 2007 for a public hearing.

No. 15

CD 1 & 3

C070350 PPM

IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services and the Department of Small Business Services, pursuant to Section 197-c of the New York City Charter, **for the disposition of city-owned property** located under the FDR Drive and Piers 15 and 35.

A list and description of the properties can be seen in the Manhattan Office of the Department of City Planning, 22 Reade Street, 6th Floor, New York, New York 10007.

Resolution for adoption scheduling June 6, 2007 for a public hearing.

No. 16

450 WEST 17TH STREET GARAGE

CD 4

C 060341 ZSM

IN THE MATTER OF an application submitted by 17th & 10th Associates, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit

pursuant to Section 13-561 of the Zoning Resolution to allow an attended accessory parking garage with a maximum capacity of 210 spaces on a portion of the ground floor, mezzanine level and cellar of a proposed mixed use development, on property located at 450 West 17th Street (Block 714, Lots 1, 14 and 16), in a C6-3 District, within the Special West Chelsea District (Subarea I).

Plans for this proposal are on file with the City Planning Commission and may be seen in Room 3N, 22 Reade Street, New York, N.Y. 10007.

Resolution for adoption scheduling June 6, 2007 for a public hearing.

BOROUGH OF QUEENS

No. 17

SHELLBANK BASIN DESTRATIFICATION FACILITY

CD 10

C 070345 PCQ

IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services and the Department of Environmental Protection pursuant to Section 197-c of the New York City Charter for the site selection and acquisition of property located at 157-41 Cross Bay Boulevard (Block 14152, p/o lot 104) for use as a destratification facility.

Resolution for adoption scheduling June 6, 2007 for a public hearing.

II. REPORTS

BOROUGH OF BROOKLYN

No. 18

287 GOLD STREET

CD 2

C 070286 PPK

IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services (DCAS), pursuant to Section 197-c of the New York City Charter, for disposition to 167 Johnson Street, LLC of a negative easement interest on city-owned property located at 287 Gold Street a.k.a. 172 Tillary Street (Block 134, Lot 6).

(On April 11, 2007, Cal. No.3, the Commission scheduled April 25, 2007 for a public hearing. On April 25, 2007, Cal. No. 20, the hearing was closed.)

For consideration.

No. 19

CANARSIE PLAZA

CD 18

C 070278 PPK

IN THE MATTER OF an application submitted by the Department of Small Business Services, pursuant to Section 197-c of the New York City Charter, for the disposition of city-owned property located at 8925 Avenue D (Block 7920, Lot 1 and p/o Lot 20) which includes the disposition of an easement over a portion of Block 7920 Lot 20.

(On April 11, 2007, Cal. No. 4, the Commission scheduled April 25, 2007 for a public hearing. On April 25, 2007, Cal. No. 21, the hearing was closed.)

For consideration.

No. 20

SURF GARDENS SENIOR HOUSING

CD 13

C 070274 HAK

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development (HPD):

- 1) pursuant to Article 16 of the General Municipal Law of New York State for:
 - a) the designation of property located at 3117 and 3119-3127 Surf Avenue (Block 7049, Lots 50 and 51) Site 46 in the Coney Island I Urban Renewal Area as an Urban Development Action Area; and
 - b) an Urban Development Action Area Project for such area; and
- 2) pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer selected by HPD;

to facilitate development of a seven-story residential building, tentatively known as Surf Gardens Senior Housing, with approximately 77 residential units, to be developed under the Department of Housing and Urban Development's Section 202 Program.

(On April 25, 2007, Cal. No. 2, the Commission scheduled May 9, 2007 for a public hearing. On May 9, 2007, Cal. No. 28, the hearing was closed.)

For consideration.

No. 21

575 FIFTH AVENUE

CD 7

C 070262 HAK

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development (HPD):

- 1) pursuant to Article 16 of the General Municipal Law of New York State for:
 - a) the designation of property located at 575 5th Avenue (Block 1048, Lot 1) as an Urban Development Action Area; and
 - b) an Urban Development Action Area Project for such area; and

- 2) pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer selected by HPD;

to facilitate development of a five-story mixed-use building, tentatively known as 575 Fifth Avenue, with approximately 49 residential units and commercial use, to be developed under the Department of Housing Preservation and Development's Supportive Housing Loan Program

(On March 28, 2007, Cal. No. 2, the Commission scheduled April 11, 2007 for public hearing. On April 11, 2007, Cal. No. 24, the hearing was closed. On May 9, 2007, Cal. No. 18, the item was laid over.)

For consideration.

BOROUGH OF MANHATTAN

No. 22

839 6TH AVENUE GARAGE

CD 5

C 070073 ZSM

IN THE MATTER OF an application submitted by Carlisle 839 LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Sections 13-562 and 74-52 of the Zoning Resolution to allow an attended public parking garage with a maximum capacity of 529 spaces on a portion of the ground floor, cellar and sub-cellar of a proposed mixed use development, on property located at 839 Sixth Avenue (Block 805, Lots 59 and 67), in C6-4X and M1-6 Districts.

Plans for this proposal are on file with the City Planning Commission and may be seen in Room 3N, 22 Reade Street, New York, N.Y. 10007.

(On April 11, 2007, Cal. No. 5, the Commission scheduled April 25, 2007 for a public hearing. On April 25, 2007, Cal. No. 22, the hearing was closed.)

For consideration.

No. 23

45 EAST 78 STREET

CD 8

C 070125 ZSM

IN THE MATTER OF an application submitted by the L & M Arts LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-711 of the Zoning Resolution to modify the use regulations of Section 22-00 (General Provisions) to allow Use Group 6 uses (art gallery) in the cellar, 1st floor, 2nd floor and 3rd floor of an existing 5-story building on property located at 45 East 78th Street (Block 1393, Lot 25), in an R8 District within the Special Limited Height District (LH-1A) and C5-1 District within the Special Madison Avenue Preservation District (MP), within the Upper East Side Historic District.

Plans for this proposal are on file with the City Planning Commission and may be seen in Room 3N, 22 Reade Street, New York, N.Y. 10007.

(On April 11, 2007, Cal. No. 7, the Commission scheduled April 25, 2007 for a public hearing. On April 25, 2007, Cal. No. 24, the hearing was closed.)

For consideration.

No. 24

JACKIE ROBINSON COLONIAL PARK LANDMARK

CD 10

N 070438-439 HKM

IN THE MATTER OF a communication dated April 20, 2007, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the exterior and the first floor interior of the Jackie Robinson (Colonial Park) Play Center Bath House by the Landmarks Preservation Commission on April 10, 2007, (Exterior designation: List No. 390, LP 2238; First floor Interior designation: List No.390, LP 2239), located at Block 2052; Lot 1 (West 145th –West 155th streets, Bradhurst and Edgecombe avenues).

For consideration.

BOROUGH OF QUEENS**No. 25*****DOUGLASTON HILL HISTORIC DISTRICT*****CD 11****N 070411 HKQ**

IN THE MATTER OF a communication dated April 9, 2007 from the Executive Director of the Landmarks Preservation Commission regarding an amendment to the Boundary Description of the Douglaston Hill Historic District to re-include 41-45 240th Street Building (Block 8105, Lot 9), amended by the Landmarks Preservation Commission on April 3, 2007 (List No. 389 / LP No. 2155-A). The district boundaries are: properties bounded by a line beginning at northwest corner of 43rd Avenue and 243rd Street, extending northerly along the western curblineline of 243rd Street, then westerly along the northern property line of 242-19 43rd Avenue (aka 242-17 43rd Avenue and 42-40 243rd Street), then northerly along part of the eastern property line of 242-09 43rd Avenue, then westerly along the northern property lines 242-09, 242-03, 242-01, 240-51, and 240-45 43rd Avenue, then northerly along part of eastern property line of 240-35 43rd Avenue and the eastern property line of 240-42 42nd Avenue to the southern curblineline of 42nd Avenue, then westerly along said curblineline to the point formed by its intersection with a line extending southerly from the eastern property line of 240-01 42nd Avenue (aka 41-23 240th Street and 22 240th Street), then northerly across 42nd Avenue and along the eastern property line of 240-01 42nd Avenue, then easterly along part of the southern property line of 41-45 240th Street, then northerly along the eastern property line of 41-45 240th Street, then northerly across Depew Avenue to the northern curblineline of Depew Avenue, then easterly along the northern curblineline of Depew Avenue to a point in said curblineline formed by a line extending southerly from the eastern property line of 240-35 Depew Avenue (aka 240-33 Depew Avenue and 105 Depew Avenue), then northerly along the eastern property line of 240-35 Depew Avenue, then southwestwesterly along the northwestern property lines of 240-35 and 240-27 Depew Avenue to the northeast corner of Depew Avenue and 40th Avenue, then southerly across Depew Avenue to the southeast corner of Depew Avenue and 40th Avenue, then southwestwesterly along the southeastern curblineline of 40th Avenue to the southeast corner of 40th Avenue and 240th Street, then westerly across 240th Street to the southwest corner of 240th Street and the Long Island Railroad right-of-way, then southwestwesterly along the northwest property lines of 41-10-- 41-14 and 41-18 240th Street (aka 35 and 33 240th Street, respectively), then southerly along the western property line of 41-18 240th Street, then easterly along the southern property line of 41-18 240th Street to the western curblineline of 240th Street, then easterly across 240th Street, then southerly along the eastern curblineline of 240th Street, across 42nd Avenue and continuing southerly along said curblineline to a point formed by its intersection with a line extending westerly from the southern property line of 42-25 240th Street (aka 8- 240th Street), then easterly along part of the southern property line of 42-25 240th Street, then southerly along the western property line of 240-17 43rd Avenue (aka 240-15 -- 240-17 43rd Avenue) to the northern curblineline of 43rd Avenue, then easterly along said curblineline to a point formed by its

intersection with a line extending northerly from the western property line of 240-16 43rd Avenue (aka 240-14 -- 240-16 43rd Avenue), then southerly across 43rd Avenue and along the western property line of 240-16 43rd Avenue, then easterly along the southern property lines of 240-16, 240-20 -- 240-22, 240-34, 240-40, 240-44 43rd Avenue, and 240-48 43rd Avenue (aka 240-28 -- 240-52 43rd Avenue and 43-02 242nd Street) to the western curbline of 242nd Street, then northerly along said curbline to the southwest corner of 242nd Street and 43rd Avenue, then northerly across 43rd Avenue to the northern curbline of 43rd Avenue, then easterly along the northern curbline of 43rd Avenue to the point of the beginning.

(On May 9, 2007, Cal. No. 32, the hearing was closed.)

For consideration.

BOROUGH OF STATEN ISLAND

No. 26

46 PORTSMOUTH AVENUE

CD 2

N 070054 ZAR

IN THE MATTER OF an application submitted by Philip Ciadella for grant of authorizations pursuant to Sections 105-422, 105-425, and 105-433 of the Zoning Resolution for development on a zoning lot having steep slope, modification of botanic environment, and modification of grading controls to facilitate the construction of an in-ground pool at 46 Portsmouth Avenue (Block 684, Lot 109) in an R1-1 district within the Special Natural Area District.

Plans for this proposal are on file with the City Planning Commission and may be seen at 130 Stuyvesant Place, 6th Floor, Staten Island, New York, 10301.

For consideration.

BOROUGH OF THE BRONX

No. 27

POKO SOUTH BRONX II

CD 1, 3

C 070257 HAX

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development (HPD):

- 1) pursuant to Article 16 of the General Municipal Law of New York State for:
 - a) the designation of property located at 3120 Park Avenue (Block 2418, Lot 6), Site 23 within the Melrose Commons Urban Renewal Area; 720-722 East 161st Street (Block 2647, Lots 43 and 44); 748 Jackson Avenue (Block 2646, Lot 41), Site 14A within the Mott Haven North Urban Renewal Area; and 451 East 159th Street (Block 2381, Lot 43), Site 31 within the Melrose Commons Urban Renewal Area, as an Urban Development Action Area, and
 - b) an Urban Development Action Area Project for such area; and
- 2) pursuant to Section 197-c of the New York City Charter for the disposition of 3120 Park Avenue (Block 2418, Lot 6), 720-722 East 161st Street (Block 2647, Lots 43 and 44) and 451 East 59th Street (Block 2381, Lot 43) to a developer selected by HPD;

to facilitate development of four sites, tentatively known as POKO South Bronx Condominiums II, with approximately 32 residential units, to be developed under the Department of Housing Preservation and Development's New Foundations Homeownership Program.

(On April 11, 2007, Cal. No. 1, the Commission scheduled April 25, 2007 for a public hearing. On April 25, 2007, Cal. No. 18, the hearing was closed.)

For consideration.

III. PUBLIC HEARINGS

BOROUGH OF QUEENS

Nos. 28, 29, 30, 31, 32, 33, 34, 35 & 36

THE JAMAICA PLAN

No. 28

CD 8 & 12

C 070314 ZMQ

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 14d, 15a, 15b and 18c:

1. eliminating from within an existing R3-2 District a C1-2 District bounded by 110th Avenue/ Brinkerhoff Avenue, Merrick Boulevard, 110th Road, the northeasterly street line of 171st Place, the northeasterly prolongation of the southeasterly street line of 11th Road, a line 150 feet northeasterly of Merrick Boulevard, 111th Road, Merrick Boulevard, Sayres Avenue, 170th Street, 111th Avenue, and a line 150 feet southwesterly of Merrick Boulevard;
2. eliminating from within an existing R4 District a C1-2 District bounded by:
 - a. South Road, a line midway between Guy R. Brewer Boulevard and 164th Street, 107th Avenue, a line midway between Union Hall Street and Guy R. Brewer Boulevard, a line 150 feet southeasterly of South Road, and Union Hall Street;
 - b. 108th Avenue, Guy R. Brewer Boulevard, a line 100 feet northwesterly of 109th Avenue, a line midway between Guy R. Brewer Boulevard and 164th Street, 109th Avenue, and a line midway between Union Hall Street and Guy R. Brewer Boulevard;
 - c. Hendrickson Place, Merrick Boulevard, 108th Avenue, and a line 100 feet southwesterly of Merrick Boulevard;
 - d. the northeasterly prolongation of the southeasterly street line of 108th Road, 169th Place, 108th Drive, and a line passing through two points: the first on the northwesterly street line of 108th Drive distant 141 feet southwesterly (as measured along the street line) from the point of intersection of the northwesterly street line of 108th Drive and the southwesterly street line of 169th Place, and the second on the southerly

street line of Merrick Boulevard distant 100 feet westerly (as measured along the street line) from the point of intersection of the southerly street line of Merrick Boulevard and the southwesterly street line of 169th Place;

- e. 108th Drive, Merrick Boulevard, 110th Avenue/ Brinkerhoff Avenue, a line 100 feet northeasterly of 169th Place, 109th Road, a line 100 feet southwesterly of Merrick Boulevard, 109th Avenue, and a line midway between 169th Place and Merrick Boulevard;
 - f. 104th Avenue, a line 150 feet northeasterly of 177th Street, 106th Avenue, a line 150 feet southwesterly of 177th Street, 105th Avenue, and 177th Street;
3. eliminating from within an existing R5 District a C1-2 District bounded by:
- a. a line 150 feet northwesterly of Hillside Avenue, 169th Street, Homelawn Street, a line 100 feet northwesterly of Hillside Avenue, the northwesterly centerline prolongation of 170th Street, Hillside Avenue, and 168th Street; and
 - b. a line 150 feet northwesterly of Jamaica Avenue, 189th Street, Jamaica Avenue, 190th Street, a line 150 feet southeasterly of Jamaica Avenue, Woodhull Avenue, and 188th Street;
4. eliminating from within an existing R6 District a C1-2 District bounded by:
- a. a line 100 feet southeasterly of Hillside Avenue, Parsons Boulevard, a line midway between Hillside Avenue and 88th Avenue, and a line 135 feet northeasterly of 153rd Street; and
 - b. Hillside Avenue, 170th Street, a line midway between 88th Avenue and Hillside Avenue, 169th Street, a line 100 feet southeasterly of Hillside Avenue, and 168th Street;
5. eliminating from within an existing R3-2 District a C2-2 District bounded by:
- a. a line 100 feet northwesterly of Hillside Avenue, Chelsea Street, a line midway between Hillside Avenue and Wexford Terrace, 188th Street, Hillside Avenue, 191st Street, a line 100 feet southeasterly of Hillside Avenue, 189th Street, a line 150 feet southeasterly of Hillside Avenue, 183rd Street, Hillside Avenue, and Dalny Road; and
 - b. a line 150 feet northerly of Jamaica Avenue, 182nd Place, Jamaica Avenue, and 181st Street;
6. eliminating from within an existing R4 District a C2-2 District bounded by:

- a. a line 150 feet northerly of Jamaica Avenue, 183rd Street, a line 100 feet northerly of Jamaica Avenue, 184th Street, a line 150 feet northwesterly of Jamaica Avenue, 187th Place, Jamaica Avenue, and 182nd Place; and
 - b. 107th Avenue, a line 100 feet southwesterly of Sutphin Boulevard, Shore Avenue, a line 100 feet southwesterly of Sutphin Boulevard, Lakewood Avenue, Sutphin Boulevard, 108th Avenue, and a line 150 feet southwesterly of Sutphin Boulevard;
7. eliminating from within an existing R5 District a C2-2 District bounded by:
- a. a line 100 feet northwesterly of Hillside Avenue, 164th Street, a line 150 feet northwesterly of Hillside Avenue, 168th Street, Hillside Avenue, and Parsons Boulevard;
 - b. a line 100 feet northwesterly of Hillside Avenue, Kingston Place, Hillside Avenue and its northeasterly centerline prolongation, and the northwesterly centerline prolongation of 170th Street;
 - c. a line 100 feet northerly of Hillside Avenue, a line 100 feet easterly of Midland Parkway, a line 180 feet northerly of Hillside Avenue, a line 100 feet westerly of 182nd Street, a line 100 feet northerly of Hillside Avenue, a line 100 feet easterly of 182nd Street, a line 180 feet northerly of Hillside Avenue, a line 100 feet westerly of Dalny Road, a line 100 feet northerly of Hillside Avenue, Dalny Road, Hillside Avenue, 183rd Street, 182nd Place, Hillside Avenue, 182nd Street, a line 100 feet southerly of Hillside Avenue, 181st Street, Hillside Avenue, and Edgerton Boulevard;
 - d. a line 100 feet northwesterly of Jamaica Avenue, 188th Street, Woodhull Avenue, a line 150 feet southeasterly of Jamaica Avenue, Hollis Avenue, Jamaica Avenue, and 187th Place; and
 - e. a line 100 feet southerly of Jamaica Avenue, a line 100 feet easterly of 144th Place, a line 200 feet northerly of 91st Avenue, and 144th Place;
8. eliminating from within an existing R6 District a C2-2 District bounded by:
- a. a line 100 feet northerly of Jamaica Avenue, a line midway between Queens Boulevard and 139th Street, a line 150 feet northerly of Jamaica Avenue, 139th Street, 89th Avenue, 144th Street, a line 150 feet northerly of Jamaica Avenue, a line midway between 146th Street and Sutphin Boulevard, Jamaica Avenue, 146th Street, a line 100 feet southerly of Jamaica Avenue, and the easterly service road of the Van Wyck Expressway;

- b. Hillside Avenue, 150th Street, a line 100 feet southeasterly of Hillside Avenue, a line midway between Sutphin Boulevard and 148th Street, 88th Avenue, a line midway between 146th Street and Sutphin Boulevard, a line 100 feet southeasterly of Hillside Avenue, and 146th Street;
 - c. Hillside Avenue, a line midway between 163rd Street and 164th Street, a line 150 feet southeasterly of Hillside Avenue, a line 100 feet northeasterly of Parsons Boulevard, 88th Avenue, Parsons Boulevard, a line 100 feet southeasterly of Hillside Avenue, and a line 100 feet southwesterly of Parsons Boulevard;
 - d. Hillside Avenue, 168th Street, a line midway between Hillside Avenue and 88th Avenue, and a line 200 feet northeasterly of Merrick Boulevard;
 - e. Hillside Avenue, 173rd Street, a line 150 feet southeasterly of Hillside Avenue, 171st Street, a line midway between Hillside Avenue and 88th Avenue, and 170th Street;
 - f. a line 100 feet northwesterly of Hillside Avenue (straight line portion) and its southwesterly prolongation, Edgerton Boulevard, Hillside Avenue, 181st Street, a line 150 feet southeasterly of Hillside Avenue, 178th Street, a line 100 feet southeasterly of Hillside Avenue, 175th Street, and Hillside Avenue;
 - g. a line 150 feet northerly of Jamaica Avenue, 181st Street, Jamaica Avenue, 177th Street, a line 150 feet southerly of Jamaica Avenue, 170th Street, a line 100 feet southerly of Jamaica Avenue, 168th Place, Jamaica Avenue, and 169th Street; and
 - h. South Road, a line 100 feet northeasterly of 150th Street, 107th Avenue, a line 150 feet northeasterly of 150th Street, a line 150 feet northeasterly of Sutphin Boulevard, 108th Avenue, Sutphin Boulevard, Lakewood Avenue, a line 100 feet southwesterly of Sutphin Boulevard, 107th Avenue, and a line 100 feet southwesterly of 150th Street;
9. changing from an R5 District to an R1-2 District property bounded by a line 270 feet northwesterly of Wexford Terrace, Dalny Road, a line 150 feet northwesterly of Wexford Terrace, a line perpendicular to the northwesterly street line of Wexford Terrace distant 400 feet southwesterly (as measured along the street line) from the point of intersection of the southwesterly street line of Dalny Road and the northwesterly street line of Wexford Terrace, a line 200 feet northwesterly of Wexford Terrace, and Avon Street;
10. changing from an R2 District to an R3X District property bounded by 90th

Avenue, 189th Street, a line 150 feet northwesterly of Jamaica Avenue, 188th Street, 91st Avenue, and a line midway between 187th Place and 188th Street;

11. changing from an R3-2 District to an R3X District property bounded by:
 - a. 87th Road, 188th Street, 87th Drive, a line 220 feet northeasterly of 188th Street, a line 100 feet northwesterly of Hillside Avenue, and Dalny Road, a line 100 feet northwesterly of Wexford Terrace, and Chelsea Street; and
 - b. a line 100 feet southeasterly of Hillside Avenue, 189th Street, 90th Avenue, and a line midway between 187th Street and 187th Place;
12. changing from an R4 District to an R3X District property bounded by 90th Avenue, a line midway between 187th Place and 188th Street, 91st Avenue, and a line midway between 187th Street and 187th Place;
13. changing from an R5 District to an R3X District property bounded by:
 - a. a line 150 feet northwesterly of Wexford Terrace, Dalny Road, a line 100 feet northwesterly of Hillside Avenue, a line 100 feet southwesterly of Dalny Road, Wexford Terrace, and a line perpendicular to the northwesterly street line of Wexford Terrace distant 400 feet southwesterly (as measured along the street line) from the point of intersection of the southwesterly street line of Dalny Road and the northwesterly street line of Wexford Terrace; and
 - b. a line 150 feet northwesterly of Jamaica Avenue, 189th Street, a line 100 feet northwesterly of Jamaica Avenue, and 188th Street;
14. changing from an R3-2 District to an R3A District property bounded by 189th Street, 109th Avenue, Liberty Avenue, 104th Avenue, a line midway between 186th Street and 187th Street, a line 225 feet northwesterly of 104th Avenue, a line midway between 188th Street and 189th Street, and a line 240 feet southeasterly of Henderson Avenue;
15. changing from an R3-2 District to an R4 District property bounded by Henderson Avenue, 189th Street, a line 240 feet southeasterly of Henderson Avenue, a line midway between 188th Street and 189th Street, a line 225 feet northwesterly of 104th Avenue, a line midway between 186th Street and 187th Street, 104th Avenue, Liberty Avenue, a northwesterly boundary line of a park and its southerly prolongation, a northeasterly boundary line of a park and its southeasterly prolongation, and 183rd Road;
16. changing from an M1-1 District to an R4 District property bounded by the southerly boundary line of a Rail Road right-of-way, a line 500 feet southwesterly of 189th Street, Henderson Avenue, 183rd Place, and a

- northeasterly boundary line of a park and its southeasterly prolongation;
17. changing from an R2 District to an R4-1 District property bounded by 91st Avenue, 188th Street, a line 150 feet northwesterly of Jamaica Avenue, and a line 100 feet northeasterly of 187th Place;
 18. changing from an R3-2 District to an R4-1 District property bounded by a line 100 feet southeasterly of Hillside Avenue, a line midway between 187th Street and 187th Place, 90th Avenue, 182nd Place, a line 100 feet northwesterly of Jamaica Avenue, 181st Street, 89th Avenue, and the southeasterly prolongation of a line midway between 182nd Place and 183rd Street;
 19. changing from an R4 District to an R4-1 District property bounded by:
 - a. 90th Avenue, a line midway between 187th Street and 187th Place, 91st Avenue, a line 100 feet northeasterly of 187th Place, a line 150 feet northwesterly of Jamaica Avenue, a line midway between 186th Street and 187th Street, a line 100 feet northwesterly of Jamaica Avenue, and 182nd Place; and
 - b. a line 100 feet southeasterly of Liberty Avenue, 172nd Street, Liberty Avenue, 173rd Street, a line midway between Liberty Avenue and 103rd Road, 177th Street, 104th Avenue, a line 100 feet northeasterly of 177th Street, a line midway between 104th Avenue and 105th Avenue, 180th Street, 107th Avenue, 178th Street, 110th Avenue/Brinkerhoff Avenue, 173rd Street, 109th Avenue, 71st Street and its southeasterly centerline prolongation, 108th Avenue, 170th Street, a line 100 feet northwesterly of 108th Avenue, a line 100 feet northeasterly of Merrick Boulevard, 106th Avenue, a line 150 feet northeasterly of Merrick Boulevard, 104th Avenue, and a line 100 feet southwestly of 168th Place;
 20. changing from an R5 District to an R4-1 District property bounded by a line 100 feet southeasterly of Hillside Avenue, the southeasterly prolongation a line midway between 182nd Place and 183rd Street, 89th Avenue, and 181st Street;
 21. changing from an R6 District to an R4-1 District property bounded by:
 - a. a line 100 feet southeasterly of Hillside Avenue, 173rd Street, Hillside Avenue, 175th Street, a line midway between 88th Avenue and 89th Avenue, a line 180 feet southwestly of 178th Street, 89th Avenue, 178th Street, a line 150 feet southeasterly of Hillside Avenue, 179th Place, a line 100 feet southeasterly of Hillside Avenue, 181st Street, a line 100 feet northwesterly of Jamaica Avenue, and a line midway between 171st Street and 172nd Street; and
 - b. 107th Avenue and its northeasterly centerline prolongation, the southwestly boundary line of the Long Island Rail Road Right-of-

Way (Old Southern Division), 108th Avenue, Sutphin Boulevard, a line midway between Yates Road and 108th Avenue, a line 100 feet northeasterly of Sutphin Boulevard, Yates Road, 154th Street, a line 230 feet northwesterly of 108th Avenue, and 155th Street;

22. changing from an M1-1 District to an R4-1 District property bounded by a line perpendicular to the northeasterly street line of 177th Street distant 170 feet southeasterly (as measured along the street line) from the point of intersection of the northeasterly street line of 177th Street and the southerly street line of Liberty Avenue, a line midway between 177th Street and 178th Street, 104th Avenue, and 177th Street;
23. changing from a C8-1 District to an R4-1 District property bounded by:
 - a. 105th Avenue, a line 150 feet northeasterly of Merrick Boulevard, 106th Avenue, and a line 100 feet northeasterly of Merrick Boulevard; and
 - b. 108th Avenue, 171st Street, and a line 100 feet northeasterly of Merrick Boulevard;
24. changing from an R4 District to an R5 District property bounded by:
 - a. 101st Avenue, Allendale Street, a line midway between 101st Avenue and 102nd Avenue, and Van Wyck Expressway; and
 - b. South Road, 160th Street, 108th Avenue, and the southwesterly boundary line of the Long Island Rail Road Right-of-Way (Old Southern Division);
25. changing from an R6 District to an R5 District property bounded by:
 - a. a line 100 feet southeasterly of Hillside Avenue, a line midway between 146th Street and Sutphin Boulevard, a line 100 feet northerly of Jamaica Avenue, 144th Street, 89th Avenue, a line 100 feet northeasterly of 139th Street, a line midway between 88th Road and 89th Avenue, 139th Street, a line perpendicular to the southwesterly street line of 139th Street distant 150 feet northwesterly (as measured along the street line) from the point of intersection of the southwesterly street line of 139th Street and the northerly street line of Jamaica Avenue, a line midway between Queens Boulevard and 139th Street, a line 125 feet southeasterly of Hillside Avenue, and 139th Street;
 - b. a line 125 feet southeasterly of South Road, a line midway between 156th Street and 157th Street, 107th Avenue, 155th Street, a line 230 feet northwesterly of 108th Avenue, 154th Street, Yates Road, a line 100 feet northeasterly of Sutphin Boulevard, a line 100 feet northeasterly of 150th Street, 107th Avenue, and 153rd Street; and

