



Legislation Details (With Text)

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Title: Resolution approving with modifications the decision of the City Planning Commission on ULURP No. C 070314 (A) ZMQ, a Zoning Map change and proposed for modification pursuant to Section 2-06(c) (1) of the Uniform Land Use Review Procedure (L.U. No. 498).

Sponsors: Melinda R. Katz, Tony Avella

Indexes:

Attachments: 1. Press Release, 2. Committee Report, 3. Hearing Transcript - Stated Meeting 9/10/07

Date	Ver.	Action By	Action	Result
8/22/2007	*	Committee on Land Use	Approved by Committee with Modifications and Referred to CPC	
9/10/2007	*	City Council	Approved, by Council	Pass

THE COUNCIL OF THE CITY OF NEW YORK
RESOLUTION NO. 1051

Resolution approving with modifications the decision of the City Planning Commission on ULURP No. C 070314 (A) ZMQ, a Zoning Map change and proposed for modification pursuant to Section 2-06(c)(1) of the Uniform Land Use Review Procedure (L.U. No. 498).

By Council Members and Avella

WHEREAS, the City Planning Commission filed with the Council on July 16, 2007 its decision dated July 11, 2007 (the "Decision"), on the application submitted by the New York City Department of City Planning, pursuant to Sections 197-c and 201 of the New York City Charter and proposed for modification pursuant to Section 2-06(c)(1) of the Uniform Land Use Review Procedure, for an amendment to the Zoning Map (ULURP No. C 070314 (A) ZMQ) (the "Application");

WHEREAS, the Application is related to ULURP Applications Numbers N 070315 (A) ZRQ (L.U. No. 499), an amendment to the text of the Zoning Resolution concerning Article XI, Chapter 5 (Special Downtown Jamaica District), establishing a special district and modifying related regulations; C 070316 HUQ (L.U. No. 500), approval of the Jamaica Gateway Urban Renewal Plan; N 070317 HGQ (L.U. No. 501), designation of the Jamaica Gateway Urban Renewal Area; C 070322 HDQ (L.U. No. 502), disposition of city-owned property within the Jamaica Gateway Urban Renewal Plan; C 070158 MMQ (L.U. No. 520), an amendment to the City Map for the elimination, discontinuance and closing of a portion of 148th Street between 94th Avenue and Atlantic Avenue (95th Avenue); and C 070318 PPQ (L.U. No. 521), a disposition of one (1) city-owned property;

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 July 23, 2007;

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 Final Environmental Impact Statement (“FEIS”) for which a Notice of Completion was issued on June 29, 2007 that states (CEQR No. 05DCP081Q):

It was determined that the originally proposed actions may have a significant effect on the environment, and that an environmental impact statement would be required. A Positive Declaration was issued on May 20, 2005, and distributed, published and filed. Public meetings on the Draft Scope of Work for the Draft Environmental Impact Statement (DEIS) were held on June 23, 2005, and November 3, 2005, and the Final Scope of Work for the DEIS was issued on September 19, 2006.

The lead agency prepared a DEIS and a Notice of Completion for the DEIS was issued on February 5, 2007. Pursuant to the SEQRA regulations and CEQR procedures, a joint public hearing was held on the DEIS on May 23, 2007, in conjunction with the public hearing on this ULURP item (C 070314 (A) ZMQ) and the related items (C 070158 MMQ, C 070314 ZMQ, N 070315 ZRQ, C 070316 HUQ, N 070317 HGQ, C 070318 PPQ C 070322 HDQ, N 070315(A) ZRQ).

The Final Environmental Impact Statement (FEIS) was completed, and a Notice of Completion of the FEIS was issued on June 29, 2007. The FEIS included an alternative, the Affordable Housing Alternative, which reflects the modified ULURP applications (N 070315(A) ZRQ, C 070314(A) ZMQ) that were submitted subsequent to the issuance of the DEIS. On July 11, 2007, subsequent to the issuance of the FEIS, a Technical Memorandum was completed which addresses the potential impacts of further modifications by the CPC to the modified applications, N 070315(A) ZRQ and C 070314(A) ZMQ), (the “CPC modifications”) which are discussed later in this report.

The following is a summary of the significant adverse impacts and proposed mitigation measures identified for the modified applications, N 070315(A) ZRQ and C 070314(A) ZMQ) (the “Affordable Housing Alternative”), as set forth in the FEIS. The summary is followed by a discussion of (E) designations, mapped as part of the zoning map amendment and lastly, a description of the conclusions of the Technical Memorandum prepared with respect to the CPC modifications.

