



Legislation Details (With Text)

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**Title:** Resolution approving the decision of the City Planning Commission on ULURP No. C 060055 ZMQ, a Zoning Map change (L.U. No. 594).

**Sponsors:**

**Indexes:**

**Attachments:** 1. Committee Report, 2. Hearing Transcript - Stated Meeting 12/21/05

Date	Ver.	Action By	Action	Result
12/19/2005	*	Committee on Land Use	Approved by Committee	
12/21/2005	*	City Council	Approved, by Council	Pass

THE COUNCIL OF THE CITY OF NEW YORK  
RESOLUTION NO. 1309

Resolution approving the decision of the City Planning Commission on ULURP No. C 060055 ZMQ, a Zoning Map change (L.U. No. 594).

By Council Members Katz and Avella

WHEREAS, the City Planning Commission filed with the Council on December 7, 2005 its decision dated December 7, 2005 (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 an amendment to the Zoning Map (ULURP No. C 060055 ZMQ) (the "Application");

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

WHEREAS, upon due notice, the Council held a public hearing on the Decision and Application on December 15, 2005;

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 August 22, 2005 (CEQR No. 06DCP011Q);

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.

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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. 7b, 7d, 10a and 10c:

1. eliminating from an existing R2 District a C1-2 District bounded by 14<sup>th</sup> Avenue, 145<sup>th</sup> Place, a line 150 feet southeasterly of 14<sup>th</sup> Avenue, and Parsons Boulevard;
2. eliminating from an existing R3-2 District a C1-2 District bounded by:
  - a. 19<sup>th</sup> Avenue, a line 150 feet southeasterly of Willets Point Boulevard, 20<sup>th</sup> Avenue, a line 150 feet northeasterly of Francis Lewis Boulevard, 20<sup>th</sup> Road, Francis Lewis Boulevard, and Willets Point Boulevard; and
  - b. 19<sup>th</sup> Avenue, Utopia Parkway, 22<sup>nd</sup> Avenue, a line 150 feet westerly of Utopia Parkway, 21<sup>st</sup> Avenue, a line midway between Utopia Parkway and 169<sup>th</sup> Street, 20<sup>th</sup> Avenue, and 169<sup>th</sup> Street;
3. eliminating from an existing R3-2 District a C2-2 District bounded by 10<sup>th</sup> Avenue, a line 100 feet northeasterly of Clintonville Street, a line 85 feet southeasterly of 10<sup>th</sup> Avenue, and Clintonville Street;
4. eliminating from an existing R4 District a C1-2 District bounded by 24<sup>th</sup> Road, a line 150 feet northeasterly of Francis Lewis Boulevard, 169<sup>th</sup> Street, a line 150 feet northeasterly of Francis Lewis Boulevard, 26<sup>th</sup> Avenue, and Francis Lewis Boulevard;
5. changing from an R2 District to an R1-2 District property bounded by:
  - a. the U.S. Pierhead Line, the northwesterly prolongation of a line 125 feet northeasterly of 149<sup>th</sup> Street, 2<sup>nd</sup> Avenue, 149<sup>th</sup> Street, a line 100 feet southeasterly of 2<sup>nd</sup> Avenue, 147<sup>th</sup> Place, 3<sup>rd</sup> Avenue, a line 100 feet northeasterly of 147<sup>th</sup> Street, a line 100 feet southeasterly of 3<sup>rd</sup> Avenue and its southwesterly prolongation, the southwesterly service road of Whitestone Expressway, the southeasterly boundary line of Francis Lewis Park and its southwesterly prolongation, and the northeasterly boundary line of Francis Lewis Park and its northwesterly prolongation;
  - b. the U.S. Pierhead Line, a line 120 feet easterly of 161<sup>st</sup> Street and its northerly prolongation, Riverside Drive<sup>th</sup> and its easterly centerline prolongation, 159<sup>th</sup> Street, Powell's Cove Boulevard, 154<sup>th</sup> Place, Riverside Drive, and 158<sup>th</sup> Street and its northerly centerline prolongation; and
  - c. a line 100 feet southerly of 9<sup>th</sup> Avenue, 162<sup>nd</sup> Street, 14<sup>th</sup> Avenue, a line 100 feet

