



Legislation Details (With Text)

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**Title:** Resolution approving the decision of the City Planning Commission on ULURP No. C 040273 ZMQ, a Zoning Map change (L.U. No. 114).

**Sponsors:**

**Indexes:**

**Attachments:** 1. Committee Report, 2. Hearing Transcript - Stated Meeting 8/12

Date	Ver.	Action By	Action	Result
8/10/2004	*	Committee on Land Use	Approved by Committee	
8/12/2004	*	City Council	Approved, by Council	Pass

**THE COUNCIL OF THE CITY OF NEW YORK  
RESOLUTION NO. 527**

**Resolution approving the decision of the City Planning Commission on ULURP No. C 040273 ZMQ, a Zoning Map change (L.U. No. 114).**

**By Council Members Katz and Avella**

WHEREAS, the City Planning Commission filed with the Council on June 29, 2004 its decision dated June 23, 2004 (the "Decision"), on the application submitted by the Department of City Planning, pursuant to Sections 197-c and 201 of the New York City Charter, for amendment to the Zoning Map (ULURP No. C 040273 ZMQ) (the "Application");

WHEREAS, the Application is related to Application Number N 040272 ZRQ (L.U. No. 115), amendment to the text of the Zoning Resolution;

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

WHEREAS, upon due notice, the Council held a public hearing on the Decision and Application on August 9, 2004;

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

WHEREAS, the Council has considered the relevant environmental issues and the Negative Declaration, issued on February 9, 2004 which includes (E) designations for hazardous materials on the following parcels (CEQR No. 04DCP011Q): Block 15, Lot 44; Block 16, Lots 1, 6, 39; Block 29, Lots 21, 22, 23; Block 30, Lots 5, 9, 16, 22, 29; Block 31, Lot 21; Block 32, Lots 20, 24, 28, 29, 31, 34; Block 33, Lots 9, 21, 24; Block 34, Lots 1, 14; Block 42, Lot 28; Block 45, Lot 28; Block 47, Lots 10, 21, 25, 28; Block 52, Lots 7, 8, 12; Block 54, Lot 20; Block 56, Lots 1, 51; Block 57, Lot 18; Block 62, Lot 46; Block 76, Lot 11; Block 438, Lot 6; Block 447, Lot 40;

The Negative Declaration also includes (E) designations for industrial source air quality impacts on the following parcels: Block 47, Lots 25 and 28; Block 57, Lot 18; Block 54, Lot 20; Block 438, Lot 6;

In addition, the Negative Declaration includes (E) designations for air quality impacts from HVAC systems on the following parcels: Block 16, Lot 6; Block 30, Lot 9;

RESOLVED:

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

Pursuant to Sections 197-d and 200 of the City Charter and on the basis of the Decision and Application, the Council approves the Decision.

The Zoning Resolution of the City of New York, effective as of December 15, 1961, and as subsequently amended, is further amended by changing the Zoning Map, Section Nos. 8d and 9b:

1. eliminating from an existing R6A District a C1-5 District bounded by:
  - a. 51st Avenue, Vernon Boulevard, Borden Avenue, and a line 100 feet westerly of Vernon Boulevard; and
  - b. 46th Road, 21st Street, 47th Avenue, and a line 90 feet westerly of 21<sup>st</sup> Street
2. eliminating from an existing R7A District a C1-5 District bounded by 44th Drive, a line 45 feet westerly of 23rd Street, a line midway between 44th Drive and 45<sup>th</sup> Avenue, and a line 100 feet westerly of 11th Street;
3. eliminating from an existing R7A District a C2-5 District bounded by Jackson Avenue, 21st Street, and 47th Road;
4. eliminating a Special Long Island City Mixed Use District (LIC) bounded by 51<sup>st</sup> Avenue, Jackson Avenue, and Vernon Boulevard;
5. changing from an M1-4 District to an R6B District property bounded by 44<sup>th</sup> Drive, 23rd Street, 45th Avenue, a line 90 feet westerly of 23rd Street, a line midway between 45th Avenue and 45<sup>th</sup> Road, a line 90 feet easterly of 21st Street, a line midway between 44th Drive and 45th Avenue, and a line 45 feet westerly of 23rd Street;
6. changing from an R6A District to an R7X District property bounded by 46<sup>th</sup> Road, 21st Street, 47th Avenue, and a line 90 feet westerly of 21st Street;
7. changing from an R7A District to an R7X District property bounded by:
  - a. a line 100 feet northerly of 46th Avenue and its easterly prolongation, 23rd Street, Jackson Avenue, 21st Street, 46th Road, a line 90 feet easterly of 21st Street, 46th Avenue, and a line 215 feet westerly of 23rd Street; and
  - b. 47th Avenue, Jackson Avenue, the northerly boundary line of the Long Island Railroad right-of-way, 11th Street, 50th Avenue, a line 100 feet southeasterly of Jackson Avenue, 51st Avenue, Vernon Boulevard, 50th Avenue, a line 250 feet easterly of Vernon Boulevard, a line 100 feet northwesterly of Jackson Avenue, 49<sup>th</sup> Avenue, a line 120 feet westerly of 11th Street, 48th Avenue, 11<sup>th</sup> Street, 47th Road, a line 235 feet easterly of 11th Street, and a line 100 feet northwesterly of Jackson Avenue;
8. changing from an M1-4 District to an M1-4/R6A District property bounded by:
  - a. 46<sup>th</sup> Avenue, a line 100 feet easterly of 5<sup>th</sup> Street, a line midway between 47<sup>th</sup> Road and 48<sup>th</sup> Avenue, and 5<sup>th</sup> Street;
  - b. 48<sup>th</sup> Avenue, a line 100 feet easterly of 5<sup>th</sup> Street, Borden Avenue, and 5<sup>th</sup> Street; and
  - c. a line midway between 44<sup>th</sup> Drive and 45<sup>th</sup> Avenue, a line 90 feet westerly of 21<sup>st</sup> Street, 46<sup>th</sup> Road, and a line 60 feet easterly of 11<sup>th</sup> Street, 46<sup>th</sup> Avenue, and 11<sup>th</sup> Street;

9. changing from an M1-4 District to an M1-4/R6B District property bounded by:
  - a. 45th Avenue, 23rd Street, a line 100 feet northerly of 46th Avenue, a line 215 feet westerly of 23rd Street, 46th Avenue, a line 90 feet westerly of 21st Street, a line midway between 45th Avenue and 45th Road, and a line 90 feet westerly of 23rd Street;
  - b. 46th Road, a line 90 feet westerly of 21st Street, 47th Avenue, a line 100 feet northwesterly of Jackson Avenue, a line 235 feet easterly of 11th Street, 47th Road, and a line 60 feet easterly of 11th Street;
  - c. 49th Avenue, a line 90 feet westerly of 21st Street, 50th Avenue, 21<sup>st</sup> Street, the Queens Midtown Expressway, the Queens Midtown Tunnel Plaza, 11th Street, 51st Avenue, a line 100 feet southeasterly of Jackson Avenue, 50th Avenue, and 11th Place;
  - d. 46th Road, a line 100 feet westerly of 11th Street, 48th Avenue, a line 120 feet westerly of 11th Street, 49th Avenue, a line 100 feet northwesterly of Jackson Avenue, a line 250 feet easterly of Vernon Boulevard, 50th Avenue, and a line 100 feet easterly of Vernon boulevard;
  - e. 47th Avenue, a line 100 feet westerly of Vernon Boulevard, a line midway between 47th Road and 48th Avenue, and a line 100 feet easterly of 5th Street;
  - f. 48th Avenue, a line 100 feet westerly of Vernon Boulevard, a line midway between 51st Avenue and Borden Avenue, and a line 100 feet easterly of 5th Street; and
    - g. 51st Avenue, 5th Street, a line 50 feet southerly of the northerly street line of Borden Avenue, and 2nd Street; and
    - h. 45<sup>th</sup> Avenue, 11<sup>th</sup> Street, 46<sup>th</sup> Avenue, and a line 100 feet westerly of 11<sup>th</sup> Avenue;
10. changing from an R7A District to an M1-4/R7A District property bounded by 44<sup>th</sup> Drive, a line 45 feet westerly of 23rd Street, a line midway between 44th Drive and 45th Avenue, and a line 100 feet westerly of 11th Street;
11. changing from an M1-4 District to an M1-4/R7A District property bounded by:
  - a. a line 100 feet northerly of 44th Drive, 23rd Street, 44th Drive, and a line 100 feet westerly of 11th Street;
  - b. a line midway between 44th Drive and 45th Avenue, 11<sup>th</sup> Street, 45<sup>th</sup> Avenue, and a line 100 feet westerly of 11<sup>th</sup> Street;
  - c. 46<sup>th</sup> Avenue, a line 60 feet easterly of 11<sup>th</sup> Street, 47<sup>th</sup> Road, 11<sup>th</sup> Street, 48<sup>th</sup> Avenue, and a line 100 feet westerly of 11<sup>th</sup> Street;
  - d. a line midway between 47<sup>th</sup> Road and 48<sup>th</sup> Avenue, a line 100 feet westerly of Vernon Boulevard, 48<sup>th</sup> Avenue, and 5<sup>th</sup> Street; and
  - e. 49<sup>th</sup> Avenue, 5<sup>th</sup> Street, 51<sup>st</sup> Avenue, and a line 100 feet westerly of 5<sup>th</sup> Street;
12. changing from an R6A District to an M1-5/R7X District property bounded by 51<sup>st</sup> Avenue, Vernon Boulevard, Borden Avenue, and a line 100 feet westerly of Vernon Boulevard;
13. changing from an R7A District to an M1-5/R7X District property bounded by 21<sup>st</sup> Street, 47th Road, and Jackson Avenue;
14. changing from an M1-4 District to an M1-5/R7X District property bounded by:
  - a. the northerly boundary line of the Long Island Railroad right-of-way, 11th Place and its northerly centerline prolongation, 50<sup>th</sup> Avenue, and 11th Street; and
  - b. a line midway between 51st Avenue and Borden Avenue, a line 100 feet westerly of Vernon Boulevard, Borden Avenue, and a line 100 feet easterly of 5th Street;

