



COMMUNITY BOARD No. 3, Q.  
82-11 37<sup>th</sup> Avenue, Suite 606  
Jackson Heights, New York 11372

Telephone: (718) 458-2707 Fax: (718) 458-3316  
www.CB3QN.NYC.GOV

Good afternoon members of City Council, My name is Giovanna Reid, I am the District Manager of Community Board 3, Queens. I thank you for allowing CB#3 to speak to you in support of. ULURP (C90112ZMQ), New Corona Development, Queens

The residents of Community Board 3 are gravely concerned about the current R6 zoning in our district. We are particularly alarmed to see the kinds of proposals that have been recently filed with the Department of buildings. We have seen proposals for 10- 14 story buildings If the plans are approved they will drastically change the character of our neighborhood and displace current residents.

The present zoning does not do what we intended. When the Community Board voted in 2003 in support of the rezoning proposal ~~capital~~ North Corona 1, we had no idea that the zoning would allow for the construction of 14-story buildings, As of Right. When the Community Board agreed to rezoning, it was with the view to upgrade the uses along Northern Boulevard and down grade the side streets. Our objective was to create zoning that would attract retail uses such as bookstores, offices, supermarkets and banks on Northern Boulevard that would fit in and support the needs of the existing community. The current zoning, allows for the construction of huge over priced monstrosities that will transform our community; this is not what we envisioned.

It is important to note that, when many of our residents left Manhattan for Queens, it was intentional; they wanted a less urban environment. Our constituents made an investment in the community years ago and want to preserve its small neighborhood quality.

Community Board#3, Queens, therefore strongly recommends that ULURP (C90112ZMQ), New Corona Development, Queens be approved.

# Community / Borough Board Recommendation

**CITY PLANNING COMMISSION**  
22 Reade Street, New York, NY 10007  
FAX # (212) 720-3356

Application # C 090112 ZMQ  
CEQR # 09DCP014Q  
Community District No. 3 Borough: Queens  
Project Name: Astoria Boulevard Rezoning

## Docket Description:

IN THE MATTER OF an application submitted by the Department of City Planning pursuant to Sections 197-c and 201 of New York City Charter for an amendment of the Zoning Map , Section No (s) 9d,10a, 10b. The rezoning area is located south of East Elmhurst and La Guardia Airport and west of Flushing Meadows-Corona Park , and is generally bounded by Roosevelt Avenue on the south, 89<sup>th</sup> Street to 95<sup>th</sup> Street on the west, Northern and Astoria Boulevards on the north and 114 Street on the east.

*Applicant(s):*  
Department of City Planning  
120-55 Queens Boulevard – Rm. 201  
Kew Gardens, NY 11424

*Applicants Representative:*  
John Young  
Department of City Planning  
120-55 Queens Boulevard – Rm. 201  
Kew Gardens, NY 11424

Community Board No. 3 Borough: Queens Borough Board

Date of Public Hearing: 11/13/08 Location: Langston Hughes Library  
11/20/08 100-01 Northern Boulevard  
Corona, New York

Was a quorum present? Yes X No \_\_\_\_\_

Vote adopting recommendation taken: \_\_\_\_\_ Location: \_\_\_\_\_

## RECOMMENDATION

\_\_\_\_\_ Approve

X Approve With Modifications/Conditions

\_\_\_\_\_ Disapprove

\_\_\_\_\_ Disapprove With Modifications/Conditions

## Explanation of Recommendation-Modifiction/Conditions

Community Board 3 held two public hearings 11/13/ 08 and 11/20/08 to review the above referenced application for the rezoning existing R5, R6 and R6b districts to lower-density or contextual R5, R5a and R6A districts. The proposed zoning changes are the result of consultations with Community Board 3, Queens Borough President and the local City council Representative.

## Consideration/Provisos

1. The intent of the rezoning proposal is to preserve, protect and reinforce existing development.
2. There are no proposed changes to the commercial overlay zoning within the rezoning area.
- 3' The operators of McGrath Funeral Home 91-20 37 Avenue will work with C.P.C pertaining to their future development plans.
4. CPC will come back to the Community Board for review of all planned revisions to the original proposal.
5. CPC will continue to monitor development within the proposed rezoning area.
6. An important component of the proposal should include a professional assessment of Northern Boulevard and surrounding commercial districts. Consultations and resources must be made available to ensure that these commercial areas remain viable and competitive..

**Community Board 3 therefore recommends approval with the aforementioned Provisos**

## Voting -11/20/08

In Favor: 28 Against: 0 Abstaining: 4  
Total members appointed to the Board: 48

*[Signature]*  
Community/Borough Board Officer

*Chairman*  
Title

**DYNAMIC MUSIC CORP.**  
**d/b/a Olive Tree Café**  
**117 MacDougal Street New York, NY 10012**

DCA#0807555 Sidewalk Café License

March 13, 2009

Honorable Council Speaker Quinn  
224 West 30<sup>th</sup> St., Suite 1206  
N.Y., N.Y. 10001

Dear Council Speaker Quinn,

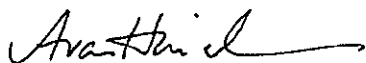
This letter should serve as our agreement with your district office and Community Board 2 that we will commit to the following prior to any approval vote on our sidewalk café application before the City Council. As a requirement for operation of a sidewalk café, we will:

1. Consistently set up the sidewalk café furniture in accordance with the June 5, 2005 submitted plans that were approved by the Community Board and DCA.
2. Make visible a working copy of the sidewalk café plan for wait staff to routinely follow when setting up café tables.

If there are any questions please call me at anytime at all. I am happy to take care of anything needed immediately! Thank you very much for your consideration.