northeasterly of 166<sup>th</sup> Street, a line 100 feet northwesterly of Cryders Lane, Totten<sup>th</sup> Street, Cryders Lane, 166<sup>th</sup> Street, a line 95 feet northerly of Cross Island Parkway, 165<sup>th</sup> Street, a line 100 feet northerly of Cross Island Parkway, a line 100 feet westerly of 165<sup>th</sup> Street, a line 100 feet southerly of 14<sup>th</sup> Road, 164<sup>th</sup> Street, the northerly service road of the Cross Island Parkway, a line midway between 161<sup>st</sup> Street and 162<sup>nd</sup> Street, a line perpendicular to the easterly street line of 161<sup>st</sup> Street distant 175 feet southerly (as measured along the street line) from the point of intersection of the easterly street line of 161<sup>st</sup> Street and the southeasterly street line of Cryders Lane, 161<sup>st</sup> Street, Cryders Lane, 158<sup>th</sup> Street, a line perpendicular to the westerly street line of 158<sup>th</sup> Street distant 100 feet northerly (as measured along the street line) from the point of intersection of the westerly street line of 158<sup>th</sup> Street and the northwesterly street line of Cryders Lane, a line midway between 157<sup>th</sup> Street and 158<sup>th</sup> Street, 14<sup>th</sup> Avenue, and a line 100 feet westerly of 160<sup>th</sup> Street;

6. changing from an R3-2 District to an R2 District property bounded by the U.S. Pierhead Line, the northerly prolongation of a line 100 feet westerly of 151<sup>st</sup> Street, Powell's Cove Boulevard, 6<sup>th</sup> Avenue, 150<sup>th</sup> Street, and a line perpendicular to the southeasterly centerline prolongation of 150<sup>th</sup> Street at its intersection with the northwesterly street line of 150<sup>th</sup> Street;

7. changing from an R2 District to an R2A District property bounded by:

a. a line 100 feet southeasterly of 3<sup>rd</sup> Avenue and its southwestwesterly prolongation, a line 100 feet northeasterly of 147<sup>th</sup> Street, 3<sup>rd</sup> Avenue, 147<sup>th</sup> Place, a line 100 feet southeasterly of 2<sup>nd</sup> Avenue, 149<sup>th</sup> Street, 3<sup>rd</sup> Avenue, 150<sup>th</sup> Street, 6<sup>th</sup> Avenue, Powell's Cove Boulevard, 151<sup>st</sup> Street, 7<sup>th</sup> Avenue, Powell's Cove Boulevard and its easterly centerline prolongation, a line 100 feet easterly of 152<sup>nd</sup> Street, 10<sup>th</sup> Avenue, 152<sup>nd</sup> Street, 11<sup>th</sup> Avenue, a line 100 feet northeasterly of Clintonville Street, 10<sup>th</sup> Avenue, a line 100 feet southwestwesterly of Clintonville Street, 11<sup>th</sup> Avenue, 150<sup>th</sup> Street, a line 110 feet southeasterly of 11<sup>th</sup> Avenue, 148<sup>th</sup> Street, the northeasterly service road of Cross Island Parkway, 14<sup>th</sup> Avenue, 148<sup>th</sup> Street, 15<sup>th</sup> Avenue, 147<sup>th</sup> Street, 17<sup>th</sup> Avenue, Parsons Boulevard, 15<sup>th</sup> Avenue, 144<sup>th</sup> Place, 14<sup>th</sup> Avenue, the easterly service road of Whitestone Expressway, 15<sup>th</sup> Avenue and its northeasterly and westerly centerline prolongation, the westerly street line of former 138<sup>th</sup> Street, the southerly boundary line of Frank Golden Memorial Park, the easterly street line of 132<sup>nd</sup> Street, the easterly centerline prolongation of 15<sup>rd</sup> Avenue, 132<sup>nd</sup> Street, 14<sup>th</sup> Avenue, 133<sup>rd</sup> Place, 11<sup>th</sup> Avenue, 138<sup>th</sup> Street, 13<sup>th</sup> Avenue, 143<sup>rd</sup> Street and its northerly centerline prolongation, 14<sup>th</sup> Avenue, 144<sup>th</sup> Street, the westerly service road of Whitestone Expressway, the northeasterly prolongation of the southerly street line of North Drive, and the southwestwesterly service road of Whitestone Expressway;