15. changing from an M1-6 District to an M1-5/R7X District property bounded by 47th Road, 21st Street, the northerly boundary line of the Long Island Railroad right-of-way, and Jackson Avenue;
16. changing from an M3-1 District to an M1-5/R7X District property bounded by Jackson Avenue, Crane Street, a line 250 feet southeasterly of Jackson Avenue, and 21st Street;
17. changing from an M1-4 District to an M1-5/R8A District property bounded by 49th Avenue, a line 100 feet westerly of 5th Street, 51st Avenue, 2nd Street, 50<sup>th</sup> Avenue, and a line 400 feet westerly of 5th Street;
18. establishing within a proposed R7X District a C2-5 District bounded by 46<sup>th</sup> Road, 21st Street, 47th Avenue, and a line 90 feet westerly of 21st Street; and
19. establishing a Special Long Island City Mixed Use District (LIC) bounded:
  - a. a line 100 feet northerly of 44th Drive, a line 90 feet westerly of 21st Street, 44th Drive, and a line 100 feet westerly of 11th Street;
    - b. a line 100 feet northerly of 44th Drive, a line 115 feet westerly of 23rd Street, 44th Drive, and 21st Street;
  - c. a line midway between 44th Drive and 45th Avenue, 11th Street, 45<sup>th</sup> Avenue, and a line 100 feet westerly of 11th Street;
    - d. 46th Avenue, 11th Street, 46th Road, and a line 100 feet westerly of 11th Street;
  - e. Jackson Avenue, Crane Street, a line 250 feet southeasterly of Jackson Avenue, 21st Street, the northerly boundary line of the Long Island Railroad right-of-way, the northerly centerline prolongation of 11th Place, 49th Avenue, 11th Street, Jackson Avenue, 47th Road, and 21st Street;
  - f. the service road of the Queens Midtown Tunnel Plaza, 21st Street, Queens Midtown Expressway, the Queens Midtown Tunnel Plaza, and 11th Street;
    - g. 46<sup>th</sup> Street, a line 100 feet easterly of 5<sup>th</sup> Street, 47<sup>th</sup> Avenue and 5<sup>th</sup> Street; and
  - h. 49th Avenue, 5th Street, a line 50 feet southerly of the northerly street line of Borden Avenue, 2nd Street, 50th Avenue and a line 400 feet westerly of 5th Street;

within the Special Long Island City Mixed Use District, as shown on a diagram (for illustrative purposes only) dated February 9, 2004, revised June 15, 2004, and which includes the CEQR designation E-129, Community District 2, Borough of Queens.

Adopted.

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

I hereby certify that the foregoing is a true copy of a Resolution passed by The Council of The City of New York on August 12, 2004, on file in this office.

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City Clerk, Clerk of The Council