Here is all of my contact information: Cell Phone is 917-716-5084,  
Email is [avaharel@gmail.com](mailto:avaharel@gmail.com)  
Office number is 212-254-7533

Sincerely,



Ava Harel, Pres.  
(917-716-5084)

# **BROADWAY PLAZA**

## **Project Fact Sheet**

*March 2009*

### **What is BROADWAY PLAZA?**

Broadway Plaza is a proposed 168,000 square-foot retail development located at Broadway and 230<sup>th</sup> Street in the Kingsbridge/Riverdale section of The Bronx. Broadway Plaza will feature new, high-quality retail uses that have long been desired by the surrounding community. It will include parking for 168 cars.

The project is being developed by Ceruzzi Holdings LLC as part of a joint venture with the Blumenfeld Development Group. The New York City Economic Development Corporation selected Ceruzzi as the developer of this City-owned property following an RFP process.

### **The Site**

Broadway Plaza is located at the heart of the Broadway shopping corridor and is convenient to both the adjacent Kingsbridge and Riverdale neighborhoods. It is bounded by 230<sup>th</sup> Street on the south, Broadway on the west, Verveelen Place on the north, and the Major Deegan Expressway on the east. The center is accessible by numerous forms of public and private transportation, as it is located less than a block from the 231<sup>st</sup> Street Station on the 1 and 9 subway, is served by several MTA bus routes, and is adjacent to the West 230<sup>th</sup> exit from the Major Deegan. A portion of Kimberly Place, which is located between 230<sup>th</sup> Street and Verveelen and functions only as an access way to a piece of City-owned property, will be closed and de-mapped as part of the project.

### **High-Quality New Retail Space**

Broadway Plaza will feature two floors of high-quality retail space, built over an enclosed, ground floor parking facility that will accommodate 168 cars. The entrance to the retail center will be via an atrium lobby located on Broadway, midway between 230<sup>th</sup> Street and Verveelen Place. Shoppers will enter at street level and be brought up to the second and third floor retail spaces via escalators and elevators. It is anticipated that the project will feature an anchor tenant of approx. 106,000 square feet (over two floors), as well as approx. 60,000 additional square feet of space for "mid-box" and other smaller retail uses. Vehicles will access the parking garage from both 230<sup>th</sup> Street and Verveelen Place. All of the loading docks for Broadway Plaza will be located on Verveelen Place, which is a dead-end street.

### **Project Benefits**

Broadway Plaza is projected to generate approximately 400 construction jobs and is expected to include approximately 190 permanent jobs at the Center's tenants. The developer is committed to ensuring participation in the project from local and minority and women-owned businesses.

### **Project Approvals and Timetable**

Broadway Plaza is currently in the land use review process for City approvals, including:

- Disposition of City-owned property for private development
- Change in the Zoning Map from an R6/C2-4 district to a C4-4 district
- De-mapping of Kimberly Place east of Broadway

These land use actions will require review and approval through the Uniform Land Use Review Procedure (ULURP), a process that is expected to be completed by April 2009. Construction is anticipated to begin the second half of 2009 with a targeted grand opening in 2010.

### **Contact information**

Joni Yoswein / Jamie Van Bramer  
Yoswein New York, Inc.  
Community Relations Representatives  
212-233-5700

Cynthia E. Ellis  
Ceruzzi Holdings LLC  
203-256-4000

# WACHTEL & MASYR, LLP

110 EAST 59TH STREET  
NEW YORK, NEW YORK 10022

TELEPHONE: (212) 909-9500  
FACSIMILE: (212) 371-0320

LONG ISLAND OFFICE  
1055 FRANKLIN AVENUE, SUITE 306  
GARDEN CITY, N. Y. 11530  
TELEPHONE: (516) 248-4300  
FACSIMILE: (516) 478-6796

EUROPEAN OFFICE  
VIA G. LA PIRA, 21  
FLORENCE, ITALY 50121  
TELEPHONE: (055) 284147  
FACSIMILE: (055) 268594

JESSE MASYR  
PARTNER

DIRECT DIAL: (212) 909-9513  
DIRECT FAX: (212) 909-9429  
masyr@wmlp.com

March 16, 2009

## VIA FACSIMILE

Hon. Oliver Koppell  
New York City Council  
3636 Waldo Avenue  
Bronx, New York 10463

**Re: Broadway Plaza / 230th Street Commitments**

Dear Councilmember Koppell:

We represent Kingsbridge 230th LLC, the applicant for the above-reference ULURP Application. I am writing to re-affirm to you the commitments the applicant has made with regard to jobs, hiring, and traffic studies, as follows:

1. Subsequent to the signing of an unconditional lease or other binding agreement for tenancy for some or all of the premises, the applicant will meet with the local Community Board's Economic Development Committee for the purpose of presenting such tenancy;
2. Kingsbridge 230<sup>th</sup> LLC is fully committed to engaging the local community in this project and pro-actively working with area organizations and civic leaders to ensure local hiring and participation. This will include:
  - a. Participating in the Borough of the Bronx's "Buy Bronx" program to encourage the purchase of local goods and services
  - b. Participating in the Borough of the Bronx's "Bronx at Work" program to encourage local hiring
  - c. To facilitate post-construction hiring, conducting a minimum of three job fairs in the local community to maximize permanent employment opportunities for residents of the Bronx in general and residents of the Kingsbridge/Riverdale communities specifically. Job fairs would be conducted at times and places mutually agreed-upon by the developer (or their tenant, as applicable), the Community Board and your office. These fairs would be publicized in coordination with the Community Board, local elected officials, and key local organizations such as the Kingsbridge Business Improvement District.
3. Periodically, and on appropriate notice and request of the Community Board's Traffic and Transportation Committee, the applicant will meet with the Committee (and the New York City Department of Transportation, as appropriate) to review the traffic conditions in the affected area and discuss the necessity and appropriateness of additional traffic lights, light