b. 12<sup>th</sup> Road, 152<sup>nd</sup> Street, 12<sup>th</sup> Avenue, a line 100 feet westerly of 154<sup>th</sup> Street, 10<sup>th</sup> Avenue, 154<sup>th</sup> Street, 9<sup>th</sup> Avenue, a line 100 feet easterly of 160<sup>th</sup> Street, Powell's Cove Boulevard, 162<sup>nd</sup> Street, a line 100 feet southerly of 9<sup>th</sup> Avenue, a line 100 feet westerly of 160<sup>th</sup> Street, 14<sup>th</sup> Avenue, a line midway between 157<sup>th</sup> Street and 158<sup>th</sup> Street, a line perpendicular to the westerly street line of 158<sup>th</sup> Street distant 100 feet northerly (as measured along the street line) from the point of

intersection of the westerly street line of 158<sup>th</sup> Street and the northwesterly street line of Cryders Lane, 158<sup>th</sup> Street, Cryders Lane, 161<sup>st</sup> Street, a line perpendicular to the easterly street line of 161<sup>st</sup> Street distant 175 feet southerly (as measured along the street line) from the point of intersection of the easterly street line of 161<sup>st</sup> Street and the southeasterly street line of Cryders Lane, a line midway between 161<sup>st</sup> Street and 162<sup>nd</sup> Street, the northerly service road of Cross Island Parkway, a line 100 feet westerly of 154<sup>th</sup> Street, 14<sup>th</sup> Road, and Clintonville Street;

- c. a line 100 feet northerly of 12<sup>th</sup> Avenue, 166<sup>th</sup> Street, 12<sup>th</sup> Avenue, Utopia Parkway, the northerly service road of Cross Island Parkway, 164<sup>th</sup> Street, a line 100 feet southerly of 14<sup>th</sup> Road, a line 100 feet westerly of 165<sup>th</sup> Street, a line 100 feet northerly of Cross Island Parkway, 165<sup>th</sup> Street, a line 95 feet northerly of Cross Island Parkway, 166<sup>th</sup> Street, Cryders Lane, Totten Street, a line 100 feet northwesterly of Cryders Lane, a line 100 feet northeasterly of 166<sup>th</sup> Street, 14<sup>th</sup> Avenue, and 162<sup>nd</sup> Street; and
- d. 24<sup>th</sup> Avenue, Murray Street, a line midway between 23<sup>rd</sup> Avenue and 24<sup>th</sup> Avenue, a line 200 feet westerly of 154<sup>th</sup> Street, 23<sup>rd</sup> Avenue, 154<sup>th</sup> Street, Willets Point Boulevard, 157<sup>th</sup> Street, a line 100 feet northerly of 22<sup>nd</sup> Avenue, a line 100 feet southwesterly of Clintonville Street, 22<sup>nd</sup> Avenue, a line 100 feet easterly of 160<sup>th</sup> Street, a line 95 feet southwesterly of Clintonville Street, 23<sup>rd</sup> Avenue, 166<sup>th</sup> Street, 21<sup>st</sup> Road, 163<sup>rd</sup> Street, 20<sup>th</sup> Road, a line 150 feet northeasterly of Francis Lewis Boulevard, 20<sup>th</sup> Avenue, a line 150 feet southeasterly of Willets Point Boulevard, 19<sup>th</sup> Avenue, 163<sup>rd</sup> Street and its northerly centerline prolongation, a line 100 feet northerly of 19<sup>th</sup> Avenue, 166<sup>th</sup> Street, a line 100 feet northerly of 20<sup>th</sup> Avenue, 169<sup>th</sup> Street, 20<sup>th</sup> Avenue, a line 100 feet southwesterly of Utopia Parkway, a line midway between Utopia Parkway and 169<sup>th</sup> Street, 21<sup>st</sup> Avenue, a line 150 feet southwesterly of Utopia Parkway, 22<sup>nd</sup> Avenue and its easterly centerline prolongation, the southeasterly and southwesterly boundary line of Clearview Park and its southeasterly prolongation, 26<sup>th</sup> Avenue, a line 150 feet northeasterly of Francis Lewis Boulevard, 169<sup>th</sup> Street, a line 150 feet northeasterly of Francis Lewis Boulevard, 24<sup>th</sup> Road, 166<sup>th</sup> Street, 25<sup>th</sup> Avenue, and a line 100 feet westerly of Murray Street;

