

AMENDED DISTRICT PLAN  
FOR THE  
LONG ISLAND CITY BUSINESS  
IMPROVEMENT DISTRICT  
(PREVIOUSLY THE QUEENS PLAZA /  
COURT SQUARE  
BUSINESS IMPROVEMENT DISTRICT)  
IN THE CITY OF NEW YORK  
BOROUGH OF QUEENS

June 12, 2021

PREPARED PURSUANT TO SECTION 25-405(a) OF CHAPTER 4 OF TITLE 25 OF  
THE ADMINISTRATIVE CODE OF THE CITY OF NEW YORK

*Language added is underlined*

*[Language deleted is bracketed]*

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## **INTRODUCTION**

The Queens Plaza / Court Square Business Improvement District and its District Plan were established and created in 2005 in accordance with Article 19-A of the New York State General Municipal Law and Title 25 of the New York City Administrative Code (the “Law”). This Amended District Plan (hereinafter the “Amended District Plan”), created in 2016, modifies, amends and replaces the previous 2005 District Plan (“2005 District Plan”) in its entirety for the Queens Plaza / Court Square Business Improvement District, including renaming it as the Long Island City Business Improvement District (hereinafter the “District” or “BID”), and its corresponding district management association, the Queens Plaza / Court Square District Management Association, Inc. d/b/a the Long Island City Business Improvement District (the “DMA”). This Amended District Plan is created to replace the 2005 District Plan as the enabling document for the BID authorizing the development and implementation of services provided, and detailing the mechanism by which the BID and the DMA are to be funded.

The Mayor, by written authorization dated April 28, 2016, a copy of which is annexed hereto as Appendix B, has provided for the preparation of this amendment to the Plan pursuant to authority granted by the Law. The 2005 District Plan was authorized by the Mayor, pursuant to a letter dated February 3, 2004.

### **I. MAP OF THE DISTRICT**

The District is located in the Long Island City community of the Borough of Queens and includes two sub-districts as indicated on the map annexed hereto as Appendix A (“District Map”).

The “North Sub-District” (“NSD”) (the original BID area) is centered around Queens Plaza and Court Square. It generally includes all street-facing property lots extending north along Jackson Avenue on both sides of the street from 45<sup>th</sup> Avenue/Thomson Avenue (Court Square) to Queens Plaza, and extending west along Queens Plaza North and Queens Plaza South from Northern Boulevard/Jackson Avenue to 21<sup>st</sup> Street. It also includes Queens Plaza East (the 29-00 block of Northern Boulevard) and additional properties on the 42-00 block of Crescent Street, and the 43-00 block of Queens Street.

The “South Sub-District” (“SSD”) expands south and west from the end of the NSD at 45<sup>th</sup> Avenue/Thomson Avenue. It generally includes properties facing Jackson Avenue from the terminus of NSD at 45<sup>th</sup> Avenue/Thomson Avenue south to 51<sup>st</sup> Avenue, properties facing Vernon Boulevard from Borden Avenue north to 44<sup>th</sup> Drive, including the properties facing 10<sup>th</sup> Street between 45<sup>th</sup> Avenue and 44<sup>th</sup> Drive, and properties facing 44<sup>th</sup> Drive from Vernon Boulevard east to Hunter Street.

## **II. DISTRICT PROFILE: PRESENT USES OF DISTRICT PROPERTY**

### **A. DISTRICT PROFILE**

The District, which includes Queens Plaza and Court Square, constitutes a major transportation, retail, manufacturing, and retail hub in western Queens. Much of the area, up-zoned in 2001 and recognized as the Fourth Central Business District of New York

City, accommodates a large daytime working population and, increasingly, a large residential population. Furthermore, one of New York City's largest commuter populations passes through the District each day via the Ed Koch/Queensboro Bridge ("Queensboro Bridge") and New York City Transit subways and buses, or makes intermodal transfers within the District. The area overlooks the East Side skyline of Manhattan and the Sunnyside Yards. The SSD includes a variety of low scale mixed-use properties with ground floor retail/offices and upper level residential, low scale industrial properties, a few large scale wholly commercial properties, and a few wholly residential properties. The southern end of Jackson and the portion of Vernon Boulevard contained in the sub-district form the retail core of the area. The SSD also abuts the Pulaski Bridge and the Queens Midtown Tunnel.

## 1. BACKGROUND

Long Island City is located in the westernmost part of Queens, just a few minutes across the East River from mid-town Manhattan. Its history dates back to the 1640s when the area was made up of Dutch farmlands. Long Island City was chartered as an independent municipality in 1870 consisting of the consolidated hamlets of Blissville, Dutch Kills, Ravenswood, Hunters Point, and the village of Astoria. Long Island City was incorporated into New York City as part of the Great Consolidation of 1898.

Long Island City was primarily agrarian until the mid-19<sup>th</sup> Century when the area experienced a transition and became a manufacturing and distribution center. By the end of the 1800s, Long Island City was home to the highest concentration of industry in the United States. The construction of the Long Island Rail Road in 1861 and the opening of

the Queensboro Bridge in 1909 transformed Long Island City from a remote suburb into an accessible, and centrally located manufacturing and residential district.

Since the end of World War II, Long Island City has experienced a decline in the number of industrial jobs and firms located in the area, but the area retains a significant manufacturing base. As a central location with excellent mass transit, available space, and affordable rents, Long Island City has attracted other business sectors including printing and publishing, financial services, telecommunications and television and motion picture production. Artists have claimed the area as theirs as well. Long Island City is now one of the highest profile arts and cultural districts in New York City with multiple renowned cultural institutions, several galleries and over 1,000 individual artists.

According to the U.S. Census Bureau, employment in Greater Long Island City totaled 96,076 in 2013, an increase from 88,938 in 2000.

In 2001, the New York City Department of City Planning rezoned 37 blocks in Long Island City to allow for higher density development, community improvements, parks, open space, retail promotion, and Class A office space to attract large commercial businesses and accommodate the spill over office needs of companies relocating from Manhattan. In early 2003, Mayor Bloomberg launched a task force for Long Island City targeting sanitation concerns. The New York City Economic Development Corporation (“NYCEDC”), New York City Department of Small Business Services, and the Department of City Planning are collaborating on several design and development projects for the area. The NSD is covered by the 114<sup>th</sup> Police Precinct north of Queens Plaza and the 108<sup>th</sup> Precinct south of Queens Plaza, and the SSD is entirely within the

108<sup>th</sup> Precinct. Likewise, the NSD is located within Queens Community Board 1 north of Queens Plaza, and within Queens Community Board 2 south of Queens Plaza, with the SSD entirely within Community Board 2. The District is located within Sanitation Districts Queens 1 and Queens 2, demarcated by the same boundaries.

## B. PRESENT USES OF DISTRICT PROPERTY

### 1. ZONING

The NSD is zoned as a mix of M1-5/R9 and M1-6/R10, with one block zoned C5-3. All but 2 blocks of the NSD are located within the Long Island City Special Zoning District. One block is located within the Court Square Special Zoning District while the rest are located within the Queens Plaza sub-district.

The SSD is zoned as a mix of M1-4, R6A, R7X, M1-4/R6B, M1-5/R7X, M1-5/R7-3, M1-4/R7A, and C5-3. All but six (6) blocks of the SSD are located within the Special Long Island City Mixed Use District, of which two (2) blocks are located within the Court Square sub-district and the rest are located within the Hunters Point sub-district.

### 2. COMMERCIAL/RETAIL

The NSD contains a diverse, mixed-use area that is comprised of approximately 85 properties. Since the time of the creation of the BID, there has been significant change to the sub-district, including a great deal of residential construction either completed or in construction, and significant public improvements. There is a low vacancy rate within the NSD. A large portion of the commercial building stock in the District dates back to the 1930s and is in good condition. The majority of commercial buildings are low-rise

structures used for retail, commercial, and manufacturing purposes. There are also two modern office towers.

The District is a major transportation hub for Western Queens, and supports three (3) large office buildings, the 50-story Citigroup tower with 4,500 employees; the MetLife building and tower, housing not only MetLife, but also JetBlue Airways and Re:Sources, a division of Publicis, for a total of ,600 employees; and 2 Gotham Center, a 21-story building completed in 2011 and occupied above the ground floor entirely by the NYC Department of Health with 4,000 employees. The 15-story historic Clocktower Building, landmarked in 2015, anchors the northeastern corner of Queens Plaza, and Silvercup Studios provides full service film production facilities towards the western end of the Plaza. There are several office buildings and nationally and locally known retailers on the Plaza as well. Hotels have also joined the commercial mix, with the hostel Q4, Hilton Garden Inn, and a Marriot property all grouped around the recently created Dutch Kills Green as well as an Aloft Hotel currently under construction and Toyoko Inn in planning along Jackson Ave. A new facility was built at the Western-most edge of the District on Queen Plaza North, for UOVO, a fine arts storage company in 2014.

On Queens Plaza, retail businesses are located within a two block vicinity of the Queensboro Plaza elevated subway station, while the District's western end of Queens Plaza is occupied by manufacturing, parking, and film production facilities. On Jackson Avenue, the retail establishments are intermixed with low-rise industrial buildings, warehouses, and parking and automotive facilities. There are also several high-rise mixed-use developments in planning or construction along Jackson Avenue, with anticipated ground-floor retail. There are national chains in the area, such as Subway,



Domino's Pizza, and Dunkin Donuts, as well as several locally owned stores, including Atlas Triple Shot and Queens and Paupers, Lucky Pizza, Burger Garage and Commissary Market.

The NSD contains over 200 different types of businesses including restaurants, night clubs, thrift shops, and miscellaneous specialty and convenience stores. The retail in the NSD is accented by a variety of professional practices, including banks, insurance brokerages, realtors, parking facility operators, and medical and dental centers. Other notable tenants of the NSD include Apex Technical School, the Ecuadorian Consulate, and Uber.

The SSD is comprised of approximately 115 wholly commercial properties, and approximately 93 predominantly two-story or three-story mixed-use properties with ground floor retail/office. It has two (2) large commercial office buildings. 2 Court Square is a newly constructed commercial condominium split between Citigroup and CUNY Law School. Hunters Point Plaza, built in 1930, is an office building containing a mix of government and private offices. Along 44<sup>th</sup> Drive, there are also several significant commercial uses, including a large scale indoor climbing gym, The Cliffs, a large national truck rental company, Ryder System, Inc., and two-story and three-story multi-tenant office buildings with professional services. NYU Langone Medical Center has entered a lease agreement for a two-story building at 21-21 44<sup>th</sup> Drive and plans to open a multispecialty ambulatory care facility.