- c. a line 100 feet southeasterly of Jamaica Avenue, a line 100 feet northeasterly of 168th Place, a line 150 feet southeasterly of Jamaica Avenue, 172nd Street, a line 100 feet southeasterly of Jamaica Avenue, 177th Street, the northerly boundary line of the Long Island Rail Road right-of-way (Main Line), 168th Street, 93rd Avenue, and 168th Place;
- 26. changing from a C4-2 District to an R5 District property bounded a line 100 feet southeasterly of Jamaica Avenue, 168th Place, a line 150 feet southeasterly of Jamaica Avenue, and a line 100 feet southwesterly of 168th Place;
- 27. changing from an M1-1 District to an R5 District property bounded by a line 100 feet southeasterly of Jamaica Avenue, 179th Place, the northerly boundary line of the Long Island Rail Road right-of-way (Main Line), and 177th Street;
- 28. changing from an M1-5 District to an R5 District property bounded by a line 150 feet southeasterly of Jamaica Avenue, 168th Place, 93rd Avenue, and a line 100 feet southwesterly of 168th Place;
- 29. changing from an R4 District to an R5D District property bounded by:
 - a. South Road, a line 100 feet northeasterly of 65th Street, a line perpendicular to the southwesterly street line of 165th Street distant 200 feet southeasterly (as measured along the street line) from the point of intersection of the southeasterly street line of South Road and the southwesterly street line of 165th Street, a line 100 feet southwesterly of 65th Street, 104th Road and its northeasterly and southwesterly centerline prolongations, a line midway between Guy R. Brewer Boulevard and 164th Street, 109th Avenue, a line midway between Union Hall Street and Guy R. Brewer Boulevard, a line 100 feet southeasterly of South Road, and 160th Street;
 - b. South Road, Sutphin Boulevard, 107th Avenue, and a line 100 feet southwesterly of Sutphin Boulevard; and
 - c. Lakewood Avenue, Sutphin Boulevard, 108th Avenue, a line 100 feet southwesterly of Sutphin Boulevard, a line midway between Lakewood Avenue and 108th Avenue, and a line 150 feet southwesterly of Sutphin Boulevard;
- 30. changing from an R6 District to an R5D District property bounded by South Road, a line midway between 156th Street and 157th Street, a line 125 feet southeasterly of South Road, 153rd Street, 107th Avenue, a line 100 feet northeasterly of 150th Street, a line 100 feet northeasterly of Sutphin Boulevard, a line midway between Yates Road and 108th Avenue, Sutphin Boulevard, Lakewood Avenue, a line 100 feet southwesterly of Sutphin Boulevard, Shore Avenue, a line 100 feet southwesterly of Sutphin Boulevard, 107th Avenue, and

Sutphin Boulevard;

31. changing from an M1-1 District to an R5D District property bounded by South Road, 157th Street, a line 125 feet southeasterly of South Road, and a line midway between 156th Street and 157th Street;
32. changing from an R3-2 District to an R6A District property bounded by:
 - a. a line 100 feet northwesterly of Jamaica Avenue, 182nd Place, Jamaica Avenue, and 181st Street; and
 - b. 110th Avenue/Brinkerhoff Avenue, 171st Place and its southeasterly centerline prolongation, the southeasterly street line of 110th Road and its northeasterly prolongation, a line 90 feet southwesterly of 172nd Street, 111th Avenue, 172nd Street, 111th Road, Merrick Boulevard, Sayres Avenue, 110th Street, 111th Avenue, and a line 100 feet southwesterly of Merrick Boulevard;
33. changing from an R4 District to an R6A District property bounded by:
 - a. 101st Avenue, Liberty Avenue, Sutphin Boulevard, South Road, a line 100 feet southwesterly of Sutphin Boulevard, a line 100 feet southeasterly of Liberty Avenue, Remington Street, Liberty Avenue, Van Wyck Expressway, a line 100 feet northwesterly of Liberty Avenue, a line 100 feet northeasterly of Remington Street, Lloyd Road, Liberty Avenue, and Allendale Street;
 - b. Hendrickson Place, Merrick Boulevard, 108th Avenue, and a line 100 feet southwesterly of Merrick Boulevard;
 - c. 170th Street, a line 100 feet northeasterly of Merrick Boulevard, and a line 100 feet northwesterly of 108th Avenue;
 - d. the northeasterly prolongation of the southeasterly street line of 108th Road, Merrick Boulevard, the northeasterly centerline prolongation of 108th Drive, 171st Street and its southeasterly centerline prolongation, 109th Avenue, a line 100 feet northeasterly of Merrick Boulevard, a line 200 feet northwesterly of 110th Avenue/Brinkerhoff Avenue, 172nd Street, 110th Avenue/Brinkerhoff Avenue, a line 100 feet southwesterly of Merrick Boulevard, 109th Avenue, a line midway between 169th Place and Merrick Boulevard, 108th Drive, and a line connecting two points: the first on the northwesterly street line of 108th Drive distant 141 feet southwesterly (as measured along the street line) from the point of intersection of the northwesterly street line of 108th Drive and the southwesterly street line of 169th Place, and the second on the southerly street line of Merrick Boulevard distant 100 feet westerly (as measured along the street line) from the point of intersection of the

southerly street line of Merrick Boulevard and the southwesterly street line of 169th Place; and

- e. a line 100 feet northwesterly of Jamaica Avenue, a line midway between 186th Street and 187th Street, a line 150 feet northwesterly of Jamaica Avenue, a line 100 feet northeasterly of 187th Place, a line 100 feet northwesterly of Jamaica Avenue, 187th Place, Jamaica Avenue, and 182nd Place;
34. changing from a C8-1 District to an R6A District property bounded by:
- a. a line 125 feet southeasterly of Hillside Avenue, a line midway between Queens Boulevard and 139th Street, a line 100 feet northerly of Jamaica Avenue, and 138th Street; and
 - b. Liberty Avenue, a line 100 feet southwesterly of 168th Place, 104th Avenue, a line 150 feet northeasterly of Merrick Boulevard, 105th Avenue, a line 100 feet northeasterly of Merrick Boulevard, 171st Street, the northeasterly centerline prolongation of 108th Drive, Merrick Boulevard, the northeasterly prolongation of the southeasterly street line of 108th Road, a line connecting two points: the first on the northwesterly street line of 108th Drive distant 141 feet southwesterly (as measured along the street line) from the point of intersection of the northwesterly street line of 108th Drive and the southwesterly street line of 169th Place, and the second on the southerly street line of Merrick Boulevard distant 100 feet westerly (as measured along the street line) from the point of intersection of the southerly street line of Merrick Boulevard and the southwesterly street line of 169th Place 108th Road, 167th Street, 108th Avenue, and Merrick Boulevard;
35. changing from an M1-1 District to an R6A District property bounded by:
- a. Hillside Avenue, 138th Street, a line 100 feet northerly of Jamaica Avenue, the northeasterly service road of the Van Wyck Expressway, a line 100 feet southerly of Jamaica Avenue, a line midway between the Van Wyck Expressway and 138th Street, 91st Avenue, and Van Wyck Expressway;
 - b. a line 100 feet southwesterly of Jamaica Avenue, 146th Street, 91st Avenue, and a line 100 feet northeasterly of 144th Place;
 - c. Sutphin Boulevard, Liberty Avenue, 101st Avenue, and 146th Street;
 - d. a line 100 feet northwesterly of Liberty Avenue, 148th Street, Liberty Avenue, a line 100 feet northeasterly of Sutphin Boulevard, South Road, Sutphin Boulevard, Liberty Avenue, and 147th Place;

- e. Liberty Avenue, 172nd Street, a line 100 feet southeasterly of Liberty Avenue, and a line 100 feet southwesterly of 168th Place; and
 - f. Jamaica Avenue, 179th Place, a line 100 feet southeasterly of Jamaica Avenue, and 177th Street;
36. changing from an R2 District to an R6A District property bounded by a line 150 feet northwesterly of Jamaica Avenue, 188th Street, a line 100 feet northwesterly of Jamaica Avenue, and a line 100 feet northeasterly of 187th Place;
37. changing from an R5 District to an R6A District property bounded by:
- a. a line 100 feet southerly of Jamaica Avenue, a line 100 feet northeasterly of 144th Place, a line 200 feet northwesterly of 91st Avenue, and 144th Place; and
 - b. a line 100 feet northwesterly of Jamaica Avenue, 189th Street, Jamaica Avenue, 190th Street, a line 100 feet southeasterly of Jamaica Avenue, Woodhull Avenue, a line perpendicular to the southwesterly street line of Woodhull Avenue distant 375 feet northwesterly (as measured along the street line) from the point of intersection of the southwesterly street line of Woodhull Avenue and the westerly street line of 190th Street, Hollis Avenue, Jamaica Avenue, and 187th Place;
38. changing from an R6 District to an R6A District property bounded by:
- a. a line 100 feet southeasterly of Hillside Avenue, a line midway between 171st Street and 172nd Street, a line 100 feet northwesterly of Jamaica Avenue, 181st Street, Jamaica Avenue, 177th Street, a line 100 feet southeasterly of Jamaica Avenue, 172nd Street, a line 150 feet southeasterly of Jamaica Avenue, a line 100 feet northeasterly of 168th Place, a line 100 feet southeasterly of Jamaica Avenue, 168th Place, Jamaica Avenue, 169th Street, 90th Avenue, a line 100 feet southwesterly of 168th Street, 89th Avenue, and a line 200 feet northeasterly of Merrick Boulevard; and
 - b. a line 100 feet northerly of Jamaica Avenue, a line midway between Queens Boulevard and 139th Street, a line perpendicular to the westerly street line of 139th Street distant 150 feet northerly (as measured along the street line) from the point of intersection of the westerly street line of 139th Street and the northerly street line of Jamaica Avenue, 139th Street, a line midway between 88th Road and 89th Avenue, a line 100 feet northeasterly of 139th Street, 89th Avenue, 144th Street, a line 100 feet northerly of Jamaica Avenue, a line midway between 146th Street and Sutphin Boulevard, Jamaica Avenue, 146th Street, a line 100 feet southerly of Jamaica Avenue, and the northeasterly service road of Van Wyck Expressway;

39. changing from a C4-2 District to an R6A District property bounded by a line 100 feet southeasterly of Hillside Avenue, a line 200 feet northeasterly of Merrick Boulevard, 89th Avenue, and a line 100 feet northeasterly of Merrick Boulevard;
40. changing from an R3-2 District to an R7A District property bounded by a line 100 feet northwesterly of Hillside Avenue, a line 225 feet northeasterly of 188th Street, 87th Drive and its northeasterly centerline prolongation, 191st Street, a line 100 feet southeasterly of Hillside Avenue, 183th Street, Hillside Avenue, and Dalny Road;
41. changing from an R5 District to an R7A District property bounded by a line 180 feet northwesterly of Hillside Avenue, a line 100 feet southwesterly of Dalny Road, a line 100 feet northwesterly of Hillside Avenue, Dalny Road, Hillside Avenue, 183rd Street, a line 100 feet southeasterly of Hillside Avenue, 181st Street, Hillside Avenue, and Midland Parkway;
42. changing from an R6 District to an R7A District property bounded by:
- a. a line midway between Hillside Avenue and 88th Avenue, Parsons Boulevard, a line 100 feet southeasterly of Hillside Avenue, 161st Street, a line 135 feet southeasterly of Hillside Avenue, 163rd Street, a line 150 feet southeasterly of Hillside Avenue, a line 100 feet northeasterly of 163rd Street, 89th Avenue, 161st Street, a line 150 feet northwesterly of 89th Avenue, Parsons Boulevard, 89th Avenue, a line 125 feet northeasterly of 153rd Street, 90th Avenue/Rufus King Avenue, Grace Court, 90th Road, 153rd Street, Jamaica Avenue, 150th Street, a line 100 feet northerly of Jamaica Avenue, a line 100 feet northeasterly of Sutphin Boulevard, 90th Avenue/Rufus King Avenue, 148th Street, a line 130 feet southeasterly of 89th Avenue, a line 110 feet southwesterly of 148th Street, 89th Avenue, and 148th Street, and excluding the area bounded by 88th Avenue, 153rd Street, 89th Avenue, and 150th Street; and
 - b. Hillside Avenue, 181st Street, a line 100 feet southeasterly of Hillside Avenue, and 180th Street;
43. changing from an R5 District to an R7X District property bounded by:
- a. a line 100 feet northwesterly of Hillside Avenue, a line perpendicular to the northwesterly street line of Hillside Avenue distant 330 feet southwesterly (as measured along the street line) from the point of intersection of the northwesterly street line of Hillside Avenue and the southwesterly street line of Kingston Place, Kingston Place, Hillside Avenue and its northeasterly centerline prolongation, and a line 100 feet southwesterly of Parsons Boulevard; and

- b. Wexford Terrace, a line 220 feet northeasterly of Edgerton Boulevard, a line 100 feet northwesterly of Hillside Avenue, Midland Parkway, Hillside Avenue, and Edgerton Boulevard;
44. changing from an R6 District to an R7X District property bounded by:
- a. a line midway between 87th Road and Hillside Avenue, 150th Street, a line 100 feet southeasterly of Hillside Avenue, a line 100 feet southeasterly of Parsons Boulevard, Hillside Avenue, a line 100 feet northeasterly of 163rd Street, a line 150 feet southeasterly of Hillside Avenue, 163rd Street, a line 135 feet southeasterly of Hillside Avenue, 161st Street, a line 100 feet southeasterly of Hillside Avenue, Parsons Boulevard, a line midway between Hillside Avenue and 88th Avenue, 148th Street, Hillside Avenue, and the northwesterly centerline prolongation of 146th Street;
 - b. Hillside Avenue, 173rd Street, a line 100 feet southeasterly of Hillside Avenue, and a line 200 feet northeasterly of Merrick Boulevard; and
 - c. Wexford Terrace, Edgerton Boulevard, Hillside Avenue, 180th street, a line 100 feet southeasterly of Hillside Avenue, 179th Place, a line 150 feet southeasterly of Hillside Avenue, 178th Street, 89th Avenue, a line 180 feet southwesterly of 178th Street, a line midway between 88th Avenue and 89th Avenue, and 175th Street, Hillside Avenue and its northeasterly centerline prolongation;
45. changing from a C8-1 District to an R7X District property bounded by:
- a. a line 100 feet northwesterly of Hillside Avenue, 146th Street and its northwesterly centerline prolongation, a line 100 feet southeasterly of Hillside Avenue, and 139th Street; and
 - b. a line 100 feet northwesterly of Hillside Avenue, a line 100 feet southwesterly of Parsons Boulevard, Hillside Avenue, a line 100 feet southwesterly of Parsons Boulevard, a line 100 feet southeasterly of Hillside Avenue, and 150th Street;
46. changing from an R6 District to a C4-4A District property bounded by Hillside Avenue, 148th Street, 88th Avenue, a line midway between 146th Street and Sutphin Boulevard, a line 100 feet southeasterly of Hillside Avenue, and 146th Street;
47. changing from an C4-2 District to a C4-4A District property bounded by 88th Avenue, 148th Street, 89th Avenue, a line 110 feet southwesterly of 148th Street, a line 130 feet southeasterly of 89th Avenue, 148th Street, 90th Avenue/Rufus King Avenue, a line 100 feet northeasterly of Sutphin Boulevard, a line 100 feet northerly of Jamaica Avenue, 150th Street, Jamaica Avenue, and a line midway

- between 146th Street and Sutphin Boulevard;
48. changing from an M1-1 District to a C4-4A District property bounded by 91st Avenue, 146th Street, Archer Avenue, 139th Street, a line 100 feet southeasterly of 91st Avenue, and 144th Place;
 49. changing from an R5 District to a C4-5X District property bounded by 89th Avenue, a line 100 feet southwesterly of 168th Street, 90th Avenue, 169th Street, 91st Avenue/P.O. Edward Byrne Avenue and its southwesterly centerline prolongation, and a line 200 feet northeasterly of Merrick Boulevard;
 50. changing from an R6 District to a C4-5X District property bounded by:
 - a. a line 150 feet northwesterly of 89th Avenue, 161st Street, a line 100 feet northwesterly of 90th Avenue/Rufus King Avenue, and Parsons Boulevard;
 - b. a line midway between 89th Avenue and 90th Avenue/Rufus King Avenue, a line 150 feet southwesterly of Parsons Boulevard, 90th Avenue/Rufus King Avenue, and a line 125 feet northeasterly of 153rd Street; and
 - c. Hillside Avenue, a line midway between 163rd Street and 164th Street, 89th Avenue, and a line 100 feet northeasterly of 163rd Street;
 51. changing from a C4-2 District to a C4-5X District property bounded by Hillside Avenue, a line 200 feet northeasterly of Merrick Boulevard, a line 100 feet southeasterly of Hillside Avenue, a line 100 feet northeasterly of Merrick Boulevard, 89th Avenue, a line 200 feet northeasterly of Merrick Boulevard, 91st Avenue/P.O. Edward Byrne Avenue and its southwesterly centerline prolongation, 169th Street, Jamaica Avenue, a line 160 feet northeasterly of 168th Street, a line 150 feet northwesterly of Jamaica Avenue, Parsons Boulevard, 90th Road and its northeasterly centerline prolongation, Grace Court, 90th Avenue/Rufus King Avenue, a line 150 feet southwesterly of Parsons Boulevard, a line midway between 89th Avenue and 90th Avenue/Rufus King Avenue, a line 125 feet northeasterly of 153rd Street, 89th Avenue, Parsons Boulevard, a line 100 feet northwesterly of 90th Avenue/Rufus King Avenue, 161st Street, 89th Avenue, and a line midway between 163rd Street and 164th Street, and excluding the area bounded by a line 350 feet southeasterly of 89th Avenue, 162nd Street, a line 330 feet northwesterly of Jamaica Avenue, and 161st Street;
 52. changing from an M1-1 District to a C4-5X District property bounded by:
 - a. 94th Avenue, Liverpool Street, Atlantic Avenue, and 138th Place; and
 - b. Atlantic Avenue, 147th Place, Liberty Avenue, Sutphin Boulevard, 146th Street, 101st Avenue, a line midway between Waltham Street and

146th Street, a line midway between Waltham Street and Sutphin Boulevard, 97th Avenue, and Sutphin Boulevard;

53. changing from an R6 District to a C4-3A District property bounded by a line 100 feet southeasterly of Hillside Avenue, 139th Street, a line 125 feet southeasterly of Hillside Avenue, and a line midway between Queens Boulevard and 139th Street;
54. changing from a C8-1 District to a C4-3A District property bounded by 87th Avenue, 139th Street, a line 100 feet southeasterly of Hillside Avenue, and a line midway between Queens Boulevard and 139th Street, a line 125 feet southeasterly of Hillside Avenue, 138th Street, and the northeasterly service road of Van Wyck Expressway;
55. changing from a C4-2 District to a C6-2 District property bounded by:
 - a. Jamaica Avenue, 147th Street, a line 100 feet southerly of Jamaica Avenue, Sutphin Boulevard, the northerly boundary line of the Long Island Rail Road Right-of-Way (Main Line), a line midway between 146th Street and Sutphin Boulevard and its southerly prolongation, a line 100 feet southerly of Jamaica Avenue, and 146th Street; and
 - b. a line 150 feet northwesterly of Jamaica Avenue, a line 160 feet northeasterly of 168th Street, Jamaica Avenue, 168th Place, a line 100 feet southeasterly of Jamaica Avenue, a line midway between 168th Street and 168th Place, a line 150 feet southeasterly of Jamaica Avenue, Merrick Boulevard, Archer Avenue, a line perpendicular to a line perpendicular to the southerly street line of Jamaica Avenue distant 200 feet southerly (as measured along the street line) from the easterly street line of Guy R. Brewer Boulevard and the southerly street line of Jamaica Avenue, distant 320 feet northeasterly from the point of intersection of the previously described line and the easterly street line of Guy R. Brewer Boulevard, a line 200 feet southeasterly of Jamaica Avenue, and 164th Street and its southeasterly centerline prolongation;
56. changing from a C4-6 District to a C6-2 District property bounded by a line 100 feet southerly of Jamaica Avenue, 147th Street, Archer Avenue, and Sutphin Boulevard;
57. changing from an M1-1 District to a C6-2 District property bounded by:
 - a. a line 100 feet southerly of Jamaica Avenue, a line midway between 146th street and Sutphin Boulevard and its southerly prolongation, a northerly boundary line of the Long Island Rail Road Right-of-Way (Main Line), and 146th Street and its southwesterly centerline prolongation; and
 - b. Archer Avenue, 168th Street, and the northerly boundary line of the Long Island Rail Road Right-of-Way (Main Line);

58. changing from an M1-5 District to a C6-2 District property bounded by a line 150 feet southeasterly of Jamaica Avenue, a line 100 feet southwesterly of 168th Place, 93rd Avenue, Archer Avenue, and Merrick Boulevard;
59. changing from an R5 District to a C6-3 District property bounded by Atlantic Avenue, a line midway between Waltham Street and Sutphin Boulevard, 97th Avenue, and Waltham Street;
60. changing from a C4-2 District to a C6-3 District property bounded by:
- a. a line 150 feet northwesterly of Jamaica Avenue, Parsons Boulevard, 90th Road and its northeasterly centerline prolongation, 153rd Street, Jamaica Avenue, Guy R. Brewer Boulevard, a line 200 feet southeasterly of Jamaica Avenue, a line perpendicular to and passing through a point on the last course distant 320 feet northeasterly (as measured along the last course) from its intersection with the northeasterly street line of Guy R. Brewer Boulevard, Archer Avenue, 164th Street, 92nd Road and 164th Street and its southeasterly centerline prolongation; and
 - b. Jamaica Avenue, 150th Street, a line 100 feet southeasterly of Jamaica Avenue, and 147th Street;
61. changing from a C6-1 District to a C6-3 District property bounded by Jamaica Avenue, 153rd Street, Archer Avenue, and 150th Street;
62. changing from a C6-1A District to a C6-3 District property bounded by Jamaica Avenue, Guy R. Brewer Boulevard, a line 200 feet southeasterly of Jamaica Avenue, a line perpendicular to and passing through a point on the last course distant 320 feet northeasterly (as measured along the last course) from its intersection with the northeasterly street line of Guy R. Brewer Boulevard, Archer Avenue, and 153rd Street;
63. changing from an M1-1 District to a C6-3 District property bounded by:
- a. a line 100 feet southerly of Jamaica Avenue, 150th Street, Archer Avenue, 158th Street, the northerly boundary line of the Long Island Rail Road Right-of-Way (Main Line), 150th Street, a line 100 feet southeasterly of Archer Avenue, a line 420 feet northeasterly of Sutphin Boulevard, Archer Avenue, and 147th Street; and
 - b. 94th Avenue, Sutphin Boulevard, 97th Avenue, Atlantic Avenue, and Liverpool Street;
64. changing from a C4-2 District to a C6-4 District property bounded by Archer Avenue, the southerly centerline prolongation of 147th Street, the northerly

- boundary line of the Long Island Rail Road Right-of-Way (Main Line), and Sutphin Boulevard;
65. changing from an M1-1 District to a C6-4 District property bounded by Archer Avenue, a line 420 feet northeasterly of Sutphin Boulevard, 94th Avenue, the northwesterly prolongation of a line 50 feet northeasterly of 148th Street, Atlantic Avenue, Sutphin Boulevard, the northerly boundary line of the Long Island Rail Road Right-of-Way (Main Line), and the southwesterly centerline prolongation of 147th Street;
 66. changing from an R4 District to an M1-1 District property bounded by 104th Avenue, a line 150 feet northeasterly of 177th Street, a line midway between 104th Avenue and 105th Avenue, and a line 100 feet northeasterly of 177th Street;
 67. changing from an M1-1 District to an M1-2 District property bounded by Jamaica Avenue, a northerly boundary line of the Long Island Rail Road Right-of-Way (Main Line), 183rd Street, Liberty Avenue, 175th Street, Douglas Avenue, and 168th Street;
 68. changing from an M1-1 District to an M1-4 District property bounded by a line 100 feet southeasterly of Archer Avenue, 150th Street, the northerly boundary line of the Long Island Rail Road Right-of-Way (Main Line), 158th Street, Liberty Avenue, the northeasterly boundary line of the Long Island Rail Road Right-of-Way (Old Southern Division), South Road, the southwesterly boundary line of the Long Island Rail Road Right-of-Way (Old Southern Division), 107th Avenue and its northeasterly centerline prolongation, a line midway between 156th Street and 157th Street, a line 125 feet southeasterly of South Road, 157th Street, South Road, a line midway between Sutphin Boulevard and 148th Street, Liberty Avenue, 148th Street, Atlantic Avenue, the northwesterly prolongation of a line 50 feet northeasterly of 148th Street, 94th Avenue, and a line 420 feet northeasterly of Sutphin Boulevard;
 69. establishing within a proposed R6A District a C1-3 District bounded by 110th Road, the southeasterly centerline prolongation of 171st Place, the southeasterly street line of 110th Road and its northeasterly prolongation, a line 90 feet southwesterly of 172nd Street, 111th Avenue, 172nd Street, 111th Road, and Merrick Boulevard;
 70. establishing within a proposed R4-1 District a C1-4 District bounded by 104th Avenue, a line 100 feet northeasterly of 177th Street, 106th Avenue, a line 100 feet southwesterly of 177th Street, 105th Avenue, and 177th Street
 71. establishing within an existing R5 District a C1-4 District bounded by 101st Avenue, Brisbin Street, a line midway between 101st Avenue and 102nd Avenue, and Remington Street;
 72. establishing within a proposed R5D District a C1-4 District bounded by South

Road, a line midway between Guy R. Brewer Boulevard and 164th Street, 109th Avenue, a line midway between Union Hall Street and Guy R. Brewer Boulevard, a line 100 feet southeasterly of South Road, and 160th Street;

73. establishing within a proposed R6A District a C2-3 District bounded by Liberty Avenue, a line midway between Sutphin Boulevard and 148th Street; South Road, and Sutphin Boulevard;
74. establishing within a proposed R7X District a C2-3 District bounded by Hillside Avenue, a line 100 feet northeasterly of 163rd Street, a line 150 feet southeasterly of Hillside Avenue, 163rd Street, a line 135 feet southeasterly of Hillside Avenue, 161st Street, a line 100 feet southeasterly of Hillside Avenue, Parsons Boulevard, a line midway between Hillside Avenue and 88th Avenue, and 148th Street;
75. establishing within an existing R3-2 District a C2-4 District bounded by Liberty Avenue, Remington Street, 104th Avenue, and the northeasterly service road of the Van Wyck Expressway;
76. establishing within a proposed R5D District a C2-4 District bounded by South Road, 157th Street, a line 125 feet southeasterly of South Road, 153rd Street, 107th Avenue, a line 100 feet easterly of 150th Street, a line 100 feet northeasterly of Sutphin Boulevard, a line 100 feet southeasterly of Yates Road, Sutphin Boulevard, 108th Avenue, a line 100 feet southwesterly of Sutphin Boulevard, a line midway between 108th Avenue and Lakewood Avenue, a line 150 feet southwesterly of Sutphin Boulevard, Lakewood Avenue, and a line 100 feet southwesterly of Sutphin Boulevard;
77. establishing within a proposed R6A District a C2-4 District bounded by:
 - a. a line 100 feet northerly of Jamaica Avenue, a line midway between 138th Street and Queens Boulevard, a line 125 feet southerly of Hillside Avenue, a line midway between Queens Boulevard and 139th Street, a line perpendicular to the westerly street line of 139th Street distant 150 feet northerly (as measured along the street line) from the point of intersection of the westerly street line of 139th Street and the northerly street line of Jamaica Avenue, 139th Street, a line midway between 88th Road and 89th Avenue and its westerly prolongation, a line 100 feet northeasterly of 139th Street, 89th Avenue, 144th Street, a line 100 feet northerly of Jamaica Avenue, a line midway between 146th Street and Sutphin Boulevard, Jamaica Avenue, 146th Street, 91st Avenue, a line 100 feet northeasterly of 144th Place, a line 200 feet northwesterly of 91st Avenue, 144th Place, a line 100 feet southerly of Jamaica Avenue, a line 100 feet northeasterly of Van Wyck Expressway, 91st Avenue, and Van Wyck Expressway;
 - b. a line 100 feet northwesterly of Jamaica Avenue, a line midway

between 186th Street and 187th Street, a line 150 feet northwesterly of Jamaica Avenue, 188th Street, a line 100 feet northwesterly of Jamaica Avenue, 189th Street, Jamaica Avenue, 190th Street, a line 100 feet southeasterly of Jamaica Avenue, a line perpendicular to the southwesterly street line of Woodhull Avenue distant 375 feet northwesterly (as measured along the street line) from the point of intersection of the southwesterly street line of Woodhull Avenue and the westerly street line of 190th Street, Hollis Avenue, Jamaica Avenue, 179th Place, a line 100 feet southerly of Jamaica Avenue, 172nd Street, a line 150 feet southeasterly of Jamaica Avenue, a line 100 feet northeasterly of 168th Place, a line 100 feet southeasterly of Jamaica Avenue, 168th Place, Jamaica Avenue, and 169th Street;

