



## Legislation Details (With Text)

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|------------------------|---|---------------------|---|--------------------|---|
| <b>File #:</b>         | Res 0459-2010   | <b>Version:</b>     | * | <b>Name:</b>       | LU 207 - ULURP, Zoning Map Changes, Queens (C 100436 ZMQ) |
| <b>Type:</b>           | Resolution  | <b>Status:</b>      |   | <b>In control:</b> | Adopted<br>Committee on Land Use                          |
| <b>On agenda:</b>      | 9/16/2010   |                     |   |                    |   |
| <b>Enactment date:</b> |   | <b>Enactment #:</b> |   |                    |   |
| <b>Title:</b>          | Resolution approving the decision of the City Planning Commission on ULURP No. C 100436 ZMQ, a Zoning Map amendment (Preconsidered L.U. No. 207). |                     |   |                    |   |
| <b>Sponsors:</b>       | Leroy G. Comrie, Jr., Mark S. Weprin  |                     |   |                    |   |
| <b>Indexes:</b>        |   |                     |   |                    |   |
| <b>Attachments:</b>    | 1. Committee Report, 2. Hearing Transcript - Stated Meeting 9-16-10   |                     |   |                    |   |

| Date      | Ver. | Action By             | Action                    | Result |
|-----------|------|-----------------------|---------------------------|--------|
| 9/15/2010 | *    | Committee on Land Use | P-C Item Approved by Comm |        |
| 9/16/2010 | *    | City Council          | Approved, by Council      | Pass   |

### THE COUNCIL OF THE CITY OF NEW YORK RESOLUTION NO. 459

Resolution approving the decision of the City Planning Commission on ULURP No. C 100436 ZMQ, a Zoning Map amendment (Preconsidered L.U. No. 207).

By Council Members Comrie and Weprin

WHEREAS, the City Planning Commission filed with the Council on August 27, 2010 its decision dated August 25, 2010 (the "Decision"), on the application submitted by the Department of City Planning, pursuant to Sections 197-c and 201 of the New York City Charter, to rezone all or portions of approximately 193 blocks in the Rosedale neighborhood in Community District 13, Queens. The proposed rezoning from an R3-2 district to R2, R3A, R3X or R3-1 districts and updating of certain commercial overlay districts is intended to preserve the established lower-density character of Rosedale and ensure that future development will more closely reflect the area's existing land use and development patterns, Community District 13, Borough of Queens (ULURP No. C 100436 ZMQ (the "Application");

WHEREAS, the Decision is subject to review and action by the Council pursuant to Section 197-d(b)(1) of the City Charter;

WHEREAS, upon due notice, the Council held a public hearing on the Decision and Application on September 13, 2010;

WHEREAS, the Council has considered the land use implications and other policy issues relating to the Decision and Application; and

WHEREAS, the Council has considered the relevant environmental issues and the Negative

Declaration, issued on June 7, 2010 (CEQR No. 10DCP046Q);

RESOLVED:

The Council finds that the action described herein will have no significant effect on the environment.

Pursuant to Sections 197-d and 200 of the City Charter and on the basis of the Decision and Application, and based on the environmental determination and consideration described in this report, C 100436 ZMQ, incorporated by reference herein, the Council approves the Decision.

The Zoning Resolution of the City of New York, effective as of December 15, 1961, and as subsequently amended, is further amended by changing the Zoning Map, Section Nos. 19a, 19b, 19c and 19d:

1. eliminating from within an existing R3-2 District a C1-1 bounded by 147<sup>th</sup> Drive, a boundary line of the City of New York, 148<sup>th</sup> Avenue, and Hook Creek Boulevard;
2. eliminating from within an existing R3-2 District a C1-2 bounded by:
  - a. Brookville Boulevard, a line 150 feet northeasterly of Francis Lewis Boulevard, a line 150 feet northerly of North Conduit Avenue, 242<sup>nd</sup> Street, and North Conduit Avenue;
  - b. South Conduit Avenue, Francis Lewis Boulevard, 245<sup>th</sup> Street, a line 150 feet northeasterly of Francis Lewis Boulevard, 247<sup>th</sup> Street, a line 150 feet southwesterly of Francis Lewis Boulevard, 245<sup>th</sup> Street, 243<sup>rd</sup> Street, and 140<sup>th</sup> Avenue;
  - c. Caney Road, a line 150 feet southeasterly of 243<sup>rd</sup> Street, Mayda Road, and a line 150 feet northwesterly of 243<sup>rd</sup> Street; and
  - d. South Conduit Avenue, Hook Creek Boulevard, 248<sup>th</sup> Street, a line 100 feet southerly of South Conduit Avenue, and 247<sup>th</sup> Street;
3. eliminating from within an existing R2 District a C2-1 bounded by Brookville Boulevard, a line 150 feet northerly of Merrick Boulevard, 133<sup>rd</sup> Avenue, 243<sup>rd</sup> Street, a line 150 feet northerly of Merrick Boulevard, 132<sup>nd</sup> Road, Hook Creek Boulevard, a line 150 feet southerly of Merrick Boulevard, a line midway between Brookville Boulevard and 241<sup>st</sup> Street, and 135<sup>th</sup> Avenue;
4. eliminating from within an existing R3-2 District a C2-1 bounded by:
  - a. North Conduit Avenue, Hook Creek Boulevard, the centerline of the Long Island Railroad right-of-way (Montauk Division), and Brookville Boulevard; and
  - b. South Conduit Boulevard, a boundary line of the City of New York, a line 100 feet northerly of 149<sup>th</sup> Street, and Hook Creek Boulevard;
5. changing from an R3-2 District to an R2 District property bounded by:

- a. a line 150 feet northeasterly of Francis Lewis Boulevard, a line 220 feet southwesterly of 138<sup>th</sup> Avenue, and a line midway between Brookville Boulevard and 241<sup>st</sup> Street; and
  - b. a line 150 feet northeasterly of Francis Lewis Boulevard, a line 150 feet northerly of North Conduit Boulevard, 242<sup>nd</sup> Street, a line 320 feet southwesterly of 138<sup>th</sup> Avenue, and 241<sup>st</sup> Street;
6. changing from an R3-2 District to an R3A District property bounded by:
  - a. South Conduit Avenue, 241<sup>st</sup> Street, a line midway between 140<sup>th</sup> Avenue and Memphis Avenue, a line 60 feet southeasterly of 214<sup>th</sup> Street, 142<sup>nd</sup> Avenue, a line 140 feet northwesterly of 243<sup>rd</sup> Street, Caney Road, a line 100 feet northwesterly of 243<sup>rd</sup> Street, Huxley Street, a line perpendicular to the southwesterly street line of Huxley Street distant 120 feet northwesterly (as measured along the street line) from the point of intersection of the southwesterly street line of Huxley Street and the northerly street line of 147<sup>th</sup> Avenue, a line 130 feet southwesterly of Huxley Street, a line perpendicular to the northeasterly street line of Edgewood Avenue distant 80 feet northwesterly (as measured along the street line) from the point of intersection of the northeasterly street line of Huxley Street and the northerly street line of 147<sup>th</sup> Avenue, Edgewood Avenue, a line midway between 146<sup>th</sup> Avenue and 147<sup>th</sup> Avenue, a line 100 feet easterly of Brookville Boulevard, 147<sup>th</sup> Avenue, and Brookville Boulevard;
  - a. a line 100 feet northerly of 249<sup>th</sup> Street, a boundary line of the City of New York, a line 100 feet southerly of 250<sup>th</sup> Street, a line perpendicular to the southerly street line of 250<sup>th</sup> Street distant 110 feet easterly (as measured along the street line) from the point of intersection of the southerly street line of 250<sup>th</sup> Street and the northeasterly street line of Hook Creek Boulevard, 250<sup>th</sup> Street, a line perpendicular to the northerly street line of 25<sup>e</sup> Street distant 60 feet easterly (as measured along the street line) from the point of intersection of the northerly street line of 250<sup>th</sup> Street and the northeasterly street line of Hook Creek Boulevard, 249<sup>th</sup> Street, and a line 85 feet easterly of Hook Creek Boulevard; and
  - c. a line midway between Caney Road and 144<sup>th</sup> Avenue, 249<sup>th</sup> Street, Newhall Avenue, a line 120 feet southeasterly of 245<sup>th</sup> Street, a line 100 feet southwesterly of Newhall Avenue, a line midway between 243<sup>rd</sup> Street and 245<sup>th</sup> Street, Newhall Avenue, a line 140 feet southeasterly of 243<sup>rd</sup> Street, Mayda Road, and a line 100 feet southeasterly of 243<sup>rd</sup> Street;
7. changing from an R3-2 District to an R3X District property bounded by 140<sup>th</sup> Avenue, 243<sup>rd</sup> Street, a line perpendicular to the southeasterly street line of 243<sup>rd</sup> Street distant 200 feet southwesterly (as measured along the street line), from the point of intersection of the southeasterly street line of 243<sup>rd</sup> Street and the southerly street line of South Conduit Avenue, 245<sup>th</sup> Street, a line 135 feet southwesterly of Francis Lewis Boulevard, 246<sup>th</sup> Street, a line 85 feet southwesterly of Francis Lewis Boulevard, a line midway between 246<sup>th</sup> Street and 247<sup>th</sup> Street, Francis Lewis Boulevard, 247<sup>th</sup> Street, a line 85 feet northeasterly of Francis Lewis Boulevard, a line 100 feet northwesterly of 246<sup>th</sup> Street, a line 335 feet