Along Vernon Boulevard, there are wholly commercial uses including the New York Blood Center, auto repair shops, and general contracting companies. For the mixed-

use properties, there is ground-floor retail ranging from professional services, such as real estate brokerage offices from Modern Spaces, Douglas Elliman, Spaces and Halstead Property, as well as medical offices, including Tribeca Pediatrics, LIC Chiropractic, and Hunters Point Dental, to restaurants offering a variety of food and dining. The retail use along Vernon Boulevard is predominantly restaurants; with notable anchor restaurants on Vernon Boulevard and Jackson Avenue that are owner-occupied such as Manducatis, Manducatis Rustica, and Manetta's, as well as many others that are not owner-occupied, covering a wide variety from Woodbines to John Brown Smokehouse to the Court Square Diner and Sage Roadhouse. Commercial uses in the SSD also include financial institutions, such as TD Bank, Santander, M&T, Bank of America, and Citigroup.

While not within the District, a significant adjacent development is the Cornell Tech applied science campus on Roosevelt Island, immediately to the West. With subway access directly from the BID, adjacent land connection and eventual ferry connection, this development is expected to create important additional commercial activity in both sub-districts.

### 3. RESIDENTIAL

Since the creation of the original BID, there has been an increase in residential use in the North Sub-District through the construction of new buildings. While originally there were 8 properties within the NSD that are mixed-use commercial and residential, with apartments located above ground floor retail uses for a total of 29 individual apartment units, the District serves larger working-class and middle-class residential populations located in the Hunter's Point and Dutch Kills sections of Long Island City. Today the NSD includes approximately 21 properties devoted in whole or in part to

residential use. Almost all of the residential units in these buildings are for rental, with a small percentage for ownership as condominiums. Notable residential developments in planning or construction include the Clocktower site which will be named Queens Plaza Park, Queens Plaza South, QLIC, the QE7, three (3) residential towers developed by Tishman Speyer, One Queens Plaza, Jackson West and Jackson East. The South Sub-District has a variety of existing residential building types including two-story and three-story single family buildings with ground floor retail, older multi-story wholly residential buildings, as well as new construction in large scale, high-rise residential towers with mostly rental apartments and a few condominiums. Notable existing residential developments include The Industry, Echelon, 1 Vernon Jackson, Ten 63, and 1050 Jackson, and future residential developments include 22-12 Jackson Avenue, 22-22 Jackson Avenue, and 10-44 44<sup>th</sup> Drive.

#### 4. NOT-FOR-PROFIT

The North Sub-District is home to the Floating Hospital, which provides affordable medical services to the homeless and economically disadvantaged. The South Sub-District is home to MoMA PS1, the Sheet Metal Workers I.A. Local Union, the New York Irish Center, St. Mary's Catholic Church, and the Brick House Ceramic Center. Other not-for-profit organizations in close proximity to the NSD include the Dutch Kills Civic Association, the Fortune Society, and Urban Upbound, and in close proximity to the SSD include Hunters Point Civic Association, Hunters Point Community Development Corporation, and Hunters Point Parks Conservancy.

## 5. PUBLIC

A former 2000-space Municipal Parking Garage at the southwest corner of Queens Plaza and Jackson Avenue is slated for future development by Tishman Speyer Properties/Modell Associates. In 2010, the NYCEDC completed the Jackson Avenue Streetscape project, providing redesigned roadways and greenspace primarily in the form of planted medians between Queens Boulevard and 45<sup>th</sup> Road. The DMA is responsible for regular maintenance, which is funded in part by the NYCEDC. In 2012, the NYCEDC completed the Queens Plaza Bicycle & Pedestrian Improvement Project, creating the Dutch Kills Green park along with a greenway and sidewalk improvements along Queens Plaza North. The park is maintained by NYC Department of Parks & Recreation, with funding assistance from the BID. The New York City Department of Transportation owns several properties located under the viaduct approach to the Queensboro Bridge upper roadway. Other public purpose properties include facilities for New York City Transit, small city-owned parking lots, and a building owned by the New York City Department of Education.

In the SSD, there are public or utility properties owned by Con Edison, the NYC Department of Cultural Affairs, MTA/LIRR, NYC Department of Transportation, and Amtrak.

## 6. TRANSPORTATION

Long Island City is a centrally located major transit hub for New York City, and is easily accessed by subway, rail, bus, tunnel, bridge, and ferry. Queens Plaza is served by the 7, N, and Q subway lines at Queensboro Plaza station and by the E, M, and R

subway lines at Queens Plaza station. Jackson Avenue is served by the Queens Plaza station and by the Court Square-Long Island City / 23rd St-Ely Ave station, which serves as a major transfer point between the 7, the G, and the E and M subway lines, the 21st Street station, which is served by the G subway line, and the Vernon Boulevard-Jackson Avenue station near the southern intersection of both Jackson Avenue and Vernon Boulevard, which is served by the 7 subway line. Twelve bus lines service the area, 9 of which originate in the District. The Queensboro Bridge touches down on Queens Plaza, the Pulaski Bridge from Brooklyn touches down at Jackson Avenue, and the Queens-Midtown Tunnel, Long Island Expressway, and Triboro Bridge are all easily reached from the District. The Sunnyside Yards, Amtrak tracks, and MTA Long Island Railroad tracks are all adjacent to the District. Construction of the MTA's East Side Access project will be completed within several years at Dutch Kills, and an intermodal LIRR station over the Sunnyside Yards with a gatehouse within or adjacent to the District is planned for within the next ten years as part of the project. NYC Bike Share and bike lanes have been added to both parts of the BID, and ferry service on the East River has also increased transportation options.

### **III. PROPOSED SERVICES**

#### **A. DESCRIPTION OF SERVICES**

The services to be provided pursuant to this Amended District Plan (the "Services") shall include any Services required for the enjoyment, protection, and general welfare of the public, the promotion, and enhancement of the District, and to meet needs identified by members of the District. The Services shall not take the place of, but

supplement those services provided by the City on a citywide basis. The Services shall be performed under the direction of the Queens Plaza / Court Square District Management Association d/b/a Long Island City District Management Association (hereinafter, the “DMA”). Services may be differentiated between the two sub-districts, reflecting the different needs of each.

1. STREET MAINTENANCE

The DMA Maintenance Program may be carried out in-house or it may be contracted out. The Program may include, but shall not be limited to: manual sweeping and cleaning of sidewalks, curbs and gutters, emptying of pedestrian trash receptacles, maintenance of street trees and tree pits, and snow removal at bus shelters and crosswalks. Special attention is expected to be paid to problems of over-flowing trash receptacles, loose windswept trash items that accumulate on sidewalks and in the street, trash bags awaiting pick-up being ripped open, and sanitation problems that occur throughout the early hours of the business day. Posters are expected to be removed; catch basins will receive special attention. Close coordination will be maintained with the New York City Department of Sanitation, the local Community Boards, and with private carters. Additionally, landscaped areas, including tree pits and planted traffic medians, are expected to be maintained, with trash being removed, topsoil and mulch replaced when necessary, and leaves and branches appropriately trimmed. Also, as revenues allow, the Program is expected to include the removal of graffiti from all street furniture and public surfaces, and with the permission of affected building owners, from building walls, security gates, and other privately-owned surfaces. The Program will complement, but will not replace, City Sanitation services.

The significant public improvements along Queens Plaza, at Dutch Kills Green and along Jackson Avenue made in 2012 by the NYC EDC Corporation are to be maintained pursuant to the 2012 agreement in part by the BID via NSD, and in part by the NYC Department of Parks and Recreation with contributions from the BID.

## 2. SECURITY

At such time as a uniformed supplemental security program is warranted in either Sub-district, it may be carried out in-house or it may be contracted out. The Program may include, but shall not be limited to, walking foot patrols, stationary positioned officers, walkie-talkie communications with other personnel, recording and reporting instances of suspicious activity, creating a uniformed physical presence to deter criminal or misdemeanor activity, submitting weekly log sheets, surveillance of the District, and direct communication with the 114<sup>th</sup> and 108<sup>th</sup> Police Precincts. Special attention will be paid to persons suspected of engaging in activities of prostitution, drug dealing, and graffiti writing. Close coordination will always be maintained with the New York Police Department, and with the local Community Boards.

Any such Program will include such equipment as is required to deliver the services. The Program may include such other security services as are required from time to time to achieve a safe and secure environment. The Program will complement, but will not replace, New York Police Department services.

## 3. MARKETING AND PROMOTIONS

A Marketing and Promotion Program for the District, including joint advertising, special events, banners, brochures, and publications, may be carried out. The purpose of the Program will be to increase business activity for all retailers and businesses within the District and to promote awareness of local businesses and increase the profile of the BID community. Some programs may be targeted to one Sub-district or the other, as need and opportunity arises.

#### 4. ADMINISTRATION

Administration of the District is expected to be performed by a salaried staff (the “Staff”) which may include an Executive Director, clerical and bookkeeping support, other special staff and/or consultants that the Board of Directors may, from time to time, deem necessary or shall be contracted out to the area local development corporation. The Executive Director will oversee District Services and Improvements, hereinafter defined, including the Sidewalk and Street Maintenance Program, the Security Services Program, and Marketing and Promotions Program as directed by the DMA Board of Directors for the benefit of the District constituents. In addition, the Executive Director will serve as ombudsman or spokesperson for the BID owners and tenants collectively and individually. Administrative expenses also may include office rental, utility services, equipment, supplies and insurance, mailings to owners and tenants, and newsletters. Legal and accounting services are expected to be contracted on an as-needed basis. When possible, in-kind services will be used.

#### 5. ADDITIONAL SERVICES



Subject to any approvals and controls that may be required by a City agency having jurisdiction thereof, and in addition to the approval of the Board of Directors of the DMA, in subsequent years, the District may provide such additional services as are permitted by law.

#### B. IMPLEMENTATION

The DMA will provide the Services through a contract with the New York City Department of Small Business Services (“SBS”) or any successor City agency (the “SBS Contract”). References to the “contract year” are intended to apply to the period of months corresponding to the City’s fiscal year which runs from July 1<sup>st</sup> through June 30<sup>th</sup> of the following year (hereinafter “Contract Year”).