Councilmember Koppell

3/16/2009

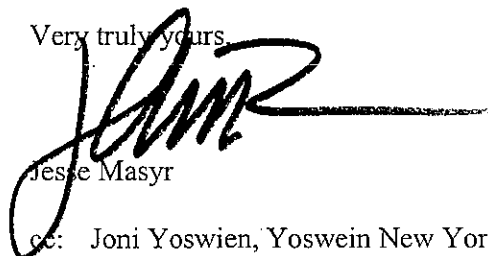
Page 2 of 2

synchronization and/or other means to deal with traffic problems that may be generated by the proposed development;

4. At the end of one year of operation and to the extent permissible by law and the Zoning Resolution of the City of New York, make a designated number of surplus parking spaces available for general public use on reasonable terms, provided that such spaces are not being utilized or required by the project's tenants.
5. Pursuant to the requirements of the Environmental Assessment Statement, the applicant will conduct a validation study of the parking and loading operations on Broadway and Verveelen Place once the project is open. If the validation study identifies the need for improvement measures other than those identified in the EAS, the applicant will submit the recommended improvement measures to NYCDOT for review, approval, and implementation.

We are honored to have received approvals for our ULURP application from both Community Board #8 and The Bronx Borough President, and we are extremely grateful for your continued input, involvement and support for this project. Please do not hesitate to contact us should you have any additional questions or concerns.

Very truly yours,

A handwritten signature in black ink, appearing to read "Jesse Masyr", with a long horizontal stroke extending to the right.

Jesse Masyr

cc: Joni Yoswien, Yoswein New York  
Cynthia Ellis, Cerruzi Holdings  
Brad Blumenfeld, Blumenfeld Development Group  
Brendan Healey, NYCEDC

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**ISSUE/REVISION RECORD**

DATE	DESCRIPTION
11/30/07	PROGRESS ISSUE
1/24/2008	ULURP REVISION
3/6/2008	ULURP REVISION
4/10/2008	ULURP REVISION
4/16/2008	ULURP REVISION
5/01/2008	EDC ULURP COMMENTS
07/11/08	PROGRESS SET
07/16/08	PROGRESS ISSUE
08/08/08	PROGRESS ISSUE
09/11/08	ULURP REVISION
10/06/08	PROGRESS ISSUE