northeasterly of Francis Lewis Boulevard, 246<sup>th</sup> Street, South Conduit Avenue, 247<sup>th</sup> Street, a line 250 feet northeasterly of 139<sup>th</sup> Avenue, a line midway between 247<sup>th</sup> Street and 248<sup>th</sup> Street, a line perpendicular to the northwesterly street line of 248<sup>th</sup> Street distant 130 feet southwesterly (as measured along the street line) from the point of intersection of the northwesterly street line of 248<sup>th</sup> Street and the westerly street line of Hook Creek Boulevard, 248<sup>th</sup> Street, Hook Creek Boulevard, 249<sup>th</sup> Street, a line perpendicular to the northerly street line of 250<sup>th</sup> Street distant 60 feet easterly (as measured along the street line) from the point of intersection of the northerly street line of 250<sup>th</sup> Street and the northeasterly street line of Hook Creek Boulevard, 250<sup>th</sup> Street, a line perpendicular to the southerly street line of 250<sup>th</sup> Street distant 110 feet easterly (as measured along the street line) from the point of intersection of the southerly street line of 250<sup>th</sup> Street and the northeasterly street line of Hook Creek Boulevard, a line 100 feet southerly of 250<sup>th</sup> Street, a boundary line of the City of New York, 145<sup>th</sup> Avenue, Hook Creek Boulevard, 148<sup>th</sup> Avenue, a line 100 feet easterly of Hook Creek Boulevard, 148<sup>th</sup> Road, a boundary line of the City of New York, Hungary Harbor Road, Hook Creek Boulevard, 148<sup>th</sup> Drive, a line 100 feet westerly of Hook Creek Boulevard, a line midway between 148<sup>th</sup> Drive and 149<sup>th</sup> Avenue, a line 320 feet westerly of Hook Creek Boulevard, 149<sup>th</sup> Avenue, a line 330 feet westerly of 262<sup>nd</sup> Street, 149<sup>th</sup> Road, 262<sup>nd</sup> Street and its southerly centerline prolongation, a boundary line of the City of New York, a line 50 feet westerly of 259<sup>th</sup> Street and its southerly prolongation, Craft Avenue, 259<sup>th</sup> Street, 149<sup>th</sup> Road, 259<sup>th</sup> Street, a line midway between 148<sup>th</sup> Drive and 149<sup>th</sup> Avenue, 257<sup>th</sup> Street, 148<sup>th</sup> Drive, a line 200 feet easterly of Weller Lane, a line midway between 148<sup>th</sup> Road and 148<sup>th</sup> Drive, Weller Lane, 149<sup>th</sup> Road, Weller Lane, 149<sup>th</sup> Drive, a line midway between 255<sup>th</sup> Street and Weller Lane, Craft Avenue, a line midway between 254<sup>th</sup> Street and 255<sup>th</sup> Street, 149<sup>th</sup> Drive and its westerly centerline prolongation, a northeasterly and a northerly boundary line of a park and its westerly prolongation, Brookville Boulevard, 149<sup>th</sup> Avenue, 235<sup>th</sup> Street, a line midway between 148<sup>th</sup> Avenue and 148<sup>th</sup> Road, a line 170 feet southeasterly of 235<sup>th</sup> Street, 148<sup>th</sup> Avenue, Brookville Boulevard, a line midway between 147<sup>th</sup> Drive and 148<sup>th</sup> Avenue, a line 80 feet northwesterly of Brookville Boulevard, 147<sup>th</sup> Drive, 235<sup>th</sup> Street, a northeasterly boundary line of Brookville Park and its southeasterly prolongation, an easterly boundary line of Brookville Park and its northerly prolongation, 147<sup>th</sup> Avenue, 235<sup>th</sup> Street, a line 100 feet northeasterly of 147<sup>th</sup> Road, a line 75 feet westerly of Brookville Boulevard, 147<sup>th</sup> Road, a line perpendicular to the southwesterly street line of 147<sup>th</sup> Road distant 80 feet northwesterly (as measured along the street line) from the point of intersection of the southwesterly street line of 147<sup>th</sup> Road and the westerly street line of Brookville Boulevard, a line midway between 147<sup>th</sup> Road and 147<sup>th</sup> Drive, Brookville Boulevard, a line midway between 147<sup>th</sup> Road and 147<sup>th</sup> Drive, a line 90 feet easterly of Brookville Boulevard, a line 100 feet northerly of 147<sup>th</sup> Road, a line 100 feet easterly Brookville Boulevard, a line midway between 146<sup>th</sup> Avenue and 147<sup>th</sup> Avenue, a line perpendicular to the northeasterly street line of Edgewood Avenue distant 80 feet northwesterly (as measured along the street line) from the point of intersection of the northeasterly street line of Huxley Street and the northerly street line of 147<sup>th</sup> Avenue, Edgewood Avenue, a line 130 feet southwesterly of Huxley Street, a line perpendicular to the southwesterly street line of Huxley Street distant 120 feet northwesterly (as measured along the street line) from the point of intersection of the southwesterly street line of Huxley Street and the northerly street line of 147<sup>th</sup> Avenue, Huxley Street, a line 100 feet northwesterly of 243<sup>rd</sup> Street, Mayda Road, a line 140 feet southeasterly of 243<sup>rd</sup> Street, Newhall Avenue, a line midway between 243<sup>rd</sup> Street and 245<sup>th</sup> Street, a line 100 feet southwesterly of Newhall Avenue, a line 120 feet southeasterly of 245<sup>th</sup> Street, Newhall Avenue, 249<sup>th</sup> Street, a line midway between Caney Road and 144<sup>th</sup> Avenue, a line 100 feet