#### B. GENERAL PROVISIONS

1. All Services shall be in addition to (and not in substitution for) required and customary municipal services provided by the City on a citywide basis. Benchmarks for existing City services will be developed and monitored by the DMA.
2. All Services need not be performed in every Contract Year.
3. The staff and/or subcontractors of the DMA may render such administrative services as are needed to support performance of the Services.
4. In the event that in any given Contract Year, the Sources of Funding, as hereinafter described, do not produce revenues equal to the Total Annual Budget Amount as hereinafter defined for such contract year, the DMA may, subject to the Contract,

forego providing one or more or all Services in order to have revenues sufficient to pay debt services required in the Budget (as hereinafter defined) for the Contract Year.

#### **IV. PROPOSED IMPROVEMENTS**

##### **A. IMPROVEMENTS**

The improvements (the “Improvements”) to be provided pursuant to this Amended District Plan may include, but are not limited to, the following, provided that any Improvements that require review and approval by an appropriate City Agency shall be submitted to that City Agency and to the affected community board prior to undertaking any Improvement.

1. Sidewalk amenities to identify, enhance and beautify the District, including without limitation, the following proposals:
  - a. Sidewalk plantings, trees, shrubs and flowers in tubs and at grade.
  - b. Sidewalk logos and plaques identifying the area of the BID as the BID
2. Street and sidewalk amenities to improve pedestrian circulation and safety, which may include, without limitation, the following:
  - a. Information boards and kiosks
  - b. Pedestrian crossing enhancements
  - c. Identification of nearby sights and landmarks

##### **B. IMPLEMENTATION SCHEDULE**

The Improvements may be implemented on an as-needed basis.

##### **C. GENERAL PROVISIONS**

1. All Improvements shall be in addition to and not in substitution for required and customary municipal improvements provided by the city on a citywide basis, benchmarks for which are presently being studied and recorded.
2. The staff and/or subcontractors of the DMA may render such administrative services as are needed to support installation of the Improvements.

## **V. PROPOSED SOURCES OF FUNDING**

### **A. SOURCES OF FUNDING GENERAL**

The proposed sources of funding for all (i) Services, (ii) Improvements, (iii) Proceeds arising from indebtedness as permitted pursuant to paragraph D herein below, and (iv) Administrative costs necessary to support the program contemplated under this Amended District Plan shall be the sources of funding described in paragraphs B through F (inclusive). Subject to requirements of the Law, the DMA may apply all monies derived from the sources of funding permitted herein to fund any expenditure permitted under this Amended District Plan.

### **B. SOURCES OF FUNDING: ASSESSMENTS**

The DMA shall enter into the SBS Contract for the purpose of having the City levy and collect and disburse to the DMA, assessments with respect to the benefited properties. Such assessments, as described herein below, shall be defined as “Assessments.”

#### **1. GENERAL**

To defray the cost of Services and Improvements in the District as herein before described all real property in the District shall be assessed in proportion to the benefit such property receives from the Services and Improvements. Each property shall be assessed an amount, that when totaled together with amounts for other properties in the District shall yield an amount sufficient to meet the District's annual budget as determined by the DMA.

The amounts exclusive of debt service, assessed and levied in a given year against the benefited properties, as assessments, may not exceed 20% of the total general taxes levied in that year against the general properties.

## 2. SPECIFIC FORMULA

All properties as classified in the most recent New York City tax rolls and as described in the BID Classes will be assessed based on the formulae specified below for each applicable BID Class in each sub-district. In order to reflect the relationship amongst the many variables, the following defines how each rate is determined for each class.

### ***[[Foot Frontage Definitions:***

*For the purposes of the formulae below, the following definitions of foot frontage apply:*

#### *a. North Sub-District*

*For the purposes of the following formulae, the Total NSD linear foot frontage ("FF") includes the linear foot frontage of the ground floor of all NSD Class A and B properties (as defined below) and an additional 50% of the linear foot frontage for each floor or*

part thereof of commercial use above the ground floor in a NSD Class B property on the block fronts serviced by the BID included in the NSD (“Total NSD FF”).

*b. South Sub-District*

*For the purposes of the following formulae, the Total SSD FF includes the linear foot frontage of the ground floor of all SSD Class A and B properties (as defined below) and an additional 50% of the linear foot frontage for each floor or part thereof of commercial use above the ground floor in a SSD Class B property on the block fronts serviced by the BID included in the SSD (“Total SSD FF”).*]]

**Assessment Formulae:**

Assessed Value (AV) Rates will apply to the NSD and SSD properties as follows:

NSD *[[Class A ]]*AV Rate =

*[[ (TOTAL BUDGET – NSD CLASS C SUM) × 60% / TOTAL NSD CLASS A AV ]]*

$$\frac{(TOTAL BUDGET – NSD CLASS C SUM) \times 50\%}{(TOTAL NSD CLASS A AV + 80\% \times NSD CLASS B AV)}$$

SSD *[[Class A ]]*AV Rate =

*[[ (TOTAL BUDGET – SSD CLASS C SUM) × 30% / TOTAL SSD CLASS A AV ]]*

$$\frac{(TOTAL BUDGET – SSD CLASS C SUM) \times 10\%}{(TOTAL SSD CLASS A AV + 80\% \times TOTAL SSD CLASS B AV)}$$

[[Front ]]Square Footage ([[FF]]SF) Rates will apply to the NSD and SSD properties as follows:

NSD [[Class A and NSD Class B FF]] SF Rate =

$[(TOTAL\ BUDGET - NSD\ CLASS\ C\ SUM) \times 40\% / TOTAL\ NSD ]]$

$$\frac{(TOTAL\ BUDGET - NSD\ CLASS\ C\ SUM) \times 50\%}{(TOTAL\ NSD\ CLASS\ A\ SF + 80\% \times NSD\ CLASS\ B\ SF)}$$

SSD [[Class A and SSD Class B F]]SF Rate =

$[(TOTAL\ BUDGET - SSD\ CLASS\ C\ SUM) \times 70\% / TOTAL\ SSD\ FF ]]$

$$\frac{(TOTAL\ BUDGET - SSD\ CLASS\ C\ SUM) \times 90\%}{(TOTAL\ SSD\ CLASS\ A\ SF + 80\% \times TOTAL\ SSD\ CLASS\ B\ SF)}$$

CLASS A PROPERTY – COMMERCIAL, INDUSTRIAL, COMMERCIAL PARKING, VACANT AND UNDEVELOPED LAND

All properties in whole devoted to commercial, industrial, or commercial parking uses, including vacant and undeveloped land, shall constitute Class A property and shall be assessed by assessed valuation (“AV) and [[linear front footage]] full square footage **[[in the service area]], in the case of vacant land, lot size will be used.** Vacant and undeveloped properties may be reclassified upon issuance of a temporary certificate of occupancy from the Department of Buildings and be assessed in the same manner as defined within the appropriate classes and formulae.

NSD Class A properties shall be assessed as follows:

Individual Assessment =

$[(NSD\ CLASS\ A\ AV\ RATE \times INDIVIDUAL\ ACTUAL\ AV) +$

$(NSD\ CLASS\ A\ FF\ RATE \times INDIVIDUAL\ FF)]]$

$(NSD\ AV\ RATE \times INDIVIDUAL\ ACTUAL\ AV)$

$+ (NSD\ SF\ RATE \times INDIVIDUAL\ SF)$

SSD Class A properties shall be assessed as follows:

Individual Assessment =

$[(SSD\ CLASS\ A\ AV\ RATE \times INDIVIDUAL\ ACTUAL\ AV) +$

$(SSD\ CLASS\ A\ FF\ RATE \times INDIVIDUAL\ FF)]]$

$(SSD\ AV\ RATE \times INDIVIDUAL\ ACTUAL\ AV)$

$+ (SSD\ SF\ RATE \times INDIVIDUAL\ SF)$

#### CLASS B PROPERTY – MIXED USE

All properties with single tax lots containing both residential and commercial uses in the NSD and SSD shall be classified as Class B and assessed *[[using only linear front footage on the service block fronts]]* **at 80% of Class A Rates, except for pre-2001 properties (i.e. built under the pre-2001 zoning) where only the commercial part is assessed at Class A rates.** Mixed Use properties in the NSD will be assessed using the

NSD *[[FF]]* Rates as defined above; and Mixed Use properties in the SSD will be assessed using the SSD *[[FF]]* Rates as defined above. *[[For properties with additional floors of commercial use above the ground floor, frontage will be added to the property's total linear foot frontage in an amount equal to 50% of the ground floor linear foot frontage for each additional floor.]]*

NSD Class B properties shall be assessed as follows:

Individual Assessment =

$$\begin{aligned} & \mathbf{80\% \times ((NSD AV RATE \times INDIVIDUAL ACTUAL AV)} \\ & \qquad \mathbf{+ (NSD SF RATE \times INDIVIDUAL SF))} \end{aligned}$$

$$[[ (NSD FF RATE \times INDIVIDUAL FF) ]]$$

SSD Class B properties shall be assessed as follows:

Individual Assessment =

$$\begin{aligned} & \mathbf{80\% \times ((SSD AV RATE INDIVIDUAL ACTUAL AV)} \\ & \qquad \mathbf{+ (SSD SF RATE \times INDIVIDUAL SF))} \end{aligned}$$

$$[[ (SSD FF RATE \times INDIVIDUAL FF) ]]$$

CLASS C PROPERTY – RESIDENTIAL

All properties, including residential condominium units and residential parking lots, devoted in whole to residential uses in the NSD and SSD shall be classified as Class C, and shall be assessed at a nominal rate of \$1.00 per annum.

CLASS D – NOT-FOR-PROFIT AND GOVERNMENT



Not-For-Profit and Government owned property in both the NSD and SSD devoted in whole to public or not-for-profit use shall be classified as Class D and be exempt from assessment. Not-For-Profit or Government owned property devoted in part to commercial uses shall be assigned to the appropriate class and the proportion of the property devoted to for-profit uses shall be assessed in the same manner as defined within the appropriate class description and assessment formulae.

C. SOURCES OF FUNDING: GRANTS AND DONATIONS

The DMA may accept grants and donations from private institutions, the City, other public and private entities and individuals, and other not-for-profit organizations.

D. SOURCE OF FUNDING: BORROWING

1. Subject to subparagraphs 2 and 3 immediately herein below, and any other applicable laws, regulations or contractual provisions, the DMA may borrow money from private lending institutions, the City, other public and private entities or individuals and other not-for-profit organizations for the purpose of funding operations or improvements.

2. The use of monies received by the DMA from the City or from any other public entity, whether in the form of a grant or as proceeds from a loan, shall be subject to (i) all statutory requirements applicable to the expenditure and use of such monies, and (ii) any contractual requirements imposed by the City (whether pursuant to the SBS Contract, Other Contracts or otherwise) or by any other public entity, as the case may be.