- c. a line 100 feet northwesterly of Liberty Avenue, a line 100 feet northeasterly of Remington Street, Lloyd Road, Liberty Avenue, Sutphin Boulevard, South Road, a line 100 feet southwesterly of Sutphin Boulevard, a line 100 feet southeasterly of Liberty Avenue, Inwood Street, a line 100 feet southeasterly of Liberty Avenue, Remington Street, Liberty Avenue, and Van Wyck Expressway;
 - d. a line 100 feet northwesterly of Liberty Avenue, 148th Street, Liberty Avenue, 147th Place; and
 - e. Liberty Avenue, 172nd Street, a line 100 feet southeasterly of Liberty Avenue, a line 100 feet northeasterly of Merrick Boulevard, 104th Street, a line 150 feet northeasterly of Merrick Boulevard, 105th Avenue, a line 100 feet northeasterly of Merrick Boulevard, a line 100 feet northwesterly of 108th Avenue, 170th Street, 108th Avenue, a line 100 feet northeasterly of Merrick Boulevard, 171st Street, Merrick Boulevard, Sayres Street, 170th Street, 111th Street, a line 100 feet southwesterly of Merrick Boulevard, 108th Drive, a line connecting two points: the first on the northwesterly street line of 108th Drive distant 141 feet southwesterly (as measured along the street line) from the point of intersection of the northwesterly street line of 108th Drive and the southwesterly street line of 169th Place, and the second on the southerly street line of Merrick Boulevard distant 100 feet westerly (as measured along the street line) from the point of intersection of the southerly street line of Merrick Boulevard and the southwesterly street line of 169th Place, 108th Road, 167th Street, 108th Avenue, a line 100 feet southwesterly of Merrick Boulevard, and Merrick Boulevard;
78. establishing within a proposed R7A District a C2-4 District bounded by:
- a. a line 100 feet southeasterly of Hillside Avenue, a line 100 feet northeasterly of Parsons Boulevard, 88th Avenue, and Parsons Boulevard; and

- b. a line 100 feet northwesterly of Hillside Avenue, a line 100 feet northeasterly of Midland Parkway, a line 180 feet northwesterly of Hillside Avenue, a line 100 feet southwesterly of 182nd Street, a line 100 feet northwesterly of Hillside Avenue, a line 100 feet northeasterly of 182nd Street, a line 180 feet northwesterly of Hillside Avenue, a line 100 feet southwesterly of Dalny Road, a line 100 feet northwesterly of Hillside Avenue, 188th Street, Hillside Avenue, 191st Street, a line 100 feet southeasterly of Hillside Avenue, 182nd Place, Hillside Avenue, a line 100 feet southeasterly of Hillside Avenue, 180th Street, Hillside Avenue, and Midland Parkway;

- 79. establishing within a proposed R7X District a C2-4 District bounded by:
 - a. a line 100 feet northwesterly of Hillside Avenue, 144th Street, a line midway between 87th Road and Hillside Avenue, Parsons Boulevard, a line 100 feet northwesterly of Hillside Avenue, Kingston Place, Hillside Avenue, 173rd Street, a line 100 feet southeasterly of Hillside Avenue, a line 200 feet northeasterly of Merrick Boulevard, Hillside Avenue, 146th Street, a line 100 feet southeasterly of Hillside Avenue, and 139th Street; and
 - b. a line 100 feet northwesterly of Hillside Avenue (straight line portion) and its southwesterly prolongation, Midland Parkway, Hillside Avenue, 180th Street, a line 100 feet southeasterly of Hillside Avenue, 179th Street, a line 150 feet southeasterly of Hillside Avenue, 178th Street, a line 100 feet southeasterly of Hillside Avenue, a line 100 feet northeasterly of 175th Street, 88th Avenue, 175th Street, and Hillside Avenue;

- 80. establishing a Special Downtown Jamaica District (DJ) bounded by Hillside Avenue, a line 200 feet northeasterly of Merrick Boulevard, a line 100 feet southeasterly of Hillside Avenue, a line 100 feet northeasterly of Merrick Boulevard, 89th Avenue, a line 100 feet southwesterly of 168th Street, 90th Avenue, 169th Street, Jamaica Avenue, 168th Place, a line 100 feet southwesterly of 168th Place, 93rd Avenue, 168th Street, the northerly boundary line of the Long Island Rail Road right-of-way, Archer Avenue, 158th Street, the southerly boundary line of Prospect Cemetery and its southwesterly prolongation, a line 120 feet southwesterly of Pedestrian Way, a line 65 feet northwesterly of Liberty Avenue, Pedestrian Way, Liberty Avenue, 148th Street, 95th Avenue, 147th Place, Liberty Avenue, Sutphin Boulevard, 146th Street, 101st Avenue, Waltham Street, 95th Avenue, 138th Place, 94th Avenue, Sutphin Boulevard, the northerly boundary line of the Long Island Rail Road right-of-way, the southerly centerline prolongation of 146th Street, Archer Avenue, 139th Street, a line 100 feet southeasterly of 91st Avenue, 144th Place, 91st Avenue, 146th Street, Jamaica Avenue, a line midway between 146th Street and Sutphin Boulevard, a line 100 feet southeasterly of Hillside Avenue, 146th Street, Hillside Avenue, 148th Street, 89th Avenue, a line 110 feet southwesterly of 148th Street, a line 130 feet

southeasterly of 89th Avenue, 148th Street, 90th Avenue/Rufus King Avenue, a line midway between Sutphin Boulevard and 148th Street, a line 100 feet northerly of Jamaica Avenue, 150th Street, Jamaica Avenue, 153rd Street, 90th Road, Grace Court, 90th Avenue/Rufus King Avenue, a line 125 feet northeasterly of 153rd Street, 89th Avenue, Parsons Boulevard, a line 150 feet northwesterly of 89th Avenue, 160th Street, 89th Avenue, and a line 100 feet northeasterly of 163rd Street;

as shown on a diagram (for illustrative purposes only) dated February 5, 2007, and subject to the conditions of CEQR Declaration E-175.

(On May 9, 2007, Cal. No. 1, the Commission scheduled May 23, 2007 for a public hearing which has been duly advertised.)

Close the hearing.

No. 29

CD 8 & 12

C 070314 (A) ZMQ

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter and proposed for modification pursuant to Section 2-06(c)(1) of the Uniform Land Use Review Procedure for an amendment of the Zoning Map, Section Nos. 14d, 15a, 15b and 18c:

1. eliminating from within an existing R3-2 District a C1-2 District bounded by 110th Avenue/ Brinkerhoff Avenue, Merrick Boulevard, 110th Road, the northeasterly street line of 171st Place, the northeasterly prolongation of the southeasterly street line of 11th Road, a line 150 feet northeasterly of Merrick Boulevard, 111th Road, Merrick Boulevard, Sayres Avenue, 170th Street, 111th Avenue, and a line 150 feet southwesterly of Merrick Boulevard;
2. eliminating from within an existing R4 District a C1-2 District bounded by:
 - a. South Road, a line midway between Guy R. Brewer Boulevard and 164th Street, 107th Avenue, a line midway between Union Hall Street and Guy R. Brewer Boulevard, a line 150 feet southeasterly of South Road, and Union Hall Street;
 - b. 108th Avenue, Guy R. Brewer Boulevard, a line 100 feet northwesterly of 109th Avenue, a line midway between Guy R. Brewer Boulevard and

- 164th Street, 109th Avenue, and a line midway between Union Hall Street and Guy R. Brewer Boulevard;
- c. Hendrickson Place, Merrick Boulevard, 108th Avenue, and a line 100 feet southwesterly of Merrick Boulevard;
 - d. the northeasterly prolongation of the southeasterly street line of 108th Road, 169th Place, 108th Drive, and a line passing through two points: the first on the northwesterly street line of 108th Drive distant 141 feet southwesterly (as measured along the street line) from the point of intersection of the northwesterly street line of 108th Drive and the southwesterly street line of 169th Place, and the second on the southerly street line of Merrick Boulevard distant 100 feet westerly (as measured along the street line) from the point of intersection of the southerly street line of Merrick Boulevard and the southwesterly street line of 169th Place;
 - e. 108th Drive, Merrick Boulevard, 110th Avenue/ Brinkerhoff Avenue, a line 100 feet northeasterly of 169th Place, 109th Road, a line 100 feet southwesterly of Merrick Boulevard, 109th Avenue, and a line midway between 169th Place and Merrick Boulevard;
 - f. 104th Avenue, a line 150 feet northeasterly of 177th Street, 106th Avenue, a line 150 feet southwesterly of 177th Street, 105th Avenue, and 177th Street;
3. eliminating from within an existing R5 District a C1-2 District bounded by:
 - a. a line 150 feet northwesterly of Hillside Avenue, 169th Street, Homelawn Street, a line 100 feet northwesterly of Hillside Avenue, the northwesterly centerline prolongation of 170th Street, Hillside Avenue, and 168th Street; and
 - b. a line 150 feet northwesterly of Jamaica Avenue, 189th Street, Jamaica Avenue, 190th Street, a line 150 feet southeasterly of Jamaica Avenue, Woodhull Avenue, and 188th Street;
 4. eliminating from within an existing R6 District a C1-2 District bounded by:
 - a. a line 100 feet southeasterly of Hillside Avenue, Parsons Boulevard, a line midway between Hillside Avenue and 88th Avenue, and a line 135 feet northeasterly of 153rd Street; and
 - b. Hillside Avenue, 170th Street, a line midway between 88th Avenue and Hillside Avenue, 169th Street, a line 100 feet southeasterly of Hillside Avenue, and 168th Street;

5. eliminating from within an existing R3-2 District a C2-2 District bounded by:
 - a. a line 100 feet northwesterly of Hillside Avenue, Chelsea Street, a line midway between Hillside Avenue and Wexford Terrace, 188th Street, Hillside Avenue, 191st Street, a line 100 feet southeasterly of Hillside Avenue, 189th Street, a line 150 feet southeasterly of Hillside Avenue, 183rd Street, Hillside Avenue, and Dalny Road; and
 - b. a line 150 feet northerly of Jamaica Avenue, 182nd Place, Jamaica Avenue, and 181st Street;
6. eliminating from within an existing R4 District a C2-2 District bounded by:
 - a. a line 150 feet northerly of Jamaica Avenue, 183rd Street, a line 100 feet northerly of Jamaica Avenue, 184th Street, a line 150 feet northwesterly of Jamaica Avenue, 187th Place, Jamaica Avenue, and 182nd Place; and
 - b. 107th Avenue, a line 100 feet southwesterly of Sutphin Boulevard, Shore Avenue, a line 100 feet southwesterly of Sutphin Boulevard, Lakewood Avenue, Sutphin Boulevard, 108th Avenue, and a line 150 feet southwesterly of Sutphin Boulevard;
7. eliminating from within an existing R5 District a C2-2 District bounded by:
 - a. a line 100 feet northwesterly of Hillside Avenue, 164th Street, a line 150 feet northwesterly of Hillside Avenue, 168th Street, Hillside Avenue, and Parsons Boulevard;
 - b. a line 100 feet northwesterly of Hillside Avenue, Kingston Place, Hillside Avenue and its northeasterly centerline prolongation, and the northwesterly centerline prolongation of 170th Street;
 - c. a line 100 feet northerly of Hillside Avenue, a line 100 feet easterly of Midland Parkway, a line 180 feet northerly of Hillside Avenue, a line 100 feet westerly of 182nd Street, a line 100 feet northerly of Hillside Avenue, a line 100 feet easterly of 182nd Street, a line 180 feet northerly of Hillside Avenue, a line 100 feet westerly of Dalny Road, a line 100 feet northerly of Hillside Avenue, Dalny Road, Hillside Avenue, 183rd Street, 182nd Place, Hillside Avenue, 182nd Street, a line 100 feet southerly of Hillside Avenue, 181st Street, Hillside Avenue, and Edgerton Boulevard;
 - d. a line 100 feet northwesterly of Jamaica Avenue, 188th Street, Woodhull Avenue, a line 150 feet southeasterly of Jamaica Avenue, Hollis Avenue, Jamaica Avenue, and 187th Place; and

- e. a line 100 feet southerly of Jamaica Avenue, a line 100 feet easterly of 144th Place, a line 200 feet northerly of 91st Avenue, and 144th Place;
8. eliminating from within an existing R6 District a C2-2 District bounded by:
- a. a line 100 feet northerly of Jamaica Avenue, a line midway between Queens Boulevard and 139th Street, a line 150 feet northerly of Jamaica Avenue, 139th Street, 89th Avenue, 144th Street, a line 150 feet northerly of Jamaica Avenue, a line midway between 146th Street and Sutphin Boulevard, Jamaica Avenue, 146th Street, a line 100 feet southerly of Jamaica Avenue, and the easterly service road of the Van Wyck Expressway;
 - b. Hillside Avenue, 150th Street, a line 100 feet southeasterly of Hillside Avenue, a line midway between Sutphin Boulevard and 148th Street, 88th Avenue, a line midway between 146th Street and Sutphin Boulevard, a line 100 feet southeasterly of Hillside Avenue, and 146th Street;
 - c. Hillside Avenue, a line midway between 163rd Street and 164th Street, a line 150 feet southeasterly of Hillside Avenue, a line 100 feet northeasterly of Parsons Boulevard, 88th Avenue, Parsons Boulevard, a line 100 feet southeasterly of Hillside Avenue, and a line 100 feet southwesterly of Parsons Boulevard;
 - d. Hillside Avenue, 168th Street, a line midway between Hillside Avenue and 88th Avenue, and a line 200 feet northeasterly of Merrick Boulevard;
 - e. Hillside Avenue, 173rd Street, a line 150 feet southeasterly of Hillside Avenue, 171st Street, a line midway between Hillside Avenue and 88th Avenue, and 170th Street;
 - f. a line 100 feet northwesterly of Hillside Avenue (straight line portion) and its southwesterly prolongation, Edgerton Boulevard, Hillside Avenue, 181st Street, a line 150 feet southeasterly of Hillside Avenue, 178th Street, a line 100 feet southeasterly of Hillside Avenue, 175th Street, and Hillside Avenue;
 - g. a line 150 feet northerly of Jamaica Avenue, 181st Street, Jamaica Avenue, 177th Street, a line 150 feet southerly of Jamaica Avenue, 170th Street, a line 100 feet southerly of Jamaica Avenue, 168th Place, Jamaica Avenue, and 169th Street; and
 - h. South Road, a line 100 feet northeasterly of 150th Street, 107th Avenue, a line 150 feet northeasterly of 150th Street, a line 150 feet northeasterly of Sutphin Boulevard, 108th Avenue, Sutphin Boulevard,

Lakewood Avenue, a line 100 feet southwesterly of Sutphin Boulevard, 107th Avenue, and a line 100 feet southwesterly of 150th Street;

9. changing from an R5 District to an R1-2 District property bounded by a line 270 feet northwesterly of Wexford Terrace, Dalny Road, a line 150 feet northwesterly of Wexford Terrace, a line perpendicular to the northwesterly street line of Wexford Terrace distant 400 feet southwesterly (as measured along the street line) from the point of intersection of the southwesterly street line of Dalny Road and the northwesterly street line of Wexford Terrace, a line 200 feet northwesterly of Wexford Terrace, and Avon Street;
10. changing from an R2 District to an R3X District property bounded by 90th Avenue, 189th Street, a line 150 feet northwesterly of Jamaica Avenue, 188th Street, 91st Avenue, and a line midway between 187th Place and 188th Street;
11. changing from an R3-2 District to an R3X District property bounded by:
 - a. 87th Road, 188th Street, 87th Drive, a line 220 feet northeasterly of 188th Street, a line 100 feet northwesterly of Hillside Avenue, and Dalny Road, a line 100 feet northwesterly of Wexford Terrace, and Chelsea Street; and
 - b. a line 100 feet southeasterly of Hillside Avenue, 189th Street, 90th Avenue, and a line midway between 187th Street and 187th Place;
12. changing from an R4 District to an R3X District property bounded by 90th Avenue, a line midway between 187th Place and 188th Street, 91st Avenue, and a line midway between 187th Street and 187th Place;
13. changing from an R5 District to an R3X District property bounded by:
 - a. a line 150 feet northwesterly of Wexford Terrace, Dalny Road, a line 100 feet northwesterly of Hillside Avenue, a line 100 feet southwesterly of Dalny Road, Wexford Terrace, and a line perpendicular to the northwesterly street line of Wexford Terrace distant 400 feet southwesterly (as measured along the street line) from the point of intersection of the southwesterly street line of Dalny Road and the northwesterly street line of Wexford Terrace; and
 - b. a line 150 feet northwesterly of Jamaica Avenue, 189th Street, a line 100 feet northwesterly of Jamaica Avenue, and 188th Street;
14. changing from an R3-2 District to an R3A District property bounded by 189th Street, 109th Avenue, Liberty Avenue, 104th Avenue, a line midway between 186th Street and 187th Street, a line 225 feet northwesterly of 104th Avenue, a line midway between 188th Street and 189th Street, and a line 240 feet southeasterly of Henderson Avenue;

15. changing from an R3-2 District to an R4 District property bounded by Henderson Avenue, 189th Street, a line 240 feet southeasterly of Henderson Avenue, a line midway between 188th Street and 189th Street, a line 225 feet northwesterly of 104th Avenue, a line midway between 186th Street and 187th Street, 104th Avenue, Liberty Avenue, a northwesterly boundary line of a park and its southerly prolongation, a northeasterly boundary line of a park and its southeasterly prolongation, and 183rd Road;
16. changing from an M1-1 District to an R4 District property bounded by the southerly boundary line of a Rail Road right-of-way, a line 500 feet southwesterly of 189th Street, Henderson Avenue, 183rd Place, and a northeasterly boundary line of a park and its southeasterly prolongation;
17. changing from an R2 District to an R4-1 District property bounded by 91st Avenue, 188th Street, a line 150 feet northwesterly of Jamaica Avenue, and a line 100 feet northeasterly of 187th Place;
18. changing from an R3-2 District to an R4-1 District property bounded by a line 100 feet southeasterly of Hillside Avenue, a line midway between 187th Street and 187th Place, 90th Avenue, 182nd Place, a line 100 feet northwesterly of Jamaica Avenue, 181st Street, 89th Avenue, and the southeasterly prolongation of a line midway between 182nd Place and 183rd Street;
19. changing from an R4 District to an R4-1 District property bounded by:
 - a. 90th Avenue, a line midway between 187th Street and 187th Place, 91st Avenue, a line 100 feet northeasterly of 187th Place, a line 150 feet northwesterly of Jamaica Avenue, a line midway between 186th Street and 187th Street, a line 100 feet northwesterly of Jamaica Avenue, and 182nd Place; and
 - b. a line 100 feet southeasterly of Liberty Avenue, 172nd Street, Liberty Avenue, 173rd Street, a line midway between Liberty Avenue and 103rd Road, 177th Street, 104th Avenue, a line 100 feet northeasterly of 177th Street, a line midway between 104th Avenue and 105th Avenue, 180th Street, 107th Avenue, 178th Street, 110th Avenue/Brinkerhoff Avenue, 173rd Street, 109th Avenue, 71st Street and its southeasterly centerline prolongation, 108th Avenue, 170th Street, a line 100 feet northwesterly of 108th Avenue, a line 100 feet northeasterly of Merrick Boulevard, 106th Avenue, a line 150 feet northeasterly of Merrick Boulevard, 104th Avenue, and a line 100 feet southwesterly of 168th Place;
20. changing from an R5 District to an R4-1 District property bounded by a line 100 feet southeasterly of Hillside Avenue, the southeasterly prolongation a line midway between 182nd Place and 183rd Street, 89th Avenue, and 181st Street;

21. changing from an R6 District to an R4-1 District property bounded by:
- a. a line 100 feet southeasterly of Hillside Avenue, 173rd Street, Hillside Avenue, 175th Street, a line midway between 88th Avenue and 89th Avenue, a line 180 feet southwesterly of 178th Street, 89th Avenue, 178th Street, a line 150 feet southeasterly of Hillside Avenue, 179th Place, a line 100 feet southeasterly of Hillside Avenue, 181st Street, a line 100 feet northwesterly of Jamaica Avenue, and a line midway between 171st Street and 172nd Street; and
 - b. 107th Avenue and its northeasterly centerline prolongation, the southwesterly boundary line of the Long Island Rail Road Right-of-Way (Old Southern Division), 108th Avenue, Sutphin Boulevard, a line midway between Yates Road and 108th Avenue, a line 100 feet northeasterly of Sutphin Boulevard, Yates Road, 154th Street, a line 230 feet northwesterly of 108th Avenue, and 155th Street;
22. changing from an M1-1 District to an R4-1 District property bounded by a line perpendicular to the northeasterly street line of 177th Street distant 170 feet southeasterly (as measured along the street line) from the point of intersection of the northeasterly street line of 177th Street and the southerly street line of Liberty Avenue, a line midway between 177th Street and 178th Street, 104th Avenue, and 177th Street;
23. changing from a C8-1 District to an R4-1 District property bounded by:
- a. 105th Avenue, a line 150 feet northeasterly of Merrick Boulevard, 106th Avenue, and a line 100 feet northeasterly of Merrick Boulevard; and
 - b. 108th Avenue, 171st Street, and a line 100 feet northeasterly of Merrick Boulevard;
24. changing from an R4 District to an R5 District property bounded by:
- a. 101st Avenue, Allendale Street, a line midway between 101st Avenue and 102nd Avenue, and Van Wyck Expressway; and
 - b. South Road, 160th Street, 108th Avenue, and the southwesterly boundary line of the Long Island Rail Road Right-of-Way (Old Southern Division);
25. changing from an R6 District to an R5 District property bounded by:
- a. a line 100 feet southeasterly of Hillside Avenue, a line midway between 146th Street and Sutphin Boulevard, a line 100 feet northerly of Jamaica Avenue, 144th Street, 89th Avenue, a line 100 feet northeasterly of 139th Street, a line midway between 88th Road and 89th

Avenue, 139th Street, a line perpendicular to the southwesterly street line of 139th Street distant 150 feet northwesterly (as measured along the street line) from the point of intersection of the southwesterly street line of 139th Street and the northerly street line of Jamaica Avenue, a line midway between Queens Boulevard and 139th Street, a line 125 feet southeasterly of Hillside Avenue, and 139th Street;

- b. a line 125 feet southeasterly of South Road, a line midway between 156th Street and 157th Street, 107th Avenue, 155th Street, a line 230 feet northwesterly of 108th Avenue, 154th Street, Yates Road, a line 100 feet northeasterly of Sutphin Boulevard, a line 100 feet northeasterly of 150th Street, 107th Avenue, and 153rd Street; and
 - c. a line 100 feet southeasterly of Jamaica Avenue, a line 100 feet northeasterly of 168th Place, a line 150 feet southeasterly of Jamaica Avenue, 172nd Street, a line 100 feet southeasterly of Jamaica Avenue, 177th Street, the northerly boundary line of the Long Island Rail Road right-of-way (Main Line), 168th Street, 93rd Avenue, and 168th Place;
26. changing from a C4-2 District to an R5 District property bounded a line 100 feet southeasterly of Jamaica Avenue, 168th Place, a line 150 feet southeasterly of Jamaica Avenue, and a line 100 feet southwesterly of 168th Place;
27. changing from an M1-1 District to an R5 District property bounded by a line 100 feet southeasterly of Jamaica Avenue, 179th Place, the northerly boundary line of the Long Island Rail Road right-of-way (Main Line), and 177th Street;
28. changing from an M1-5 District to an R5 District property bounded by a line 150 feet southeasterly of Jamaica Avenue, 168th Place, 93rd Avenue, and a line 100 feet southwesterly of 168th Place;
29. changing from an R4 District to an R5D District property bounded by:
- a. South Road, a line 100 feet northeasterly of 65th Street, a line perpendicular to the southwesterly street line of 165th Street distant 200 feet southeasterly (as measured along the street line) from the point of intersection of the southeasterly street line of South Road and the southwesterly street line of 165th Street, a line 100 feet southwesterly of 65th Street, 104th Road and its northeasterly and southwesterly centerline prolongations, a line midway between Guy R. Brewer Boulevard and 164th Street, 109th Avenue, a line midway between Union Hall Street and Guy R. Brewer Boulevard, a line 100 feet southeasterly of South Road, and 160th Street;
 - b. South Road, Sutphin Boulevard, 107th Avenue, and a line 100 feet southwesterly of Sutphin Boulevard; and

- c. Lakewood Avenue, Sutphin Boulevard, 108th Avenue, a line 100 feet southwesterly of Sutphin Boulevard, a line midway between Lakewood Avenue and 108th Avenue, and a line 150 feet southwesterly of Sutphin Boulevard;
- 30. changing from an R6 District to an R5D District property bounded by South Road, a line midway between 156th Street and 157th Street, a line 125 feet southeasterly of South Road, 153rd Street, 107th Avenue, a line 100 feet northeasterly of 150th Street, a line 100 feet northeasterly of Sutphin Boulevard, a line midway between Yates Road and 108th Avenue, Sutphin Boulevard, Lakewood Avenue, a line 100 feet southwesterly of Sutphin Boulevard, Shore Avenue, a line 100 feet southwesterly of Sutphin Boulevard, 107th Avenue, and Sutphin Boulevard;
- 31. changing from an M1-1 District to an R5D District property bounded by South Road, 157th Street, a line 125 feet southeasterly of South Road, and a line midway between 156th Street and 157th Street;
- 32. changing from an R3-2 District to an R6A District property bounded by:
 - a. a line 100 feet northwesterly of Jamaica Avenue, 182nd Place, Jamaica Avenue, and 181st Street; and
 - b. 110th Avenue/Brinkerhoff Avenue, 171st Place and its southeasterly centerline prolongation, the southeasterly street line of 110th Road and its northeasterly prolongation, a line 90 feet southwesterly of 172nd Street, 111th Avenue, 172nd Street, 111th Road, Merrick Boulevard, Sayres Avenue, 170th Street, 111th Avenue, and a line 100 feet southwesterly of Merrick Boulevard;
- 33. changing from an R4 District to an R6A District property bounded by:
 - a. 101st Avenue, Liberty Avenue, Sutphin Boulevard, South Road, a line 100 feet southwesterly of Sutphin Boulevard, a line 100 feet southeasterly of Liberty Avenue, Remington Street, Liberty Avenue, Van Wyck Expressway, a line 100 feet northwesterly of Liberty Avenue, a line 100 feet northeasterly of Remington Street, Lloyd Road, Liberty Avenue, and Allendale Street;
 - b. Hendrickson Place, Merrick Boulevard, 108th Avenue, and a line 100 feet southwesterly of Merrick Boulevard;
 - c. 170th Street, a line 100 feet northeasterly of Merrick Boulevard, and a line 100 feet northwesterly of 108th Avenue;
 - d. the northeasterly prolongation of the southeasterly street line of 108th Road, Merrick Boulevard, the northeasterly centerline prolongation of

108th Drive, 171st Street and its southeasterly centerline prolongation, 109th Avenue, a line 100 feet northeasterly of Merrick Boulevard, a line 200 feet northwesterly of 110th Avenue/Brinkerhoff Avenue, 172nd Street, 110th Avenue/Brinkerhoff Avenue, a line 100 feet southwesterly of Merrick Boulevard, 109th Avenue, a line midway between 169th Place and Merrick Boulevard, 108th Drive, and a line passing through two points: the first on the northwesterly street line of 108th Drive distant 141 feet southwesterly (as measured along the street line) from the point of intersection of the northwesterly street line of 108th Drive and the southwesterly street line of 169th Place, and the second on the southerly street line of Merrick Boulevard distant 100 feet westerly (as measured along the street line) from the point of intersection of the southerly street line of Merrick Boulevard and the southwesterly street line of 169th Place; and