RESOLVED:

Having considered the FEIS, with respect to the Application, the Council finds that:

- (1) The FEIS meets the requirements of 6 N.Y.C.R.R. Part 617;
- (2) From among the reasonable alternatives thereto, the Affordable Housing Alternative set forth in the FEIS and the Technical Memorandum, dated July 11, 2007, is one that avoids or which minimizes adverse environmental impacts to the maximum extent practicable; and
- (2) The adverse environmental impacts disclosed in the FEIS with respect to the Affordable

Housing Alternative will be minimized or avoided to the maximum extent practicable by incorporating as conditions to the approval those mitigative measures that were identified as practicable;

- (2) The Decision together with the FEIS and the Technical Memorandum, dated July 11, 2007, constitute the written statement of facts, and of social, economic and other factors and standards that form the basis of the decision, pursuant to 6 N.Y.C.R.R. §617.11(d).

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 with the following modifications:

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. 14d, 15a, 15b and 18c.

Matter in double strikethrough is old, to be deleted by City Council;
Matter in double underline is new, to be added by the City Council.

1. eliminating from within an existing R3-2 District a C1-2 District bounded by 110th Avenue/ Brinkerhoff Avenue, Merrick Boulevard, 110th Road, the northeasterly street line of 171st Place, the northeasterly prolongation of the southeasterly street line of 110th Road, a line 150 feet northeasterly of Merrick Boulevard, 111th Road, Merrick Boulevard, Sayres Avenue, 170th Street, 111th Avenue, and a line 150 feet southwesterly of Merrick Boulevard;
2. eliminating from within an existing R4 District a C1-2 District bounded by:
 - a. South Road, a line midway between Guy R. Brewer Boulevard and 164th Street, 107th Avenue, a line midway between Union Hall Street and Guy R. Brewer Boulevard, a line 150 feet southeasterly of South Road, and Union Hall Street;
 - b. 108th Avenue, Guy R. Brewer Boulevard, a line 100 feet northwesterly of 109th Avenue, a line midway between Guy R. Brewer Boulevard and 164th Street, 109th Avenue, and a line midway between Union Hall Street and Guy R. Brewer Boulevard;
 - c. Hendrickson Place, Merrick Boulevard, 108th Avenue, and a line 100 feet southwesterly of Merrick Boulevard;
 - d. the northeasterly prolongation of the southeasterly street line of 108th Road, 169th Place, 108th Drive, and a line passing through two points: the first on the northwesterly street line of 108th Drive distant 141 feet southwesterly (as measured along the street line) from the point of intersection of the northwesterly street line of 108th Drive and the southwesterly street line of 169th Place, and the second on the southerly street line of Merrick Boulevard distant 100 feet westerly (as measured along the street line) from the point of intersection of the southerly street line of Merrick Boulevard and the southwesterly street line of 169th Place;
 - e. 108th Drive, Merrick Boulevard, 110th Avenue/ Brinkerhoff Avenue, a line 100 feet northeasterly of 169th Place, 109th Road, a line 100 feet southwesterly of Merrick Boulevard, 109th Avenue, and a line midway between 169th Place and Merrick Boulevard; and
 - f. 104th Avenue, a line 150 feet northeasterly of 177th Street, 106th Avenue, a line 150 feet

southwesterly of 177th Street, 105th Avenue, and 177th Street;