3. Any loans which the DMA may enter into as borrower shall be subject to Section VI of this Amended District Plan.

**E. SOURCE OF FUNDING: CHARGES FOR USER RIGHTS**

Subject to the approval and control of the appropriate City Agency, the DMA may, in accordance with Section IX of this Amended District Plan, impose charges as consideration for the sub-granting or sub-licensing of User Rights (hereinafter defined) as such charges and User Rights are described in Section IX of this Amended District Plan.

**F. SOURCE OF FUNDING: OTHER**

The DMA may derive revenues from any other sources of funding not heretofore mentioned and which are permitted by law.

**G. ASSIGNMENT OF FUNDING**

The DMA may assign revenues from the sources of funding described in paragraphs B, C, D, E, and F of this Section V for the purpose of securing loans which the DMA may enter in pursuant to paragraph D of this Section V, provided such assignments are subject to the requirements of Section VI of this Amended District Plan.

**VI. PROPOSED EXPENDITURES: ANNUAL BUDGETS**

**A. TOTAL ANNUAL EXPENDITURES AND MAXIMUM COST OF IMPROVEMENTS**

The maximum total and annual amount, as proposed to be expended by the DMA in any Contract Year, shall not be greater than the aggregate amount of all monies which the DMA may collect for the Contract Year in question from all funding sources permitted

under Section V of this Amended District Plan. The North Sub-District and South Sub-District, as described in Section I of this Amended District Plan, have unique needs and will have separate sub-budgets. The two sub-districts' budgets will then combine into one budget for the entire District. The below table shows the maximum amount proposed to be expended by the DMA for the first Contract Year for which this Amended District Plan applies:

**Contract Year One**

<b>Annual Maximum Budget of North Sub-District</b>	<b>Annual Maximum Budget of South Sub-District</b>	<b>Annual Budget of Entire District</b>
\$450,000	\$350,000	\$800,000

During the existence of this BID, the maximum cost of the Improvements, if any, will not exceed \$8,000,000.

**B. ANNUAL BUDGET – NORTH SUB-DISTRICT**

**FIRST YEAR BUDGET**

It is estimated that the annualized budget of proposed expenditures to be made during the first Contract Year of this Amended District Plan shall be as follows:

a. **SERVICES**

- i. Maintenance/Sanitation \$155,000
- ii. Maintenance of Public Improvements \$151,000
- iii. Ambassador \$ 20,000

iv. Marketing/Promotions	\$ 86,000
b. <u>Administration</u>	\$ 38,000
<u>TOTAL FIRST YEAR BUDGET</u>	<u>\$450,000</u>

NOTE: The NSD has built up a sufficient contingency reserve so that it is not part of the annual budget.

C. ANNUAL BUDGET – SOUTH SUB-DISTRICT

FIRST YEAR BUDGET

It is estimated that the annualized budget of proposed expenditures to be made during the first Contract Year of this Amended District Plan shall be as follows:

a. SERVICES

i. Maintenance/Sanitation	\$156,550
ii. Placemaking	\$103,450
iii. Marketing	\$40,000
b. <u>Administration</u>	\$35,000
c. <u>Contingency</u>	\$15,000

<u>TOTAL FIRST YEAR BUDGET</u>	<u>\$350,000</u>
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D. SUBSEQUENT BUDGETS

The DMA shall establish for each Contract Year after the first Contract Year, a proposed budget of Contract Year’s expenditures. Such proposed budgets shall (with respect to the Contract Years to which they respectively apply): (i) reasonably itemize the

purposes for which assessment monies are proposed to be expended by the DMA; (ii) specify the amount, if any, proposed to be expended by the DMA for debt service; and (iii) set forth the total assessment amount to be expended (the “Total Annual Budget Amount”). A proposed assessment budget, whether for the First Contract Year or for a subsequent Contract Year shall be referred to as a “Budget.”

Any increase in the amount to be expended annually for improvements and services shall be adopted by local law.

#### E. GENERAL PROVISIONS

1. The DMA shall make no expenditure of assessment monies other than in accordance with and pursuant to: (i) a Budget for which a Total Annual Budget Amount has been approved with the City and the Directors of the DMA; (ii) any provisions in the SBS Contract providing for the satisfaction of outstanding obligations of the DMA; or (iii) any provisions in the SBS Contract provided in the Budget for, but expended in, a previous Contract Year.

2. The Total Annual Budget Amount shall not exceed the maximum total and annual amount which the DMA may expend for the Contract Year in question pursuant to paragraph A of this Section VI.

3. The Total Annual Budget Amount shall not be less than the amount needed to satisfy its debt service obligations for the Contract Year in question.

4. Subject to the DMA’s need to satisfy its debt service obligations for the Contract Year in question, the DMA may revise the budget accordingly.

5. In the event that in any given Contract Year the sources of funding do not in the aggregate produce revenues equal to the Total Annual Budget amount for such Contract Year, the DMA may, subject to the SBS Contract, forego some or all of the non-debt service expenditures as are provided for the Budget in question in order to have revenues sufficient to pay the debt service provided for in such Budget.

6. In the event the DMA needs to reallocate its non-debt service expenditures for the Contract Year in question, and provided further, that any debt service has been provided for, the DMA may revise the itemizations within any Budget to accomplish such goal.

#### **VII. BENEFITED PROPERTIES**

The provision of Services and Improvements shall benefit all properties within the District (the “Benefited Properties”). The Benefited Properties are described by the District Map (Appendix A) and tax block and lots indicated in Appendix D herein below.

#### **VIII. DISTRICT MANAGEMENT ASSOCIATION**

The DMA established for the BID was incorporated under Section 402 of the New York State Not-for-Profit Corporation Law. The DMA is organized for the purpose of executing the responsibilities of a DMA as set forth in the law. Furthermore, the DMA carries out the activities prescribed in this Amended District Plan and shall promote and support the District.

The DMA is organized exclusively for charitable and education purposes as specified in Section 501 (c) of the Internal Revenue Code of 1954, as amended.

The DMA has four classes of voting membership and one class of non-voting membership. The voting classes are composed of: (i) owners of record of real property located within the District; (ii) commercial tenants leasing space within the District; (iii) residential tenants leasing space within the District; and (iv) public representatives. The non-voting class shall include community board representatives and may include others with an interest in the welfare of the District.

Each voting class elects members to the Board of Directors in the manner prescribed by the bylaws of the Corporation. The Board of Directors includes the representatives of owners of record of real property located within the District (which shall constitute a majority of the board), representatives of both commercial and residential tenants (including proprietary leases) leasing space in buildings within the District and one member appointed by each of the following public officials: the Mayor of the City, the Comptroller of the City, the Borough President of Queens; and the City Council member who represents the District or, if more than one City Council member represents a portion of the District, by appointment of the Speaker of the City Council. The community Board Chairperson or designated representative shall serve in a non-voting capacity.

## **IX. USER RIGHTS**

### **A. USER RIGHTS: GENERAL**

The DMA may undertake or permit commercial activities or other private uses of the streets or other parts of the District in which the City has any real property interests (the “User Rights”), provided, however, that the User Rights to be so undertaken or

permitted by the DMA shall have been: (i) set forth in this Amended District Plan or authorized for licensing or granting by the City Council, and / or (ii) licensed or granted to the DMA by the City, pursuant to the Contract and / or (iii) authorized by the appropriate City Agency having jurisdiction thereof. Once so granted or licensed, the User Right(s) in question shall be undertaken or permitted by the DMA in such a manner as to conform to the requirements, if any, set forth in this Amended District Plan, or the aforesaid Local Law with respect to User Right(s), and conform to the requirements authorized by the appropriate City Agency having jurisdiction thereof. Such requirements may include but shall not be limited to: (i) requirements as to what consideration the DMA shall pay to the City for the grant and/or license in question; (ii) requirements as to whether and how the DMA may permit other persons to undertake the User Right(s) in question pursuant to a sub-grant or sub-license; (iii) requirements as to what charges the DMA may impose upon other persons as consideration for such sub-grant or sub-license; and (iv) requirements as the general regulation of the User Right(s) by whomsoever undertaken.

**B. USER RIGHTS: PROPOSED**

Subject to the approval and control of the appropriate City Agency and/or subject to any requirements set forth by the City, the DMA may undertake or permit the following User Rights, subject to the requirements set forth in Section X, such as: information and promotion kiosks, newsstands and news boxes.

**X. REGULATIONS**



A. The rules and regulations proposed governing the operation of the District and the provision of Services and Improvements by the DMA (“the Regulations”) are set forth herein below.

1. The DMA shall obligate itself to provide the Services and Improvements pursuant to the SBS Contract or other contracts into which both the DMA and the City shall enter (“Other Contracts”). The City shall, pursuant to the terms, conditions and requirements of the SBS Contract or any other Contracts, levy, collect and disburse to the DMA the assessments. Such disbursements shall be made in accordance with general procedures for the payment of other City expenditures.

2. The DMA shall comply with all terms, conditions and requirements (i) elsewhere set forth in this Amended District Plan, and (ii) to be set forth in the SBS Contract and in Other Contracts, and (iii) shall comply with all terms, conditions and requirements set forth by the appropriate City Agency which is required to give its approval.

3. The DMA shall let any sub-contracts that it intends to enter into in connection with providing the Services and/or the Improvements in accordance with the SBS Contract and applicable law and policies.

## **XI. GLOSSARY OF TERMS**

<b><u>TERMS</u></b>	<b><u>DEFINITION BY LOCATION</u></b>
Assessments	V(B)
Benefited Properties	VII
Budget	VI(B)(1)
City	I
District	I
District Management Association (DMA)	VIII
District Map	I
Improvements	IV(A)
Law	I
Plan	I
Services	III(A)
Total Annual Budget	VI(B)(1)
User Rights	IX
Regulations	X



APPENDIX B

MAYOR'S AUTHORIZATION FOR THE PREPARATION OF AMENDED  
DISTRICT PLAN



THE CITY OF NEW YORK  
OFFICE OF THE MAYOR  
NEW YORK, N.Y. 10007

April 28, 2016

Mr. Gregg Bishop  
Commissioner  
Department of Small Business Services  
110 William Street, 7th Floor  
New York, NY 10038

Dear Commissioner Bishop:

Pursuant to Section 25-405(a) of the Administrative Code of the City of New York, I hereby authorize the preparation of an amended district plan for the expansion of the Queens Plaza/Court Square Business Improvement District (BID), located in Long Island City in the Borough of Queens.