- e. a line 100 feet northwesterly of Jamaica Avenue, a line midway between 186th Street and 187th Street, a line 150 feet northwesterly of Jamaica Avenue, a line 100 feet northeasterly of 187th Place, a line 100 feet northwesterly of Jamaica Avenue, 187th Place, Jamaica Avenue, and 182nd Place;
34. changing from a C8-1 District to an R6A District property bounded by:
- a. a line 125 feet southeasterly of Hillside Avenue, a line midway between Queens Boulevard and 139th Street, a line 100 feet northerly of Jamaica Avenue, and 138th Street; and
 - b. Liberty Avenue, a line 100 feet southwesterly of 168th Place, 104th Avenue, a line 150 feet northeasterly of Merrick Boulevard, 105th Avenue, a line 100 feet northeasterly of Merrick Boulevard, 171st Street, the northeasterly centerline prolongation of 108th Drive, Merrick Boulevard, the northeasterly prolongation of the southeasterly street line of 108th Road, a line connecting two points: the first on the northwesterly street line of 108th Drive distant 141 feet southwesterly (as measured along the street line) from the point of intersection of the northwesterly street line of 108th Drive and the southwesterly street line of 169th Place, and the second on the southerly street line of Merrick Boulevard distant 100 feet westerly (as measured along the street line) from the point of intersection of the southerly street line of Merrick Boulevard and the southwesterly street line of 169th Place 108th Road, 167th Street, 108th Avenue, and Merrick Boulevard;
35. changing from an M1-1 District to an R6A District property bounded by:
- a. Hillside Avenue, 138th Street, a line 100 feet northerly of Jamaica Avenue, the northeasterly service road of the Van Wyck Expressway, a line 100 feet southerly of Jamaica Avenue, a line midway between the

Van Wyck Expressway and 138th Street, 91st Avenue, and Van Wyck Expressway;

- b. a line 100 feet southwesterly of Jamaica Avenue, 146th Street, 91st Avenue, and a line 100 feet northeasterly of 144th Place;
 - c. Sutphin Boulevard, Liberty Avenue, 101st Avenue, and 146th Street;
 - d. a line 100 feet northwesterly of Liberty Avenue, 148th Street, Liberty Avenue, a line 100 feet northeasterly of Sutphin Boulevard, South Road, Sutphin Boulevard, Liberty Avenue, and 147th Place;
 - e. Liberty Avenue, 172nd Street, a line 100 feet southeasterly of Liberty Avenue, and a line 100 feet southwesterly of 168th Place; and
 - f. Jamaica Avenue, 179th Place, a line 100 feet southeasterly of Jamaica Avenue, and 177th Street;
36. changing from an R2 District to an R6A District property bounded by a line 150 feet northwesterly of Jamaica Avenue, 188th Street, a line 100 feet northwesterly of Jamaica Avenue, and a line 100 feet northeasterly of 187th Place;
37. changing from an R5 District to an R6A District property bounded by:
- a. a line 100 feet southerly of Jamaica Avenue, a line 100 feet northeasterly of 144th Place, a line 200 feet northwesterly of 91st Avenue, and 144th Place; and
 - b. a line 100 feet northwesterly of Jamaica Avenue, 189th Street, Jamaica Avenue, 190th Street, a line 100 feet southeasterly of Jamaica Avenue, Woodhull Avenue, a line perpendicular to the southwesterly street line of Woodhull Avenue distant 375 feet northwesterly (as measured along the street line) from the point of intersection of the southwesterly street line of Woodhull Avenue and the westerly street line of 190th Street, Hollis Avenue, Jamaica Avenue, and 187th Place;
38. changing from an R6 District to an R6A District property bounded by:
- a. a line 100 feet southeasterly of Hillside Avenue, a line midway between 171st Street and 172nd Street, a line 100 feet northwesterly of Jamaica Avenue, 181st Street, Jamaica Avenue, 177th Street, a line 100 feet southeasterly of Jamaica Avenue, 172nd Street, a line 150 feet southeasterly of Jamaica Avenue, a line 100 feet northeasterly of 168th Place, a line 100 feet southeasterly of Jamaica Avenue, 168th Place, Jamaica Avenue, 169th Street, 90th Avenue, a line 100 feet southwesterly of 168th Street, 89th Avenue, and a line 200 feet northeasterly of Merrick Boulevard; and

- b. a line 100 feet northerly of Jamaica Avenue, a line midway between Queens Boulevard and 139th Street, a line perpendicular to the westerly street line of 139th Street distant 150 feet northerly (as measured along the street line) from the point of intersection of the westerly street line of 139th Street and the northerly street line of Jamaica Avenue, 139th Street, a line midway between 88th Road and 89th Avenue, a line 100 feet northeasterly of 139th Street, 89th Avenue, 144th Street, a line 100 feet northerly of Jamaica Avenue, a line midway between 146th Street and Sutphin Boulevard, Jamaica Avenue, 146th Street, a line 100 feet southerly of Jamaica Avenue, and the northeasterly service road of Van Wyck Expressway;
- 39. changing from a C4-2 District to an R6A District property bounded by a line 100 feet southeasterly of Hillside Avenue, a line 200 feet northeasterly of Merrick Boulevard, 89th Avenue, and a line 100 feet northeasterly of Merrick Boulevard;
- 40. changing from an R3-2 District to an R7A District property bounded by a line 100 feet northwesterly of Hillside Avenue, a line 225 feet northeasterly of 188th Street, 87th Drive and its northeasterly centerline prolongation, 191st Street, a line 100 feet southeasterly of Hillside Avenue, 183th Street, Hillside Avenue, and Dalny Road;
- 41. changing from an R5 District to an R7A District property bounded by a line 180 feet northwesterly of Hillside Avenue, a line 100 feet southwestly of Dalny Road, a line 100 feet northwesterly of Hillside Avenue, Dalny Road, Hillside Avenue, 183rd Street, a line 100 feet southeasterly of Hillside Avenue, 181st Street, Hillside Avenue, and Midland Parkway;
- 42. changing from an R6 District to an R7A District property bounded by:
 - a. a line midway between Hillside Avenue and 88th Avenue, Parsons Boulevard, a line 100 feet southeasterly of Hillside Avenue, 161st Street, a line 135 feet southeasterly of Hillside Avenue, 163rd Street, a line 150 feet southeasterly of Hillside Avenue, a line 100 feet northeasterly of 163rd Street, 89th Avenue, 161st Street, a line 150 feet northwesterly of 89th Avenue, Parsons Boulevard, 89th Avenue, a line 125 feet northeasterly of 153rd Street, 90th Avenue/Rufus King Avenue, Grace Court, 90th Road, 153rd Street, Jamaica Avenue, 150th Street, a line 100 feet northerly of Jamaica Avenue, a line 100 feet northeasterly of Sutphin Boulevard, 90th Avenue/Rufus King Avenue, 148th Street, a line 130 feet southeasterly of 89th Avenue, a line 110 feet southwestly of 148th Street, 89th Avenue, and 148th Street, and excluding the area bounded by 88th Avenue, 153rd Street, 89th Avenue, and 150th Street; and
 - b. Hillside Avenue, 181st Street, a line 100 feet southeasterly of Hillside

Avenue, and 180th Street;

43. changing from an R5 District to an R7X District property bounded by:
- a. a line 100 feet northwesterly of Hillside Avenue, a line perpendicular to the northwesterly street line of Hillside Avenue distant 330 feet southwesterly (as measured along the street line) from the point of intersection of the northwesterly street line of Hillside Avenue and the southwesterly street line of Kingston Place, Kingston Place, Hillside Avenue and its northeasterly centerline prolongation, and a line 100 feet southwesterly of Parsons Boulevard; and
 - b. Wexford Terrace, a line 220 feet northeasterly of Edgerton Boulevard, a line 100 feet northwesterly of Hillside Avenue, Midland Parkway, Hillside Avenue, and Edgerton Boulevard;
44. changing from an R6 District to an R7X District property bounded by:
- a. a line midway between 87th Road and Hillside Avenue, 150th Street, a line 100 feet southeasterly of Hillside Avenue, a line 100 feet southeasterly of Parsons Boulevard, Hillside Avenue, a line 100 feet northeasterly of 163rd Street, a line 150 feet southeasterly of Hillside Avenue, 163rd Street, a line 135 feet southeasterly of Hillside Avenue, 161st Street, a line 100 feet southeasterly of Hillside Avenue, Parsons Boulevard, a line midway between Hillside Avenue and 88th Avenue, 148th Street, Hillside Avenue, and the northwesterly centerline prolongation of 146th Street;
 - b. Hillside Avenue, 173rd Street, a line 100 feet southeasterly of Hillside Avenue, and a line 200 feet northeasterly of Merrick Boulevard; and
 - c. Wexford Terrace, Edgerton Boulevard, Hillside Avenue, 180th street, a line 100 feet southeasterly of Hillside Avenue, 179th Place, a line 150 feet southeasterly of Hillside Avenue, 178th Street, 89th Avenue, a line 180 feet southwesterly of 178th Street, a line midway between 88th Avenue and 89th Avenue, and 175th Street, Hillside Avenue and its northeasterly centerline prolongation;
45. changing from a C8-1 District to an R7X District property bounded by:
- a. a line 100 feet northwesterly of Hillside Avenue, 146th Street and its northwesterly centerline prolongation, a line 100 feet southeasterly of Hillside Avenue, and 139th Street; and
 - b. a line 100 feet northwesterly of Hillside Avenue, a line 100 feet southwesterly of Parsons Boulevard, Hillside Avenue, a line 100 feet southwesterly of Parsons Boulevard, a line 100 feet southeasterly of

Hillside Avenue, and 150th Street;

46. changing from an R6 District to a C4-4A District property bounded by Hillside Avenue, 148th Street, 88th Avenue, a line midway between 146th Street and Sutphin Boulevard, a line 100 feet southeasterly of Hillside Avenue, and 146th Street;
47. changing from an C4-2 District to a C4-4A District property bounded by 88th Avenue, 148th Street, 89th Avenue, a line 110 feet southwesterly of 148th Street, a line 130 feet southeasterly of 89th Avenue, 148th Street, 90th Avenue/Rufus King Avenue, a line 100 feet northeasterly of Sutphin Boulevard, a line 100 feet northerly of Jamaica Avenue, 150th Street, Jamaica Avenue, and a line midway between 146th Street and Sutphin Boulevard;
48. changing from an M1-1 District to a C4-4A District property bounded by 91st Avenue, 146th Street, Archer Avenue, 139th Street, a line 100 feet southeasterly of 91st Avenue, and 144th Place;
49. changing from an R5 District to a C4-5X District property bounded by 89th Avenue, a line 100 feet southwesterly of 168th Street, 90th Avenue, 169th Street, 91st Avenue/P.O. Edward Byrne Avenue and its southwesterly centerline prolongation, and a line 200 feet northeasterly of Merrick Boulevard;
50. changing from an R6 District to a C4-5X District property bounded by:
 - a. a line 150 feet northwesterly of 89th Avenue, 161st Street, a line 100 feet northwesterly of 90th Avenue/Rufus King Avenue, and Parsons Boulevard;
 - b. a line midway between 89th Avenue and 90th Avenue/Rufus King Avenue, a line 150 feet southwesterly of Parsons Boulevard, 90th Avenue/Rufus King Avenue, and a line 125 feet northeasterly of 153rd Street; and
 - c. Hillside Avenue, a line midway between 163rd Street and 164th Street, 89th Avenue, and a line 100 feet northeasterly of 163rd Street;
51. changing from a C4-2 District to a C4-5X District property bounded by Hillside Avenue, a line 200 feet northeasterly of Merrick Boulevard, a line 100 feet southeasterly of Hillside Avenue, a line 100 feet northeasterly of Merrick Boulevard, 89th Avenue, a line 200 feet northeasterly of Merrick Boulevard, 91st Avenue/P.O. Edward Byrne Avenue and its southwesterly centerline prolongation, 169th Street, Jamaica Avenue, a line 160 feet northeasterly of 168th Street, a line 150 feet northwesterly of Jamaica Avenue, Parsons Boulevard, 90th Road and its northeasterly centerline prolongation, Grace Court, 90th Avenue/Rufus King Avenue, a line 150 feet southwesterly of Parsons Boulevard, a line midway between 89th Avenue and 90th Avenue/Rufus King Avenue, a line

125 feet northeasterly of 153rd Street, 89th Avenue, Parsons Boulevard, a line 100 feet northwesterly of 90th Avenue/Rufus King Avenue, 161st Street, 89th Avenue, and a line midway between 163rd Street and 164th Street, and excluding the area bounded by a line 350 feet southeasterly of 89th Avenue, 162nd Street, a line 330 feet northwesterly of Jamaica Avenue, and 161st Street;

52. changing from an M1-1 District to a C4-5X District property bounded by:
- a. 94th Avenue, Liverpool Street, Atlantic Avenue, and 138th Place; and
 - b. Atlantic Avenue, 147th Place, Liberty Avenue, Sutphin Boulevard, 146th Street, 101st Avenue, a line midway between Waltham Street and 146th Street, a line midway between Waltham Street and Sutphin Boulevard, 97th Avenue, and Sutphin Boulevard;
53. changing from an R6 District to a C4-3A District property bounded by a line 100 feet southeasterly of Hillside Avenue, 139th Street, a line 125 feet southeasterly of Hillside Avenue, and a line midway between Queens Boulevard and 139th Street;
54. changing from a C8-1 District to a C4-3A District property bounded by 87th Avenue, 139th Street, a line 100 feet southeasterly of Hillside Avenue, and a line midway between Queens Boulevard and 139th Street, a line 125 feet southeasterly of Hillside Avenue, 138th Street, and the northeasterly service road of Van Wyck Expressway;
55. changing from a C4-2 District to a C6-2 District property bounded by:
- a. Jamaica Avenue, 147th Street, a line 100 feet southerly of Jamaica Avenue, Sutphin Boulevard, the northerly boundary line of the Long Island Rail Road Right-of-Way (Main Line), a line midway between 146th Street and Sutphin Boulevard and its southerly prolongation, a line 100 feet southerly of Jamaica Avenue, and 146th Street; and
 - b. a line 150 feet northwesterly of Jamaica Avenue, a line 160 feet northeasterly of 168th Street, Jamaica Avenue, 168th Place, a line 100 feet southeasterly of Jamaica Avenue, a line midway between 168th Street and 168th Place, a line 150 feet southeasterly of Jamaica Avenue, Merrick Boulevard, Archer Avenue, a line perpendicular to a line perpendicular to the southerly street line of Jamaica Avenue distant 200 feet southerly (as measured along the street line) from the easterly street line of Guy R. Brewer Boulevard and the southerly street line of Jamaica Avenue, distant 320 feet northeasterly from the point of intersection of the previously described line and the easterly street line of Guy R. Brewer Boulevard, a line 200 feet southeasterly of Jamaica Avenue, and 164th Street and its southeasterly centerline prolongation;

56. changing from a C4-6 District to a C6-2 District property bounded by a line 100 feet southerly of Jamaica Avenue, 147th Street, Archer Avenue, and Sutphin Boulevard;
57. changing from an M1-1 District to a C6-2 District property bounded by:
- a. a line 100 feet southerly of Jamaica Avenue, a line midway between 146th street and Sutphin Boulevard and its southerly prolongation, a northerly boundary line of the Long Island Rail Road Right-of-Way (Main Line), and 146th Street and its southwesterly centerline prolongation; and
 - b. Archer Avenue, 168th Street, and the northerly boundary line of the Long Island Rail Road Right-of-Way (Main Line);
58. changing from an M1-5 District to a C6-2 District property bounded by a line 150 feet southeasterly of Jamaica Avenue, a line 100 feet southwesterly of 168th Place, 93rd Avenue, Archer Avenue, and Merrick Boulevard;
59. changing from an R5 District to a C6-3 District property bounded by Atlantic Avenue, a line midway between Waltham Street and Sutphin Boulevard, 97th Avenue, and Waltham Street;
60. changing from a C4-2 District to a C6-3 District property bounded by:
- a. a line 150 feet northwesterly of Jamaica Avenue, Parsons Boulevard, 90th Road and its northeasterly centerline prolongation, 153rd Street, Jamaica Avenue, Guy R. Brewer Boulevard, a line 200 feet southeasterly of Jamaica Avenue, a line perpendicular to and passing through a point on the last course distant 320 feet northeasterly (as measured along the last course) from its intersection with the northeasterly street line of Guy R. Brewer Boulevard, Archer Avenue, 164th Street, 92nd Road and 164th Street and its southeasterly centerline prolongation; and
 - b. Jamaica Avenue, 150th Street, a line 100 feet southeasterly of Jamaica Avenue, and 147th Street;
61. changing from a C6-1 District to a C6-3 District property bounded by Jamaica Avenue, 153rd Street, Archer Avenue, and 150th Street;
62. changing from a C6-1A District to a C6-3 District property bounded by Jamaica Avenue, Guy R. Brewer Boulevard, a line 200 feet southeasterly of Jamaica Avenue, a line perpendicular to and passing through a point on the last course distant 320 feet northeasterly (as measured along the last course) from its intersection with the northeasterly street line of Guy R. Brewer Boulevard, Archer Avenue, and 153rd Street;

63. changing from an M1-1 District to a C6-3 District property bounded by:
- a. a line 100 feet southerly of Jamaica Avenue, 150th Street, Archer Avenue, 158th Street, the northerly boundary line of the Long Island Rail Road Right-of-Way (Main Line), 150th Street, a line 100 feet southeasterly of Archer Avenue, a line 420 feet northeasterly of Sutphin Boulevard, Archer Avenue, and 147th Street; and
 - b. 94th Avenue, Sutphin Boulevard, 97th Avenue, Atlantic Avenue, and Liverpool Street;
64. changing from a C4-2 District to a C6-4 District property bounded by Archer Avenue, the southerly centerline prolongation of 147th Street, the northerly boundary line of the Long Island Rail Road Right-of-Way (Main Line), and Sutphin Boulevard;
65. changing from an M1-1 District to a C6-4 District property bounded by Archer Avenue, a line 420 feet northeasterly of Sutphin Boulevard, 94th Avenue, the northwesterly prolongation of a line 50 feet northeasterly of 148th Street, Atlantic Avenue, Sutphin Boulevard, the northerly boundary line of the Long Island Rail Road Right-of-Way (Main Line), and the southwesterly centerline prolongation of 147th Street;
66. changing from an R4 District to an M1-1 District property bounded by 104th Avenue, a line 150 feet northeasterly of 177th Street, a line midway between 104th Avenue and 105th Avenue, and a line 100 feet northeasterly of 177th Street;
67. changing from an M1-1 District to an M1-2 District property bounded by Jamaica Avenue, a northerly boundary line of the Long Island Rail Road Right-of-Way (Main Line), 183rd Street, Liberty Avenue, 175th Street, Douglas Avenue, and 168th Street;
68. changing from an M1-1 District to an M1-4 District property bounded by a line 100 feet southeasterly of Archer Avenue, 150th Street, the northerly boundary line of the Long Island Rail Road Right-of-Way (Main Line), 158th Street, Liberty Avenue, the northeasterly boundary line of the Long Island Rail Road Right-of-Way (Old Southern Division), South Road, the southwesterly boundary line of the Long Island Rail Road Right-of-Way (Old Southern Division), 107th Avenue and its northeasterly centerline prolongation, a line midway between 156th Street and 157th Street, a line 125 feet southeasterly of South Road, 157th Street, South Road, a line midway between Sutphin Boulevard and 148th Street, Liberty Avenue, 148th Street, Atlantic Avenue, the northwesterly prolongation of a line 50 feet northeasterly of 148th Street, 94th Avenue, and a line 420 feet northeasterly of Sutphin Boulevard;
69. establishing within a proposed R6A District a C1-3 District bounded by 110th

Road, the southeasterly centerline prolongation of 171st Place, the southeasterly street line of 110th Road and its northeasterly prolongation, a line 90 feet southwesterly of 172nd Street, 111th Avenue, 172nd Street, 111th Road, and Merrick Boulevard;

70. establishing within a proposed R4-1 District a C1-4 District bounded by 104th Avenue, a line 100 feet northeasterly of 177th Street, 106th Avenue, a line 100 feet southwesterly of 177th Street, 105th Avenue, and 177th Street
71. establishing within an existing R5 District a C1-4 District bounded by 101st Avenue, Brisbin Street, a line midway between 101st Avenue and 102nd Avenue, and Remington Street;
72. establishing within a proposed R5D District a C1-4 District bounded by South Road, a line midway between Guy R. Brewer Boulevard and 164th Street, 109th Avenue, a line midway between Union Hall Street and Guy R. Brewer Boulevard, a line 100 feet southeasterly of South Road, and 160th Street;
73. establishing within a proposed R6A District a C2-3 District bounded by Liberty Avenue, a line midway between Sutphin Boulevard and 148th Street; South Road, and Sutphin Boulevard;
74. establishing within a proposed R7X District a C2-3 District bounded by Hillside Avenue, a line 100 feet northeasterly of 163rd Street, a line 150 feet southeasterly of Hillside Avenue, 163rd Street, a line 135 feet southeasterly of Hillside Avenue, 161st Street, a line 100 feet southeasterly of Hillside Avenue, Parsons Boulevard, a line midway between Hillside Avenue and 88th Avenue, and 148th Street;
75. establishing within an existing R3-2 District a C2-4 District bounded by Liberty Avenue, Remington Street, 104th Avenue, and the northeasterly service road of the Van Wyck Expressway;
76. establishing within a proposed R5D District a C2-4 District bounded by South Road, 157th Street, a line 125 feet southeasterly of South Road, 153rd Street, 107th Avenue, a line 100 feet easterly of 150th Street, a line 100 feet northeasterly of Sutphin Boulevard, a line 100 feet southeasterly of Yates Road, Sutphin Boulevard, 108th Avenue, a line 100 feet southwesterly of Sutphin Boulevard, a line midway between 108th Avenue and Lakewood Avenue, a line 150 feet southwesterly of Sutphin Boulevard, Lakewood Avenue, and a line 100 feet southwesterly of Sutphin Boulevard;
77. establishing within a proposed R6A District a C2-4 District bounded by:
 - a. a line 100 feet northerly of Jamaica Avenue, a line midway between 138th Street and Queens Boulevard, a line 125 feet southerly of Hillside Avenue, a line midway between Queens Boulevard and 139th Street, a

line perpendicular to the westerly street line of 139th Street distant 150 feet northerly (as measured along the street line) from the point of intersection of the westerly street line of 139th Street and the northerly street line of Jamaica Avenue, 139th Street, a line midway between 88th Road and 89th Avenue and its westerly prolongation, a line 100 feet northeasterly of 139th Street, 89th Avenue, 144th Street, a line 100 feet northerly of Jamaica Avenue, a line midway between 146th Street and Sutphin Boulevard, Jamaica Avenue, 146th Street, 91st Avenue, a line 100 feet northeasterly of 144th Place, a line 200 feet northwesterly of 91st Avenue, 144th Place, a line 100 feet southerly of Jamaica Avenue, a line 100 feet northeasterly of Van Wyck Expressway, 91st Avenue, and Van Wyck Expressway;

- b. a line 100 feet northwesterly of Jamaica Avenue, a line midway between 186th Street and 187th Street, a line 150 feet northwesterly of Jamaica Avenue, 188th Street, a line 100 feet northwesterly of Jamaica Avenue, 189th Street, Jamaica Avenue, 190th Street, a line 100 feet southeasterly of Jamaica Avenue, a line perpendicular to the southwesterly street line of Woodhull Avenue distant 375 feet northwesterly (as measured along the street line) from the point of intersection of the southwesterly street line of Woodhull Avenue and the westerly street line of 190th Street, Hollis Avenue, Jamaica Avenue, 179th Place, a line 100 feet southerly of Jamaica Avenue, 172nd Street, a line 150 feet southeasterly of Jamaica Avenue, a line 100 feet northeasterly of 168th Place, a line 100 feet southeasterly of Jamaica Avenue, 168th Place, Jamaica Avenue, and 169th Street;
- c. a line 100 feet northwesterly of Liberty Avenue, a line 100 feet northeasterly of Remington Street, Lloyd Road, Liberty Avenue, Sutphin Boulevard, South Road, a line 100 feet southwesterly of Sutphin Boulevard, a line 100 feet southeasterly of Liberty Avenue, Inwood Street, a line 100 feet southeasterly of Liberty Avenue, Remington Street, Liberty Avenue, and Van Wyck Expressway;
- d. a line 100 feet northwesterly of Liberty Avenue, 148th Street, Liberty Avenue, 147th Place; and
- e. Liberty Avenue, 172nd Street, a line 100 feet southeasterly of Liberty Avenue, a line 100 feet northeasterly of Merrick Boulevard, 104th Street, a line 150 feet northeasterly of Merrick Boulevard, 105th Avenue, a line 100 feet northeasterly of Merrick Boulevard, a line 100 feet northwesterly of 108th Avenue, 170th Street, 108th Avenue, a line 100 feet northeasterly of Merrick Boulevard, 171st Street, Merrick Boulevard, Sayres Street, 170th Street, 111th Street, a line 100 feet southwesterly of Merrick Boulevard, 108th Drive, a line connecting two points: the first on the northwesterly street line of 108th Drive distant 141 feet southwesterly (as measured along the street line) from the

point of intersection of the northwesterly street line of 108th Drive and the southwesterly street line of 169th Place, and the second on the southerly street line of Merrick Boulevard distant 100 feet westerly (as measured along the street line) from the point of intersection of the southerly street line of Merrick Boulevard and the southwesterly street line of 169th Place, 108th Road, 167th Street, 108th Avenue, a line 100 feet southwesterly of Merrick Boulevard, and Merrick Boulevard;

78. establishing within a proposed R7A District a C2-4 District bounded by:
- a. a line 100 feet southeasterly of Hillside Avenue, a line 100 feet northeasterly of Parsons Boulevard, 88th Avenue, and Parsons Boulevard; and
 - b. a line 100 feet northwesterly of Hillside Avenue, a line 100 feet northeasterly of Midland Parkway, a line 180 feet northwesterly of Hillside Avenue, a line 100 feet southwesterly of 182nd Street, a line 100 feet northwesterly of Hillside Avenue, a line 100 feet northeasterly of 182nd Street, a line 180 feet northwesterly of Hillside Avenue, a line 100 feet southwesterly of Dalny Road, a line 100 feet northwesterly of Hillside Avenue, 188th Street, Hillside Avenue, 191st Street, a line 100 feet southeasterly of Hillside Avenue, 182nd Place, Hillside Avenue, a line 100 feet southeasterly of Hillside Avenue, 180th Street, Hillside Avenue, and Midland Parkway;
79. establishing within a proposed R7X District a C2-4 District bounded by:
- a. a line 100 feet northwesterly of Hillside Avenue, Kingston Place, Hillside Avenue, 173rd Street, a line 100 feet southeasterly of Hillside Avenue, a line 200 feet northeasterly of Merrick Boulevard, Hillside Avenue, 146th Street, a line 100 feet southeasterly of Hillside Avenue, and 139th Street; and
 - b. a line 100 feet northwesterly of Hillside Avenue (straight line portion) and its southwesterly prolongation, Midland Parkway, Hillside Avenue, 180th Street, a line 100 feet southeasterly of Hillside Avenue, 179th Street, a line 150 feet southeasterly of Hillside Avenue, 178th Street, a line 100 feet southeasterly of Hillside Avenue, a line 100 feet northeasterly of 175th Street, 88th Avenue, 175th Street, and Hillside Avenue; and
80. establishing a Special Downtown Jamaica District (DJ) bounded by:
- a. a line 100 feet northwesterly of Hillside Avenue, a line perpendicular to the northwesterly street line of Hillside Avenue distant 330 feet southwesterly (as measured along the street line) from the point of intersection of the northwesterly street line of Hillside Avenue and the

southwesterly street line of Kingston Place, Kingston Place, Wexford Terrace, a line 220 feet northeasterly of Edgerton Boulevard, a line 100 feet northwesterly of Hillside Avenue, Midland Parkway, a line 180 feet northwesterly of Hillside Avenue, a line 100 feet southwesterly of Dalny Road, a line 100 feet northwesterly of Hillside Avenue, a line 225 feet northeasterly of 188th Street, Wexford Terrace and its northeasterly centerline prolongation, 191st Street, a line 100 feet southeasterly of Hillside Avenue, 179th Place, a line 150 feet southeasterly of Hillside Avenue, 178th Street, 89th Avenue, a line 180 feet southwesterly of 178th Street, a line midway between 88th Avenue and 89th Avenue, 175th Street, Hillside Avenue, 173rd Street, a line 100 feet southeasterly of Hillside Avenue, a line 100 feet northeasterly of Merrick Boulevard, 89th Avenue, a line 100 feet southwesterly of 168th Street, 90th Avenue, 169th Street, Jamaica Avenue, a line midway between 171st Street and 172nd Street, a line 100 feet northerly and northwesterly of Jamaica Avenue, a line midway between 186th Street and 187th Street, a line 150 feet northwesterly of Jamaica Avenue, 188th Street, a line 100 feet northwesterly of Jamaica Avenue, 189th Street, Jamaica Avenue, 190th Street, a line 100 feet southeasterly of Jamaica Avenue, Woodhull Avenue, a line perpendicular to the southwesterly street line of Woodhull Avenue distant 375 feet northwesterly (as measured along the street line) from the point of intersection of the southwesterly street line of Woodhull Avenue and the westerly street line of 190th Street, Hollis Avenue, Jamaica Avenue, 179th Place, a line 100 feet southerly of Jamaica Avenue, 172nd Street, a line 150 feet southeasterly of Jamaica Avenue, a line 100 feet northeasterly of 168th Place, a line 100 feet southeasterly of Jamaica Avenue, a line 100 feet southwesterly of 168th Place, 93rd Avenue, 168th Street, the northerly boundary line of the Long Island Rail Road right-of-way, Archer Avenue, 158th Street, the southerly boundary line of Prospect Cemetery and its southwesterly prolongation, a line 120 feet southwesterly of Pedestrian Way, a line 65 feet northwesterly of Liberty Avenue, Pedestrian Way, Liberty Avenue, 148th Street, 95th Avenue, 147th Place, Liberty Avenue, Sutphin Boulevard, 146th Street, 101st Avenue, Waltham Street, 95th Avenue, 138th Place, 94th Avenue, Sutphin Boulevard, the northerly boundary line of the Long Island Rail Road right-of-way, the southerly centerline prolongation of 146th Street, Archer Avenue, 139th Street, a line 100 feet southeasterly of 91st Avenue, 144th Place, 91st Avenue, 146th Street, Jamaica Avenue, a line midway between 146th Street and Sutphin Boulevard, a line 100 feet southeasterly of Hillside Avenue, and 139th Street, and excluding the area bounded by 88th Avenue, 153rd Street, 89th Avenue, and 150th Street; and

- b. Liberty Avenue, 172nd Street, a line 100 feet southeasterly of Liberty Avenue, a line 100 feet southwesterly of 168th Place, 104th Avenue, a line 150 feet northeasterly of Merrick Boulevard, 105th Avenue, a line

100 feet northeasterly of Merrick Boulevard, a line 100 feet northwesterly of 108th Avenue, 170th Street, 108th Avenue, a line 100 feet northeasterly of Merrick Boulevard, 171st Street and its southerly centerline prolongation, 109th Avenue, a line 100 feet northeasterly of Merrick Boulevard, a line 200 feet northwesterly of 110th Avenue/Brinkerhoff Avenue, 172nd Street, 110th Avenue/ Brinkerhoff Avenue, 171st Place and its southeasterly centerline prolongation, the southeasterly street line of 110th Road and its northeasterly prolongation, a line 90 feet southwesterly of 172nd Street, 111th Avenue, 172nd Street, 111th Road, Merrick Boulevard, Sayres Avenue, 170th Street, 111th Avenue, a line 100 feet southwesterly of Merrick Boulevard, 108th Drive, a line passing through two points: the first on the northwesterly street line of 108th Drive distant 141 feet southwesterly (as measured along the street line) from the point of intersection of the northwesterly street line of 108th Drive and the southwesterly street line of 169th Place, and the second on the southerly street line of Merrick Boulevard distant 100 feet westerly (as measured along the street line) from the point of intersection of the southerly street line of Merrick Boulevard and the southwesterly street line of 169th Place, 108th Road, 167th Street, 108th Avenue, a line 100 feet southwesterly of Merrick Boulevard, Hendrickson Place, and Merrick Boulevard;

as shown on a diagram (for illustrative purposes only) dated April 23, 2007, and subject to the conditions of CEQR Declaration E-175.