3. eliminating from within an existing R5 District a C1-2 District bounded by:
 - a. a line 150 feet northwesterly of Hillside Avenue, 169th Street, Homelawn Street, a line 100 feet northwesterly of Hillside Avenue, the northwesterly centerline prolongation of 170th Street, Hillside Avenue, and 168th Street; and
 - b. a line 150 feet northwesterly of Jamaica Avenue, 189th Street, Jamaica Avenue, 190th Street, a line 150 feet southeasterly of Jamaica Avenue, Woodhull Avenue, Jamaica Avenue, and 188th Street;
4. eliminating from within an existing R6 District a C1-2 District bounded by:
 - a. a line 100 feet southeasterly of Hillside Avenue, Parsons Boulevard, a line midway between Hillside Avenue and 88th Avenue, and a line 135 feet northeasterly of 153rd Street; and
 - b. Hillside Avenue, 170th Street, a line midway between 88th Avenue and Hillside Avenue, 169th Street, a line 100 feet southeasterly of Hillside Avenue, and 168th Street;
5. eliminating from within an existing R3-2 District a C2-2 District bounded by:
 - a. a line 100 feet northwesterly of Hillside Avenue, Chelsea Street, a line midway between Hillside Avenue and Wexford Terrace, 188th Street, Hillside Avenue, 191st Street, a line 100 feet southeasterly of Hillside Avenue, 189th Street, a line 150 feet southeasterly of Hillside Avenue, 183rd Street, Hillside Avenue, and Dalny Road; and
 - b. a line 150 feet northwesterly of Jamaica Avenue, 182nd Place, Jamaica Avenue, and 181st Street;
6. eliminating from within an existing R4 District a C2-2 District bounded by:
 - a. a line 150 feet northerly of Jamaica Avenue, 183rd Street, a line 100 feet northerly of Jamaica Avenue, 184th Street, a line 150 feet northwesterly of Jamaica Avenue, 187th Place, Jamaica Avenue, and 182nd Place; and
 - b. 107th Avenue, a line 100 feet southwesterly of Sutphin Boulevard, Shore Avenue, a line 100 feet southwesterly of Sutphin Boulevard, Lakewood Avenue, Sutphin Boulevard, 108th Avenue, a line 150 feet southwesterly of Sutphin Boulevard, Shore Avenue, and a line 150 feet southwesterly of Sutphin Boulevard;
7. eliminating from within an existing R5 District a C2-2 District bounded by:
 - a. a line 100 feet northwesterly of Hillside Avenue, 164th Street, a line 150 feet northwesterly of Hillside Avenue, 168th Street, Hillside Avenue, and Parsons Boulevard;
 - b. a line 100 feet northwesterly of Hillside Avenue, Kingston Place, Hillside Avenue and its northeasterly centerline prolongation, and the northwesterly centerline prolongation of 170th

Street;

- c. a line 100 feet northwesterly of Hillside Avenue, a line 100 feet northeasterly of Midland Parkway, a line 180 feet northwesterly of Hillside Avenue, a line 100 feet southwesterly of 182nd Street, a line 100 feet northwesterly of Hillside Avenue, a line 100 feet northeasterly of 182nd Street, a line 180 feet northwesterly of Hillside Avenue, a line 100 feet southwesterly of Dalny Road, a line 100 feet northwesterly of Hillside Avenue, Dalny Road, Hillside Avenue, 183rd Street, a line 100 feet southeasterly of Hillside Avenue, 182nd Place, Hillside Avenue, 182nd Street, a line 100 feet southeasterly of Hillside Avenue, 181st Street, Hillside Avenue, and Edgerton Boulevard;
 - d. a line 100 feet northwesterly of Jamaica Avenue, 188th Street, Jamaica Avenue, Woodhull Avenue, a line 150 feet southeasterly of Jamaica Avenue, Hollis Avenue, Jamaica Avenue, and 187th Place; and
 - e. a line 100 feet southerly of Jamaica Avenue, a line 100 feet northeasterly of 144th Place, a line 200 feet northwesterly of 91st Avenue, and 144th Place;
8. eliminating from within an existing R6 District a C2-2 District bounded by:
- a. a line 100 feet northerly of Jamaica Avenue, a line midway between Queens Boulevard and 139th Street, a line 150 feet northerly of Jamaica Avenue, 139th Street, 89th Avenue, 144th Street, a line 150 feet northerly of Jamaica Avenue, a line midway between 146th Street and Sutphin Boulevard, Jamaica Avenue, 146th Street, a line 100 feet southerly of Jamaica Avenue, and the easterly service road of the Van Wyck Expressway;
 - b. Hillside Avenue, 150th Street, a line 100 feet southeasterly of Hillside Avenue, a line midway between Sutphin Boulevard and 148th Street, 88th Avenue, a line midway between 146th Street and Sutphin Boulevard, a line 100 feet southeasterly of Hillside Avenue, and 146th Street;
 - c. Hillside Avenue, a line midway between 163rd Street and 164th Street, a line 150 feet southeasterly of Hillside Avenue, a line 100 feet northeasterly of Parsons Boulevard, 88th Avenue, Parsons Boulevard, a line 100 feet southeasterly of Hillside Avenue, and a line 100 feet southwesterly of Parsons Boulevard;
 - d. Hillside Avenue, 168th Street, a line midway between Hillside Avenue and 88th Avenue, and a line 200 feet northeasterly of Merrick Boulevard;
 - e. Hillside Avenue, 173rd Street, a line 150 feet southeasterly of Hillside Avenue, 171st Street, a line midway between Hillside Avenue and 88th Avenue, and 170th Street;
 - f. a line 100 feet northwesterly of Hillside Avenue (straight line portion) and its southwesterly prolongation, Edgerton Boulevard, Hillside Avenue, 181st Street, a line 150 feet southeasterly of Hillside Avenue, 178th Street, a line 100 feet southeasterly of Hillside Avenue, 175th Street, and Hillside Avenue;
 - g. a line 150 feet northwesterly of Jamaica Avenue, 181st Street, Jamaica Avenue, 177th Street, a line 150 feet southeasterly of Jamaica Avenue, 170th Street, a line 100 feet southeasterly of Jamaica Avenue, 168th Place, Jamaica Avenue, and 169th Street; and