Current Boundaries:	Properties along Jackson Avenue on both sides of the street from 45 <sup>th</sup> Avenue/Thomson Avenue (Court Square) north to Queens Plaza, and along Queens Plaza North and Queens Plaza South from Northern Boulevard/Jackson Avenue to 21 <sup>st</sup> Street.
Proposed Expansion:	Maintaining the current boundaries while generally extending in a triangular form southwest along Jackson Avenue to Vernon Boulevard, north along Vernon Boulevard to 44 <sup>th</sup> Drive, and east along 44 <sup>th</sup> Drive to Jackson Avenue.
Sponsor Organization:	Long Island City Partnership

The Department of Small Business Services shall prepare the District Plan pursuant to authority granted by Section 25-405(a) of this law. The authorization shall take effect immediately.

Sincerely,

Bill de Blasio  
Mayor

cc: Melissa Mark-Viverito, Speaker of the City Council  
Julissa Ferreras-Copeland, Chair of the City Council Finance Committee  
Melinda Katz, Queens Borough President  
Members of the New York City Council  
Alicia Glen, Deputy Mayor for Housing and Economic Development  
Jackie Mallon, First Deputy Commissioner, Department of Small Business Services  
Michael Blaise Backer, Deputy Commissioner, Department of Small Business Services  
James Mettham, Assistant Deputy Commissioner, Department of Small Business Services  
Warren Gardiner, Director of Intergovernmental Affairs, Department of Small Business Services  
Kris Goddard, Executive Director, Department of Small Business Services  
Jennifer Kitson, BID Program Director, Department of Small Business Services

APPENDIX C

TAX BLOCKS AND LOTS

SUB-DISTRICT	BLOCK	LOT	STREET ADDRESS	CLASS
NSD	79	30	25-01 JACKSON AVENUE	A
NSD	81	5	27-10 JACKSON AVENUE	A
NSD	81	6	25-36 JACKSON AVENUE	A
NSD	81	1001	5 COURT SQUARE	A
NSD	81	1002	5 COURT SQUARE	A
NSD	81	1003	5 COURT SQUARE	A
NSD	239	6	30-25 QUEENS BOULEVARD	A
NSD	239	7	29-00 QUEENS PLAZA EAST	A
NSD	239	12	29-14 QUEENS PLAZA EAST	A
NSD	239	23	30-02 NORTHERN BOULEVARD	A
NSD	265	13	43-01 QUEENS STREET	A
NSD	266	18	27-20 JACKSON AVENUE	A
NSD	266	19	27-22 JACKSON AVENUE	A
NSD	266	20	27-24 JACKSON AVENUE	A
NSD	266	21	27-26 JACKSON AVENUE	A
NSD	266	22	27-34 JACKSON AVENUE	A
NSD	266	26	43-12 QUEENS STREET	A
NSD	266	27	43-14 QUEENS STREET	A
NSD	267	21	26-32 JACKSON AVENUE	A
NSD	267	1201	26-26 JACKSON AVENUE	A
NSD	268	13	26-08 JACKSON AVENUE	A
NSD	403	9	29-27 QUEENS PLAZA NORTH	A
NSD	403	10	29-37 QUEENS PLAZA NORTH	A
NSD	403	11	29-43 41 AVENUE	A
NSD	411	1	21-15 21 STREET	A
NSD	412	1	22-09 QUEENS PLAZA NORTH	A
NSD	414	5	24-01 QUEENS PLAZA NORTH	A
NSD	414	1001	24-15 QUEENS PLAZA NORTH	A
NSD	414	1002	24-15 QUEENS PLAZA NORTH	A
NSD	415	4	25-01 QUEENS PLAZA NORTH	A
NSD	416	10	27-01 QUEENS PLAZA NORTH	A
NSD	416	21	41-21 27 STREET	A
NSD	418	5	29-09 QUEENS PLAZA NORTH	A
NSD	418	24	29-21 41 AVENUE	A
NSD	420	1001	42-01 28 STREET	A
NSD	420	1002	42-01 28 STREET	A
NSD	422	9	27-02 QUEENS PLAZA SOUTH	A

NSD	422	21	27-14 QUEENS PLAZA SOUTH	A
NSD	423	5	42-15 CRESCENT STREET	A
NSD	423	11	25-02 QUEENS PLAZA SOUTH	A
NSD	423	25	42-10 27 STREET	A
NSD	424	1	24-02 QUEENS PLAZA SOUTH	A
NSD	424	1001	24-16 QUEENS PLAZA SOUTH	A
NSD	425	5	23-10 QUEENS PLAZA SOUTH	A
NSD	426	75	42-02 23 STREET	A
NSD	427	27	42-25 21 STREET	A
NSD	427	60	42-02 22 STREET	A
NSD	432	1	27-55 JACKSON AVENUE	A
NSD	432	3	27-51 JACKSON AVENUE	A
NSD	432	5	27-45 JACKSON AVENUE	A
NSD	432	8	27-35 JACKSON AVENUE	A
NSD	432	21	27-01 JACKSON AVENUE	A
NSD	433	1	26-27 JACKSON AVENUE	A
NSD	433	5	26-19 JACKSON AVENUE	A
NSD	433	6	26-15 JACKSON AVENUE	A
NSD	433	8	26-11 JACKSON AVENUE	A
NSD	239	1001	29-22 NORTHERN BOULEVARD	B
NSD	239	1002	29-22 NORTHERN BOULEVARD	B
NSD	239	1003	29-22 NORTHERN BOULEVARD	B
NSD	263	9	JACKSON AVENUE	B
NSD	264	1	28-02 JACKSON AVENUE	B
NSD	264	17	28-30 JACKSON AVENUE	B
NSD	418	1001	29-07 QUEENS PLAZA NORTH	B
NSD	418	1002	29-07 QUEENS PLAZA NORTH	B
NSD	418	1003	29-07 QUEENS PLAZA NORTH	B
NSD	418	1004	29-07 QUEENS PLAZA NORTH	B
NSD	433	1001	43-25 HUNTER STREET	B
NSD	433	1002	43-25 HUNTER STREET	B
NSD	433	1003	43-25 HUNTER STREET	B
NSD	433	1004	43-25 HUNTER STREET	B
NSD	264	1	42-16 WEST STREET	B
NSD	268	18	26-20 JACKSON AVENUE	B
NSD	413	2	41-50 24 STREET	B
NSD	268	15	26-14 JACKSON AVENUE	B
NSD	268	11	26-04 JACKSON AVENUE	B-Prz
NSD	433	2	26-25 JACKSON AVENUE	B-Prz
NSD	433	3	26-23 JACKSON AVENUE	B-Prz
NSD	433	4	26-21 JACKSON AVENUE	B-Prz
NSD	264	15	28-20 JACKSON AVENUE	D
NSD	267	25	26-46 JACKSON AVENUE	D

NSD	417	2	41-43 28 STREET	D
NSD	420	1	28-10 QUEENS PLAZA SOUTH	D
NSD	421	17	QUEENS PLAZA SOUTH	D
NSD	426	10	42-25 22 STREET	D
NSD	426	50	22 ROAD	D
NSD	426	71	QUEENS PLAZA SOUTH	D
NSD	427	45	QUEENS PLAZA NORTH	D
NSD	432	18	JACKSON AVENUE	D
NSD	432	29	HUNTER STREET	D
SSD	24	1	44-64 45 AVENUE	A
SSD	25	1	45-10 VERNON BOULEVARD	A
SSD	26	4	45-40 VERNON BOULEVARD	A
SSD	26	8	45-28 VERNON BOULEVARD	A
SSD	26	10	45-24 VERNON BOULEVARD	A
SSD	27	2	46-16 VERNON BOULEVARD	A
SSD	27	46	46-04 VERNON BOULEVARD	A
SSD	28	46	46-30 VERNON BOULEVARD	A
SSD	30	1	47-46 VERNON BOULEVARD	A
SSD	32	3	49-16 VERNON BOULEVARD	A
SSD	33	1	50-18 VERNON BOULEVARD	A
SSD	33	48	50-08 VERNON BOULEVARD	A
SSD	33	49	50-10 VERNON BOULEVARD	A
SSD	34	1	5-43 BORDEN AVENUE	A
SSD	34	48	51-06 VERNON BOULEVARD	A
SSD	40	16	10-40 JACKSON AVENUE	A
SSD	40	1066	10-46 JACKSON AVENUE	A
SSD	40	1101	10-44 JACKSON AVENUE	A
SSD	40	1102	10-44 JACKSON AVENUE	A
SSD	41	5	10-04 50 AVENUE	A
SSD	41	10	10-27 50 AVENUE	A
SSD	41	13	10-37 JACKSON AVENUE	A
SSD	41	1001	10-17 JACKSON AVENUE	A
SSD	42	19	10-36 49 AVENUE	A
SSD	42	27	10-57 JACKSON AVENUE	A
SSD	42	28	10-51 JACKSON AVENUE	A
SSD	42	1001	10-63 JACKSON AVENUE	A
SSD	42	1002	10-63 JACKSON AVENUE	A
SSD	43	2	10-64 50 AVENUE	A
SSD	46	48	47-01 VERNON BOULEVARD	A
SSD	47	1	46-41 VERNON BOULEVARD	A
SSD	47	3	46-37 VERNON BOULEVARD	A
SSD	47	48	46-29 VERNON BOULEVARD	A
SSD	48	1	46-17 VERNON BOULEVARD	A



SSD	48	45	46-01 VERNON BOULEVARD	A
SSD	48	46	46-05 VERNON BOULEVARD	A
SSD	48	47	46-07 VERNON BOULEVARD	A
SSD	49	1	10-01 46 AVENUE	A
SSD	49	5	10-11 46 AVENUE	A
SSD	49	44	45 ROAD	A
SSD	50	1	10-01 45 ROAD	A
SSD	51	1	10-01 45 AVENUE	A
SSD	51	28	10-34 44 DRIVE	A
SSD	51	33	10-30 44 DRIVE	A
SSD	51	36	10-06 44 DRIVE	A
SSD	51	38	10-16 44 DRIVE	A
SSD	51	42	10-02 44 DRIVE	A
SSD	52	20	11-03 45 AVENUE	A
SSD	52	44	11-48 44 DRIVE	A
SSD	52	45	11-52 44 DRIVE	A
SSD	52	1273	11-12 44 DRIVE	A
SSD	56	1101	11-51 47 AVENUE	A
SSD	57	1001	13-15 JACKSON AVENUE	A
SSD	57	1002	13-15 JACKSON AVENUE	A
SSD	58	1	13-20 JACKSON AVENUE	A
SSD	58	9	13-26 JACKSON AVENUE	A
SSD	60	1	12-23 JACKSON AVENUE	A
SSD	60	4	12-17 JACKSON AVENUE	A
SSD	61	11	47-40 21 STREET	A
SSD	72	1001	22-12 JACKSON AVENUE	A
SSD	74	1	21-10 46 ROAD	A
SSD	76	11	21-31 46 AVENUE	A
SSD	76	25	45-30 23 STREET	A
SSD	76	1701	22-43 JACKSON AVENUE	A
SSD	78	36	21-52 44 DRIVE	A
SSD	78	37	21-48 44 DRIVE	A
SSD	78	48	21-16 44 DRIVE	A
SSD	78	50	21-12 44 DRIVE	A
SSD	78	54	21-02 44 DRIVE	A
SSD	78	136	21-50 44 DRIVE	A
SSD	78	1186	21-30 44 DRIVE	A
SSD	78	1187	21-30 44 DRIVE	A
SSD	79	29	23-10 44 DRIVE	A
SSD	80	1	24-29 JACKSON AVENUE	A
SSD	80	4	24-19 JACKSON AVENUE	A
SSD	84	1	24-10 JACKSON AVENUE	A
SSD	84	4	24-22 JACKSON AVENUE	A