(On May 9, 2007, Cal. No. 2, the Commission scheduled May 23, 2007 for a public hearing which has been duly advertised.)

Close the hearing.

No. 30

CD 8 & 12

N 070315 ZRQ

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of City Planning pursuant to Section 201 of the New York City Charter for an amendment of the Zoning Resolution of the City of New York, concerning Article XI, Chapter 5 (Special Downtown Jamaica District), establishing a special district and modifying related regulations.

Matter in Graytone or Underlined is new, to be added;
Matter in ~~Strikeout~~ is old, to be deleted;
Matter within # # is defined in Section 12-10;`
* * * indicate where unchanged text appears in the Zoning Resolution

11-12
Establishment of Districts

* * *

Establishment of the Special Downtown Brooklyn District

In order to carry out the special purposes of this Resolution as set forth in Article X, Chapter 1, the #Special Downtown Brooklyn District# is hereby established.

Establishment of the Special Downtown Jamaica District

In order to carry out the special purposes of this Resolution as set forth in Article XI, Chapter 5, the #Special Downtown Jamaica District# is hereby established.

* * *

12-10
Definitions

* * *

Special Downtown Brooklyn District

* * *

Special Downtown Jamaica District

The "Special Downtown Jamaica District" is a Special Purpose District designated with the letters "DJ" in which regulations set forth in Article XI, Chapter 5, apply. The #Special Downtown Jamaica District# and its regulations supplement, modify and supersede those of the districts on which it is superimposed.

* * *

14-44
Special Zoning Districts Where Certain Sidewalk Cafes are Permitted

* * *

#Enclosed #Unenclosed

The Bronx	Sidewalk Cafe#	Sidewalk Cafe#
City Island District	No	Yes
<u>Queens</u>	<u>#Enclosed Sidewalk Cafe#</u>	<u>#Unenclosed Sidewalk Cafe#</u>
<u>Downtown Jamaica District</u>	<u>No</u>	<u>Yes</u>
Staten Island	#Enclosed Sidewalk Cafe#	#Unenclosed Sidewalk Cafe#
South Richmond Development District	Yes	Yes

* * *

15-011

Applicability within Special Districts

The provisions of this Chapter shall apply in any #Special Mixed Use District# as modified by Article XII, Chapter 3 (Special Mixed Use District).

The provisions of this Chapter shall apply in the #Special Downtown Jamaica District# as modified by Article XI, Chapter 5 (Special Downtown Jamaica District).

* * *

23-011

Quality Housing Program

* * *

(c) The Quality Housing Program shall not apply to:

- (1) Article VII, Chapter 8 (Large Scale Residential Developments);
- (2) Special Purpose Districts, except the following:

* * *

(vii) the #Special Long Island City Mixed Use District#; ~~and~~

(viii) the #Special Downtown Brooklyn District#; ~~or~~ and

(ix) the #Special Downtown Jamaica District#; or

* * *

73-16

Public Transit, Railroad or Electric Utility Substations

In all #Residence Districts# or #Commercial Districts#, and in M1 Districts in the #Special Downtown Jamaica District#, the Board of Standard and Appeals may permit electric utility substations (including transformers, switches, or auxiliary apparatus) or public transit or railroad electric substations, limited in each case to a site of not more than 40,000 square feet, and in the case of electric utility substations to a site of not less than 10,000 square feet, provided that the following findings are made:

* * *

74-61

Public Transit, Railroad or Electric Utility Substations

In all #Residence# and #Commercial Districts#, and in M1 Districts in the #Special Downtown Jamaica District#, the City Planning Commission may permit electric utility substations (including transformers, switches, or auxiliary apparatus) or public transit or railroad electric substations, limited in each case to a site of not less than 40,000 square feet nor more than 10 acres, provided that the following findings are made:

* * *

Note: All text is new in Article XI, Chapter 5 - No underlining will be used.

Article XI - Special Purpose Districts

Chapter 5

Special Downtown Jamaica District

115-00

GENERAL PURPOSES

The "Special Downtown Jamaica District" established in this Resolution is designed to promote and protect the public health, safety and general welfare of the Downtown Jamaica community. These general goals include, among others, the following specific purposes, to:

- (a) strengthen the business core of Downtown Jamaica by improving the working and living environments;

- (b) foster development in Downtown Jamaica and provide direction and incentives for further growth where appropriate;
- (c) expand the retail, entertainment and commercial character of the area around the transit center and to enhance the area's role as a major transportation hub in the City;
- (d) provide transitions between the downtown commercial core, the lower-scale residential communities and the transportation hub;
- (e) improve the quality of new development in Downtown Jamaica by requiring the provision of specified public amenities in appropriate locations;
- (f) encourage the design of new development that is in character with the area;
- (g) enhance the pedestrian environment by relieving sidewalk congestion and providing pedestrian amenities; and
- (h) promote the most desirable use of land and thus conserve and enhance the value of land and buildings, and thereby protect the City's tax revenues.

115-01

General Provisions

In harmony with the general purposes and content of this Resolution and the general purposes of the #Special Downtown Jamaica District#, the regulations of the #Special Downtown Jamaica District# shall apply to all #developments#, #enlargements#, alterations and changes of #use# within the #Special Downtown Jamaica District#, except as otherwise provided in this Chapter. The regulations of all other Chapters of this Resolution are applicable except as modified, supplemented or superseded by the provisions of this Chapter. In the event of a conflict between the provisions of this Chapter and other regulations of this Resolution, the provisions of this Chapter shall control.

Any special permit granted by the City Planning Commission before (the effective date of this amendment), may be started or continued, in accordance with the terms thereof, or as such terms may be subsequently modified, pursuant to the regulations in effect at the time such special permit was granted, subject to the provisions of Sections 11-42 (Lapse of Authorization or Special Permit Granted by the City Planning Commission Pursuant to the 1961 Zoning Resolution) and 11-43 (Renewal of Authorization or Special Permit).

115-02

District Plan and Maps

The regulations of this Chapter implement the #Special Downtown Jamaica District# Plan.

The District Plan includes the following maps in the Appendix to this Chapter:

Map 1	Special Downtown Jamaica District
Map 2	Ground Floor Use and Transparency and Curb Cut Restrictions
Map 3	Street Wall Location
Map 4	Street Wall Height
Map 5	Maximum Building Height
Map 6	Sidewalk Widening

The maps are hereby incorporated and made part of this Resolution for the purpose of specifying locations where the special regulations and requirements set forth in the text of this Chapter apply.

115-10 SPECIAL USE REGULATIONS

In the #Special Downtown Jamaica District#, the #use# regulations of the underlying district shall apply except as modified in this Section. The #use# regulations of the underlying C4-5X, C6 and M1-4 Districts relating to #public parking garages# are modified in Section 115-11 (Public Parking Garages). The #use# regulations of the underlying C6-4 District relating to Use Group 11B, are modified in Section 115-12 (Use Group 11B in C6-4 Districts). Special ground floor #use# and transparency regulations shall apply in the C4-5X and C6 Districts pursuant to Sections 115-13 (Ground Floor Use, Frontage and Major Building Entrance Regulations in C4-5X and C6 Districts) and 115-14(Transparency Requirement in C4-5X and C6 Districts). The #use# regulations of the underlying M1-4 District, including Use Groups 3, 4, 6, 10, 16, 17 and 18, are modified as specified in Section 115-15(Modification of Use Regulations in M1-4 Districts).

115-11 Public Parking Garages

In the #Special Downtown Jamaica District#, the #use# regulations of the underlying C4-5X, C6-2, C6-3, C6-4 and M1-4 Districts shall be modified to permit #public parking garages# with a capacity of 150 spaces or less, as-of-right, subject to the provisions set forth for #accessory# off-street parking spaces in Sections 36-53 (Location of Access to the Street), 36-55 (Surfacing) and 36-56 (Screening). #Public parking garages# may be open or enclosed, provided that no portion of such #use# shall be located on a roof other than a roof which is immediately above a #cellar# or #basement#, except as provided by the special permit provisions of Section 74-52 (Parking Garages or Public Parking Lots in High Density Central Areas).

115-12 Use Group 11B in C6-4 Districts

In C6-4 Districts, the provisions of Section 32-20 (Use Group 11), paragraph B. (Wholesale or Similar Establishments), shall be modified to allow wholesale establishments with no limitation on #accessory# storage.

115-13

Ground Floor Use, Frontage and Major Building Entrance Regulations in C4-5X and C6 Districts

On designated #streets#, as shown on Map 2 (Ground Floor Use and Transparency and Curb Cut Restrictions) in the Appendix to this Chapter, the special ground floor #use#, frontage and major building entrance regulations of this Section shall apply to any #building# or other structure# fronting on such #streets#.

#Uses# located on the ground floor level or within five feet of the level of the adjoining sidewalk, and within 30 feet of the #street line#, shall be limited to #community facility uses# without sleeping accommodations, as listed in Section 115-15 (Modification of Use Regulations in M1-4 Districts), and #uses# listed in Use Groups 5, 6A, 6B, 6C, 6D, 7A, 7B, 8A, 8B, 8D, 9, 10, 11, 12A, 12B and 12C. A building's #street# frontage shall be allocated exclusively to such #uses#, except for lobby space, entryways or entrances to subway stations.

In no event shall the length of #street# frontage occupied by lobby space, entrance space and/or a building entrance recess exceed, in total, 30 feet or 50 percent of the building's total #street# frontage, whichever is less.

Any #development# or any #enlarged# portion of a #building# located on a #zoning lot# with frontage on such designated #street# shall provide a major building entrance onto such #street#. However, #developments# or #enlargements# on #zoning lots# with frontage on more than one designated #street#, may provide a major building entrance on only one designated #street#.

115-14

Transparency Requirement in C4-5X and C6 Districts

For any #development#, or for the #enlarged# portion of a #building#, on designated #streets# as shown on Map 2 (Ground Floor Use and Transparency and Curb Cut Restrictions) in the Appendix to this Chapter, each ground floor #street wall# shall be glazed with transparent materials which may include #show windows#, glazed transoms or glazed portions of doors. Such glazed area shall occupy at least 50 percent of the area of each such ground floor #street wall# measured to a height of 10 feet above the level of the adjoining sidewalk.

115-15

Modification of Use Regulations in M1-4 Districts

The #use# regulations of the underlying M1-4 District shall apply, except as modified as follows:

Use Groups 3A and 4A

The following #community facility uses# as listed in Sections 22-13 (Use Group 3) and 22-14 (Use Group 4) shall be permitted as-of-right provided that such #uses# are without sleeping accommodations:

From Use Group 3A:

College or universities, including professional schools but excluding business colleges or trade schools

Libraries, museums or non-commercial art galleries, without limitation

#Schools#;

From Use Group 4A:

Ambulatory diagnostic or treatment health care facilities, limited to public, private, for-profit or not-for-profit medical, health and mental health care facilities in which patients are diagnosed or treated by health care professionals, licensed by the New York State Department of Education or successor agency for medical, health or mental health conditions, and where such patients are ambulatory rather than admitted. Such facilities shall not include the practice of veterinary medicine, #physical culture or health establishments# or ophthalmic dispensing

Clubs, except:

- (a) clubs, the chief activity of which is a service predominantly carried on as a business;
- (b) non-commercial outdoor swimming pool clubs;
- (c) any other non-commercial clubs with outdoor swimming pools located less than 500 feet from any #lot line#; or
- (d) any activity or #use# listed within the definitions of either #adult physical culture establishments# or #physical culture or health establishments# in Section 12-10 (DEFINITIONS)

Community centers or settlement houses

Rectories and parish houses

Non-commercial recreation centers

Philanthropic or non-profit institutions, without limitation on central office functions

Seminaries

Welfare centers

Use Groups 6 and 10

All #uses# listed in Sections 32-15 (Use Group 6) and 32-19 (Use Group 10), shall be permitted and shall not be subject to the limitations specified in Section 42-12 (Use Groups 3A, 6A, 6B,6D,6F,7B,7C,7D,7E,8,9B, 9C, 10A, 10B, 10C, 11, 12A, 12C, 12D, 12E, 13, 14, and 16).

Use Groups 16, 17 and 18

The following #uses# from Sections 32-25 (Use Group 16), 42-14 (Use Group 17) and 42-15 (Use Group 18) shall be permitted, provided that such #uses# are in completely enclosed #buildings#, except as specifically modified in this Section:

From Use Group 16A (Retail or Service Establishments):

Animal hospitals or kennels

Automobile, motorcycle, trailer or boat sales

Building materials sales, limited to
10,000 square feet of #lot area# per establishment

Carpentry, custom woodworking or custom furniture making shops

Electrical, glazing, heating, painting, paper hanging, plumbing, roofing or ventilating contractors' establishments

Fuel, ice, oil, coal or wood sales, limited to 5,000 square feet of #lot area# per establishment

Household or office equipment or machinery repair shops, such as refrigerators, washing machines, stoves, deep freezers or air conditioning units

Machinery rental or sales establishments

Mirror silvering or glass cutting shops

Motorcycle or motor scooter rental establishments

Sign painting shops, with no limitation on #floor area# per establishment

Silver plating shops, custom

Soldering or welding shops

Tool, die or pattern making establishments, or similar small machine shops

Trade schools for adults

From Use Group 16B (Automotive Service Establishments):

#Automotive service stations#, open or enclosed, provided that facilities for lubrication, minor repairs or washing are permitted only if located within a #completely enclosed building#

From Use Group 16C (Vehicle Storage Establishments):

Commercial or public utility vehicle storage, including #accessory# motor fuel pumps

From Use Group 16D (Heavy Service, Wholesale, or Storage Establishments):

Carpet cleaning establishments

Dry cleaning or cleaning and dyeing establishments, with no limitation on type of operation, solvents, #floor area# or capacity per establishment

Laundries, with no limitation on type of operation

Linen, towel or diaper supply establishments

Moving or storage offices, with no limitation as to storage or #floor area# per establishment

Packing or crating establishments

Photographic developing or printing with no limitation on #floor area# per establishment

Warehouses

Wholesale establishments, with no limitation on #accessory# storage

From Use Group 17A (Service or Wholesale Establishments):

Building materials or contractors' yards, including sales, storage, or handling of building materials, with no limitation on #lot area# per establishment, except that

lumber yards shall be limited to 20,000 square feet of #lot area# per establishment

Produce or meat markets, wholesale

From Use Group 17B (Manufacturing Establishments):

Advertising displays

Aircraft, including parts

Apparel or other textile products from textiles or other materials, including hat bodies, or similar products

Beverages, non-alcoholic

Bottling work, for all beverages

Brushes or brooms

Cameras or other photographic equipment, except film

Canvas or canvas products

Carpets

Ceramic products, including pottery, small glazed tile, or similar products

Chemicals, compounding or packaging

Cork products

Cosmetics or toiletries

Cotton ginning, or cotton wadding or linters

Electrical appliances, including lighting fixtures, irons, fans, toasters, electric toys, or similar appliances

Electrical equipment assembly, including home radio or television receivers, home movie equipment, or similar products, but not including electrical machinery

Electrical supplies, including wire or cable assembly, switches, lamps, insulation, dry cell batteries, or similar supplies

Film, photographic

Food products, except slaughtering of meat or preparation of fish for packing

Fur goods, not including tanning or dyeing

Glass products from previously manufactured glass

Hair, felt or feather products, except washing, curing or dyeing

Hosiery

Ice, dry or natural

Ink or inked ribbon

Jute, hemp, sisal or oakum products

Laboratories, research, experimental or testing

Leather products, including shoes, machine belting, or similar products

Luggage

Machines, business, including typewriters, accounting machines, calculators, card-counting equipment, or similar products

Machinery, miscellaneous, including washing machines, firearms, refrigerators, air-conditioning, commercial motion picture equipment, or similar products

Machine tools, including metal lathes, metal presses, metal stamping machines, woodworking machines, or similar products

Mattresses, including rebuilding or renovating

Metal finishing, plating, grinding, sharpening, polishing, cleaning, rust-proofing, heat treatment, or similar processes

Metal stamping or extrusion, including costume jewelry, pins and needles, razor blades, bottle caps, buttons, kitchen utensils, or similar products

Motorcycles, including parts

Musical instruments, including pianos or organs

Novelty products

Optical equipment, clocks or similar precision instruments

Orthopedic or medical appliances, including artificial limbs, braces, supports, stretchers, or similar appliances

Paper products, including envelopes, stationery, bags, boxes, shipping containers, bulk goods, tubes, wallpaper printing, or similar products

Perfumes or perfumed soaps, compounding only

Pharmaceutical products

Plastic products, including tableware, phonograph records, buttons, or similar products

Printing or publishing, with no limitation on #floor area# per establishment

Rubber products, such as washers, gloves, footwear, bathing caps, atomizers, or similar products, excluding manufacture of natural or synthetic rubber

Scenery construction

Silverware, plate or sterling

Soap or detergents, packaging only

Sporting or athletic equipment, including balls, baskets, cues, gloves, bats, racquets, rods, or similar products

Statuary, mannequins, figurines, or religious art goods, excluding foundry operations

Steel products, miscellaneous fabrication or assembly, including steel cabinets, doors, fencing, metal furniture, or similar products

Textiles, spinning, weaving, manufacturing, dyeing, printing, knit goods, yarn, thread or cordage

Tobacco, including curing or tobacco products

Tools or hardware, including bolts, nuts, screws, doorknobs, drills, hand tools or cutlery, hinges, house hardware, locks, non-ferrous metal castings, plumbing appliances, or similar products

Toys

Umbrellas

Upholstering, bulk, excluding upholstering shops dealing directly with consumers

Vehicles, children's, including bicycles, scooters, wagons, baby carriages, or similar vehicles

Venetian blinds, window shades, or awnings, with no limitation on production or on #floor area# per establishment

Wax products

Wood products, including furniture, boxes, crates, baskets, pencils, cooperage works, or similar products

From Use Group 17C (Miscellaneous #Uses#):

Public transit, railroad or electric utility substations, open or enclosed, subject to the special permit provisions of Section 73-16 (Public Transit, Railroad or Electric Utility Substations) or 74-61 (Public Transit, Railroad or Electric Utility Substations)

Railroads, including rights-of-way, freight terminals, yards or appurtenances, or facilities or services used or required in railroad operations, but not including passenger stations

From Use Group 18:

Breweries, limited to 10,000 square feet of #floor area# per establishment

#Uses accessory# to the preceding listed #uses#

115-20

SPECIAL BULK REGULATIONS

115-21

Floor Area Ratio, Open Space and Lot Coverage

In C6-2 and C6-3 Districts, the underlying #floor area ratio# and #open space# provisions shall not apply. In lieu thereof, the maximum #floor area ratio# permitted for #commercial#, #community facility# or #residential uses#, separately or in combination, shall not exceed 6.0 in C6-2 Districts and 8.0 in C6-3 Districts. No #floor area# bonuses shall be permitted.

In C6-4 Districts, the underlying #floor area ratio# provisions, including #floor area# bonus provisions, shall apply to #residential# and #community facility uses#. For

#commercial uses#, the maximum #floor area ratio# shall be 12.0, and no #floor area# bonuses shall apply.

In M1-4 Districts, the maximum #floor area ratio# permitted for #commercial#, #community facility# or #manufacturing uses#, separately or in combination, shall be 2.0.

In C4 and C6 Districts, for #residential buildings# or the #residential# portion of a #mixed building#, the maximum #lot coverage# shall be 80 percent on a #corner lot# and 70 percent on an #interior# or #through lot#. However, no #lot coverage# provisions shall apply to any #zoning lot# comprising an entire #block# or to any #zoning lot# comprising a #corner lot# of 5,000 square feet or less.

115-22

Height and Setback Regulations

In M1-4 Districts, the underlying height and setback regulations shall apply except as modified in Section 115-221 (Permitted obstructions).

In C4 and C6 Districts, the underlying height and setback regulations are modified as set forth in Sections 115-221 through 115-224 (Maximum building height), inclusive.

For #zoning lots# subject to the sidewalk widening requirements of Section 115-31, the boundary of the sidewalk widening furthest from the #street line# shall be considered the #street line# for the purposes of applying all height and setback regulations.

All heights shall be measured from the #base plane#.

115-221

Permitted obstructions

The provisions of Section 33-42 (Permitted Obstructions) shall apply to all #buildings# within the #Special Downtown Jamaica District#, except the provisions of paragraph (c) of section 33-42 shall not apply. In lieu thereof, the following regulations shall apply:

Elevator or stair bulkheads, roof water tanks, cooling towers or other mechanical equipment (including enclosures) may penetrate a maximum height limit or #sky exposure plane# provided that either:

- (a) the product, in square feet, of the #aggregate width of street walls# of such obstructions facing each #street# frontage, times their average height, in feet, shall not exceed a figure equal to eight times the width, in feet, of the #street wall# of the #building# facing such frontage; or,
- (b) for #buildings# at least 120 feet in height, the #lot coverage# of all such obstructions does not exceed 20 percent of the #lot coverage# of the #building#, and the height of all such obstructions does not exceed 40 feet.

In addition, dormers may penetrate a maximum base height in accordance with the provisions of paragraph (c) of Section 23-621 (Permitted obstructions in certain districts).

115-222
Street wall location
C4 C6

In the districts indicated, #street walls# shall be provided in accordance with the provisions of this Section.

- (a) For all locations, except as specified on Map 3 (Street Wall Location) in the Appendix to this Chapter, the #street wall# of a #building# shall be located on the #street line# and extend along at least 70 percent of the #street# frontage of the #zoning lot#. No #street wall# location rules shall apply to the remaining portion of the #street frontage# of the #zoning lot#; however, any #street walls# provided in such portion shall be located on the #street line# or recessed within an #outer court#. All required #street walls# shall rise without setback to at least the minimum base height specified in Section 115-223 (Street wall height), or the height of the #building#, whichever is less. For #zoning lots# bounded by more than one #street line#, these #street wall# location requirements shall apply on all such #street lines#.
- (b) Map 3 specifies #street frontages# where the regulations set forth in this paragraph (b) apply.
 - (1) The #street wall# shall be located on the #street line# and extend along the entire #street# frontage as specified on Map 3, and shall rise without setback to at least the minimum base height specified in Section 115-223, or the height of the #building#, whichever is less. This requirement shall also apply along that portion of any #street line# that intersects such #street# frontage specified on Map 3 within 50 feet of such intersection.
 - (2) To allow articulation of #street walls# at the intersection of two #street lines# with mandatory #street wall# requirements, up to 50 percent of the area bounded by the two #street lines# and lines parallel to and 20 feet from such #street lines# may be unoccupied by a #building#.
 - (3) Where corner articulation is specified on Map 3, the following regulations shall apply:
 - (i) Where base corner articulation is specified on Map 3, the #building# shall occupy, at every level up to the level of the setback provided pursuant to Section 115-223 (Street wall height), not less than 50 percent and not more than

75 percent of the area bounded by the two #street lines# and lines parallel to and 20 feet from such #street lines#.

- (ii) Where tower corner articulation is specified on Map 3, no articulation is required where all portions of the #building# that exceed a height of 60 feet are located at least 10 feet from a #wide street line# and at least 15 feet from a #narrow street line#. Where a #building# rises without setback along those #street lines# where no setback is required as specified on Map 4b, the #building# shall cover, at every level above the setback provided pursuant to Section 115-223 (Street wall height), not less than 50 percent and not more than 75 percent of the area bounded by:
 - (a) the #street line# of the #street# where no setback is required;
 - (b) a line 10 feet from and parallel to a #wide street# with a setback requirement or 15 feet from and parallel to a #narrow street# with a setback requirement; and
 - (c) lines parallel to and 20 feet from such lines.
- (4) No #street wall# location requirements shall apply to any open space fronting on Sutphin Boulevard between 94 and 95th Avenues #developed# pursuant to the Jamaica Gateway Urban Renewal Plan, as shown on Map 3.
- (c) In all locations where #street walls# are required, recesses, not to exceed three feet in depth from the #street line#, shall be permitted on the ground floor where required to provide access to the #building#.

Above a height of 12 feet, up to 30 percent of the aggregate width of required street walls may be recessed beyond the #street line#, provided any such recesses deeper than 10 feet along a #wide street#, or 15 feet along a #narrow street#, are located within an #outer court#. Furthermore, no recesses shall be permitted within 30 feet of the intersection of two #street lines# except to articulate the #street walls# as set forth in this Section.

Existing #buildings# may be vertically #enlarged# by up to one #story# or 15 feet, without regard to the #street wall# location requirements of this Section.

115-223
Street wall height

C4 C6

In the districts indicated, except in the locations indicated on Maps 4A and 4B (Street Wall Height) in the Appendix to this Chapter, the minimum height, before setback, of a #streetwall# required pursuant to Section 115-222 (Street wall location) shall be 40 feet and the maximum height, before setback, shall be 60 feet. Any portion of a #building# that exceeds a height of 60 feet shall be set back at least 10 feet from a #wide street line# and at least 15 feet from a #narrow street line#.