southeasterly of 243<sup>rd</sup> Street, Caney Road, a line 140 feet northwesterly of 243<sup>rd</sup> Street, 142<sup>nd</sup> Avenue, a line 60 feet southeasterly of 241<sup>st</sup> Street, a line midway between 140<sup>th</sup> Avenue and Memphis Avenue, and a line 100 feet southeasterly of 241<sup>st</sup> Street; and excluding the area bounded by:

- i. 253<sup>rd</sup> Street, Weller Lane, a line 540 feet northerly of 147<sup>th</sup> Avenue, a line midway between Weller Lane and 254<sup>th</sup> Street, 147<sup>th</sup> Avenue, Francis Lewis Boulevard, a line 80 feet northerly of 147<sup>th</sup> Road, a line 110 feet westerly of Weller Lane, 147<sup>th</sup> Road, a line 50 feet easterly of 253<sup>rd</sup> Street, 147<sup>th</sup> Avenue, Mayda Road, a line 420 feet southeasterly of 249<sup>th</sup> Street, a line midway between 145<sup>th</sup> Avenue and Mayda Road, a line 280 feet southeasterly of 249<sup>th</sup> Street, 145<sup>th</sup> Avenue, a line 360 feet southeasterly of 249<sup>th</sup> Street, and 144<sup>th</sup> Avenue; and
- ii. 147<sup>th</sup> Road, 253<sup>rd</sup> Street, a line midway between 147<sup>th</sup> Drive and 148<sup>th</sup> Avenue, a line 150 feet easterly of 253<sup>rd</sup> Street, 148<sup>th</sup> Avenue, line 200 feet easterly of 253<sup>rd</sup> Street, a line midway between 148<sup>th</sup> Avenue and 148<sup>th</sup> Road. 253<sup>rd</sup> Street, a line midway between 148<sup>th</sup> Road and 148<sup>th</sup> Drive, a line perpendicular to the southerly street line of 148<sup>th</sup> road distant 110 feet easterly (as measured along the street line) from the point of intersection of the southerly street line of 148<sup>th</sup> Road and the northeasterly street line of Huxley Street, 148<sup>th</sup> Road, 249<sup>th</sup> Street, 148<sup>th</sup> Avenue, a line 230 feet easterly of 249<sup>th</sup> Street, a line midway between 147<sup>th</sup> drive and 148<sup>th</sup> Avenue, a line 100 feet westerly of 253<sup>rd</sup> Street, a line midway between 147<sup>th</sup> Road and 147<sup>th</sup> Drive, and a line 75 feet westerly of 253<sup>rd</sup> Street;

8. changing from an R3-2 District to an R3-1 District property bounded by:

- a. 147<sup>th</sup> Drive, a line 80 feet northwesterly of Brookville Boulevard, a line midway between 147<sup>th</sup> Drive and 148<sup>th</sup> Avenue, Brookville Boulevard, 148<sup>th</sup> Avenue, a line 170 feet southeasterly of 235<sup>th</sup> Street, a line midway between 148<sup>th</sup> Avenue and 148<sup>th</sup> Road, and 235<sup>th</sup> Street;
- a. 147<sup>th</sup> Road, 253<sup>rd</sup> Street, a line midway between 147<sup>th</sup> Drive and 148<sup>th</sup> Avenue, a line 150 feet easterly of 253<sup>rd</sup> Street, 148<sup>th</sup> Avenue, line 200 feet easterly of 253<sup>rd</sup> Street, a line midway between 148<sup>th</sup> Avenue and 148<sup>th</sup> Road, 253<sup>rd</sup> Street, a line midway between 148<sup>th</sup> Road and 148<sup>th</sup> Drive, a line perpendicular to the southerly street line of 148<sup>th</sup> road distant 110 feet easterly (as measured along the street line) from the point of intersection of the southerly street line of 148<sup>th</sup> Road and the northeasterly street line of Huxley Street, 148<sup>th</sup> Road, 249<sup>th</sup> Street, 148<sup>th</sup> Avenue, a line 230 feet easterly of 149<sup>th</sup> Street, a line midway between 147<sup>th</sup> drive and 148<sup>th</sup> Avenue, a line 100 feet westerly of 253<sup>rd</sup> Street, a line midway between 147<sup>th</sup> Road and 147<sup>th</sup> Drive, and a line 75 feet westerly of 253<sup>rd</sup> Street;
- a. 253<sup>rd</sup> Street, Weller Lane, a line 540 feet northerly of 147<sup>th</sup> Avenue, a line midway between Weller Lane and 254<sup>th</sup> Street, 147<sup>th</sup> Avenue, Francis Lewis Boulevard, a line 80 feet northerly of 147<sup>th</sup> Road, a line 110 feet westerly of Weller Lane, 147<sup>th</sup> Road, a line 50 feet easterly of 253<sup>rd</sup> Street, 147<sup>th</sup> Avenue, Mayda Road, a line 420 feet southeasterly of 249<sup>th</sup> Street, a line midway between 145<sup>th</sup> Avenue and Mayda Road, a line 280 feet southeasterly of 249<sup>th</sup> Street, 145<sup>th</sup> Avenue, a line 360 feet southeasterly of

