

ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

Major Zoning Classifications:
The number(s) and/or letter(s) that follows an R, C or M District, designates the use, bulk and other controls as described in the text of the Zoning Resolution.

- R - RESIDENTIAL DISTRICT
- C - COMMERCIAL DISTRICT
- M - MANUFACTURING DISTRICT

..... AREA(S); REZONED

REZONING DISTRICTS: 4-22-2508 C 090251 ZMO

SPECIAL PURPOSE DISTRICT
This letter(s) within the shaded area designates the special purpose district as described in the text of the Zoning Resolution.

D - RESTRICTIVE DECLARATION

STREETS OF SUBSTANTIAL QUALITY
E - REVIEW DECLARATION

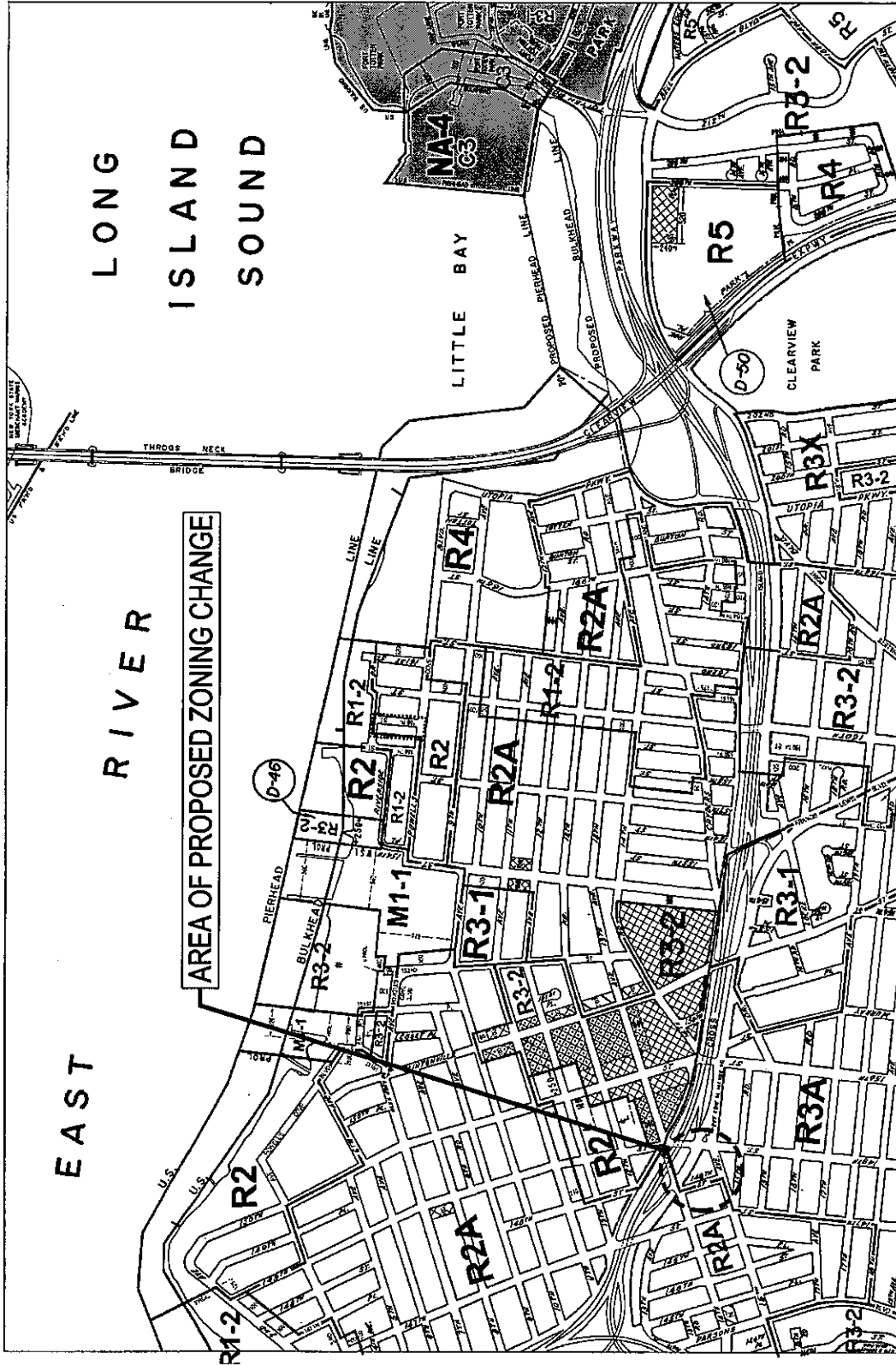
ZONING MAP 7d

MAP KEY

7a	7c	Symbol for use on map
7b	7d	Symbol for use on map
10a	10c	11a

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NOTE: Zoning information as shown on this map is subject to change. For the most up-to-date zoning information for this area, please refer to the Zoning Resolution or contact the Zoning Information Desk at www.nyc.gov/planning or contact the Zoning Information Desk at (212) 730-3301.