PROFESSIONAL SEAL

PROFESSIONAL IN CHARGE  
ROBERT YURIC  
PROJECT MANAGER  
MARINA BERENDEVA  
DRAWN BY  
CLAUDIA ARIZU JUAREZ

PROJECT NAME  
**BROADWAY PLAZA**

BRONX  
NEW YORK



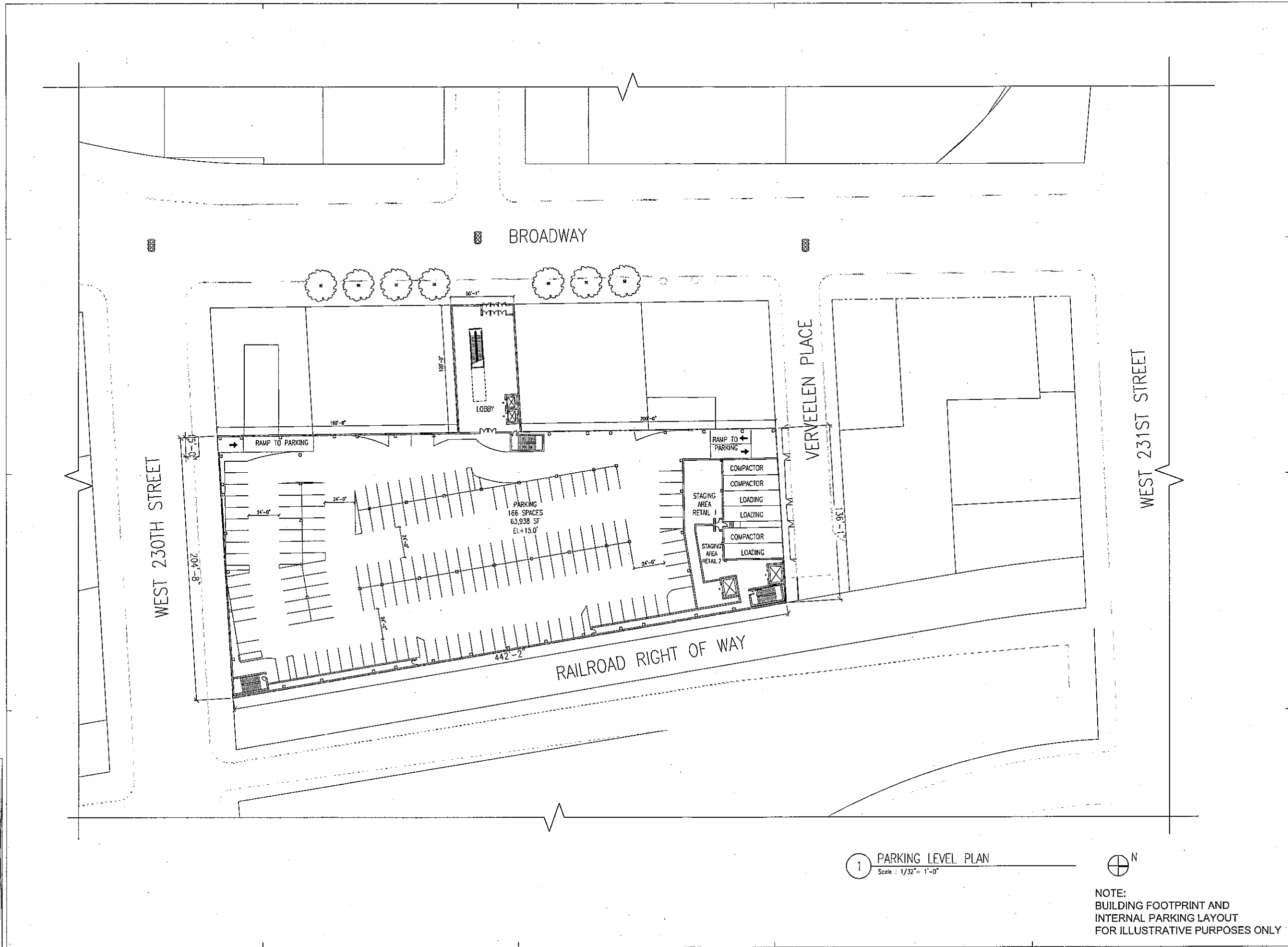
PROJECT NUMBER  
20060558.5

SHEET TITLE  
**PARKING LEVEL PLAN**

SHEET NUMBER

**Z.5**

NOT ISSUED FOR CONSTRUCTION



**1** PARKING LEVEL PLAN  
Scale: 1/32" = 1'-0"



NOTE:  
BUILDING FOOTPRINT AND  
INTERNAL PARKING LAYOUT  
FOR ILLUSTRATIVE PURPOSES ONLY

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**ISSUE/REVISION RECORD**

DATE	DESCRIPTION
11/30/07	PROGRESS ISSUE
1/28/2008	ULURP REVISION
2/9/2008	ULURP REVISION
4/10/2008	ULURP REVISION
4/19/2008	ULURP REVISION
5/31/2008	EDC ULURP COMMENTS
07/11/08	PROGRESS SET
07/16/08	PROGRESS ISSUE
08/08/08	PROGRESS ISSUE
09/11/08	ULURP REVISION
10/06/08	PROGRESS ISSUE

PROFESSIONAL SEAL

**PROFESSIONAL IN CHARGE**  
ROBERT YUBIC  
**PROJECT MANAGER**  
MARINA BERENDESA  
**DRAWN BY**  
CLAUDIA ARIZU JUAREZ

**PROJECT NAME**  
**BROADWAY PLAZA**

**BRONX  
NEW YORK**



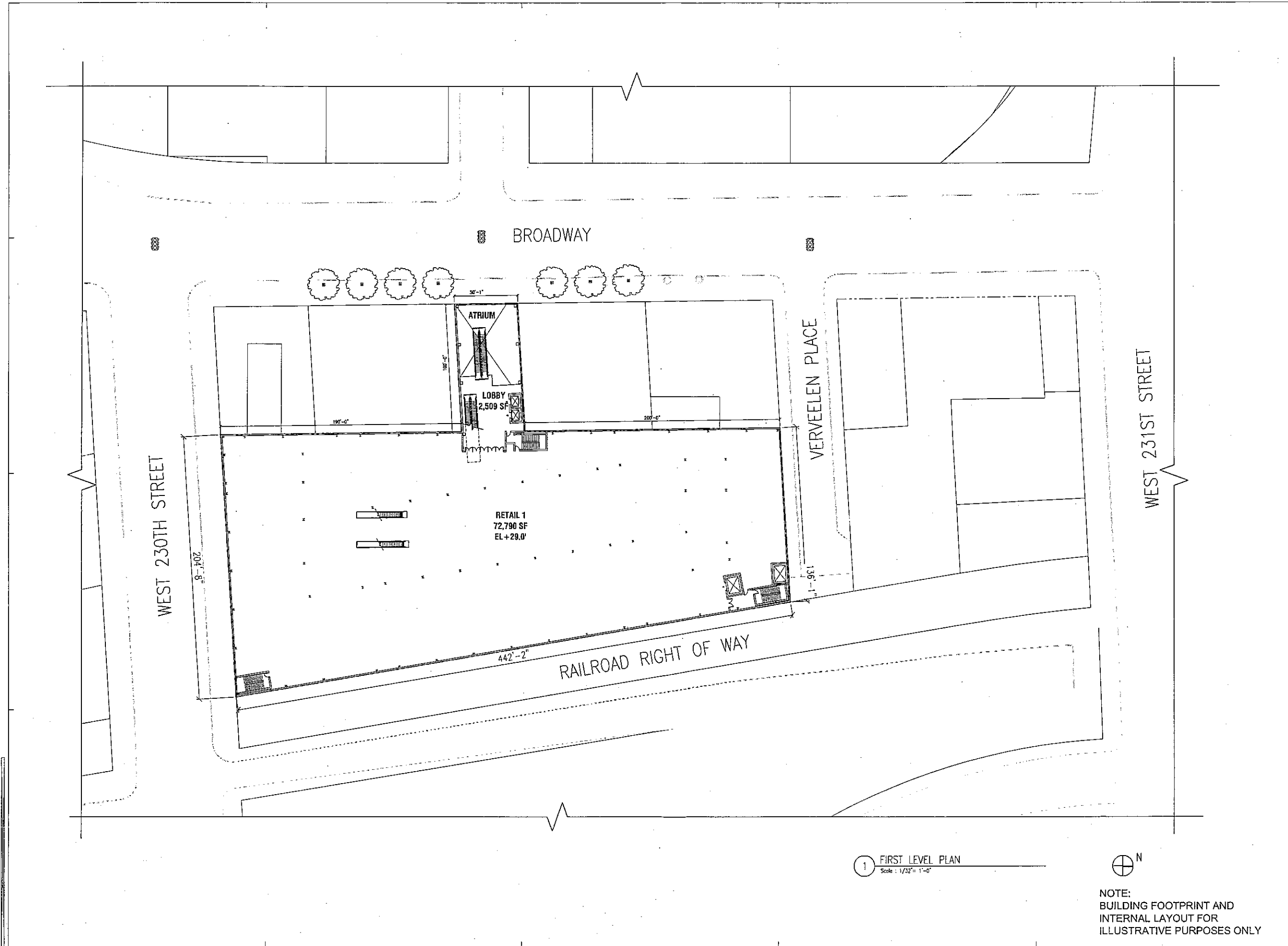
**PROJECT NUMBER**  
20060558.5

**SHEET TITLE**  
**FIRST LEVEL PLAN**

**SHEET NUMBER**

**Z.6**

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3/5/2008	ULURP REVISION
4/10/2008	ULURP REVISION
4/16/2008	ULURP REVISION
5/01/2008	EDC ULURP COMMENTS
07/11/08	PROGRESS SET
07/16/08	PROGRESS ISSUE
08/05/08	PROGRESS ISSUE
09/11/08	ULURP REVISION
10/06/08	PROGRESS ISSUE