SSD	84	7	24-28 JACKSON AVENUE	A
SSD	85	3	23-08 JACKSON AVENUE	A
SSD	85	5	23-20 JACKSON AVENUE	A
SSD	437	1002	23-21 44 DRIVE	A
SSD	437	1101	23-15 44 DRIVE	A
SSD	437	1102	23-15 44 DRIVE	A
SSD	438	1	21-59 44 DRIVE	A
SSD	438	3	21-51 44 DRIVE	A
SSD	438	1201	21-21 44 DRIVE	A
SSD	438	1202	21-21 44 DRIVE	A
SSD	447	13	11-11 44 DRIVE	A
SSD	447	21	11-05 44 DRIVE	A
SSD	447	40	11-50 44 ROAD	A
SSD	448	1	44-46 11 STREET	A
SSD	448	6	10-39 44 DRIVE	A
SSD	448	8	10-35 44 DRIVE	A
SSD	448	9	10-31 44 DRIVE	A
SSD	448	12	10-25 44 DRIVE	A
SSD	448	13	10-23 44 DRIVE	A
SSD	448	24	10-20 10 STREET	A
SSD	450	1	44-42 44 DRIVE	A
SSD	450	6	44-21 9 STREET	A
SSD	40	15	10-28 JACKSON AVENUE	B
SSD	51	25	10-44 44 DRIVE	B
SSD	60	9	12-01 JACKSON AVENUE	B
SSD	72	73	22-22 JACKSON AVENUE	B
SSD	25	9	45-08 VERNON BOULEVARD	B-Prz
SSD	25	10	45-06 VERNON BOULEVARD	B-Prz
SSD	25	11	45-04 VERNON BOULEVARD	B-Prz
SSD	26	1	45-58 VERNON BOULEVARD	B-Prz
SSD	26	2	45-44 VERNON BOULEVARD	B-Prz
SSD	27	1	46-18 VERNON BOULEVARD	B-Prz
SSD	28	1	46-46 VERNON BOULEVARD	B-Prz
SSD	28	2	46-44 VERNON BOULEVARD	B-Prz
SSD	28	3	46-42 VERNON BOULEVARD	B-Prz
SSD	28	45	46-28 VERNON BOULEVARD	B-Prz
SSD	28	47	46-32 VERNON BOULEVARD	B-Prz
SSD	28	48	46-36 VERNON BOULEVARD	B-Prz
SSD	29	1	47-18 VERNON BOULEVARD	B-Prz
SSD	29	2	47-16 VERNON BOULEVARD	B-Prz
SSD	29	3	47-14 VERNON BOULEVARD	B-Prz
SSD	29	4	47-12 VERNON BOULEVARD	B-Prz
SSD	29	46	47-04 VERNON BOULEVARD	B-Prz

SSD	29	48	47-10 VERNON BOULEVARD	B-Prz
SSD	30	2	47-44 VERNON BOULEVARD	B-Prz
SSD	30	3	47-42 VERNON BOULEVARD	B-Prz
SSD	30	4	47-38 VERNON BOULEVARD	B-Prz
SSD	30	46	47-28 VERNON BOULEVARD	B-Prz
SSD	30	47	47-30 VERNON BOULEVARD	B-Prz
SSD	30	48	47-34 VERNON BOULEVARD	B-Prz
SSD	30	49	47-36 VERNON BOULEVARD	B-Prz
SSD	31	1	48-20 VERNON BOULEVARD	B-Prz
SSD	31	2	48-18 VERNON BOULEVARD	B-Prz
SSD	32	1	VERNON BOULEVARD	B-Prz
SSD	32	4	49-12 VERNON BOULEVARD	B-Prz
SSD	32	48	49-02 VERNON BOULEVARD	B-Prz
SSD	32	49	49-04 VERNON BOULEVARD	B-Prz
SSD	32	50	49-06 VERNON BOULEVARD	B-Prz
SSD	32	51	49-10 VERNON BOULEVARD	B-Prz
SSD	33	3	50-14 VERNON BOULEVARD	B-Prz
SSD	33	4	50-12 VERNON BOULEVARD	B-Prz
SSD	33	47	50-02 VERNON BOULEVARD	B-Prz
SSD	34	46	51-02 VERNON BOULEVARD	B-Prz
SSD	34	47	51-04 VERNON BOULEVARD	B-Prz
SSD	40	18	10-42 JACKSON AVENUE	B-Prz
SSD	41	12	10-16 50 AVENUE	B-Prz
SSD	41	14	10-33 JACKSON AVENUE	B-Prz
SSD	41	15	10-31 JACKSON AVENUE	B-Prz
SSD	42	1	49-19 VERNON BOULEVARD	B-Prz
SSD	42	2	49-17 VERNON BOULEVARD	B-Prz
SSD	42	3	49-15 VERNON BOULEVARD	B-Prz
SSD	42	4	49-13 VERNON BOULEVARD	B-Prz
SSD	42	5	49-11 VERNON BOULEVARD	B-Prz
SSD	42	26	10-59 JACKSON AVENUE	B-Prz
SSD	42	35	10-13 50 AVENUE	B-Prz
SSD	42	37	10-09 50 AVENUE	B-Prz
SSD	42	38	10-07 50 AVENUE	B-Prz
SSD	43	6	10-76 JACKSON AVENUE	B-Prz
SSD	43	7	10-74 JACKSON AVENUE	B-Prz
SSD	43	8	10-70 JACKSON AVENUE	B-Prz
SSD	44	1	48-19 VERNON BOULEVARD	B-Prz
SSD	44	2	48-17 VERNON BOULEVARD	B-Prz
SSD	44	3	48-15 VERNON BOULEVARD	B-Prz
SSD	44	4	48-13 VERNON BOULEVARD	B-Prz
SSD	44	23	10-51 49 AVENUE	B-Prz
SSD	44	104	48-11 VERNON BOULEVARD	B-Prz

SSD	45	1	10-03 48 AVENUE	B-Prz
SSD	45	2	47-43 VERNON BOULEVARD	B-Prz
SSD	45	3	47-39 VERNON BOULEVARD	B-Prz
SSD	45	4	47-37 VERNON BOULEVARD	B-Prz
SSD	45	46	47-27 VERNON BOULEVARD	B-Prz
SSD	45	47	47-29 VERNON BOULEVARD	B-Prz
SSD	45	48	47-31 VERNON BOULEVARD	B-Prz
SSD	45	49	47-35 VERNON BOULEVARD	B-Prz
SSD	46	1	47-25 VERNON BOULEVARD	B-Prz
SSD	46	2	47-23 VERNON BOULEVARD	B-Prz
SSD	46	3	47-15 VERNON BOULEVARD	B-Prz
SSD	46	4	47-11 VERNON BOULEVARD	B-Prz
SSD	46	50	47-07 VERNON BOULEVARD	B-Prz
SSD	47	6	10-13 47 AVENUE	B-Prz
SSD	47	49	46-31 VERNON BOULEVARD	B-Prz
SSD	47	50	46-33 VERNON BOULEVARD	B-Prz
SSD	47	51	46-35 VERNON BOULEVARD	B-Prz
SSD	51	24	10-50 44 DRIVE	B-Prz
SSD	52	47	44-62 21 STREET	B-Prz
SSD	57	1	13-25 JACKSON AVENUE	B-Prz
SSD	57	2	13-21 JACKSON AVENUE	B-Prz
SSD	57	3	13-19 JACKSON AVENUE	B-Prz
SSD	57	4	13-17 JACKSON AVENUE	B-Prz
SSD	57	8	13-01 JACKSON AVENUE	B-Prz
SSD	60	5	12-15 JACKSON AVENUE	B-Prz
SSD	60	6	12-11 JACKSON AVENUE	B-Prz
SSD	60	7	12-09 JACKSON AVENUE	B-Prz
SSD	60	8	12-07 JACKSON AVENUE	B-Prz
SSD	75	7	22-01 JACKSON AVENUE	B-Prz
SSD	79	25	44-61 23 STREET	B-Prz
SSD	79	28	23-08 44 DRIVE	B-Prz
SSD	85	1	23-02 JACKSON AVENUE	B-Prz
SSD	85	2	23-04 JACKSON AVENUE	B-Prz
SSD	85	102	23-06 JACKSON AVENUE	B-Prz
SSD	438	21	44-45 21 STREET	B-Prz
SSD	447	1	11-57 44 DRIVE	B-Prz
SSD	448	5	10-43 44 DRIVE	B-Prz
SSD	450	2	9-01 44 DRIVE	B-Prz
SSD	26	3	45-42 VERNON BOULEVARD	C
SSD	27	3	46-14 VERNON BOULEVARD	C
SSD	27	4	46-12 VERNON BOULEVARD	C
SSD	28	4	46-40 VERNON BOULEVARD	C
SSD	29	47	47-08 VERNON BOULEVARD	C