In the locations indicated on Map 4A, required #street walls# shall rise without setback to the minimum height specified for that location on Map 4A or the height of the #building#, whichever is less. Any portion of a #building# that exceeds the maximum #street wall# height specified for that location shall be set back at least 10 feet from a #wide street line# and at least 15 feet from a #narrow street line#.

In the locations indicated on Map 4B, required #street walls# shall rise without setback to a minimum height of 40 feet or the height of the #building#, whichever is less. Above a height of 40 feet, no setbacks are required for any portion of the building.

115-224

Maximum building height

C4 C6

In C4-4A Districts, no #building or other structure# shall exceed a height of 80 feet.

In C4-5X Districts, no #building or other structure# shall exceed a height of 125 feet.

In C6-2, C6-3 and C6-4 Districts, no #building or other structure# shall exceed a height of 250 feet. However, no height limitations shall apply in those areas specified on Map 5 (Maximum Building Height) in the Appendix to this Chapter.

115-30

MANDATORY IMPROVEMENTS

115-31

Sidewalk Widening

The provisions of this Section shall apply to all #developments# fronting upon locations requiring sidewalk widenings as shown on Map 6 (Sidewalk Widening) in the Appendix to this Chapter. A sidewalk widening is a continuous, paved open area along the #street line# of a #zoning lot# having a depth of five feet or 10 feet, as set forth on Map 6. Such depth shall be measured perpendicular to the #street line#. Sidewalk widenings shall be improved as sidewalks to Department of Transportation standards, at the same level as the adjoining public sidewalk and directly accessible to the public at all times. No

#enlargement# shall be permitted to decrease the depth of such sidewalk to less than such minimum required total sidewalk depth.

All mandatory sidewalk widenings must provide lighting in accordance with the requirements of paragraph (n) of Section 37-04 (Requirements for Urban Plazas), except that the minimum level of illumination shall be not less than two horizontal foot candles throughout the entire mandatory sidewalk widening.

Sidewalk widenings of 10 feet or more must provide one linear foot of seating for every 150 square feet of mandatory sidewalk widening. In addition, the provisions of Section 62-672 (Seating) shall apply.

115-32

Street Tree Planting

All new #developments# or #enlargements# that increase the existing #floor area# by at least 20 percent shall provide and maintain trees of not less than three inch caliper at the time of planting in the sidewalk adjacent to the #zoning lot#. Such trees shall be provided for the entire length of the #street# frontage of the #zoning lot# at maximum intervals of 25 feet except where the Commissioner of Parks and Recreation determines that such tree planting would be infeasible.

Trees shall be planted with gratings flush to grade in at least 200 cubic feet of soil per tree, with a depth of soil of at least 3 feet, 6 inches. Species shall be selected, installed and maintained in accordance with the specifications established by the Department of Parks and Recreation.

115-33

Refuse Storage, Recreation Space and Planting Areas

All #residential buildings# shall provide refuse storage space, recreation space and planting areas in accordance with the provisions of Section 28-23 (Refuse Storage and Disposal) and Section 28-30 (RECREATION SPACE AND PLANTING AREAS), whether or not they are #developed# or #enlarged# pursuant to the Quality Housing Program.

115-40

RESIDENTIAL CONVERSIONS

In all #commercial districts#, the conversion to #dwelling units# of non-#residential buildings#, or portions thereof, erected prior to January 1, 1977, shall be permitted subject to Sections 15-11 (Bulk Regulations), 15-12 (Open Space Equivalent) and 15-30 (Minor Modifications), paragraph(b).

#Uses# in #buildings# erected prior to January 1, 1977, containing both #residential# and non-#residential# #uses# shall not be subject to the provisions of Section 32-42 (Location within Building).

115-50

SPECIAL OFF-STREET PARKING AND OFF-STREET LOADING REGULATIONS

115-51

Parking and Loading Regulations

Within the #Special Downtown Jamaica District#, the off-street parking and loading regulations shall be modified as follows:

In M1-4, C4-4A, C4-5X, C6-2, C6-3 and C6-4 Districts, the off-street parking and loading regulations of a C4-4 District shall apply, except as modified in this Section. However, for any #use# that is not allowed in a C4 District, the underlying off-street parking requirements of the applicable C6-2, C6-3, C6-4 or M1-4 District shall apply.

The provisions of Section 36-12 (Maximum Size of Accessory Group Parking Facilities) shall be modified as follows: An #accessory group parking facility# may contain up to 300 off-street parking spaces.

The provisions of Section 36-21 (General Provisions) pertaining to accessory off-street parking spaces for commercial or community facility uses shall be modified as follows: #Uses# in Use Groups 6B (Offices), 10B (Wholesale Establishments) and 11B (Wholesale Establishments), with parking requirement category B1, shall be required to provide one parking space per 2,000 square feet of #floor area#.

The provisions of Sections 36-342 (Reduced requirements in other C1 or C2 Districts or in C4, C5 or C6 Districts) and 36-344 (Waiver of requirements in other C1 or C2 Districts or in C4, C5 or C6 Districts) shall not apply in the #Special Downtown Jamaica District#.

115-51

Location of Access to the Street

Map 2 (Ground Floor Use and Transparency and Curb Cut Restrictions) in the Appendix to this Chapter specifies locations where curb cuts shall be prohibited within the #Special Downtown Jamaica District#.

However, where permitted or required #accessory# off-street parking and loading requirements apply in a location where such curb cuts are prohibited, a curb cut may be allowed, provided that the City Planning Commission certifies to the Commissioner of Buildings that such #zoning lot# has access only to such prohibited location and that such curb cut shall be no greater than 20 feet in width.

An application to the City Planning Commission for certification respecting such curb cut shall be accompanied by a site plan drawn to a scale of at least one sixteenth inch to a foot, showing the size and location of the proposed curb cut.

The waiver provisions of Article III, Chapter 6 (Accessory Off-Street Parking and Loading Regulations) shall not apply to the special location of access requirements of this Section.

115-60

SPECIAL PERMIT TO MODIFY USE OR BULK REGULATIONS

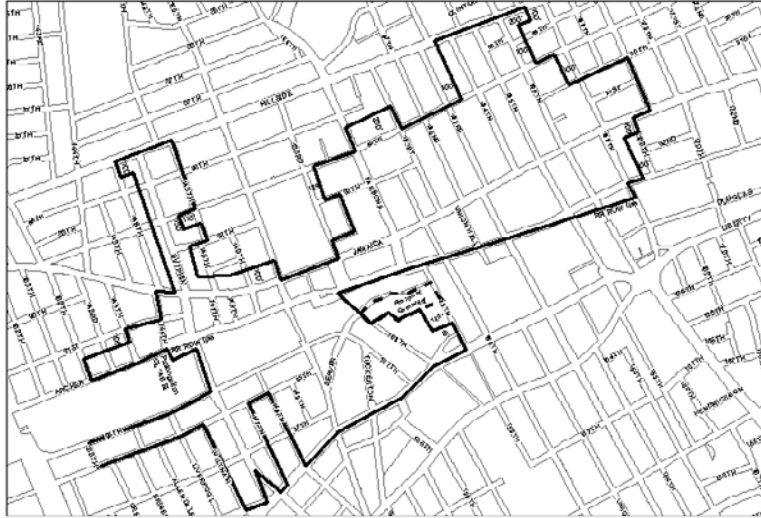
For any #development#, #enlargement#, alteration or change of #use# on a #zoning lot# within the #Special Downtown Jamaica District#, the City Planning Commission may permit modification of the #use# or #bulk# regulations, except #floor area ratio# provisions, provided the Commission shall find that such:

- (a) modification will aid in achieving the general purposes and intent of the Special District;
- (b) #use# modification will encourage a lively pedestrian environment along the #street# or mandatory sidewalk widening, or is necessary for and the only practicable way to achieve the programmatic requirements of the #development#;
- (c) #bulk# modifications will enhance the distribution of #bulk# on the #zoning lot#;
- (d) #bulk# modifications will permit adequate access of light and air to surrounding #streets# and properties; and
- (e) #development# or #enlargement# will relate harmoniously to the character of the surrounding area.

The Commission may prescribe appropriate conditions and safeguards to minimize adverse effects on the character of the surrounding area.

APPENDIX

- Map 1 - Special Downtown Jamaica District
- Map 2 - Ground Floor Use and Transparency and Curb Cut Restrictions
- Map 3 - Street Wall Location
- Map 4a - Street Wall Height
- Map 4a - Street Wall Height
- Map 5 - Maximum Building Height
- Map 6 - Sidewalk Widening



SPECIAL DOWNTOWN JAMAICA DISTRICT

MAP 1 - Special Downtown Jamaica District

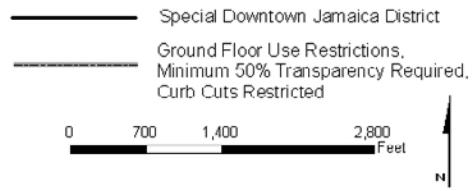
————— Special Downtown Jamaica District





SPECIAL DOWNTOWN JAMAICA DISTRICT

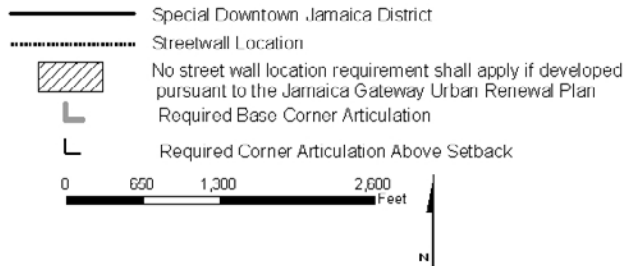
MAP 2 - Ground Floor Use and Transparency and Curb Cut Restrictions

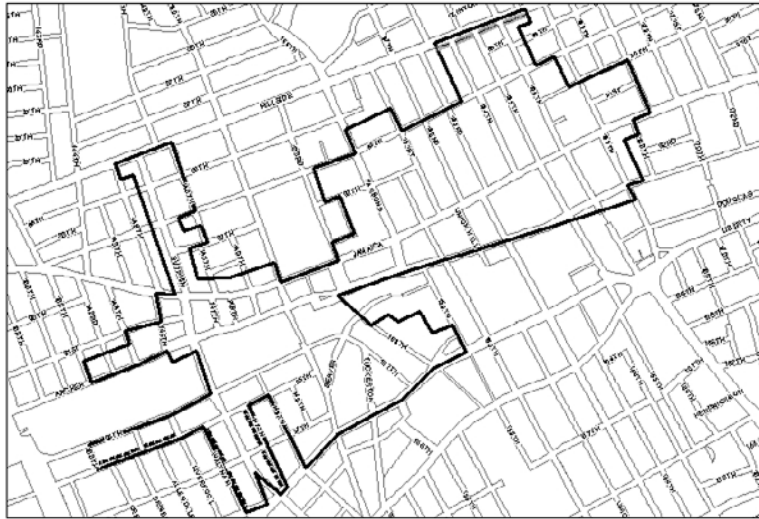




SPECIAL DOWNTOWN JAMAICA DISTRICT

MAP 3 - Streetwall Location





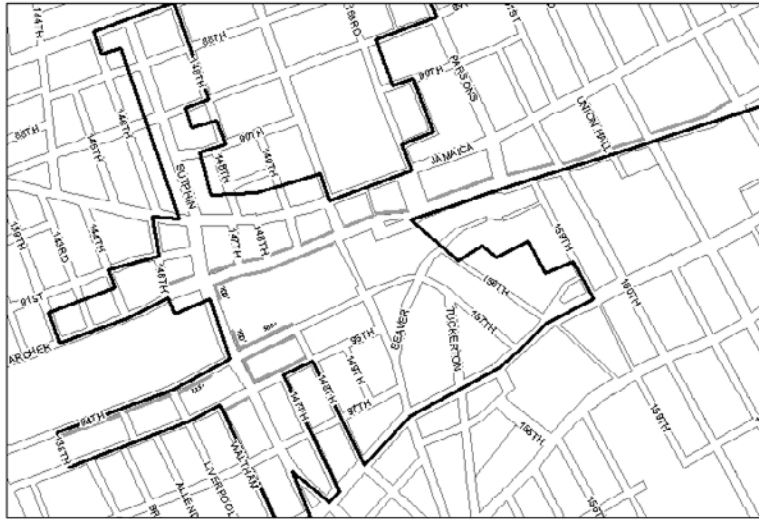
SPECIAL DOWNTOWN JAMAICA DISTRICT

MAP 4a - Streetwall Height

- Special Downtown Jamaica District
- 30' Min. - 40' Max.
- 65' Min. - 80' Max.



0 750 1,500 3,000 Feet





SPECIAL DOWNTOWN JAMAICA DISTRICT

MAP 4b - Streetwall Height

-  Special Downtown Jamaica District
-  No Maximum Streetwall Height or Setback Required

0 500 1,000 2,000 Feet





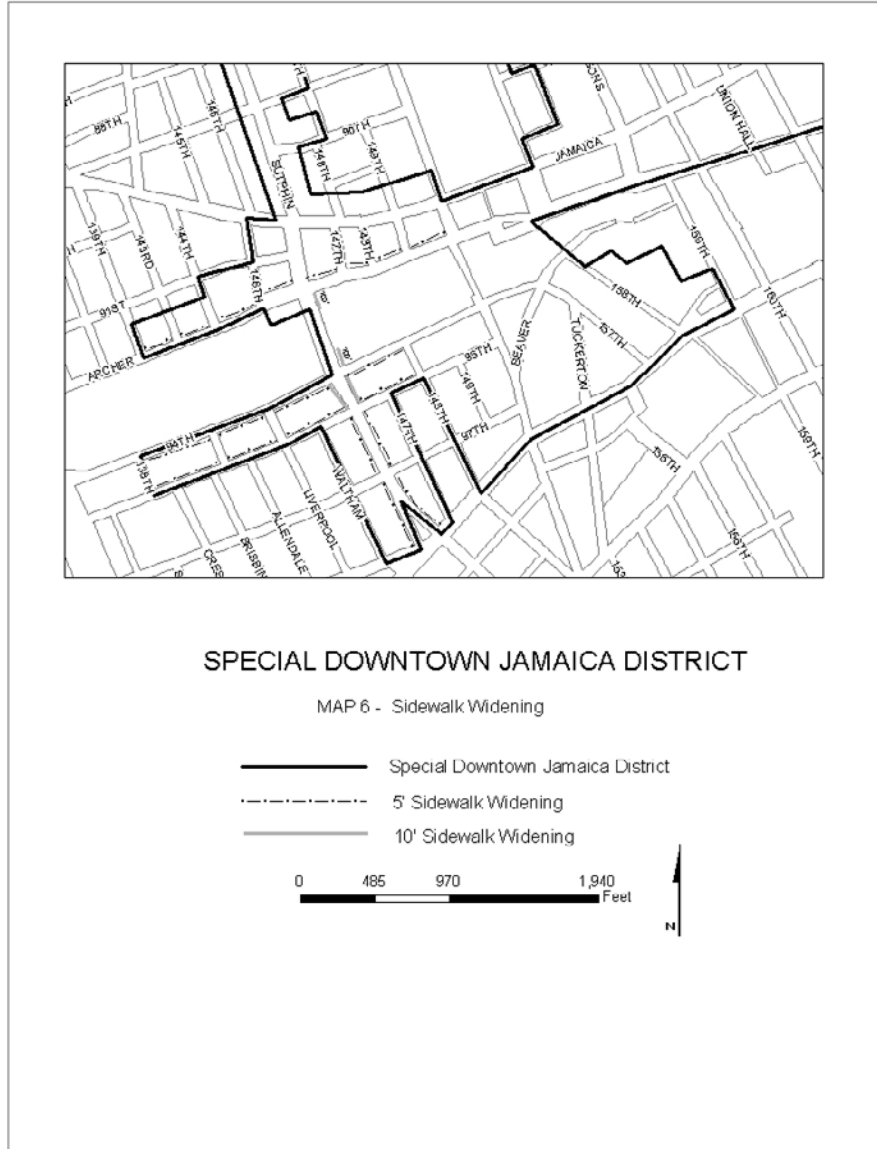
SPECIAL DOWNTOWN JAMAICA DISTRICT

MAP 5 - Maximum Building Height

- Special Downtown Jamaica District
- ▨ No Building Height Limit

0 475 950 1,900 Feet





(On May 9, 2007, Cal. No. 3, the Commission scheduled May 23, 2007 for a public hearing which has been duly advertised.)

Close the hearing.

No. 31

CD 8 & 12

N 070315 (A) ZRQ

PUBLIC HEARING:

IN THE MATTER OF a modified application submitted by the Department of City Planning pursuant to Section 201 of the New York City Charter for an amendment of the Zoning Resolution of the City of New York, concerning Article XI, Chapter 5 (Special Downtown Jamaica District), establishing a special district and modifying related regulations.

Matter in Graytone or Underlined is new, to be added;
Matter in ~~Strikeout~~ is old, to be deleted;
Matter within # # is defined in Section 12-10;
* * * indicate where unchanged text appears in the Zoning Resolution

**11-12
Establishment of Districts**

* * *

Establishment of the Special Downtown Brooklyn District

In order to carry out the special purposes of this Resolution as set forth in Article X, Chapter 1, the #Special Downtown Brooklyn District# is hereby established.

Establishment of the Special Downtown Jamaica District

In order to carry out the special purposes of this Resolution as set forth in Article XI, Chapter 5, the #Special Downtown Jamaica District# is hereby established.

* * *

**12-10
Definitions**

* * *

Inclusionary Housing designated area

An "Inclusionary Housing designated area" is a specified area in which the Inclusionary Housing Program is applicable, pursuant to the regulations set forth in Section 23-90,

inclusive. Such #Inclusionary Housing designated areas# are identified in Section 23-922 or in Special Purpose Districts, as applicable.

* * *

Special Downtown Brooklyn District

* * *

Special Downtown Jamaica District

The "Special Downtown Jamaica District" is a Special Purpose District designated with the letters "DJ" in which regulations set forth in Article XI, Chapter 5, apply. The #Special Downtown Jamaica District# and its regulations supplement, modify and supersede those of the districts on which it is superimposed.

* * *

14-44

Special Zoning Districts Where Certain Sidewalk Cafes are Permitted

* * *

	<u>#Enclosed Sidewalk Cafe#</u>	<u>#Unenclosed Sidewalk Cafe#</u>
The Bronx		
City Island District	No	Yes

	<u>#Enclosed Sidewalk Cafe#</u>	<u>#Unenclosed Sidewalk Cafe#</u>
<u>Queens</u>		
<u>Downtown Jamaica District</u>	<u>No</u>	<u>Yes</u>

	<u>#Enclosed Sidewalk Cafe#</u>	<u>#Unenclosed Sidewalk Cafe#</u>
Staten Island		
South Richmond Development District	Yes	Yes

* * *

**15-011
Applicability within Special Districts**

The provisions of this Chapter shall apply in any #Special Mixed Use District# as modified by Article XII, Chapter 3 (Special Mixed Use District).

The provisions of this Chapter shall apply in the #Special Downtown Jamaica District# as modified by Article XI, Chapter 5 (Special Downtown Jamaica District).

* * *

**23-011
Quality Housing Program**

* * *

(c) The Quality Housing Program shall not apply to:

- (1) Article VII, Chapter 8 (Large Scale Residential Developments);
- (2) Special Purpose Districts, except the following:

* * *

(vii) the #Special Long Island City Mixed Use District#; ~~and~~

(viii) the #Special Downtown Brooklyn District#; ~~or~~

(ix) the #Special Downtown Jamaica District#;

* * *

**23-142
In R6, R7, R8 or R9 Districts**

R6 R7 R8 R9

Except as otherwise provided in the following Sections:

Section 23-144 (~~In R6, R7, and R8 Districts~~ In designated areas where the Inclusionary Housing Program is applicable)

* * *

23-144

In ~~R6, R7 and R8~~ Districts designated areas where the Inclusionary Housing Program is applicable

In ~~R6, R7 and R8~~ Districts #Inclusionary Housing designated areas# where the Inclusionary Housing Program is applicable, as listed in the following table, the maximum permitted #floor area ratios# shall be as set forth in Section 23-942 (In ~~R6, R7 and R8~~ Districts Inclusionary Housing designated areas). The locations of such districts are specified in Section 23-922 (~~Certain R6, R7 and R8~~ Districts Inclusionary Housing designated areas).

* * *

23-90

INCLUSIONARY HOUSING

* * *

23-921

R10 Districts

The Inclusionary Housing Program shall apply in all R10 Districts located in #Inclusionary Housing designated areas#, subject to the provisions relating to such designated areas, and in all other R10 Districts, subject to the provisions of Section 23-941 (In R10 Districts other than Inclusionary Housing designated areas), as applicable.

23-922

~~Certain R6, R7 and R8~~ Districts Inclusionary Housing designated areas

The Inclusionary Housing Program shall apply in the following areas:

* * *

The Inclusionary Housing Program shall apply in special purpose districts when specific zoning districts or areas are defined as #Inclusionary Housing designated areas# within the special purpose district, pursuant to this Section.

23-93

Definitions

For the purposes of the Inclusionary Housing program, matter in italics is defined either in Section 12-10 (DEFINITIONS) or in this Section.

Administering agent

* * *

The #administering agent# shall be a not-for-profit organization, unless the Commissioner of Housing Preservation and Development finds that a good faith effort by the developer of the #compensated development# to secure a qualified not-for-profit organization as the #administering agent# was unsuccessful. However, in #~~R6, R7 and R8~~ Inclusionary Housing designated areas#, the Commissioner may approve an entity that is responsible for compliance monitoring pursuant to City, State or Federal funding sources, to serve as the #administering agent# during such compliance period.

* * *

Fair rent

* * *

However, in #~~R6, R7 and R8~~ Inclusionary Housing designated areas# , the Commissioner of Housing Preservation and Development may determine that rents satisfying the requirements of City, State or Federal programs assisting #lower income housing# will be considered #fair rent#, provided that such rents do not exceed 30 percent of #lower income household's# income, as applicable, and provided further that upon expiration or termination of the requirements of the City, State or Federal program, rent increases and re-rentals shall be subject to the higher of the then-currently applicable Section 8 Standard or the Rent Stabilization Standard.

* * *

In #~~R6, R7 and R8~~ Inclusionary Housing designated areas#, at initial occupancy of any #lower income housing#, a portion of the #fair rents# may be for the payment of the principal or interest on debt, and such housing may secure debt, provided that, as of the date of the approval of the #lower income housing plan#, the Commissioner of Housing Preservation and Development finds that the total annual rent, when such interest and principal payments are deducted, is in compliance with the requirements of Section 23-95, paragraph (c), and provided that the lender agrees to enter into a written agreement which subordinates such debt to the provisions of the #lower income housing plan#.

Inclusionary Housing designated areas

"Inclusionary Housing designated areas" shall be those areas specified in Section 23-922 (Inclusionary Housing designated areas).

* * *

Lower income household

* * *

In ~~#R6, R7 and R8~~ Inclusionary Housing designated areas#, #lower income households# shall also include all existing households in tenancy, provided such households occupy units that are within a #building# in which rents for all occupied units are regulated by City or State law, and the aggregate maximum permitted annual rent roll for such occupied units, divided by the number of occupied units, is less than 30 percent of the applicable income limit for a #lower income household# as provided in this Section. In determining the applicable income limit for such #lower income households#, the Commissioner of Housing Preservation and Development may make adjustments, consistent with U. S. Department of Housing and Urban Development regulations, for the number of persons residing in each unit.

Lower income housing

* * *

However, in ~~#R6, R7 and R8~~ Inclusionary Housing designated areas#, #lower income housing# shall include #standard units# assisted under City, State or Federal programs.

* * *

~~R6, R7 and R8 designated areas~~

~~“R6, R7 and R8 designated areas” shall be those areas specified in Section 23-922 (Certain R6, R7 and R8 Districts).~~

* * *

23-941

In R10 Districts other than Inclusionary Housing designated areas

The #floor area ratio# of a #development# may be increased from 10.0 to a maximum of 12.0 at the rate set forth in this Section, if the developer of such #development# provides #lower income housing# pursuant to Section 23-95 (Lower Income Housing Requirements).

* * *

23-942

In ~~R6, R7 and R8~~ Districts Inclusionary Housing designated areas

The provisions of this Section shall apply in the #Inclusionary Housing designated areas# set forth in Section 23-922, except within Waterfront Access Plan BK-1 and in R7-3 Districts within Community District 1, Borough of Brooklyn.

* * *

(a) Maximum #floor area ratio#

The #floor area# of a #development# or #enlargement# may not exceed the base #floor area ratio# set forth in the following table, except that such #floor area# may be increased by one and one-quarter square feet for each square foot of #floor area# provided for #lower income housing#, up to the maximum #floor area ratio# specified in the table. However, the amount of #lower income housing# required to receive such bonus #floor area# need not exceed 20 percent of the total #floor area#, exclusive of ground floor non-#residential floor area#, in the #building#. In addition, the following rules shall apply:

<u>District</u>	<u>Base #floor area ratio#</u>	<u>Maximum #floor area ratio#</u>
R6*	2.2	2.42
R6**	2.7	3.6
R6A	2.7	3.6
R6B	2.0	2.2
R7A	3.45	4.6
R7X	3.75	5.0
R8A	5.40	7.2
<u>R9</u>	<u>6.0</u>	<u>8.0</u>
<u>R10</u>	<u>9.0</u>	<u>12.0</u>

 * for #zoning lots#, or portions thereof, beyond 100 feet of a #wide street#

** for #zoning lots#, or portions thereof, within 100 feet of a #wide street#

* * *

**23-951
 On-site new construction option**

* * *

In #~~R6, R7 and R8~~ Inclusionary Housing designated areas#, if the #lower income housing# is subject to the requirements of City, State or Federal programs assisting the

#lower income housing# that have size and distribution requirements conflicting with the size and distribution requirements of this paragraph, (b), then the size and distribution requirements of this paragraph, (b), may be waived by the Commissioner of Housing Preservation and Development to facilitate the #development# of #lower income housing#.

**23-952
Substantial rehabilitation and off-site new construction options**

To qualify for one or more of these options, the designated #lower income housing# shall meet the following requirements:

- (a) The #lower income housing# shall be located either:

* * *

Furthermore, in ~~#R6, R7 and R8~~ Inclusionary Housing designated areas#, the #administering agent# shall not be required to verify the income of households in tenancy, as of the date upon which the Commissioner of Housing Preservation and Development approves the #lower income housing plan#.

* * *

**23-953
Preservation option**

To qualify for this option, the designated #lower income housing# shall meet the following requirements.

- (a) The #lower income housing# shall be located either:

* * *

Furthermore, in ~~#R6, R7 and R8~~ Inclusionary Housing designated areas#, the #administering agent# shall not be required to verify the income of households in tenancy, as of the date upon which the Commissioner of Housing Preservation and Development approves the #lower income housing plan#.

* * *

**24-161
Maximum floor area ratio for zoning lots containing community facility and residential uses**

* * *

R1 R2 R3-1 R3A R3X R4-1 R4A R4B R5D R6A R6B R7-2 R7A R7B R7X R8 R9 R10

In the districts indicated, for #zoning lots# containing #community facility# and #residential uses#, the maximum #floor area ratio# permitted for a #community facility use# shall be as set forth in Section 24-11, inclusive, and the maximum #floor area ratio# permitted for a #residential use# shall be as set forth in Article II, Chapter 3, provided the total of all such #floor area ratios# does not exceed the greatest #floor area ratio# permitted for any such #use# on the #zoning lot#.

In the designated areas set forth in Section 23-922 (~~Certain R6, R7 and R8 Districts~~ Inclusionary Housing designated areas), except within Waterfront Access Plan Bk-1, the #floor area ratios# of section 23-942 shall apply where the #residential# portion of a #building# is #developed# or #enlarged# pursuant to the quality housing program.

* * *

**35-31
Maximum Floor Area Ratio for Mixed Buildings**

C1 C2 C3 C4 C5 C6

In all districts, except as set forth in Section 35-311, the provisions of this Section shall apply to any #zoning lot# containing a #mixed building#.

The maximum #floor area ratio# permitted for a #commercial# or #community facility use# shall be as set forth in Article III, Chapter 3, and the maximum #floor area ratio# permitted for a #residential use# shall be as set forth in Article II, Chapter 3, provided the total of all such #floor area ratios# does not exceed the greatest #floor area ratio# permitted for any such #use# on the #zoning lot#. However, in C4-7 Districts within Community District 7 in the Borough of Manhattan, such maximum #residential floor area ratio# may be increased pursuant to the provisions of Section 23-90 (INCLUSIONARY HOUSING).