PROFESSIONAL SEAL

PROFESSIONAL IN CHARGE  
ROBERT YURICIC  
PROJECT MANAGER  
MARINA BERENDEEVA  
DRAWN BY  
CLAUDIA ARYZU JUAREZ

PROJECT NAME  
**BROADWAY PLAZA**

**BRONX  
NEW YORK**



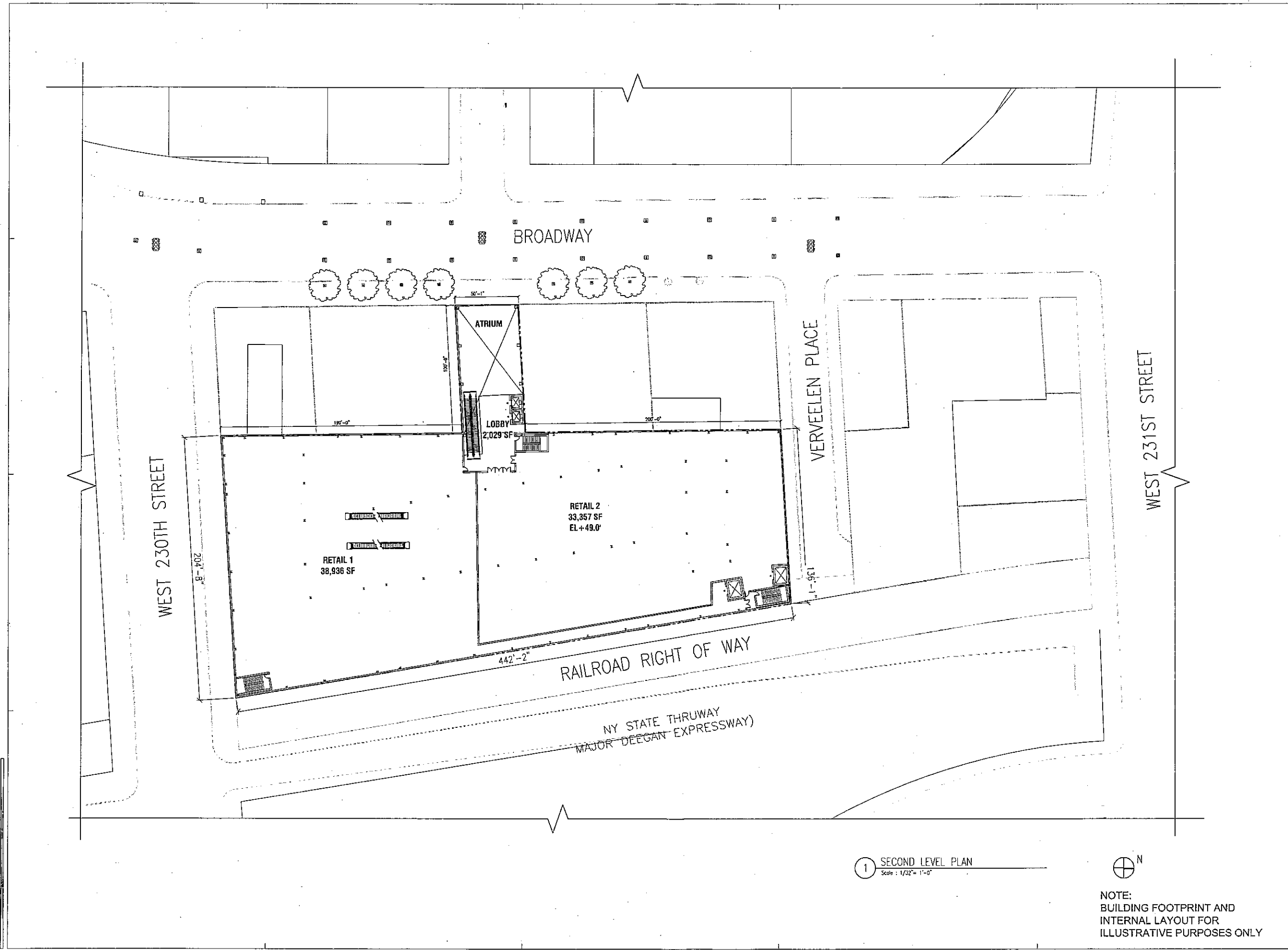
PROJECT NUMBER  
20060558.5

SHEET TITLE  
**SECOND LEVEL PLAN**

SHEET NUMBER

**Z.7**

NOT ISSUED FOR CONSTRUCTION



1 SECOND LEVEL PLAN  
Scale: 1/32" = 1'-0"



NOTE:  
BUILDING FOOTPRINT AND  
INTERNAL LAYOUT FOR  
ILLUSTRATIVE PURPOSES ONLY



BROADWAY ELEVATION



230TH STREET ELEVATION

**Arthur Teiler**  
**33- 24 91 Street # 4W**  
**Jackson Heights, NY 11372**  
**1 718 898 1017**

**STATEMENT IN SUPPORT OF DOWN ZONING CORONA AND JACKSON HEIGHTS**

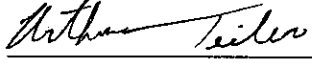
**Wednesday, 03/18/2009**

The character of these neighborhoods should be preserved. The allowed zoning exceeds the structures currently in the area.