SSD	34	49	51-10 VERNON BOULEVARD	C
SSD	40	1001	10-46 JACKSON AVENUE	C
SSD	40	1002	10-46 JACKSON AVENUE	C
SSD	40	1003	10-46 JACKSON AVENUE	C
SSD	40	1004	10-46 JACKSON AVENUE	C
SSD	40	1005	10-46 JACKSON AVENUE	C
SSD	40	1006	10-46 JACKSON AVENUE	C
SSD	40	1007	10-46 JACKSON AVENUE	C
SSD	40	1008	10-46 JACKSON AVENUE	C
SSD	40	1009	10-46 JACKSON AVENUE	C
SSD	40	1010	10-46 JACKSON AVENUE	C
SSD	40	1011	10-46 JACKSON AVENUE	C
SSD	40	1012	10-46 JACKSON AVENUE	C
SSD	40	1013	10-46 JACKSON AVENUE	C
SSD	40	1014	10-46 JACKSON AVENUE	C
SSD	40	1015	10-46 JACKSON AVENUE	C
SSD	40	1016	10-46 JACKSON AVENUE	C
SSD	40	1017	10-46 JACKSON AVENUE	C
SSD	40	1018	10-46 JACKSON AVENUE	C
SSD	40	1019	10-46 JACKSON AVENUE	C
SSD	40	1020	10-46 JACKSON AVENUE	C
SSD	40	1021	10-46 JACKSON AVENUE	C
SSD	40	1022	10-46 JACKSON AVENUE	C
SSD	40	1023	10-46 JACKSON AVENUE	C
SSD	40	1024	10-46 JACKSON AVENUE	C
SSD	40	1025	10-46 JACKSON AVENUE	C
SSD	40	1026	10-46 JACKSON AVENUE	C
SSD	40	1027	10-46 JACKSON AVENUE	C
SSD	40	1028	10-46 JACKSON AVENUE	C
SSD	40	1029	10-46 JACKSON AVENUE	C
SSD	40	1030	10-46 JACKSON AVENUE	C
SSD	40	1031	10-46 JACKSON AVENUE	C
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SSD	40	1034	10-46 JACKSON AVENUE	C
SSD	40	1035	10-46 JACKSON AVENUE	C
SSD	40	1036	10-46 JACKSON AVENUE	C
SSD	40	1037	10-46 JACKSON AVENUE	C
SSD	40	1038	10-46 JACKSON AVENUE	C
SSD	40	1039	10-46 JACKSON AVENUE	C
SSD	40	1040	10-46 JACKSON AVENUE	C
SSD	40	1041	10-46 JACKSON AVENUE	C
SSD	40	1042	10-46 JACKSON AVENUE	C

SSD	40	1043	10-46 JACKSON AVENUE	C
SSD	40	1044	10-46 JACKSON AVENUE	C
SSD	40	1045	10-46 JACKSON AVENUE	C
SSD	40	1046	10-46 JACKSON AVENUE	C
SSD	40	1047	10-46 JACKSON AVENUE	C
SSD	40	1048	10-46 JACKSON AVENUE	C
SSD	40	1049	10-46 JACKSON AVENUE	C
SSD	40	1050	10-46 JACKSON AVENUE	C
SSD	40	1051	10-46 JACKSON AVENUE	C
SSD	40	1052	10-46 JACKSON AVENUE	C
SSD	40	1053	10-46 JACKSON AVENUE	C
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SSD	40	1055	10-46 JACKSON AVENUE	C
SSD	40	1056	10-46 JACKSON AVENUE	C
SSD	40	1057	10-46 JACKSON AVENUE	C
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SSD	40	1059	10-46 JACKSON AVENUE	C
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SSD	40	1061	10-46 JACKSON AVENUE	C
SSD	40	1062	10-46 JACKSON AVENUE	C
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SSD	41	1003	10-17 JACKSON AVENUE	C
SSD	41	1004	10-17 JACKSON AVENUE	C
SSD	41	1005	10-17 JACKSON AVENUE	C
SSD	41	1006	10-17 JACKSON AVENUE	C
SSD	41	1007	10-17 JACKSON AVENUE	C
SSD	41	1008	10-17 JACKSON AVENUE	C
SSD	41	1009	10-17 JACKSON AVENUE	C
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SSD	41	1013	10-17 JACKSON AVENUE	C
SSD	41	1014	10-17 JACKSON AVENUE	C
SSD	41	1015	10-17 JACKSON AVENUE	C
SSD	41	1016	10-17 JACKSON AVENUE	C
SSD	41	1017	10-17 JACKSON AVENUE	C
SSD	41	1018	10-17 JACKSON AVENUE	C
SSD	41	1019	10-17 JACKSON AVENUE	C
SSD	41	1020	10-17 JACKSON AVENUE	C
SSD	41	1021	10-17 JACKSON AVENUE	C

SSD	41	1022	10-17 JACKSON AVENUE	C
SSD	41	1023	10-17 JACKSON AVENUE	C
SSD	41	1024	10-17 JACKSON AVENUE	C
SSD	41	1025	10-17 JACKSON AVENUE	C
SSD	41	1026	10-17 JACKSON AVENUE	C
SSD	41	1027	10-17 JACKSON AVENUE	C
SSD	41	1028	10-17 JACKSON AVENUE	C
SSD	41	1029	10-17 JACKSON AVENUE	C
SSD	41	1030	10-17 JACKSON AVENUE	C
SSD	41	1031	10-17 JACKSON AVENUE	C
SSD	41	1032	10-17 JACKSON AVENUE	C
SSD	41	1033	10-17 JACKSON AVENUE	C
SSD	41	1034	10-17 JACKSON AVENUE	C
SSD	42	36	10-11 50 AVENUE	C
SSD	42	1003	10-63 JACKSON AVENUE	C
SSD	42	1004	10-63 JACKSON AVENUE	C
SSD	42	1005	10-63 JACKSON AVENUE	C
SSD	42	1006	10-63 JACKSON AVENUE	C
SSD	42	1007	10-63 JACKSON AVENUE	C
SSD	42	1008	10-63 JACKSON AVENUE	C
SSD	42	1009	10-63 JACKSON AVENUE	C
SSD	42	1010	10-63 JACKSON AVENUE	C
SSD	42	1011	10-63 JACKSON AVENUE	C
SSD	42	1012	10-63 JACKSON AVENUE	C
SSD	42	1013	10-63 JACKSON AVENUE	C
SSD	42	1014	10-63 JACKSON AVENUE	C
SSD	42	1015	10-63 JACKSON AVENUE	C
SSD	42	1016	10-63 JACKSON AVENUE	C
SSD	42	1017	10-63 JACKSON AVENUE	C
SSD	42	1018	10-63 JACKSON AVENUE	C
SSD	42	1019	10-63 JACKSON AVENUE	C
SSD	42	1020	10-63 JACKSON AVENUE	C
SSD	42	1021	10-63 JACKSON AVENUE	C
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SSD	42	1026	10-63 JACKSON AVENUE	C
SSD	42	1027	10-63 JACKSON AVENUE	C
SSD	42	1028	10-63 JACKSON AVENUE	C
SSD	42	1029	10-63 JACKSON AVENUE	C
SSD	42	1030	10-63 JACKSON AVENUE	C
SSD	42	1031	10-63 JACKSON AVENUE	C

SSD	42	1032	10-63 JACKSON AVENUE	C
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SSD	42	1034	10-63 JACKSON AVENUE	C
SSD	42	1035	10-63 JACKSON AVENUE	C
SSD	42	1036	10-63 JACKSON AVENUE	C
SSD	42	1037	10-63 JACKSON AVENUE	C
SSD	42	1038	10-63 JACKSON AVENUE	C
SSD	42	1039	10-63 JACKSON AVENUE	C
SSD	42	1040	10-63 JACKSON AVENUE	C
SSD	42	1041	10-63 JACKSON AVENUE	C
SSD	42	1042	10-63 JACKSON AVENUE	C
SSD	42	1043	10-63 JACKSON AVENUE	C
SSD	46	51	47-09 VERNON BOULEVARD	C
SSD	47	5	10-11 47 AVENUE	C
SSD	48	48	46-09 VERNON BOULEVARD	C
SSD	52	33	11-34 44 DRIVE	C
SSD	52	35	11-36 44 DRIVE	C
SSD	52	36	11-38 44 DRIVE	C
SSD	52	38	11-40 44 DRIVE	C
SSD	52	39	11-42 44 DRIVE	C
SSD	52	41	11-44 44 DRIVE	C
SSD	52	42	11-46 44 DRIVE	C
SSD	52	7503	11-12 44 DRIVE	C
SSD	56	7502	11-51 47 AVENUE	C
SSD	57	1003	13-15 JACKSON AVENUE	C
SSD	57	1004	13-15 JACKSON AVENUE	C
SSD	57	1005	13-15 JACKSON AVENUE	C
SSD	57	1006	13-15 JACKSON AVENUE	C
SSD	57	1007	13-15 JACKSON AVENUE	C
SSD	57	1008	13-11 JACKSON AVENUE	C
SSD	57	1009	13-11 JACKSON AVENUE	C
SSD	57	1010	13-11 JACKSON AVENUE	C
SSD	57	1011	13-11 JACKSON AVENUE	C
SSD	57	1012	13-11 JACKSON AVENUE	C
SSD	57	1013	13-11 JACKSON AVENUE	C
SSD	57	1014	13-11 JACKSON AVENUE	C
SSD	57	1015	13-11 JACKSON AVENUE	C
SSD	57	1016	13-11 JACKSON AVENUE	C
SSD	57	1017	13-11 JACKSON AVENUE	C
SSD	57	1018	13-11 JACKSON AVENUE	C
SSD	57	1019	13-11 JACKSON AVENUE	C
SSD	57	1020	13-11 JACKSON AVENUE	C
SSD	57	1021	13-11 JACKSON AVENUE	C



SSD	57	1022	13-11 JACKSON AVENUE	C
SSD	57	1023	13-11 JACKSON AVENUE	C
SSD	57	1024	13-11 JACKSON AVENUE	C
SSD	57	1025	13-11 JACKSON AVENUE	C
SSD	57	1026	13-11 JACKSON AVENUE	C
SSD	57	1027	13-11 JACKSON AVENUE	C
SSD	57	1028	13-11 JACKSON AVENUE	C
SSD	57	1029	13-11 JACKSON AVENUE	C
SSD	57	1030	13-11 JACKSON AVENUE	C
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SSD	57	1032	13-11 JACKSON AVENUE	C
SSD	57	1033	13-11 JACKSON AVENUE	C
SSD	57	1034	13-11 JACKSON AVENUE	C
SSD	57	1035	13-11 JACKSON AVENUE	C
SSD	57	1036	13-11 JACKSON AVENUE	C
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SSD	57	1041	13-11 JACKSON AVENUE	C
SSD	57	1042	13-11 JACKSON AVENUE	C
SSD	57	1043	13-11 JACKSON AVENUE	C
SSD	57	1044	13-11 JACKSON AVENUE	C
SSD	57	1045	13-11 JACKSON AVENUE	C
SSD	57	1046	13-11 JACKSON AVENUE	C
SSD	57	1047	13-11 JACKSON AVENUE	C
SSD	57	1048	13-11 JACKSON AVENUE	C
SSD	57	1049	13-11 JACKSON AVENUE	C
SSD	57	1050	13-11 JACKSON AVENUE	C
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SSD	57	1058	13-15 JACKSON AVENUE	C
SSD	57	1059	13-15 JACKSON AVENUE	C
SSD	57	1060	13-15 JACKSON AVENUE	C
SSD	57	1061	13-15 JACKSON AVENUE	C
SSD	57	1062	13-15 JACKSON AVENUE	C
SSD	57	1063	13-15 JACKSON AVENUE	C
SSD	57	1064	13-15 JACKSON AVENUE	C