8. changing from an R3-1 District to an R2A District property bounded by:

- a. 17<sup>th</sup> Avenue, 147<sup>th</sup> Street, 18<sup>th</sup> Avenue, and Parsons Boulevard;
- b. 21<sup>st</sup> Avenue, a line 100 feet easterly of 154<sup>th</sup> Street, Willets Point Boulevard, 154<sup>th</sup> Street, 23<sup>rd</sup> Avenue, a line 200 feet westerly of 154<sup>th</sup> Street, a line midway between 23<sup>rd</sup> Avenue and 24<sup>th</sup> Avenue, and Murray Street ;
- c. 17<sup>th</sup> Avenue, Francis Lewis Boulevard, 160<sup>th</sup> Street, 20<sup>th</sup> Road, a line 75 feet easterly of 157<sup>th</sup> Street, 20<sup>th</sup> Avenue, a line 530 feet westerly of 160<sup>th</sup> Street, 19<sup>th</sup> Avenue, a line 280 feet southwesterly of Francis Lewis Boulevard, 18<sup>th</sup> Avenue, a line 265 feet southwesterly of Francis Lewis Boulevard, 17<sup>th</sup> Road, and 157<sup>th</sup> Street; and
- d. 20<sup>th</sup> Road, 163<sup>rd</sup> Street, 21<sup>st</sup> Avenue, and a line 100 feet northeasterly of Francis Lewis Boulevard;