In the designated areas set forth in Section 23-922 (~~Certain R6, R7 and R8 Districts~~ Inclusionary Housing designated areas), except within Waterfront Access Plan BK-1, the #floor area ratios# of Section 23-942 shall apply where the #residential# portion of a #building# is #developed# or #enlarged# pursuant to the Quality Housing Program.

A non-#residential use# occupying a portion of a #building# that was in existence on December 15, 1961, may be changed to a #residential use# and the regulations on maximum #floor area ratio# shall not apply to such change of #use#.

* * *

**73-16
Public Transit, Railroad or Electric Utility Substations**

In all ~~#Residence Districts#~~ or ~~and #Commercial Districts#~~, and in M1 Districts in the #Special Downtown Jamaica District#, the Board of Standard and Appeals may permit electric utility substations (including transformers, switches, or auxiliary apparatus) or public transit or railroad electric substations, limited in each case to a site of not more than 40,000 square feet, and in the case of electric utility substations to a site of not less than 10,000 square feet, provided that the following findings are made:

* * *

**74-61
Public Transit, Railroad or Electric Utility Substations**

In all ~~#Residence#~~ and ~~#Commercial Districts#~~, and in M1 Districts in the #Special Downtown Jamaica District#, the City Planning Commission may permit electric utility substations (including transformers, switches, or auxiliary apparatus) or public transit or railroad electric substations, limited in each case to a site of not less than 40,000 square feet nor more than 10 acres, provided that the following findings are made:

* * *

Note: All text is new in Article XI, Chapter 5 - No underlining used.

Article XI - Special Purpose Districts

**Chapter 5
Special Downtown Jamaica District**

**115-00
GENERAL PURPOSES**

The "Special Downtown Jamaica District" established in this Resolution is designed to promote and protect the public health, safety and general welfare of the Downtown Jamaica community. These general goals include, among others, the following specific purposes, to:

- (a) strengthen the business core of Downtown Jamaica by improving the working and living environments;
- (b) foster development in Downtown Jamaica and provide direction and incentives for further growth where appropriate;
- (c) encourage the development of affordable housing;
- (d) expand the retail, entertainment and commercial character of the area around the transit center and to enhance the area's role as a major transportation hub in the City;

- (e) provide transitions between the downtown commercial core, the lower-scale residential communities and the transportation hub;
- (f) improve the quality of new development in Downtown Jamaica by requiring the provision of specified public amenities in appropriate locations;
- (g) encourage the design of new development that is in character with the area;
- (h) enhance the pedestrian environment by relieving sidewalk congestion and providing pedestrian amenities; and
- (i) promote the most desirable use of land and thus conserve and enhance the value of land and buildings, and thereby protect the City's tax revenues.

**115-01
General Provisions**

In harmony with the general purposes and content of this Resolution and the general purposes of the #Special Downtown Jamaica District#, the regulations of the #Special Downtown Jamaica District# shall apply to all #developments#, #enlargements#, alterations and changes of #use# within the #Special Downtown Jamaica District#, except as otherwise provided in this Chapter. The regulations of all other Chapters of this Resolution are applicable except as modified, supplemented or superseded by the provisions of this Chapter. In the event of a conflict between the provisions of this Chapter and other regulations of this Resolution, the provisions of this Chapter shall control.

Any special permit granted by the City Planning Commission before (the effective date of this amendment), may be started or continued, in accordance with the terms thereof, or as such terms may be subsequently modified, pursuant to the regulations in effect at the time such special permit was granted, subject to the provisions of Sections 11-42 (Lapse of Authorization or Special Permit Granted by the City Planning Commission Pursuant to the 1961 Zoning Resolution) and 11-43 (Renewal of Authorization or Special Permit).

**115-02
District Plan and Maps**

The regulations of this Chapter implement the #Special Downtown Jamaica District# Plan.

The District Plan includes the following maps in the Appendix to this Chapter:

- Map 1 Special Downtown Jamaica District
- Map 2 Ground Floor Use and Transparency and Curb Cut Restrictions
- Map 3 Street Wall Location
- Map 4 Street Wall Height
- Map 5 Maximum Building Height
- Map 6 Sidewalk Widening

The maps are hereby incorporated and made part of this Resolution for the purpose of specifying locations where the special regulations and requirements set forth in the text of this Chapter apply.

115-03

Applicability of Article I, Chapter 1

Within the #Special Downtown Jamaica District#, Section 11-15 (Environmental Requirements) shall apply, except that prior to issuing a building permit for any #development#, or for an #enlargement#, #extension# or a change of #use#, on a lot that has an (E) designation for hazardous material contamination, noise or air quality, the Department of Buildings shall be furnished with a report from the Department of Environmental Protection (DEP) of the City of New York stating:

- (a) in the case of an (E) designation for hazardous material contamination, that environmental requirements related to the (E) designation have been met for that lot; or
- (b) in the case of an (E) designation for noise or air quality, that the plans and drawings for such #development# or #enlargement# will result in compliance with the environmental requirements related to the (E) designation.

115-10

SPECIAL USE REGULATIONS

In the #Special Downtown Jamaica District#, the #use# regulations of the underlying district shall apply except as modified in this Section, inclusive. The #use# regulations of the underlying C4-5X, C6 and M1-4 Districts relating to #public parking garages# are modified in Section 115-11 (Public Parking Garages). The #use# regulations of the underlying C6-4 District relating to Use Group 11B, are modified in Section 115-12 (Use Group 11B in C6-4 Districts). Special ground floor #use# and transparency regulations shall apply in the C4-5X and C6 Districts pursuant to Sections 115-13 (Ground Floor Use, Frontage and Major Building Entrance Regulations in C4-5X and C6 Districts) and 115-14 (Transparency Requirement in C4-5X and C6 Districts). The #use# regulations of the underlying M1-4 District, including Use Groups 3, 4, 6, 10, 16, 17 and 18, are modified as specified in Section 115-15 (Modification of Use Regulations in M1-4 Districts).

115-11

Public Parking Garages

In the #Special Downtown Jamaica District#, the #use# regulations of the underlying C4-5X, C6-2, C6-3, C6-4 and M1-4 Districts shall be modified to permit #public parking garages# with a capacity of 150 spaces or less, as-of-right, subject to the provisions set forth for #accessory# off-street parking spaces in Sections 36-53 (Location of Access to the Street), 36-55 (Surfacing) and 36-56 (Screening). #Public parking garages# may be

open or enclosed, provided that no portion of such #use# shall be located on a roof other than a roof which is immediately above a #cellar# or #basement#, except as provided by the special permit provisions of Section 74-52 (Parking Garages or Public Parking Lots in High Density Central Areas).

115-12

Use Group 11B in C6-4 Districts

In C6-4 Districts, the provisions of Section 32-20 (Use Group 11), paragraph B. (Wholesale or Similar Establishments), shall be modified to allow wholesale establishments with no limitation on #accessory# storage.

115-13

Ground Floor Use, Frontage and Major Building Entrance Regulations in C4-5X and C6 Districts

On designated #streets#, as shown on Map 2 (Ground Floor Use and Transparency and Curb Cut Restrictions) in the Appendix to this Chapter, the special ground floor #use#, frontage and major building entrance regulations of this Section shall apply to any #building# or other structure# fronting on such #streets#.

#Uses# located on the ground floor level or within five feet of the level of the adjoining sidewalk, and within 30 feet of the #street line#, shall be limited to #community facility uses# without sleeping accommodations, as listed in Section 115-15 (Modification of Use Regulations in M1-4 Districts), and #uses# listed in Use Groups 5, 6A, 6B, 6C, 6D, 7A, 7B, 8A, 8B, 8D, 9, 10, 11, 12A, 12B and 12C. A building's #street# frontage shall be allocated exclusively to such #uses#, except for lobby space, entryways or entrances to subway stations.

In no event shall the length of #street# frontage occupied by lobby space, entrance space and/or a building entrance recess exceed, in total, 30 feet or 50 percent of the building's total #street# frontage, whichever is less.

Any #development# or any #enlarged# portion of a #building# located on a #zoning lot# with frontage on such designated #street# shall provide a major building entrance onto such #street#. However, #developments# or #enlargements# on #zoning lots# with frontage on more than one designated #street#, may provide a major building entrance on only one designated #street#.

115-14

Transparency Requirement in C4-5X and C6 Districts

For any #development#, or for the #enlarged# portion of a #building#, on designated #streets# as shown on Map 2 (Ground Floor Use and Transparency and Curb Cut Restrictions) in the Appendix to this Chapter, each ground floor #street wall# shall be glazed with transparent materials which may include #show windows#, glazed transoms or glazed portions of doors. Such glazed area shall occupy at least 50 percent of the area

of each such ground floor #street wall# measured to a height of 10 feet above the level of the adjoining sidewalk.

**115-15
Modification of Use Regulations in M1-4 Districts**

The #use# regulations of the underlying M1-4 District shall apply, except as modified as follows:

Use Groups 3A and 4A

The following #community facility uses# as listed in Sections 22-13 (Use Group 3) and 22-14 (Use Group 4) shall be permitted as-of-right, provided that such #uses# are without sleeping accommodations:

From Use Group 3A:

College or universities, including professional schools but excluding business colleges or trade schools

Libraries, museums or non-commercial art galleries, without limitation

#Schools#;

From Use Group 4A:

Ambulatory diagnostic or treatment health care facilities, limited to public, private, for-profit or not-for-profit medical, health and mental health care facilities in which patients are diagnosed or treated by health care professionals, licensed by the New York State Department of Education or successor agency, for medical, health or mental health conditions, and where such patients are ambulatory rather than admitted. Such facilities shall not include the practice of veterinary medicine, #physical culture or health establishments# or ophthalmic dispensing

Clubs, except:

- (a) clubs, the chief activity of which is a service predominantly carried on as a business;
- (b) non-commercial outdoor swimming pool clubs;
- (c) any other non-commercial clubs with outdoor swimming pools located less than 500 feet from any #lot line#; or

- (d) any activity or #use# listed within the definitions of either #adult physical culture establishments# or #physical culture or health establishments# in Section 12-10 (DEFINITIONS)

Community centers or settlement houses

Rectories and parish houses

Non-commercial recreation centers

Philanthropic or non-profit institutions, without limitation on central office functions

Seminaries

Welfare centers

Use Groups 6 and 10

All #uses# listed in Sections 32-15 (Use Group 6) and 32-19 (Use Group 10), shall be permitted and shall not be subject to the limitations specified in Section 42-12 (Use Groups 3A, 6A, 6B, 6D, 6F, 7B, 7C, 7D, 7E, 8, 9B, 9C, 10A, 10B, 10C, 11, 12A, 12C, 12D, 12E, 13, 14, and 16).

Use Groups 16, 17 and 18

The following #uses# from Sections 32-25 (Use Group 16), 42-14 (Use Group 17) and 42-15 (Use Group 18) shall be permitted, provided that such #uses# are in completely enclosed #buildings#, except as specifically modified in this Section:

From Use Group 16A (Retail or Service Establishments):

Animal hospitals or kennels

Automobile, motorcycle, trailer or boat sales

Building materials sales, limited to 10,000 square feet of #lot area# per establishment

Carpentry, custom woodworking or custom furniture making shops

Electrical, glazing, heating, painting, paper hanging, plumbing, roofing or ventilating contractors' establishments

Fuel, ice, oil, coal or wood sales, limited to 5,000 square feet of #lot area# per establishment

Household or office equipment or machinery repair shops, such as refrigerators, washing machines, stoves, deep freezers or air conditioning units

Machinery rental or sales establishments

Mirror silvering or glass cutting shops

Motorcycle or motor scooter rental establishments

Sign painting shops, with no limitation on #floor area# per establishment

Silver plating shops, custom

Soldering or welding shops

Tool, die or pattern making establishments, or similar small machine shops

Trade schools for adults

From Use Group 16B (Automotive Service Establishments):

#Automotive service stations#, open or enclosed, provided that facilities for lubrication, minor repairs or washing are permitted only if located within a #completely enclosed building#

From Use Group 16C (Vehicle Storage Establishments):

Commercial or public utility vehicle storage, including #accessory# motor fuel pumps

From Use Group 16D (Heavy Service, Wholesale, or Storage Establishments):

Carpet cleaning establishments

Dry cleaning or cleaning and dyeing establishments, with no limitation on type of operation, solvents, #floor area# or capacity per establishment

Laundries, with no limitation on type of operation

Linen, towel or diaper supply establishments

Moving or storage offices, with no limitation as to storage or #floor area# per establishment

Packing or crating establishments

Photographic developing or printing with no limitation on #floor area# per establishment

Warehouses

Wholesale establishments, with no limitation on #accessory# storage

From Use Group 17A (Service or Wholesale Establishments):

Building materials or contractors' yards, including sales, storage, or handling of building materials, with no limitation on #lot area# per establishment, except that lumber yards shall be limited to 20,000 square feet of #lot area# per establishment

Produce or meat markets, wholesale

From Use Group 17B (Manufacturing Establishments):

Advertising displays

Aircraft, including parts

Apparel or other textile products from textiles or other materials, including hat bodies, or similar products

Beverages, non-alcoholic

Bottling work, for all beverages

Brushes or brooms

Cameras or other photographic equipment, except film

Canvas or canvas products

Carpets

Ceramic products, including pottery, small glazed tile, or similar products

Chemicals, compounding or packaging

Cork products

Cosmetics or toiletries

Cotton ginning, or cotton wadding or linters

Electrical appliances, including lighting fixtures, irons, fans, toasters, electric toys, or similar appliances

Electrical equipment assembly, including home radio or television receivers, home movie equipment, or similar products, but not including electrical machinery

Electrical supplies, including wire or cable assembly, switches, lamps, insulation, dry cell batteries, or similar supplies

Film, photographic

Food products, except slaughtering of meat or preparation of fish for packing

Fur goods, not including tanning or dyeing

Glass products from previously manufactured glass

Hair, felt or feather products, except washing, curing or dyeing

Hosiery

Ice, dry or natural

Ink or inked ribbon

Jute, hemp, sisal or oakum products

Laboratories, research, experimental or testing

Leather products, including shoes, machine belting, or similar products

Luggage

Machines, business, including typewriters, accounting machines, calculators, card-counting equipment, or similar products

Machinery, miscellaneous, including washing machines, firearms, refrigerators, air-conditioning, commercial motion picture equipment, or similar products

Machine tools, including metal lathes, metal presses, metal stamping machines, woodworking machines, or similar products

Mattresses, including rebuilding or renovating

Metal finishing, plating, grinding, sharpening, polishing, cleaning, rust-proofing, heat treatment, or similar processes

Metal stamping or extrusion, including costume jewelry, pins and needles, razor blades, bottle caps, buttons, kitchen utensils, or similar products

Motorcycles, including parts

Musical instruments, including pianos or organs

Novelty products

Optical equipment, clocks or similar precision instruments

Orthopedic or medical appliances, including artificial limbs, braces, supports, stretchers, or similar appliances

Paper products, including envelopes, stationery, bags, boxes, shipping containers, bulk goods, tubes, wallpaper printing, or similar products

Perfumes or perfumed soaps, compounding only

Pharmaceutical products

Plastic products, including tableware, phonograph records, buttons, or similar products

Printing or publishing, with no limitation on #floor area# per establishment

Rubber products, such as washers, gloves, footwear, bathing caps, atomizers, or similar products, excluding manufacture of natural or synthetic rubber

Scenery construction

Silverware, plate or sterling

Soap or detergents, packaging only

Sporting or athletic equipment, including balls, baskets, cues, gloves, bats, racquets, rods, or similar products

Statuary, mannequins, figurines, or religious art goods, excluding foundry operations

Steel products, miscellaneous fabrication or assembly, including steel cabinets, doors, fencing, metal furniture, or similar products

Textiles, spinning, weaving, manufacturing, dyeing, printing, knit goods, yarn, thread or cordage

Tobacco, including curing or tobacco products

Tools or hardware, including bolts, nuts, screws, doorknobs, drills, hand tools or cutlery, hinges, house hardware, locks, non-ferrous metal castings, plumbing appliances, or similar products

Toys

Umbrellas

Upholstering, bulk, excluding upholstering shops dealing directly with consumers

Vehicles, children's, including bicycles, scooters, wagons, baby carriages, or similar vehicles

Venetian blinds, window shades, or awnings, with no limitation on production or on #floor area# per establishment

Wax products

Wood products, including furniture, boxes, crates, baskets, pencils, cooperage works, or similar products

From Use Group 17C (Miscellaneous #Uses#):

Public transit, railroad or electric utility substations, open or enclosed, subject to the special permit provisions of Section 73-16 (Public Transit, Railroad or Electric Utility Substations) or 74-61 (Public Transit, Railroad or Electric Utility Substations)

Railroads, including rights-of-way, freight terminals, yards or appurtenances, or facilities or services used or required in railroad operations, but not including passenger stations

From Use Group 18:

Breweries, limited to 10,000 square feet of #floor area# per establishment

#Uses accessory# to the preceding listed #uses#

**115-20
SPECIAL BULK REGULATIONS**

115-21**Floor Area Ratio, Open Space and Lot Coverage**

- (a) Maximum #floor area ratio# for #buildings# containing non-#residential uses#

In C6-2 and C6-3 Districts, the underlying #floor area ratio# and #open space# provisions shall not apply. In lieu thereof, the maximum #floor area ratio# permitted for #commercial# and #community facility# #uses#, separately or in combination, shall not exceed 6.0 in C6-2 Districts and 8.0 in C6-3 Districts. No #floor area# bonuses shall be permitted.

In C6-4 Districts, the underlying #floor area ratio# provisions, including #floor area# bonus provisions, shall apply to #community facility uses#. For #commercial uses#, the maximum #floor area ratio# shall be 12.0, and no #floor area# bonuses shall apply.

In M1-4 Districts, the maximum #floor area ratio# permitted for #commercial#, #community facility# or #manufacturing uses#, separately or in combination, shall be 2.0.

- (b) Maximum #floor area ratio# for #buildings# containing #residential uses#

The maximum #floor area ratio# for any #building# containing a #residential# #use# shall not exceed the #floor area ratio# set forth in Section 115-211 (Special Inclusionary Housing regulations) for the applicable district.

- (c) #Lot coverage#

In C4 and C6 Districts, for #residential buildings# or the #residential# portion of a #mixed building#, the maximum #lot coverage# shall be 80 percent on a #corner lot# and 70 percent on an #interior# or #through lot#. However, no #lot coverage# provisions shall apply to any #zoning lot# comprising an entire #block# or to any #zoning lot# comprising a #corner lot# of 5,000 square feet or less.

115-211**Special Inclusionary Housing regulations**

- (a) Applicability

R7A, R7X, C4-4A, C4-5X, C6-2, C6-3 and C6-4 Districts within the #Special Downtown Jamaica District# shall be #Inclusionary Housing designated areas#, pursuant to Section 12-10 (Definitions), for the purpose of making the Inclusionary Housing Program regulations of

Section 23-90 (Inclusionary Housing Program), inclusive, applicable as modified, within the Special District.

(b) Maximum #floor area ratio#

The maximum #floor area ratio# for any #building# containing #residences# shall not exceed the base #floor area ratio# set forth in the following table, except that such base #floor area ratio# may be increased to the maximum #floor area ratio# set forth in Section 23-942 through the provision of #lower income housing#, pursuant to the provisions relating to #Inclusionary Housing designated areas# in Section 23-90 (INCLUSIONARY HOUSING).

District	Base Far
R7A, C4-4A	3.45
R7X, C4-5X	3.75
R8, C6-2	5.4
R9, C6-3	6.0
R10, C6-4	9.0

(c) Modification of location requirements

The requirements of paragraph (a) of Section 23-952 (Substantial rehabilitation and off-site new construction options) shall be modified as follows: In addition to the locations set forth in subparagraphs (1) and (2) of Section 23-952, #lower income housing# also may be located in any #Inclusionary Housing designated area# within the #Special Downtown Jamaica District#.

(d) Height and setback

The height and setback regulations of paragraph (b) of Section 23-942 shall not apply. In lieu thereof, the special height and setback regulations of Section 115-22, inclusive, of this Chapter shall apply.

**115-22
Height and Setback Regulations**

In M1-4 Districts, the underlying height and setback regulations shall apply except as modified in Section 115-221 (Permitted obstructions).

In C4 and C6 Districts, the underlying height and setback regulations are modified as set forth in Sections 115-221 through 115-225, inclusive.

For #zoning lots# subject to the sidewalk widening requirements of Section 115-31, the boundary of the sidewalk widening furthest from the #street line# shall be considered the #street line# for the purposes of applying all height and setback regulations.

All heights shall be measured from the #base plane#.

115-221

Permitted obstructions

The provisions of Section 33-42 (Permitted Obstructions) shall apply to all #buildings# within the #Special Downtown Jamaica District#, except the provisions of paragraph (c) of Section 33-42 shall not apply. In lieu thereof, the following regulations shall apply:

Elevator or stair bulkheads, roof water tanks, cooling towers or other mechanical equipment (including enclosures) may penetrate a maximum height limit or #sky exposure plane# provided that either:

- (a) the product, in square feet, of the #aggregate width of street walls# of such obstructions facing each #street# frontage, times their average height, in feet, shall not exceed a figure equal to eight times the width, in feet, of the #street wall# of the #building# facing such frontage; or
- (b) for #buildings# at least 120 feet in height, the #lot coverage# of all such obstructions does not exceed 20 percent of the #lot coverage# of the #building#, and the height of all such obstructions does not exceed 40 feet.

In addition, dormers may penetrate a maximum base height in accordance with the provisions of paragraph (c) of Section 23-621 (Permitted obstructions in certain districts).

115-222

Street wall location

C4 C6

In the districts indicated, #street walls# shall be provided in accordance with the provisions of this Section.

- (a) For all locations, except as specified on Map 3 (Street Wall Location) in the Appendix to this Chapter, the #street wall# of a #building# shall be located on the #street line# and extend along at least 70 percent of the #street# frontage of the #zoning lot#. No #street wall# location rules shall apply to the remaining portion of the #street frontage# of the #zoning lot#; however, any #street walls# provided in such portion shall be located on the #street line# or recessed within an #outer court#. All required #street walls# shall rise without setback to at least

the minimum base height specified in Section 115-223 (Street wall height), or the height of the #building#, whichever is less. For #zoning lots# bounded by more than one #street line#, these #street wall# location requirements shall apply on all such #street lines#.

- (b) Map 3 specifies the #street# frontages where the regulations set forth in this paragraph, (b), apply.
 - (4) The #street wall# shall be located on the #street line# and extend along the entire #street# frontage as specified on Map 3, and shall rise without setback to at least the minimum base height specified in Section 115-223, or the height of the #building#, whichever is less. This requirement shall also apply along that portion of any #street line# that intersects such #street# frontage, specified on Map 3, within 50 feet of such intersection.
 - (5) To allow articulation of #street walls# at the intersection of two #street lines# with mandatory #street wall# requirements, up to 50 percent of the area bounded by the two #street lines# and lines parallel to and 20 feet from such #street lines# may be unoccupied by a #building#.
 - (6) Where corner articulation is specified on Map 3, the following regulations shall apply:
 - (i) Where base corner articulation is specified, the #building# shall occupy, at every level up to the level of the setback provided pursuant to Section 115-223 (Street wall height), not less than 50 percent and not more than 75 percent of the area bounded by the two #street lines# and lines parallel to and 20 feet from such #street lines#.
 - (ii) Where tower corner articulation is specified, no articulation is required where all portions of the #building# that exceed a height of 60 feet are located at least 10 feet from a #wide street line# and at least 15 feet from a #narrow street line#. Where a #building# rises without setback along those #street lines# where no setback is required, as specified on Map 4 (Street Wall Height), the #building# shall cover, at every level above the setback provided pursuant to Section 115-223, not less than 50 percent and not more than 75 percent of the area bounded by:
 - (a) the #street line# of the #street# where no setback is required;

- (b) a line 10 feet from and parallel to a #wide street# with a setback requirement or 15 feet from and parallel to a #narrow street# with a setback requirement; and
 - (c) lines parallel to and 20 feet from such lines.
- (4) No #street wall# location requirements shall apply to any open space fronting on Sutphin Boulevard between 94th and 95th Avenues #developed# pursuant to the Jamaica Gateway Urban Renewal Plan, as shown on Map 3.
- (5) For building walls facing Archer Avenue on Blocks 9988 and 9994 the #street walls# required pursuant to this paragraph, (b), shall not be located along the Archer Avenue #street line#, but shall instead be located along the northern boundary of the Public Place mapped on each such block. Along such boundaries of each Public Place, no building entrances or windows are permitted up to a height of 30 feet within 100 feet of 146th Street on Block 9988 and within 100 feet of 147th Place on Block 9994. Such regulation is necessary to accommodate the development of a one #story building# which may be located within each Public Place.
- (c) In all locations where #street walls# are required, recesses, not to exceed three feet in depth from the #street line#, shall be permitted on the ground floor where required to provide access to the #building#.

Above a height of 12 feet, up to 30 percent of the aggregate width of required #street walls# may be recessed beyond the #street line#, provided any such recesses deeper than 10 feet along a #wide street#, or 15 feet along a #narrow street#, are located within an #outer court#. Furthermore, no recesses shall be permitted within 30 feet of the intersection of two #street lines# except to articulate the #street walls# as set forth in this Section.

Existing #buildings# may be vertically #enlarged# by up to one #story# or 15 feet, without regard to the #street wall# location requirements of this Section.

115-223

Street wall height

C4 C6

Except in the locations indicated on Map 4 (Street Wall Height) in the Appendix to this Chapter, the minimum and maximum heights before setback of a #street wall# required pursuant to Section 115-232 (Street wall location) shall be as set forth in the following Table:

District	Minimum Street Wall Height	Maximum Street Wall Height
C4-4A	40 feet	65 feet
C4-5X	40 feet	85 feet
C6	40 feet	60 feet

Any portion of a #building# that exceeds the maximum height of a #street wall# shall be set back at least 10 feet from a #wide street line# and at least 15 feet from a #narrow street line#.

In the locations indicated on Map 4, required #street walls# shall rise without setback to the minimum height specified for that location on Map 4 or the height of the #building#, whichever is less. Any portion of a #building# that exceeds the maximum #street wall# height specified for that location shall be set back at least 10 feet from a #wide street line# and at least 15 feet from a #narrow street line#.

However, in the locations indicated on Map 4 where no maximum #street wall# height or setback is required, #street walls# required pursuant to Section 115-222, shall rise without setback to a minimum height of 40 feet or the height of the #building#, whichever is less. Above a height of 40 feet, no setbacks are required for any portion of the building.

115-224

Maximum building height C4 C6

In C4-4A Districts, no #building or other structure# shall exceed a height of 80 feet.

In C4-5X Districts, no #building or other structure# shall exceed a height of 125 feet.

In all C6 Districts, no #building or other structure# shall exceed a height of 250 feet. However, no maximum building height limitation shall apply on Block 9993, shown on Map 5 (Maximum Building Height) in the Appendix to this Chapter, if such #block# is developed pursuant to the Jamaica Gateway Urban Renewal Plan.

115-225

Transition area

R6 R7 R8 R9 R10

In the districts indicated, and in #Commercial Districts# where such #Residence District bulk# regulations are applicable, that portion of a #development# or #enlargement# located within 25 feet of an adjacent #zoning lot# in an R1, R2, R3, R4 or R5 District shall not exceed a maximum building height of 35 feet. In addition, an open area not higher

than #curb level# shall be provided within eight feet of such adjacent #zoning lot#. Such open area may be used for #accessory# parking.

115-30 MANDATORY IMPROVEMENTS

115-31 Sidewalk Widening

The provisions of this Section shall apply to all #developments# fronting upon locations requiring sidewalk widenings as shown on Map 6 (Sidewalk Widening) in the Appendix to this Chapter. A sidewalk widening is a continuous, paved open area along the #street line# of a #zoning lot# having a depth of five feet or 10 feet, as set forth on Map 6. Such depth shall be measured perpendicular to the #street line#. Sidewalk widenings shall be improved as sidewalks to Department of Transportation standards, at the same level as the adjoining public sidewalk and directly accessible to the public at all times. No #enlargement# shall be permitted to decrease the depth of such sidewalk to less than such minimum required total sidewalk depth.

All mandatory sidewalk widenings must provide lighting in accordance with the requirements of paragraph (n) of Section 37-04 (Requirements for Urban Plazas), except that the minimum level of illumination shall be not less than two horizontal foot candles throughout the entire mandatory sidewalk widening.

Sidewalk widenings of 10 feet or more must provide one linear foot of seating for every 150 square feet of mandatory sidewalk widening. In addition, the provisions of Section 62-672 (Seating) shall apply.