- h. South Road, a line 100 feet northeasterly of 150th Street, 107th Avenue, a line 150 feet northeasterly of 150th Street, a line 150 feet northeasterly of Sutphin Boulevard, 108th Avenue, Sutphin Boulevard, Lakewood Avenue, a line 100 feet southwesterly of Sutphin Boulevard, Shore Avenue, a line 100 feet southwesterly of Sutphin Boulevard, 107th Avenue, and a line 100 feet southwesterly of 150th Street;
9. changing from an R5 District to an R1-2 District property bounded by a line 270 feet northwesterly of Wexford Terrace, Dalny Road, a line 150 feet northwesterly of Wexford Terrace, a line perpendicular to the northwesterly street line of Wexford Terrace distant 400 feet southwesterly (as measured along the street line) from the point of intersection of the southwesterly street line of Dalny Road and the northwesterly street line of Wexford Terrace, a line 200 feet northwesterly of Wexford Terrace, and Avon Street;
10. changing from an R2 District to an R3X District property bounded by 90th Avenue, 189th Street, a line 150 feet northwesterly of Jamaica Avenue, 188th Street, 91st Avenue, and a line midway between 187th Place and 188th Street;
11. changing from an R3-2 District to an R3X District property bounded by:
 - a. 87th Road, 188th Street, 87th Drive, a line 225 feet northeasterly of 188th Street, a line 100 feet northwesterly of Hillside Avenue, and Dalny Road, a line 100 feet northwesterly of Wexford Terrace, and Chelsea Street; and
 - b. a line 100 feet southeasterly of Hillside Avenue, 189th Street, 90th Avenue, and a line midway between 187th Street and 187th Place;
12. changing from an R4 District to an R3X District property bounded by 90th Avenue, a line midway between 187th Place and 188th Street, 91st Avenue, and a line midway between 187th Street and 187th Place;
13. changing from an R5 District to an R3X District property bounded by:
 - a. a line 150 feet northwesterly of Wexford Terrace, Dalny Road, a line 100 feet northwesterly of Hillside Avenue, a line 100 feet southwesterly of Dalny Road, Wexford Terrace, and a line perpendicular to the northwesterly street line of Wexford Terrace distant 400 feet southwesterly (as measured along the street line) from the point of intersection of the southwesterly street line of Dalny Road and the northwesterly street line of Wexford Terrace; and
 - b. a line 150 feet northwesterly of Jamaica Avenue, 189th Street, a line 100 feet northwesterly of Jamaica Avenue, and 188th Street;
14. changing from an R3-2 District to an R3A District property bounded by 189th Street, Brinkerhoff Avenue, Liberty Avenue, 104th Avenue, a line midway between 186th Street and 187th Street, a line 225 feet northwesterly of 104th Avenue, a line midway between 188th Street and 189th Street, and a line 240 feet southeasterly of Henderson Avenue;