249<sup>th</sup> Street, and 144<sup>th</sup> Avenue;

- d. 145<sup>th</sup> Avenue, a boundary line of the City of New York, 147<sup>th</sup> Drive, and Hook Creek Boulevard;
  - d. 149<sup>th</sup> Drive and its westerly centerline prolongation, a line midway between 254<sup>th</sup> Street and 255<sup>th</sup> Street, Craft Avenue, a line midway between 255<sup>th</sup> Street and Weller Lane, 149<sup>th</sup> Drive, Weller Lane, 149<sup>th</sup> Road, Weller Lane, a line midway between 148<sup>th</sup> Road and 148<sup>th</sup> Drive, a line 200 feet easterly of Weller Lane, 148<sup>th</sup> Drive, 257<sup>th</sup> Street, a line midway between 148<sup>th</sup> Drive and 149<sup>th</sup> Avenue, 259<sup>th</sup> Street, 149<sup>th</sup> Road, 258<sup>th</sup> Street, a line 60 feet southerly of 149<sup>th</sup> Road, a line midway between 257<sup>th</sup> Street and 258<sup>th</sup> Street, Craft Avenue, a line 50 feet westerly of 259<sup>th</sup> Street and its southerly centerline prolongation, a boundary line of the City of New York, and a northeasterly boundary line of a park and its southeasterly prolongation; and
  - d. 149<sup>th</sup> Avenue, a line 320 feet westerly of Hook Creek Boulevard, a line midway between 148<sup>th</sup> Drive and 149<sup>th</sup> Avenue, a line 100 feet westerly of Hook Creek Boulevard, 148<sup>th</sup> Drive, Hook Creek Boulevard, Hungary Harbor Road, a boundary line of the City of New York, 262<sup>nd</sup> Street, and its southerly centerline prolongation, 149<sup>th</sup> Road, and a line 330 feet westerly of 262<sup>nd</sup> Street;
9. establishing within an existing R3-2 District a C1-2 District bounded by 147<sup>th</sup> Avenue, Brookville Boulevard, 147<sup>th</sup> Road, a line 75 feet westerly of Brookville Boulevard, a line 100 feet northeasterly of 147<sup>th</sup> Road, and 235<sup>th</sup> Street;
2. establishing within an existing R2 District a C1-3 District bounded by a line 150 feet northerly of Merrick Boulevard, 133<sup>rd</sup> Avenue, 243<sup>rd</sup> Street, a line 125 feet northerly of Merrick Boulevard, 132<sup>nd</sup> Road, Hook Creek Boulevard, Merrick Boulevard, 245<sup>th</sup> Street, a line 100 feet southerly of Merrick Boulevard, 244<sup>th</sup> Street, a line perpendicular to the northwesterly street line of 244<sup>th</sup> Street distant 100 feet southwesterly (as measured along the street line) from the point of intersection of the northwesterly street line of 244<sup>th</sup> Street and the southerly street line of Merrick Boulevard, a line midway between 243<sup>rd</sup> Street and 244<sup>th</sup> Street, a line 360 feet northeasterly of 134<sup>th</sup> Avenue, 243<sup>rd</sup> Street, a line 260 feet northeasterly of 134<sup>th</sup> Avenue, a line midway between 242<sup>nd</sup> Street and 243<sup>rd</sup> Street, a line 120 feet northeasterly of 134<sup>th</sup> Avenue, 242<sup>nd</sup> Street, a line perpendicular to the northwesterly street line of 242<sup>nd</sup> Street distant 175 feet southwesterly (as measured along the street line) from the point of intersection of the northwesterly street line of 242<sup>nd</sup> Street and the southerly street line of Merrick Boulevard, 241<sup>st</sup> Street, a line perpendicular to the northwesterly street line of 241<sup>st</sup> Street distant 115 feet southwesterly (as measured along the street line) from the point of intersection of the northwesterly street line of 241<sup>st</sup> Street and the southerly street line of Merrick Boulevard, a line 75 feet northwesterly of 241<sup>st</sup> Street, a line 275 feet northwesterly of 135<sup>th</sup> Avenue, and Brookville Boulevard;
11. establishing within an existing R3-2 District a C1-3 District bounded by:
- a. Brookville Boulevard, a line 150 feet northeasterly of Francis Lewis
  - a. Boulevard, a line midway between Brookville Boulevard and 241<sup>st</sup> Street, a line 220 feet southwesterly of 138<sup>th</sup> Avenue, 241<sup>st</sup> Street, a line 320 feet southwesterly of 138<sup>th</sup> Avenue, 242<sup>nd</sup> Street, North Conduit Avenue, a line perpendicular to the southerly street