9. changing from an R3-2 District to an R2A District property bounded by:
  - a. 14<sup>th</sup> Avenue, 144<sup>th</sup> Place, 15<sup>th</sup> Avenue, and the easterly service road of the Whitestone Expressway;
  - b. the northerly service road of Cross Island Parkway, a line 125 feet westerly of 159<sup>th</sup> Street, a line 200 feet northerly of 16<sup>th</sup> Avenue, 159<sup>th</sup> Street and its southerly centerline prolongation, 17<sup>th</sup> Avenue, and Francis Lewis Boulevard and its northwesterly centerline prolongation;
  - c. the northerly service road of Cross Island Parkway, 166<sup>th</sup> Street, 16<sup>th</sup> Avenue, Willets Point Boulevard, 16<sup>th</sup> Road, and 163<sup>rd</sup> Street;
  - d. a line 100 feet northerly of 19<sup>th</sup> Avenue, 163<sup>rd</sup> Street and its northerly centerline prolongation, 19<sup>th</sup> Avenue, a line 150 feet southeasterly of Willets Point Boulevard, 20<sup>th</sup> Avenue, a line 100 feet southeasterly of Willets Point Boulevard, 19<sup>th</sup> Avenue, and Willets Point Boulevard;
  - e. 20<sup>th</sup> Avenue, a line 150 feet northeasterly of Francis Lewis Boulevard, 20<sup>th</sup> Road, and a line 100 feet northeasterly of Francis Lewis Boulevard, and
  - f. 21<sup>st</sup> Avenue, a line midway between Utopia Parkway and 169<sup>th</sup> Street, a line 100 feet southwestery of Utopia Parkway, 22<sup>nd</sup> Avenue, and a line 150 feet southwestery of Utopia Parkway;
10. changing from an R3-1 District to an R3A District property bounded by 16<sup>th</sup> Avenue, 147<sup>th</sup> Street, 15<sup>th</sup> Avenue, 148<sup>th</sup> Street, 14<sup>th</sup> Avenue, the northerly service road of Cross Island Parkway, Clintonville Street, the southerly service road of Cross Island Parkway, 15<sup>th</sup> Drive, Murray Street, 17<sup>th</sup> Avenue, Clintonville Street, 157<sup>th</sup> Street, Willets Point Boulevard, a line 100 feet easterly of 154<sup>th</sup> Street, 21<sup>st</sup> Avenue, Murray Street, 24<sup>th</sup> Avenue, Willets Point Boulevard, a line 95 feet easterly of 150<sup>th</sup> Street, a line midway between 18<sup>th</sup> Avenue and 19<sup>th</sup> Avenue, a line 95 feet westerly of 150<sup>th</sup> Street, 22<sup>nd</sup> Avenue, 149<sup>th</sup> Street, a line 110 feet southerly of 23<sup>rd</sup> Avenue, 146<sup>th</sup> Street, 20<sup>th</sup> Avenue, and Parsons Boulevard;
11. changing from an R3-2 District to an R3A District property bounded by:
  - a. a line 150 feet southerly of 21<sup>st</sup> Avenue, 146<sup>th</sup> Street, a line 110 feet southerly of 23<sup>rd</sup> Avenue, a line 75 feet westerly of 146<sup>th</sup> Street, a line 100 feet southerly of 24<sup>th</sup> Avenue, a line 150 feet easterly of Parsons Boulevard, 24<sup>th</sup> Avenue, and Parsons Boulevard; and
  - b. Willets Point Boulevard, 24<sup>th</sup> Avenue, a line 100 feet westerly of Murray Street, a line midway between 24<sup>th</sup> Avenue and 24<sup>th</sup> Road, and a line 100 feet easterly of 150<sup>th</sup> street;
12. changing from an R2 District to an R3X District property bounded by Clintonville Street, 163<sup>rd</sup> Street, 23<sup>rd</sup> Avenue, a line 95 feet southwestery of Clintonville Street, and a line 100 feet easterly of 160<sup>th</sup> Street;
13. changing from an R3-1 District to an R3X District property bounded by 20<sup>th</sup> Road, Francis Lewis Boulevard, 163<sup>rd</sup> Street, Clintonville Street, and 160<sup>th</sup> Street;