There is already more congestion than the streets can handle.

There is a lack of street parking and no public parking lots.

Jackson Heights is one of the first neighborhoods known for housing gardens.

  
\_\_\_\_\_  
President Jackson Heights-Elmhurst Kehillah



HELEN M. MARSHALL  
PRESIDENT

(718) 286-3000  
TDD (718) 286-2656  
TELECOPIER (718) 286-2885

CITY OF NEW YORK  
OFFICE OF THE  
PRESIDENT OF THE BOROUGH OF QUEENS  
120-55 QUEENS BOULEVARD  
KEW GARDENS, NEW YORK 11424-1015

**QUEENS BOROUGH PRESIDENT'S TESTIMONY**  
**to the**  
**CITY COUNCIL**  
**SUBCOMMITTEE ON ZONING AND FRANCHISES**  
**WEDNESDAY, MARCH 18, 2009**  
**NORTH CORONA 2 REZONING – L.U. No. 1021**

**GOOD AFTERNOON, I AM QUEENS BOROUGH PRESIDENT HELEN MARSHALL.**

**THE PROPOSED REZONING IS A FOLLOW UP TO THE PREVIOUS REZONING OF NORTH CORONA THAT WAS APPROVED IN 2003. VERY SHORTLY AFTER THAT APPROVAL, IT BECAME CLEAR THAT THE INTENTION TO PROTECT THE INTERIOR LOWER DENSITY AREAS FROM OUT OF CONTEXT DEVELOPMENT WERE NOT FULFILLED IN ALL AREAS.**

**AFTER APPROVAL OF THAT REZONING IN 2003, OUT OF CHARACTER BUILDINGS THAT LOOMED OVER NEIGHBORING ONE- AND -TWO FAMILY HOMES WERE STILL BEING CONSTRUCTED. TODAY, THE CITY COUNCIL IS CONSIDERING A PROPOSAL THAT MAKES USE OF ZONING TOOLS THAT WERE NOT AVAILABLE OVER FIVE YEARS AGO.**

**THE NEWER CONTEXTUAL ZONING DISTRICTS DO A MUCH BETTER JOB OF CONTROLLING THE BUILDING HEIGHTS AND MATCHING DENSITIES THAT WOULD RESULT IN NEW BUILDINGS MORE IN CHARACTER WITH THE BUILDINGS THAT EXIST TODAY.**

---

**THE QUEENS OFFICE OF THE DEPARTMENT OF CITY PLANNING OVER THE COURSE OF SEVERAL MONTHS AND MEETINGS IN THE NEIGHBORHOOD, HAS WORKED TIRELESSLY WITH COMMUNITY BOARD 3, AREA ELECTED OFFICIALS AND COMMUNITY GROUPS TO DISCUSS AND FINE TUNE THIS REZONING PROPOSAL.**

**AT THE BOROUGH HALL HEARING, THE TESTIMONY RECEIVED WAS OVERWHELMINGLY IN FAVOR OF THE PROPOSAL.**

**HOWEVER, THERE WAS ONE LONG TERM PROPERTY AND BUSINESS OWNER AT 37<sup>TH</sup> AVENUE AND 92<sup>ND</sup> STREET WHO RAISED CONCERNS THAT THE REZONING AS PROPOSED WOULD JEOPARDIZE THE CONTINUED OPERATIONS OF AN EXISTING BUSINESS. UPON INVESTIGATION OF THIS CONCERN, IT BECAME APPARENT THAT THE BUSINESS WAS A LEGAL NON-CONFORMING USE DATING BACK TO THE 1930s.**

**IN MY RECOMMENDATION, I ASKED THE CITY PLANNING COMMISSION TO TAKE ANOTHER LOOK AT THE ZONING PROPOSAL FOR THAT AREA AND TO CONSIDER IF THERE WAS A MODIFICATION THAT COULD BE REASONABLY MADE TO ADDRESS THIS CONCERN.**

**THE CITY PLANNING COMMISSION RECONSIDERED THE ZONING PROPOSAL FOR THAT AREA AND MODIFIED THE PROPOSAL THAT WOULD ALLOW THE EXISTING BUSINESS A MODEST EXPANSION.**

**ASIDE FROM THE CONCERN JUST MENTIONED, THE BOROUGH PRESIDENT BELIEVES THE PROPOSED REZONING CURRENTLY BEFORE THE CITY COUNCIL IS REASONABLE AND APPROPRIATE FOR NORTH CORONA, AND IT DOES ADDRESS THE CONCERNS ABOUT THE EFFECTS OF BUILDING HEIGHTS AND DENSITIES ON SURROUNDING LOWER DENSITY AREAS THAT WERE RAISED ABOUT THE 2003 REZONING.**

**THE BOROUGH PRESIDENT COMMENDS THE QUEENS OFFICE OF THE DEPARTMENT OF CITY PLANNING FOR THEIR DILIGENCE AND HARD WORK IN CRAFTING THE NORTH CORONA 2 REZONING.**

**COMMUNITY BOARD 3 BY A VOTE OF 28-0-4 OVERWHELMINGLY APPROVED THIS PROPOSAL, AND I AND THE CITY PLANNING COMMISSION HAVE RECOMMENDED APPROVAL OF THIS APPLICATION.**

**I STRONGLY URGE THE LAND USE COMMITTEE AND THE FULL CITY COUNCIL TO APPROVE THIS THOUGHTFUL PROPOSAL AS AMENDED BY THE CITY PLANNING COMMISSION.**

**THANK YOU FOR YOUR CONSIDERATION.**

## NORTH CORONA 2 REZONING



The Department of City Planning proposes Zoning Map changes for 100 blocks in the north-central Queens neighborhood of North Corona in Community District 3.