115-32 Street Tree Planting

All new #developments# or #enlargements# that increase the existing #floor area# by at least 20 percent shall provide and maintain trees of not less than three inch caliper at the time of planting in the sidewalk adjacent to the #zoning lot#. Such trees shall be provided for the entire length of the #street# frontage of the #zoning lot# at maximum intervals of 25 feet except where the Commissioner of Parks and Recreation determines that such tree planting would be infeasible.

Trees shall be planted with gratings flush to grade in at least 200 cubic feet of soil per tree, with a depth of soil of at least 3 feet, 6 inches. Species shall be selected, installed and maintained in accordance with the specifications established by the Department of Parks and Recreation.

115-33 Refuse Storage, Recreation Space and Planting Areas

All #residential buildings# shall provide refuse storage space, recreation space and planting areas in accordance with the provisions of Section 28-23 (Refuse Storage and Disposal) and Section 28-30 (RECREATION SPACE AND PLANTING AREAS), whether or not they are #developed# or #enlarged# pursuant to the Quality Housing Program.

**115-40
RESIDENTIAL CONVERSIONS**

In all #Commercial Districts#, the conversion to #dwelling units# of non-#residential buildings#, or portions thereof, erected prior to January 1, 1977, shall be permitted subject to Sections 15-11 (Bulk Regulations), 15-12 (Open Space Equivalent) and 15-30 (Minor Modifications), paragraph (b).

#Uses# in #buildings# erected prior to January 1, 1977, containing both #residential# and non-#residential uses# shall not be subject to the provisions of Section 32-42 (Location within Building).

**115-50
SPECIAL OFF-STREET PARKING AND OFF-STREET LOADING REGULATIONS**

**115-51
Parking and Loading Regulations**

Within the #Special Downtown Jamaica District#, the off-street parking and loading regulations shall be modified as follows:

(a) Commercial and Manufacturing development

In C4, C6 and M1 Districts, the off-street parking and loading regulations of a C4-4 District shall apply, except as modified in this Section:

- (1) For any #use# that is not allowed in a C4 District, the underlying off-street parking requirements of the applicable C6-2, C6-3, C6-4 or M1-4 District shall apply.
- (2) In C4, C6 and M1 Districts, the provisions of Sections 36-12 (Maximum Size of Accessory Group Parking Facilities) and 44-12 (Maximum Size of Accessory Group Parking Facilities) shall be modified to permit an #accessory group parking facility# to contain up to 300 off-street parking spaces. Pursuant to the provisions of Sections 36-13 (Modification of Maximum Size of Accessory Group Parking Facilities) and 46-13 (Modification of Maximum Size of Accessory

Group Parking Facilities), the Commissioner of Buildings may permit such #group parking facility# to contain up to 150 additional spaces.

- (3) In C4, C6 and M1 Districts, the provisions of Section 36-21 (General Provisions) pertaining to accessory off-street parking spaces for #commercial# or #community facility uses# shall be modified as follows: #uses# in Use Groups 6B (Offices), 10B (Wholesale Establishments) and 11B (Wholesale Establishments), with parking requirement category B1, shall be required to provide one parking space per 2,000 square feet of #floor area#.
- (7) Modification of Waiver of Parking Requirements
 - (i) In C4, C6 and M1 Districts, the provisions of Sections 36-23 (Waiver of Requirements for Spaces Below Minimum Number) and 44-23 (Waiver of Requirements for Spaces Below Minimum Number) shall only apply to #zoning lots# existing both on (the date of adoption of this amendment) and on the date of application for a building permit.
 - (ii) In C4, C6 and M1 Districts, for any #commercial use# permitted in a C4 or C6 District, the waiver provisions for a C4-4 District set forth in Section 36-232 (In districts with very low parking requirements) shall not apply. In lieu thereof, the maximum number of #accessory# off-street parking spaces for which requirements are waived shall be 15 spaces, pursuant to the waiver provisions for a C4-2 District set forth in Section 36-231 (In districts with high, medium, or low parking requirements).
 - (iii) The provisions of Sections 36-342 (Reduced requirements in other C1 or C2 Districts or in C4, C5 or C6 Districts) and 36-344 (Waiver of requirements in other C1 or C2 Districts or in C4, C5 or C6 Districts) shall not apply in the #Special Downtown Jamaica District#.

(b) Residential Development

- (1) The provisions of Section 25-12 (Maximum Size of Accessory Group Parking Facilities) shall be modified to permit an #accessory group parking facility# to contain up to 300 off-street parking spaces. Pursuant to the provisions of Section 25-13 (Modification of Maximum Size of Accessory Group Parking Facilities), the Commissioner of Buildings may permit such #group parking facility# to contain up to 150 additional spaces.
- (2) The required accessory off-street parking space regulations for #residential developments# or #enlargements# of the underlying districts in the #Special

Downtown Jamaica District# shall be modified as follows: The regulations set forth for an R6A District in Section 25-20 shall apply. The regulations set forth for an R6 District in Sections 25-50 (RESTRICTIONS ON LOCATIONS OF ACCESSORY OFF-STREET PARKING SPACES) inclusive, and 25-60 (ADDITIONAL REGULATIONS FOR PERMITTED OR REQUIRED ACCESSORY OFF STREET PARKING SPACES), inclusive, shall apply except as modified in paragraphs (b) (3) and (b) (4) of this Section.

- (3) In all #Residence Districts#, the provisions of Section 25-26 (Waiver of Requirements for Small Number of Spaces) are modified as follows:
 - (i) The provisions of Section 25-26 shall only apply to #zoning lots# existing both on (the date of adoption of this amendment) and on the date of application for a building permit.
 - (ii) For all new #residential developments# or #enlargements#, the maximum number of #accessory# off-street parking spaces for which requirements are waived shall be 5 spaces.
- (4) The provisions of Section 25-52 (Off-Site Spaces for Residences) and 25-521 (Maximum distance from zoning lot) shall be modified to permit the location of permitted or required off-street parking spaces #accessory# to #residences# on a #zoning lot# other than the same #zoning lot# as the #residences# to which such spaces are #accessory#, provided that such #zoning lot# is no more than 1,500 feet from the nearest boundary of the #zoning lot# occupied by the #residences# to which they are #accessory#.
- (5) The provisions of Section 36-42 (Off-Site Spaces for Residences) and 36-421 (Maximum distance from zoning lot) shall be modified to permit the location of permitted or required off-street parking spaces #accessory# to #residences# on a #zoning lot# other than the same #zoning lot# as the #residences# to which such spaces are #accessory#, provided that such #zoning lot# is no more than 1,500 feet from the nearest boundary of the #zoning lot# occupied by the #residences# to which they are #accessory#.

115-52

Location of Access to the Street

Map 2 (Ground Floor Use and Transparency and Curb Cut Restrictions) in the Appendix to this Chapter specifies locations where curb cuts shall be prohibited within the #Special Downtown Jamaica District#.

However, where permitted or required #accessory# off-street parking and loading requirements apply in a location where such curb cuts are prohibited, a curb cut may be

allowed, provided that the City Planning Commission certifies to the Commissioner of Buildings that such #zoning lot# has access only to such prohibited location and that such curb cut shall be no greater than 20 feet in width.

An application to the City Planning Commission for certification respecting such curb cut shall be accompanied by a site plan drawn to a scale of at least one sixteenth inch to a foot, showing the size and location of the proposed curb cut.

The waiver provisions of Article III, Chapter 6 (Accessory Off-Street Parking and Loading Regulations) shall not apply to the special location of access requirements of this Section.

115-60

SPECIAL PERMIT TO MODIFY USE OR BULK REGULATIONS

For any #development#, #enlargement#, alteration or change of #use# on a #zoning lot# within the #Special Downtown Jamaica District#, the City Planning Commission may permit modification of the #use# or #bulk# regulations, except #floor area ratio# provisions, provided the Commission shall find that such:

- (a) modification will aid in achieving the general purposes and intent of the Special District;
- (b) #use# modification will encourage a lively pedestrian environment along the #street# or mandatory sidewalk widening, or is necessary for, and the only practicable way to achieve the programmatic requirements of the #development#;
- (c) #bulk# modifications will enhance the distribution of #bulk# on the #zoning lot#;
- (d) #bulk# modifications will permit adequate access of light and air to surrounding #streets# and properties; and
- (e) #development# or #enlargement# will relate harmoniously to the character of the surrounding area.

The Commission may prescribe appropriate conditions and safeguards to minimize adverse effects on the character of the surrounding area.

APPENDIX

- Map 1 - Special Downtown Jamaica District**
- Map 2 - Ground Floor Use and Transparency and Curb Cut Restrictions**

- Map 3 - Street Wall Location
- Map 4 - Street Wall Height
- Map 5 - Maximum Building Height
- Map 6 - Sidewalk Widening

* * *

123-64

Maximum Floor Area Ratio and Lot Coverage Requirements for Mixed Use Buildings

- (a) Maximum #floor area ratio#

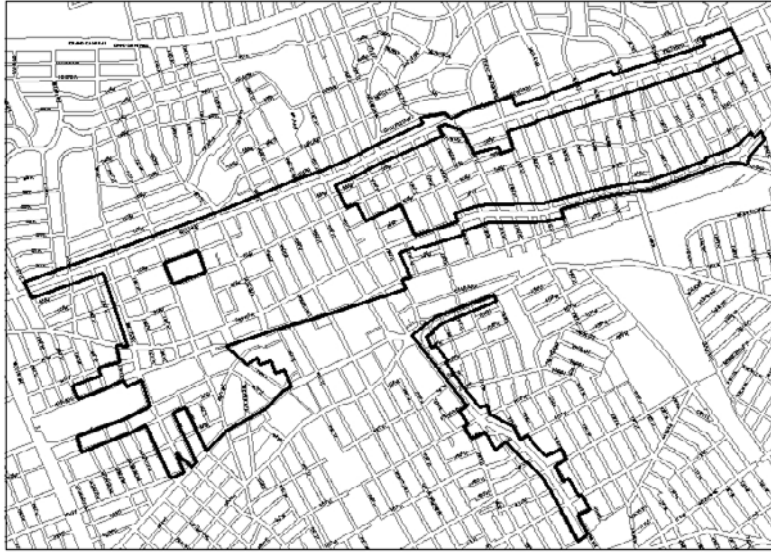
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- (4) Maximum #floor area# in #mixed use buildings#

The maximum total #floor area# in a #mixed use building# in #Special Mixed Use Districts# shall be the maximum #floor area# permitted for either the #commercial#, #manufacturing#, #community facility# or #residential# portion of such #building#, as set forth in this Section, whichever permits the greatest amount of #floor area#.

However, in the #inclusionary housing designated areas# set forth in Section 23-922 (~~Certain R6, R7 and R8 Districts~~ Inclusionary Housing designated areas), except within Waterfront Access Plan Bk-1, the #floor area ratios# of Section 23-942 shall apply.

* * *



SPECIAL DOWNTOWN JAMAICA DISTRICT

MAP 1 - Special Downtown Jamaica District

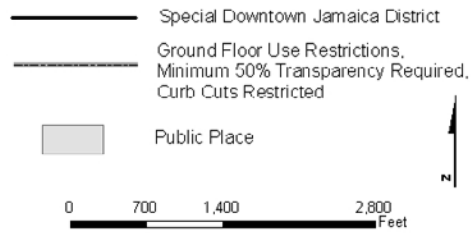
————— Special Downtown Jamaica District

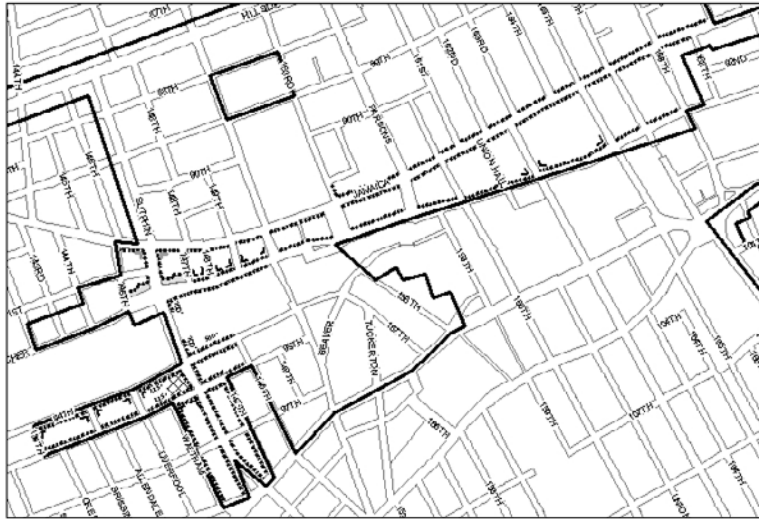




SPECIAL DOWNTOWN JAMAICA DISTRICT








MAP 2 - Ground Floor Use and Transparency and Curb Cut Restrictions

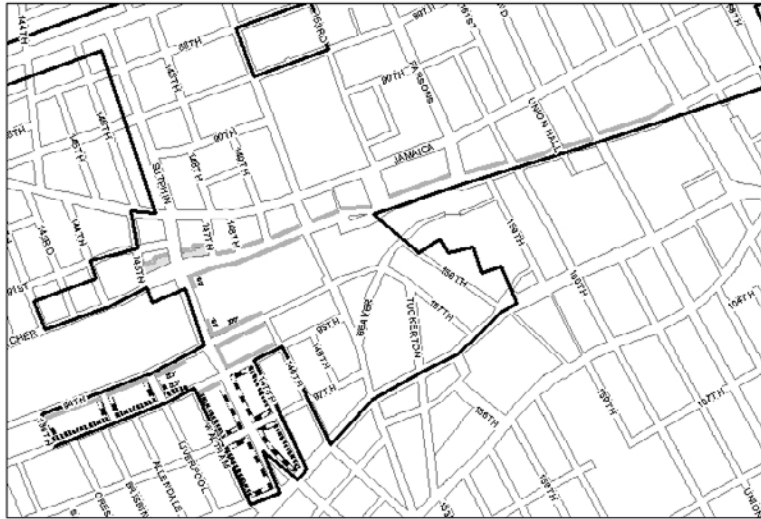




SPECIAL DOWNTOWN JAMAICA DISTRICT

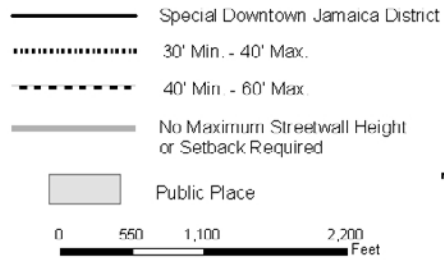
MAP 3 - Streetwall Location

-  Special Downtown Jamaica District
 -  Streetwall Location
 -  No street wall location requirement shall apply if developed pursuant to the Jamaica Gateway Urban Renewal Plan
 -  Required Base Corner Articulation
 -  Required Corner Articulation Above Setback
 -  Public Place
- 0 700 1,400 2,800 Feet
- 



SPECIAL DOWNTOWN JAMAICA DISTRICT

MAP 4 - Streetwall Height





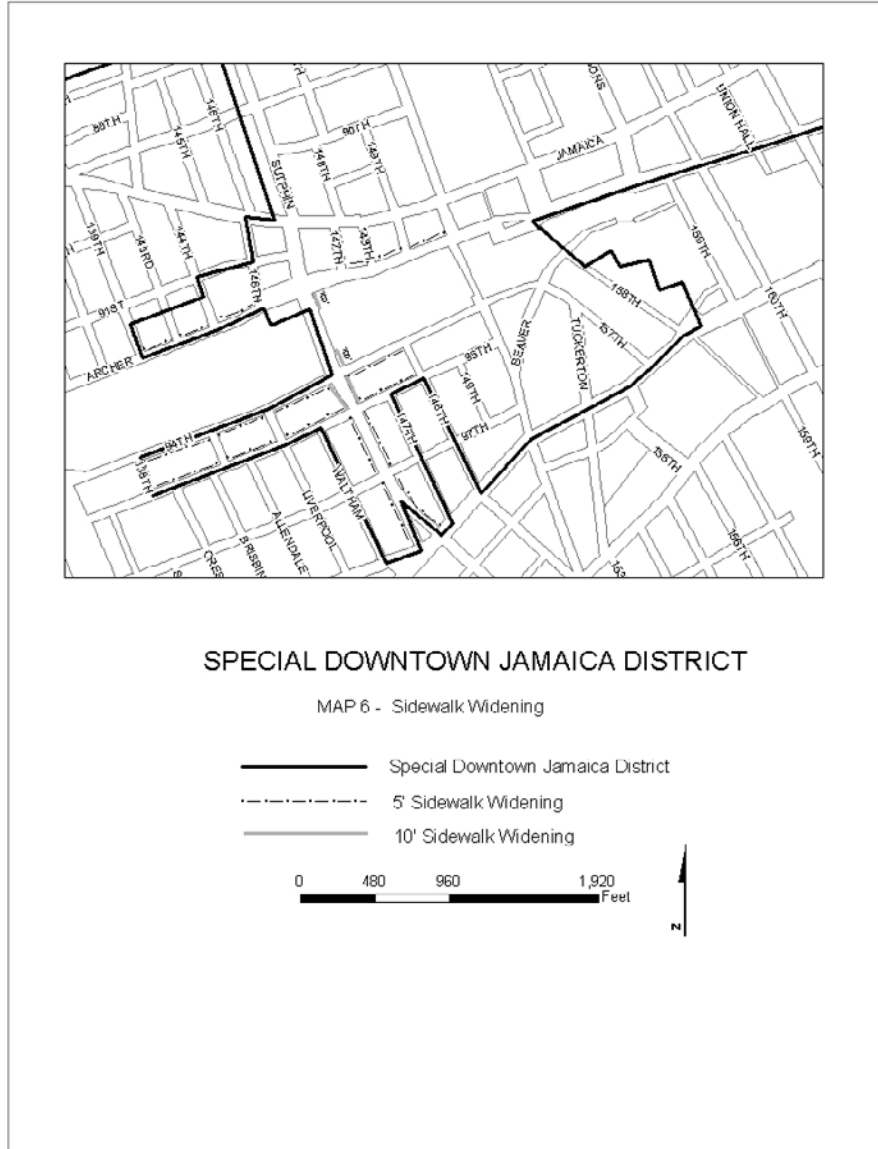
SPECIAL DOWNTOWN JAMAICA DISTRICT

MAP 5 - Maximum Building Height

- Special Downtown Jamaica District
- ▨ No Building Height Limit

0 470 940 1,880 Feet





(On May 9, 2007, Cal. No. 4, the Commission scheduled May 23, 2007 for a public hearing which has been duly advertised.)

Close the hearing.

No. 32

CD 12

C 070316 HUQ

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development, pursuant to Section 505 of Article 15 of the General Municipal (Urban Renewal) Law of New York State and Section 197-c of the New York City Charter, for the Jamaica Gateway Urban Renewal Plan for the Jamaica Gateway Urban Renewal Area.

The proposed plan consists of the following properties acquired and to be acquired:

<u>Site</u>	<u>Block</u>	<u>Lot(s)</u>
1	9999	1, 9, 10, 11, 13, 15
2	9998 South	1, 2, 16, 19, 22, 25, 42, 43, 47, 48, 144
3	9998 North	83, 86, 87, 88, 89, 90, 91, 93, 94, 95, 101, 109, 110, 119, 124, 127
4	9993	1, 3, 18, 20, 22, 23, 24, 25, 27, 28, 29

148th Street between 94th and 95th Avenues

All mapped and/or built streets within the Project Boundary

(On May 9, 2007, Cal. No. 5, the Commission scheduled May 23, 2007 for a public hearing which has been duly advertised.)

Close the hearing.

No. 33

CD 12

C 070317 HGQ

IN THE MATTER OF the designation of the Jamaica Gateway Urban Renewal Area, as an area appropriate for urban renewal, pursuant to Section 504 of Article 15 of the General Municipal law (Urban Renewal Law) of New York State, located in Community District 12 in the Borough of Queens and described as follows:

<u>Site</u>	<u>Land Use</u>	<u>Block</u>	<u>Lot(s)</u>
1	Commercial	9999	1, 9, 10, 11, 13, 15

- 2 Commercial 9998 South 1, 2, 16, 19, 22, 25, 42, 43, 47, 48, 144
- 3 Commercial 9998 North 83, 86, 87, 88, 89, 90, 91, 93, 94, 95, 101, 109, 110, 119, 124, 127
- 4 Commercial 9993 1, 3, 18, 20, 22, 23, 24, 25, 27, 28, 29

148th Street between 94th and 95th Avenues

All mapped and/or built streets within the Project Boundary

(On May 9, 2007, Cal. No. 6 the Commission scheduled May 23, 2007 for a public hearing which has been duly advertised.)

Close the hearing.



No. 34

CD 12

N 070322 HDQ

PUBLIC HEARING:

IN THE MATTER OF an application, submitted by the Department of Housing Preservation and Development, pursuant to Section 197-c of the New York City Charter, for the disposition of city-owned property comprising sites within the Jamaica Gateway Urban Renewal Area, Borough of Queens, Community District 12.

The properties are to be disposed to a developer to be selected by HPD for redevelopment in accordance with the Jamaica Gateway Urban Renewal Plan and consists of the following: Block 9999 (Lots 1, 9, 10, 11, 13 and 15), Block 9998 South (Lots 1, 2, 16, 19, 22, 25, 42, 43, 47, 48, and 144; Block 9998 North (Lots 83, 86, 87, 88, 89, 90, 91, 93, 94, 95, 101, 109, 110, 119, 124 and 127); Block 9993 (Lots 1, 3, 18, 20, 22, 23, 24, 25, 27, 28 and 29); 148th Street between 94th and 95th Avenues and all mapped and/or built streets within the Project Boundary.

(On May 9, 2007, Cal. No. 7, the Commission scheduled May 23, 2007 for a public hearing which has been duly advertised.)

Close the hearing.



No. 35

CD 12

C 070318 PPQ

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the disposition of one (1) city-owned property located on the east side of 168th Street between Jamaica and Archer Avenues (Block 10209, Lot 115) pursuant to zoning.

(On May 9, 2007, Cal. No. 8, the Commission scheduled May 23, 2007 for a public hearing which has been duly advertised.)

Close the hearing.

No. 36

CD 12

C 070158 MMQ

PUBLIC HEARING:

IN THE MATTER OF an application, submitted by JFK Center Associates LLC, pursuant to Sections 197-c and 199 of the New York City Charter and Section 5-430 *et seq.* of the New York City Administrative Code, for an amendment to the City Map involving:

- the elimination, discontinuance and closing of a portion of 148th Street between 94th Avenue and Atlantic Avenue;
- the adjustment of grades necessitated thereby; and
- any acquisition or disposition of real property related thereto,

Community District 12, Borough of Queens, in accordance with Map No. 4996 dated January 18, 2007 and signed by the Borough President.

(On May 9, 2007, Cal. No. 9, the Commission scheduled May 23, 2007 for a public hearing which has been duly advertised.)

Close the hearing.

NOTICE

On Wednesday, May 23, 2007, at 10:00 a.m., in the Queens Borough Public Library auditorium at 89-11 Merrick Boulevard, Jamaica, New York 11432, a public hearing is being held by the City Planning Commission in conjunction with the above ULURP hearing to receive comments related to a Draft Environmental Impact Statement (DEIS) concerning: a zoning map amendment; a zoning text amendment to establish the Special Downtown Jamaica District ; an Urban Renewal Area designation, Urban Renewal Plan and disposition of properties within the Jamaica Gateway Urban Renewal Area ; an amendment to the City Map involving the elimination of a one block segment of 148th Street (between 94th Avenue and 95th Avenue) and acquisition or disposition of real property related thereto; and disposition of a city-owned property.

This hearing is being held pursuant to the State Environmental Quality Review Act (SEQRA) and City Environmental Quality Review (CEQR), CEQR No. 05DCP081Q.

IV. CITY PLANNING COMMISSION 2007 SCHEDULE OF MEETINGS
January 1 to June 30

	SUN	MON	TUE	WED	THU	FRI	SAT
JANUARY		1 NEW YEAR'S DAY	2	3	4	5	6
	7	8 REVIEW SESSION	9	10 CPC PUBLIC MEETING	11	12	13
	14	15 MARTIN LUTHER KING, JR. DAY	16	17	18	19	20
	21	22 REVIEW SESSION	23	24 CPC PUBLIC MEETING	25	26	27
	28	29	30	31			
FEBRUARY					1	2	3
	4	5 REVIEW SESSION	6	7 CPC PUBLIC MEETING	8	9	10
	11	12 LINCOLN'S BIRTHDAY	13	14	15	16	17
	18	19 PRESIDENTS' DAY	20	21 ASH WEDNESDAY	22 WASHINGTON'S BIRTHDAY	23	24
25	26 REVIEW SESSION	27	28 CPC PUBLIC MEETING				
MARCH					1	2	3
	4	5	6	7	8	9	10
	11	12 REVIEW SESSION	13	14 CPC PUBLIC MEETING	15	16	17 ST. PATRICKS DAY
	18	19	20	21	22	23	24
	25	26 REVIEW SESSION	27	28 CPC PUBLIC MEETING	29	30	31
APRIL	1 PALM SUNDAY	2	3 PASSOVER	4	5	6 GOOD FRIDAY	7
	8 EASTER SUNDAY	9 REVIEW SESSION	10	11 CPC PUBLIC MEETING	12	13	14
	15	16	17	18	19	20	21
	22	23 REVIEW SESSION	24	25 CPC PUBLIC MEETING	26	27	28
	29	30					
MAY			1	2	3	4	5
	6	7 REVIEW SESSION	8	9 CPC PUBLIC MEETING	10	11	12
	13	14	15	16	17	18	19
	20	21 REVIEW SESSION	22	23 CPC PUBLIC MEETING	24	25	26
	27	28 MEMORIAL DAY OBSERVED	29	30	31		
JUNE						1	2
	3	4 REVIEW SESSION	5	6 CPC PUBLIC MEETING	7	8	9
	10	11	12	13	14	15	16
	17	18 REVIEW SESSION	19	20 CPC PUBLIC MEETING	21	22	23
	24	25	26	27	28	29	30

Review Sessions are held in Spector Hall at 22 Reade Street starting at 1:00 P.M.
Public Meetings are held in Spector Hall at 22 Reade Street starting at 10:00 A.M.

V. CITY PLANNING COMMISSION 2007 SCHEDULE OF MEETINGS
July 1 to December 31

	SUN	MON	TUE	WED	THU	FRI	SAT
JULY	1	2	3	4 INDEPENDENCE DAY	5	6	7
	8 REVIEW SESSION	9	10	11 CPC PUBLIC MEETING	12	13	14
	15	16	17	18	19	20	21
	22 REVIEW SESSION	23	24	25 CPC PUBLIC MEETING	26	27	28
	29	30	31				
AUGUST	5 REVIEW SESSION	6	7	8 CPC PUBLIC MEETING	9	10	11
	12	13	14	15	16	17	18
	19 REVIEW SESSION	20	21	22 CPC PUBLIC MEETING	23	24	25
	26	27	28	29	30	31	
SEPTEMBER							1
	2	3 LABOR DAY	4 REVIEW SESSION	5 CPC PUBLIC MEETING	6	7	8
	9	10	11	12	13 ROSH HASHANAH	14	15
	16 REVIEW SESSION	17	18	19 CPC PUBLIC MEETING	20	21	22
	23 30	24	25	26	27	28	29 YOM KIPPUR
OCTOBER		1 REVIEW SESSION	2	3 CPC PUBLIC MEETING	4	5	6
	7	8 COLUMBUS DAY OBSERVED	9	10	11	12	13
	14 REVIEW SESSION	15	16	17 CPC PUBLIC MEETING	18	19	20
	21	22	23	24	25	26	27
	28 REVIEW SESSION	29	30	31 CPC PUBLIC MEETING			
NOVEMBER					1	2	3
	4	5	6 ELECTION DAY	7	8	9	10
	11	12 VETERANS DAY OBSERVED	13 REVIEW SESSION	14 CPC PUBLIC MEETING	15	16	17
	18	19	20	21	22	23	24
	25	26	27	28	29 THANKSGIVING	30	
DECEMBER							1
	2 REVIEW SESSION	3	4	5 CPC PUBLIC MEETING	6	7	8
	9	10	11	12	13	14	15
	16 REVIEW SESSION	17	18	19 CPC PUBLIC MEETING	20	21	22
	23 30	24 31	25 CHRISTMAS	26 1ST DAY KWANZAA	27	28	29

Review Sessions are held in Spector Hall at 22 Reade Street starting at 1:00 P.M.
Public Meetings are held in Spector Hall at 22 Reade Street starting at 10:00 A.M.