14. changing from an R3-2 District to an R3X District property bounded by the southerly service road of Cross Island Parkway, 202<sup>nd</sup> Street, the southwesterly prolongation of the northwesterly boundary line of Clearview Park, the southwesterly boundary line of Clearview Park, 19<sup>th</sup> Avenue and its northeasterly centerline prolongation, 201<sup>st</sup> Street, 17<sup>th</sup> Avenue, 100<sup>th</sup> Street, 16<sup>th</sup> Avenue, Utopia Parkway, a line 80 feet northerly of 17<sup>th</sup> Road, a line 95 feet southwesterly of Utopia Parkway, 17<sup>th</sup> Road, and 166<sup>th</sup> Street;
15. changing from an R2 District to an R3-1 District property bounded by:
  - a. Willets Point Boulevard, Clintonville Street, 22<sup>nd</sup> Avenue, a line 100 feet southwesterly of Clintonville Street, a line 100 feet northerly of 22<sup>nd</sup> Avenue, and 157<sup>th</sup> Street; and
  - b. 21<sup>st</sup> Road, 166<sup>th</sup> Street, 23<sup>rd</sup> Avenue, and 163<sup>rd</sup> Street;
16. changing from an R3-2 District to an R3-1 District property bounded by:
  - a. 21<sup>st</sup> Avenue and its westerly centerline prolongation, Parsons Boulevard, 24<sup>th</sup> Avenue, a line 150 feet easterly of Parsons Boulevard, a line 100 feet southerly of 24<sup>th</sup> Avenue, a line 75 feet westerly of 146<sup>th</sup> Street, a line 110 feet southerly of 23<sup>rd</sup> Avenue, 146<sup>th</sup> Street, Willets Point Boulevard, 25<sup>th</sup> Road and its westerly centerline prolongation, and the westerly service road of the Whitestone Expressway; and
  - b. Willets Point Boulevard, a line 100 feet easterly of 150<sup>th</sup> Street, a line midway between 24<sup>th</sup> Avenue and 24<sup>th</sup> Road, a line 100 feet westerly of Murray Street, and 25<sup>th</sup> Avenue;
17. changing from an R2 District to an R3-2 District property bounded by:
  - a. 11<sup>th</sup> Avenue, a line 100 feet southwesterly of Clintonville Street, a line midway between 11<sup>th</sup> Avenue and 12<sup>th</sup> Avenue, and a line 250 feet northeasterly of 150<sup>th</sup> Street; and
  - b. 11<sup>th</sup> Avenue, 152<sup>nd</sup> Street, 12<sup>th</sup> Road, Clintonville Street, a line midway between 12<sup>th</sup> Avenue and 12<sup>th</sup> Road;
18. changing from an R3-1 District to an R3-2 District property bounded by Francis Lewis Boulevard, 20<sup>th</sup> Road, and 160<sup>th</sup> Street;
19. establishing within a proposed R2A District a C1-2 District bounded by 13<sup>th</sup> Avenue, a line 100 feet northeasterly of Clintonville Street, 14<sup>th</sup> Road, and Clintonville Street;
20. establishing within a proposed R2A District a C1-3 District bounded by:
  - a. 14<sup>th</sup> Avenue, 145<sup>th</sup> Place, a line 100 feet southeasterly of 14<sup>th</sup> Avenue, and Parsons Boulevard; and

- b. 12<sup>th</sup> Road, a line 100 feet northeasterly of Clintonville Street, 14<sup>th</sup> Avenue, and Clintonville Street;
21. establishing within an existing R3-2 District a C1-3 District bounded by:
- a. 19<sup>th</sup> Avenue, a line 100 feet southeasterly of Willets Point Boulevard, 20<sup>th</sup> Avenue, a line 100 feet northeasterly of Francis Lewis Boulevard, 20<sup>th</sup> Road, Francis Lewis Boulevard, and Willets Point Boulevard; and
  - b. 21<sup>st</sup> Road, Utopia Parkway, 22<sup>nd</sup> Avenue, and a line 100 feet southwesterly of Utopia Parkway;
22. establishing within a proposed R3-2 District a C2-2 District bounded by:
- a. 11<sup>th</sup> Avenue, a line 100 feet southwesterly of Clintonville Street, a line midway between 11<sup>th</sup> Avenue and 12<sup>th</sup> Avenue, and a line 250 feet northeasterly of 150<sup>th</sup> Street; and
  - b. a line midway between 12<sup>th</sup> Avenue and 12<sup>th</sup> Road, a line 100 feet northeasterly of Clintonville Street, 12<sup>th</sup> Road, and Clintonville Street;
23. establishing within an existing R4 District a C1-3 District bounded by 24<sup>th</sup> Road, a line 100 feet northeasterly of Francis Lewis Boulevard, 169<sup>th</sup> Street, a line 100 feet northeasterly of Francis Lewis Boulevard, 26<sup>th</sup> Avenue, and Francis Lewis Boulevard;

as shown on a diagram (for illustrative purposes only) dated August 22, 2005, and modified on December 7, 2005, and which includes CEQR designation E-153, Community District 7, 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 December 21, 2005, on file in this office.

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City Clerk, Clerk of The Council