The rezoning area is located south of East Elmhurst and La Guardia Airport and west of Flushing Meadows-Corona Park, and is generally bounded by Roosevelt Avenue on the south, 89<sup>th</sup> Street to 95<sup>th</sup> Street on the west, Northern and Astoria boulevards on the north and 114<sup>th</sup> Street on the east. Most of the blocks within the current rezoning were included within the Department-sponsored rezoning adopted in 2003.

This rezoning proposal was initiated by the Department in response to its pledge to monitor new development following the 2003 rezoning and continued community concerns that new construction was out-of-character with traditional development patterns. The proposed rezoning is the result of consultation with members of Community Board 3 and the Queens Borough President.

The proposed North Corona 2 rezoning aims to protect the established lower density character of the area's residential side streets and ensure that future development more closely reflects the context of surrounding portions of the neighborhood. The proposed rezoning would also provide a more consistent and predictable building development pattern on Northern and Astoria boulevards that would be regulated by firm building height limits.

The North Corona 2 neighborhood rezoning proposal has two components:

- **Lower-density Rezoning**

To protect residential character on neighborhood streets, rezone all or portions of 68 blocks from R5 and R6B zones to lower-density R5 or R5A Districts. These new zones will ensure front and side yards will be required for all residences, and they will reduce maximum building heights and density.

- **Contextual Corridor Rezoning**

Rezone 34 block fronts along portions of Astoria and Northern boulevards from R6 zoning to a contextual R6A District to establish a fixed maximum building height of 70 feet if a setback is provided between 40 and 60 feet.



# Zoning Comparison Chart

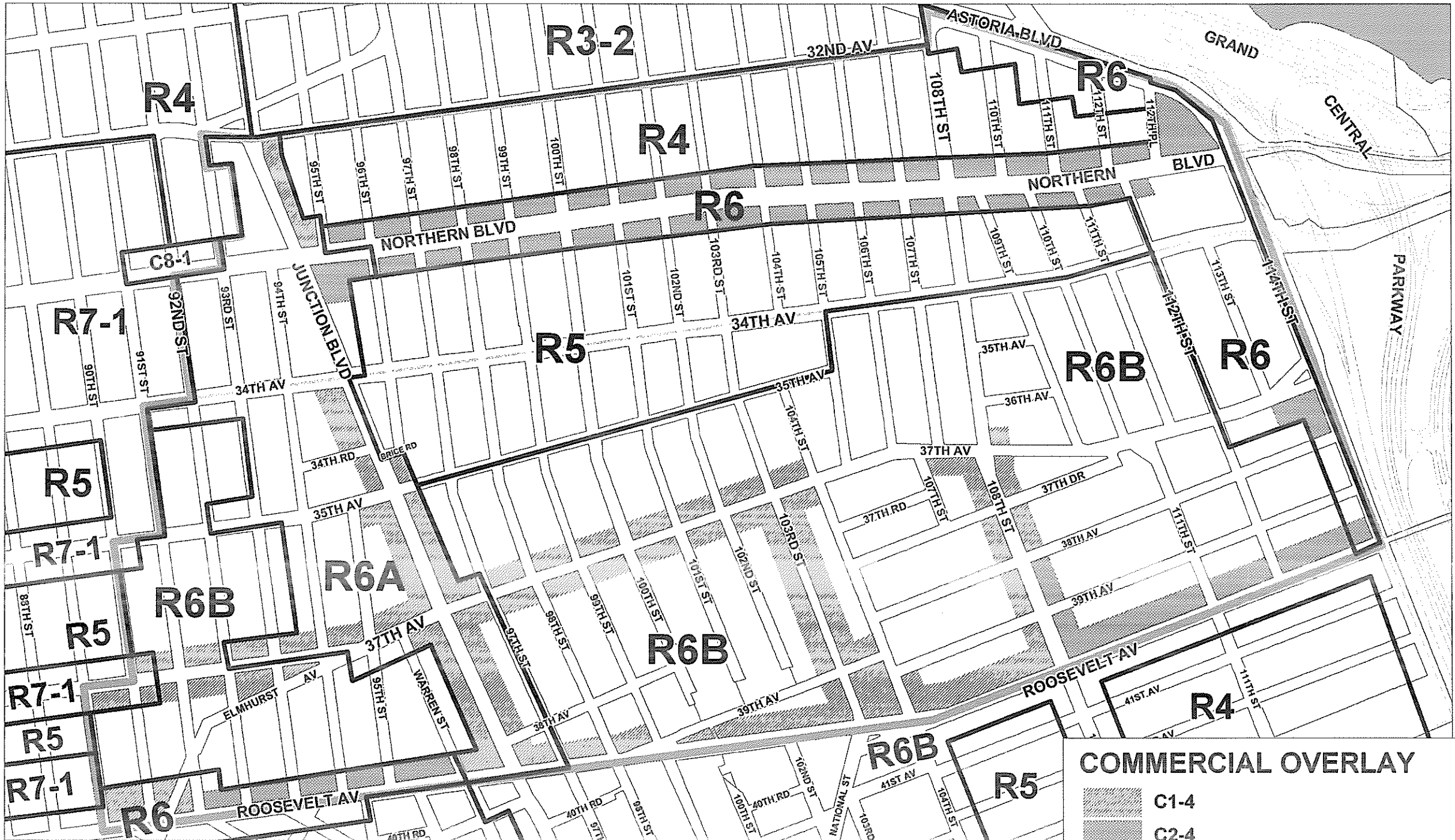
	Existing Districts		Proposed Districts		
Zoning District	<b>R6</b>	<b>R6B</b>	<b>R5</b>	<b>R5A</b>	<b>R6A</b>
<b>Permitted Uses</b>	All Housing Types	All Housing Types	All Housing Types	Detached w/ one- or two-family	All Housing Types
<b>Maximum FAR</b>	<b>2.43</b> 2.2 (NS)* 3.0 (WS)*	<b>2.0</b>	<b>1.25</b> (1.65 w/ infill regulations)	<b>1.1</b>	<b>3.0</b>
<b>Community Facility FAR</b>	<b>4.8</b>	<b>2.0</b>	<b>2.0</b>	<b>2.0</b>	<b>3.0</b>
<b>Minimum Lot Area (sq. ft.)</b>	N/A	N/A	3,800 (D) 1,700 (S & A)	2,850 @ 30' 2,375 @ 25'	N/A
<b>Minimum Lot Width</b>	N/A	N/A	40' (D) 18' (S & A)	25' / 1-family 30' / 2-family	N/A
<b>Maximum Street Wall or Base Ht.</b>	Sky Exposure Plane	30' (Min.) 40' (Max.)	30'	25'	40' (Min.) 60' (Max.)
<b>Maximum Building Height</b>	Sky Exposure Plane	50'	40' (33' w/ infill)	35'	70'
<b>Front Yard</b>	Not Required	Must line-up w/ adjacent building	10' or 18'	Line-up w/ adjacent bldg. or 10' Minimum	Line-up w/ adjacent bldg. or 15' Maximum
<b>Side Yard</b>	Not Required	Not Required	2 - w/1 @ 5' & 13' Total or 1 @ 8'(S&A)	2- w/ 1 @ 2' & 10' Total	Not Required
<b>Parking</b>	70% or 50%*	50%*	1 per D.U. or 85% if Grouped	1/ D.U.	50%