SSD	57	1065	13-15 JACKSON AVENUE	C
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SSD	57	1067	13-15 JACKSON AVENUE	C
SSD	57	1068	13-15 JACKSON AVENUE	C
SSD	57	1069	13-15 JACKSON AVENUE	C
SSD	57	1070	13-15 JACKSON AVENUE	C
SSD	57	1071	13-15 JACKSON AVENUE	C
SSD	57	1072	13-15 JACKSON AVENUE	C
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SSD	57	1074	13-15 JACKSON AVENUE	C
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SSD	57	1079	13-15 JACKSON AVENUE	C
SSD	57	1080	13-15 JACKSON AVENUE	C
SSD	57	1081	13-15 JACKSON AVENUE	C
SSD	57	1082	13-15 JACKSON AVENUE	C
SSD	57	1083	13-15 JACKSON AVENUE	C
SSD	57	1084	13-15 JACKSON AVENUE	C
SSD	58	8	13-22 JACKSON AVENUE	C
SSD	58	7501	13-10 JACKSON AVENUE	C
SSD	72	7501	22-12 JACKSON AVENUE	C
SSD	76	7509	22-43 JACKSON AVENUE	C
SSD	78	35	21-54 44 DRIVE	C
SSD	78	134	44-62 23 STREET	C
SSD	78	7501	21-10 44 DRIVE	C
SSD	78	7502	21-30 44 DRIVE	C
SSD	437	7502	23-15 44 DRIVE	C
SSD	438	4	21-49 44 DRIVE	C
SSD	438	5	21-47 44 DRIVE	C
SSD	438	1001	21-45 44 DRIVE	C
SSD	438	1002	21-45 44 DRIVE	C
SSD	438	1003	21-45 44 DRIVE	C
SSD	438	1004	21-45 44 DRIVE	C
SSD	438	1005	21-45 44 DRIVE	C
SSD	438	1006	21-45 44 DRIVE	C
SSD	438	1007	21-45 44 DRIVE	C
SSD	438	1008	21-45 44 DRIVE	C
SSD	438	1009	21-45 44 DRIVE	C
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SSD	438	1011	21-45 44 DRIVE	C
SSD	438	1012	21-45 44 DRIVE	C

SSD	438	1013	21-45 44 DRIVE	C
SSD	438	1014	21-45 44 DRIVE	C
SSD	438	1015	21-45 44 DRIVE	C
SSD	438	1016	21-45 44 DRIVE	C
SSD	438	1017	21-45 44 DRIVE	C
SSD	438	1018	21-45 44 DRIVE	C
SSD	438	1019	21-45 44 DRIVE	C
SSD	438	1020	21-45 44 DRIVE	C
SSD	438	1021	21-45 44 DRIVE	C
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SSD	438	1023	21-45 44 DRIVE	C
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SSD	438	1026	21-45 44 DRIVE	C
SSD	438	1027	21-45 44 DRIVE	C
SSD	438	1028	21-45 44 DRIVE	C
SSD	438	1029	21-45 44 DRIVE	C
SSD	438	1030	21-45 44 DRIVE	C
SSD	438	1031	21-45 44 DRIVE	C
SSD	438	1032	21-45 44 DRIVE	C
SSD	438	1033	21-45 44 DRIVE	C
SSD	438	1034	21-45 44 DRIVE	C
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SSD	438	1037	21-45 44 DRIVE	C
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SSD	438	1041	21-45 44 DRIVE	C
SSD	438	1042	21-45 44 DRIVE	C
SSD	438	1043	21-45 44 DRIVE	C
SSD	438	1044	21-45 44 DRIVE	C
SSD	438	1045	21-45 44 DRIVE	C
SSD	438	1046	21-45 44 DRIVE	C
SSD	438	1047	21-45 44 DRIVE	C
SSD	438	1048	21-45 44 DRIVE	C
SSD	438	1049	21-45 44 DRIVE	C
SSD	438	1050	21-45 44 DRIVE	C
SSD	438	1051	21-45 44 DRIVE	C
SSD	438	1052	21-45 44 DRIVE	C
SSD	438	1053	21-45 44 DRIVE	C
SSD	438	1054	21-45 44 DRIVE	C
SSD	438	1055	21-45 44 DRIVE	C

SSD	438	1056	21-45 44 DRIVE	C
SSD	438	1057	21-45 44 DRIVE	C
SSD	438	1058	21-45 44 DRIVE	C
SSD	438	1059	21-45 44 DRIVE	C
SSD	438	1060	21-45 44 DRIVE	C
SSD	438	1061	21-45 44 DRIVE	C
SSD	438	1062	21-45 44 DRIVE	C
SSD	438	1063	21-45 44 DRIVE	C
SSD	438	1064	21-45 44 DRIVE	C
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SSD	438	1072	21-45 44 DRIVE	C
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SSD	438	1076	21-45 44 DRIVE	C
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SSD	438	1083	21-45 44 DRIVE	C
SSD	438	1084	21-45 44 DRIVE	C
SSD	438	1085	21-45 44 DRIVE	C
SSD	438	1086	21-45 44 DRIVE	C
SSD	438	1087	21-45 44 DRIVE	C
SSD	438	1088	21-45 44 DRIVE	C
SSD	438	1089	21-45 44 DRIVE	C
SSD	438	1090	21-45 44 DRIVE	C
SSD	438	1091	21-45 44 DRIVE	C
SSD	438	1092	21-45 44 DRIVE	C
SSD	438	1093	21-45 44 DRIVE	C
SSD	438	1094	21-45 44 DRIVE	C
SSD	438	1095	21-45 44 DRIVE	C
SSD	438	1096	21-45 44 DRIVE	C
SSD	438	1097	21-45 44 DRIVE	C
SSD	438	1098	21-45 44 DRIVE	C

SSD	438	1099	21-45 44 DRIVE	C
SSD	438	1100	21-45 44 DRIVE	C
SSD	438	1101	21-45 44 DRIVE	C
SSD	438	1102	21-45 44 DRIVE	C
SSD	438	1103	21-45 44 DRIVE	C
SSD	438	1104	21-45 44 DRIVE	C
SSD	438	1105	21-45 44 DRIVE	C
SSD	438	1106	21-45 44 DRIVE	C
SSD	438	1107	21-45 44 DRIVE	C
SSD	438	1108	21-45 44 DRIVE	C
SSD	438	1109	21-45 44 DRIVE	C
SSD	438	1110	21-45 44 DRIVE	C
SSD	438	1111	21-45 44 DRIVE	C
SSD	438	1112	21-45 44 DRIVE	C
SSD	438	1113	21-45 44 DRIVE	C
SSD	438	1114	21-45 44 DRIVE	C
SSD	438	1115	21-45 44 DRIVE	C
SSD	438	1116	21-45 44 DRIVE	C
SSD	438	1117	21-45 44 DRIVE	C
SSD	438	1118	21-45 44 DRIVE	C
SSD	438	1119	21-45 44 DRIVE	C
SSD	438	1120	21-45 44 DRIVE	C
SSD	438	1121	21-45 44 DRIVE	C
SSD	438	1122	21-45 44 DRIVE	C
SSD	438	1123	21-45 44 DRIVE	C
SSD	438	1124	21-45 44 DRIVE	C
SSD	438	1125	21-45 44 DRIVE	C
SSD	438	1126	21-45 44 DRIVE	C
SSD	438	1127	21-45 44 DRIVE	C
SSD	438	1128	21-45 44 DRIVE	C
SSD	438	1129	21-45 44 DRIVE	C
SSD	438	1130	21-45 44 DRIVE	C
SSD	438	1131	21-45 44 DRIVE	C
SSD	438	1132	21-45 44 DRIVE	C
SSD	438	1133	21-45 44 DRIVE	C
SSD	438	1134	21-45 44 DRIVE	C
SSD	438	1135	21-45 44 DRIVE	C
SSD	438	1136	21-45 44 DRIVE	C
SSD	438	1137	21-45 44 DRIVE	C
SSD	438	1138	21-45 44 DRIVE	C
SSD	438	1139	21-45 44 DRIVE	C
SSD	438	1140	21-45 44 DRIVE	C
SSD	438	1141	21-45 44 DRIVE	C

SSD	438	1142	21-45 44 DRIVE	C
SSD	438	1143	21-45 44 DRIVE	C
SSD	438	1144	21-45 44 DRIVE	C
SSD	438	1145	21-45 44 DRIVE	C
SSD	438	1146	21-45 44 DRIVE	C
SSD	438	1147	21-45 44 DRIVE	C
SSD	438	1148	21-45 44 DRIVE	C
SSD	438	1149	21-45 44 DRIVE	C
SSD	438	1150	21-45 44 DRIVE	C
SSD	438	1151	21-45 44 DRIVE	C
SSD	438	1152	21-45 44 DRIVE	C
SSD	447	3	11-53 44 DRIVE	C
SSD	447	4	11-51 44 DRIVE	C
SSD	448	11	10-29 44 DRIVE	C
SSD	448	14	10-21 44 DRIVE	C
SSD	448	111	10-27 44 DRIVE	C
SSD	31	3	VERNON BOULEVARD	D
SSD	31	31	49 AVENUE	D
SSD	42	6	49-01 VERNON BOULEVARD	D
SSD	44	27	49 AVENUE	D
SSD	61	5	JACKSON AVENUE	D
SSD	61	6	11-24 JACKSON AVENUE	D
SSD	62	1	11 STREET	D
SSD	72	1	46-30 21 STREET	D
SSD	72	51	JACKSON AVENUE	D
SSD	75	9	22-25 JACKSON AVENUE	D
SSD	83	1	25-10 COURT SQUARE	D
SSD	437	1001	23-21 44 DRIVE	D

# APPENDIX D

## LAND USE MAP