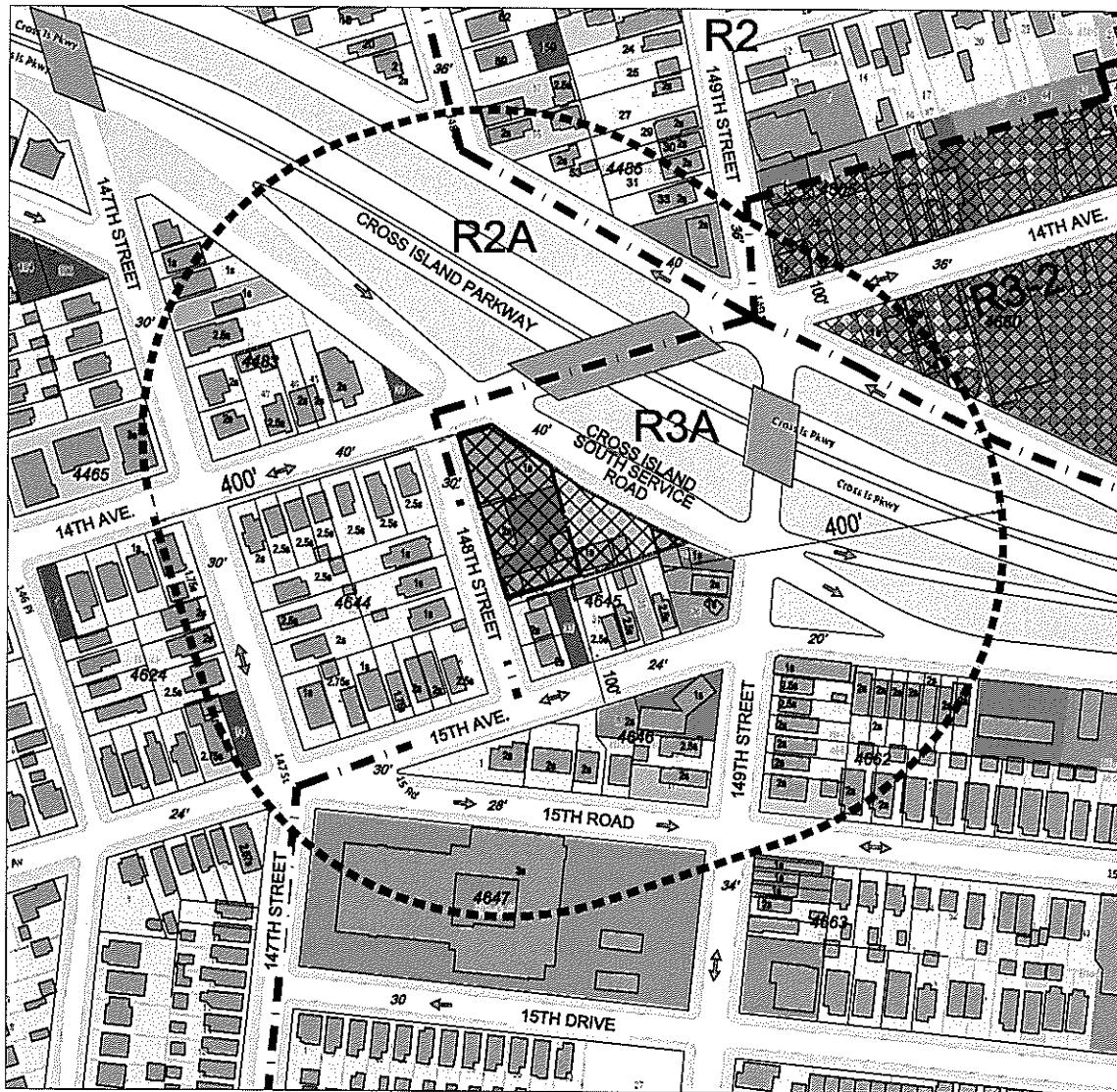
AREA OF PROPOSED ZONING CHANGE

NOTE: STREETS FOR THE STREET MAP CHANGE: CROSSHATCHED LOCATE ZONING DISTRICT BOUNDARIES

SCALE: 0 600 1200 1800 FEET

C1-1 C1-2 C1-3 C1-4 C1-5 C2-1 C2-2 C2-3 C2-4 C2-5
NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.