\* w/ Quality Housing regulations

(D) = detached building (S) = semi-detached building

(A)= attached building

(NS) = narrow street (WS) = wide street



# North Corona 2 - Existing Zoning



**COMMERCIAL OVERLAY**











- C1-4
- C2-4
- REZONING STUDY AREA BOUNDARY



# North Corona 2 - Proposed Zoning

 2003 REZONING BOUNDARY

## OCCUPANCY & CONFIGURATION

-  DETACHED 1- OR 2-FAMILY
-  SEMI-DETACHED 1- OR 2-FAMILY
-  ATTACHED 1- OR 2-FAMILY
-  MULTI-FAMILY DETACHED
-  ELEVATOR APARTMENT BUILDING
-  MIXED-USE
-  COMMERCIAL
-  MANUFACTURING
-  TRANSPORTATION
-  COMMUNITY FACILITY
-  PARKS
-  PARKING
-  VACANT LOT



**THE COUNCIL  
THE CITY OF NEW YORK**

N CANA 2  
LU 1021

Appearance Card

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

in favor  in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: HELEN MARSHALL - QUEENS BP

Address: 121-55 QUEENS BVD

I represent: \_\_\_\_\_

Address: \_\_\_\_\_

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

1014

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

in favor  in opposition

Date: 3/18/09

(PLEASE PRINT)

Name: AVA HAZEL

Address: 117 MACDOUGALL ST

I represent: DYNAMIC MUSIC CORP. DBA CLIVE TREE

Address: FIVE AVE

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. LUIS Res. No. \_\_\_\_\_

in favor  in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: BILL HAUGIAWIS

Address: 8 MEADOW CREEK CT

I represent: GRACE

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. 1018-1020 Res. No. 1018-1020

in favor  in opposition

Date: 3/18/09

Name: ETHAN GOODMAN (PLEASE PRINT)

Address: 110 E 99<sup>th</sup> St.

I represent: Applicant - Kingsbridge 230<sup>th</sup> LLC

Address: \_\_\_\_\_

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 1018-1020 Res. No. \_\_\_\_\_

in favor  in opposition

Date: 3/18/09

Name: John Clifford (PLEASE PRINT)

Address: 44 West 28<sup>th</sup> St, NY 10019

I represent: Applicant, KINGSBRIDGE 230<sup>th</sup> LLC

Address: \_\_\_\_\_

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. LV NO. 1021 Res. No. \_\_\_\_\_

in favor  in opposition

Date: \_\_\_\_\_

Name: MARTA LEBRETON (PLEASE PRINT)

Address: 108 39 Roosevelt Ave - CORONA

I represent: CB #30 1<sup>st</sup> VICE CHAIRMAN

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. 1021 Res. No. \_\_\_\_\_

in favor  in opposition

Date: 3/18/09

(PLEASE PRINT)

Name: JOHN YOUNG

Address: \_\_\_\_\_

I represent: NYC DEPT. OF CITY PLANNING

Address: \_\_\_\_\_

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 1021 Res. No. \_\_\_\_\_

in favor  in opposition

Date: 3/18/09

(PLEASE PRINT)

Name: FRED LEE

Address: \_\_\_\_\_

I represent: NYC DEPT. OF CITY PLANNING

Address: \_\_\_\_\_

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 1018 Res. No. 1020

in favor  in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: Art Aguirre

Address: NYCEDC

I represent: 110 William St 10038

Address: \_\_\_\_\_

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

C090112 ZMG **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: 3/14/09

(PLEASE PRINT)

Name: Arthur Teitel  
Address: 53-47 91st St J.H., Jackson Hts NY 11372  
I represent: Jackson Heights Elm Kabbalah  
Address: 33-47 91st S.H. 11372

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. \_\_\_\_\_ Res. No. \_\_\_\_\_  
 in favor  in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: ADAM ROTHKRUG  
Address: 55 WATERMILL LA, GREAT NECK NY  
I represent: 104-02 NORTHERN BLVD. LLC  
Address: \_\_\_\_\_

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

Northern  
CORONA 2  
LU 1021

# 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: SAM Lvebovitz

Address: 392 CENTRAL PARK WEST

I represent: 104-02 Northern Blvd LLC

Address: 104-02 Northern Blvd LLC

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

LU 1021

# 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: 3/18/09

(PLEASE PRINT)

Name: DAVID ROZIERO

Address: 86-20 Astoria Blvd

I represent: David Roziero

Address: 86-20 Astoria Blvd

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