line of North Conduit Avenue distant 230 feet easterly (as measured along the street line) from the point of intersection of the southerly street line of North Conduit Avenue and the northeasterly street line of Francis Lewis Boulevard, Long Island Railroad right-of-way ( Montauk Division), Brookville Boulevard, North Conduit Avenue, and a line 95 feet southwesterly of Francis Lewis Boulevard;

- a. South Conduit Avenue, 246<sup>th</sup> Street, a line 335 feet northeasterly of
- a. Francis Lewis Boulevard, a line 100 feet northwesterly of 246<sup>th</sup> Street, a line 85 feet northeasterly of Francis Lewis Boulevard, a line 50 feet northwesterly of 247<sup>th</sup> Street, Francis Lewis Boulevard, a line midway between 246<sup>th</sup> Street and 247<sup>th</sup> Street, a line 85 feet southwesterly of Francis Lewis Boulevard, 246<sup>th</sup> Street, a line 135 feet southwesterly of Francis Lewis Boulevard, 245<sup>th</sup> Street, a line perpendicular to the southeasterly street line of 243<sup>rd</sup> Street distant 200 feet southwesterly (as measured along the street line), from the point of intersection of the southeasterly street line of 243<sup>rd</sup> Street and the southerly street line of South Conduit Avenue, 243<sup>rd</sup> Street, and 140<sup>th</sup> Avenue; and

- a. South Conduit Avenue, Hook Creek Boulevard, 248<sup>th</sup> Street, a line
- a. perpendicular to the northwesterly street line of 248<sup>th</sup> Street distant 130 feet southwesterly (as measured along the street line) from the point of intersection of the northwesterly street line of 248<sup>th</sup> Street and the westerly street line of Hook Creek Boulevard, a line midway between 247<sup>th</sup> Street and 248<sup>th</sup> Street, a line 250 feet northeasterly of 139<sup>th</sup> Avenue, and 247<sup>th</sup> Street;

12. establishing within an existing R2 District a C2-3 District bounded by Merrick

12. Boulevard, Hook Creek Boulevard, a line 150 feet southerly of Merrick Boulevard, and 245<sup>th</sup> Street; and

13. establishing within an existing R3-2 District a C2-3 District bounded by South Conduit Boulevard, a boundary line of the City of New York, a line 100 feet northerly of 249<sup>th</sup> Street, and Hook Creek Boulevard;

as shown on a diagram (for illustrative purposes only) dated June 7, 2010, Community District 13, Borough of Queens.

Adopted.

Office of the City Clerk, }  
The City of New York, } ss.:

I hereby certify that the foregoing is a true copy of a Resolution passed by The Council of The City of New York on September 16, 2010, on file in this office.

City Clerk, Clerk of The Council