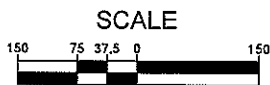
400-FOOT RADIUS MAP



- 400-Foot radius
- Zoning Line
- R3A** Zoning Label
- 100' Dimension
- 4647** Block Number
- 1s** Number of Stories
- Traffic Direction
- 30'** Approx. Road width

- Sidewalk
- Building Footprint
- Tax Lots
- Existing C2-2 Commercial Overlay
- Subject Property
- Proposed C1-2 Overlay Commercial zone

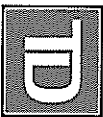
- 1 & 2 Family Residential
- Multi-family Residential
- Mixed Use
- Open space & outdoor recreation
- Commercial
- Institutions
- Industrial
- Parking
- Transportation / Utilities
- Vacant Lots



DO NOT SCALE



• 3D PERSPECTIVE RENDERING



TD WHITESTONE
148-02 14TH AVENUE
WHITESTONE QUEENS, NY 11357

LAST REVISED 09.01.10

Bergmann
associates
architects // engineers // planners

THE SENATE
STATE OF NEW YORK



TONY AVELLA
SENATOR, 11TH DISTRICT

RANKING MINORITY MEMBER
CITIES
ENVIRONMENTAL CONSERVATION
COMMITTEES
AGRICULTURE
AGING
EDUCATION
VETERANS, HOMELAND SECURITY
& MILITARY AFFAIRS

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AVELLA@NYSENATE.GOV

July 25th, 2011

Hon. Mark Weprin
NYC Council Member
23rd Council District
73-03 Bell Boulevard
Oakland Gardens, NY 11364

Dear Council Member Weprin:

I am strongly opposed to the proposed rezoning application of the current Whitestone Lumber Yard for the development of a TD Bank branch and adjacent properties along the Cross Island Parkway to be rezoned with a C1-2 commercial overlay on top of the current R3A residential zone for the following reasons:

- 1) TD Bank initially came to my office in 2009 with a variance request, which I believed was an appropriate way of proceeding with this proposal. At some point, the proposed variance was dropped in favor of pursuing a rezoning without any further discussion with my office or the Greater Whitestone Taxpayers Civic Association until after the proposal was certified at the Department of City Planning.
- 2) Similar to the recent rezoning application that I opposed at 154th Street between 10th and 11th Avenues where the former White House restaurant is located, I believe that a variance is the appropriate mechanism to both allow development on a particular site without negatively impacting a larger low-density area. The Greater Whitestone Taxpayers Civic Association spent many hard years of work getting their contextual rezoning approved for their neighborhood. This kind of proposal unravels the protection that the Whitestone rezoning created in the first place, and, like the White House rezoning, sets a precedent for this to happen again and again.
- 3) Additionally, TD Bank will not actually ever own the Whitestone Lumber Yard property, only lease it. I am actually quite surprised as to how TD Bank is the applicant in the first place, due to this arrangement. Having met with TD Bank representatives in my office, I asked what would happen should TD Bank get bought out and the branch closed. The response from TD Bank was simple: it is possible that the owner (which will remain the current owner of Whitestone Lumber) could develop a strip mall on the site. This is definitely not what the community wants, as there are enough strip malls on the other side of the Cross Island Parkway in Whitestone Village that were built as-of-right. There is definitely not a need for that as-of-right ability at this site.
- 4) The current auto repair shop at Lot 3 is governed by a variance which expires in 2011. Why would we want to create an as-of-right situation on a commercial property that is already subject to a variance process that protects and informs the community as to what limits the current business is allowed to operate under?

In summary, I oppose the rezoning of Block 4645, Lots 1, 37, 3 and 22. I strongly urge the Zoning and Franchises Committee of the City Council to disapprove this application.

Sincerely,

A handwritten signature in black ink, appearing to read 'Tony Avella', written over a horizontal line.

Tony Avella
State Senator
11th Senatorial District



**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. LU429 Res. No. _____

in favor in opposition

Date: 7/25/11

(PLEASE PRINT)

Name: Felice Kirby

Address: 96 Berry St.

I represent: Teddy's ~~Berry~~ St Bar & Grill

Address: Sam

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: PAUL VENEKSI

Address: 103 Berry St Brooklyn NY.

I represent: landlord + TENANTS

Address: 103 BERRY ST Brooklyn NY

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 430 Res. No. _____

in favor in opposition

Date: 7/25

(PLEASE PRINT)

Name: Bessie Schachter

Address: _____

I represent: Senator Tony Avella

Address: 39-50 Bell Blvd. Ste C. Bayside NY 11361

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 430 Res. No. _____
 in favor in opposition
Date: 7/25

(PLEASE PRINT)
Name: KIM F. COUSY
Address: 149-30 10 AVE, WHITESTONE, NY 11357
I represent: GREATER WHITESTONE TAXPAYERS CIVIC ASSOC
Address: WHITESTONE NY 11357 16TH AVE

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. L0429 Res. No. _____
 in favor in opposition
Date: 7/25/14

(PLEASE PRINT)
Name: FREDRICK A BECKER
Address: 122 E 42ND ST NY 10168
I represent: Todays Beer and Grill
Address: 96 Berry St. Bk.

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 1001752M2 Res. No. 43J

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: JACK RAINY

Address: TD BANK

I represent: _____

Address: _____

◆ Please complete this card and return to the Sergeant-at-Arms ◆

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 1001752M2 Res. No. 430

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: PAUL PROCIK

Address: COZEN O'CONNOR

I represent: TD

Address: 277 PARK AVE

◆ Please complete this card and return to the Sergeant-at-Arms ◆