15. changing from an R3-2 District to an R4 District property bounded by Henderson Avenue, 189th Street, a line 240 feet southeasterly of Henderson Avenue, a line midway between 188th Street and 189th Street, a line 225 feet northwesterly of 104th Avenue, a line midway between 186th Street and 187th Street, 104th Avenue, Liberty Avenue, a northwesterly boundary line of a park and its southerly prolongation, a northeasterly boundary line of a park and its southeasterly prolongation, and 183rd Place;
16. changing from an M1-1 District to an R4 District property bounded by the southeasterly boundary line of a Rail Road right-of-way, a line 500 feet southwesterly of 189th Street, Henderson Avenue, 183rd Place, and a northeasterly boundary line of a park and its southeasterly prolongation;
17. changing from an R2 District to an R4-1 District property bounded by 91st Avenue, 188th Street, a line 150 feet northwesterly of Jamaica Avenue, and a line 100 feet northeasterly of 187th Place;
18. changing from an R3-2 District to an R4-1 District property bounded by a line 100 feet southeasterly of Hillside Avenue, a line midway between 187th Street and 187th Place, 90th Avenue, 182nd Place, a line 100 feet northwesterly of Jamaica Avenue, 181st Street, 89th Avenue, and the southeasterly prolongation of a line midway between 182nd Place and 183rd Street;
19. changing from an R4 District to an R4-1 District property bounded by:
 - a. 90th Avenue, a line midway between 187th Street and 187th Place, 91st Avenue, a line 100 feet northeasterly of 187th Place, a line 150 feet northwesterly of Jamaica Avenue, a line midway between 186th Street and 187th Street, a line 100 feet northwesterly of Jamaica Avenue, and 182nd Place; and
 - b. a line 100 feet southeasterly of Liberty Avenue, 172nd Street, Liberty Avenue, 173rd Street, a line midway between Liberty Avenue and 103rd Road, 177th Street, 104th Avenue, a line 100 feet northeasterly of 177th Street, a line midway between 104th Avenue and 105th Avenue, 180th Street, 107th Avenue, 178th Street, 110th Avenue/Brinkerhoff Avenue, 173rd Street, 109th Avenue, 171st Street and its southeasterly centerline prolongation, 108th Avenue, 170th Street, a line 100 feet northwesterly of 108th Avenue, a line 100 feet northeasterly of Merrick Boulevard, 106th Avenue, a line 150 feet northeasterly of Merrick Boulevard, 104th Avenue, and a line 100 feet southwesterly of 168th Place;
20. changing from an R5 District to an R4-1 District property bounded by a line 100 feet southeasterly of Hillside Avenue, the southeasterly prolongation a line midway between 182nd Place and 183rd Street, 89th Avenue, and 181st Street;
21. changing from an R6 District to an R4-1 District property bounded by:
 - a. a line 100 feet southeasterly of Hillside Avenue, 173rd Street, Hillside Avenue, 175th Street, a line midway between 88th Avenue and 89th Avenue, a line 180 feet southwesterly of 178th Street, 89th Avenue, 178th Street, a line 150 feet southeasterly of Hillside Avenue, 179th Place, a line 100 feet southeasterly of Hillside Avenue, 181st Street, a line 100 feet northwesterly of Jamaica Avenue, and a line midway between 171st Street and 172nd Street; and

- b. 107th Avenue and its northeasterly centerline prolongation, the southwesterly boundary line of the Long Island Rail Road Right-of-Way (Old Southern Division), 108th Avenue, Sutphin Boulevard, a line 100 feet southeasterly of Yates Road, a line 100 feet northeasterly of Sutphin Boulevard, Yates Road, 154th Street, a line 230 feet northwesterly of 108th Avenue, and 155th Street;
22. changing from an M1-1 District to an R4-1 District property bounded by a line perpendicular to the northeasterly street line of 177th Street distant 170 feet southeasterly (as measured along the street line) from the point of intersection of the northeasterly street line of 177th Street and the southerly street line of Liberty Avenue, a line midway between 177th Street and 178th Street, 104th Avenue, and 177th Street;
23. changing from a C8-1 District to an R4-1 District property bounded by:
 - a. 105th Avenue, a line 150 feet northeasterly of Merrick Boulevard, 106th Avenue, and a line 100 feet northeasterly of Merrick Boulevard; and
 - b. 108th Avenue, 171st Street, and a line 100 feet northeasterly of Merrick Boulevard;
24. changing from an R4 District to an R5 District property bounded by:
 - a. 101st Avenue, Allendale Street, a line midway between 101st Avenue and 102nd Avenue, and Van Wyck Expressway; and
 - b. South Road, 160th Street, 108th Avenue and its southwesterly centerline prolongation, and the southwesterly boundary line of the Long Island Rail Road Right-of-Way (Old Southern Division);
25. changing from an R6 District to an R5 District property bounded by:
 - a. a line 100 feet southeasterly of Hillside Avenue, a line midway between 146th Street and Sutphin Boulevard, a line 100 feet northerly of Jamaica Avenue, 144th Street, 89th Avenue, a line 100 feet northeasterly of 139th Street, a line midway between 88th Road and 89th Avenue, 139th Street, a line perpendicular to the southwesterly street line of 139th Street distant 150 feet northwesterly (as measured along the street line) from the point of intersection of the southwesterly street line of 139th Street and the northerly street line of Jamaica Avenue, a line midway between Queens Boulevard and 139th Street, a line 125 feet southeasterly of Hillside Avenue, and 139th Street;
 - b. a line 125 feet southeasterly of South Road, a line midway between 156th Street and 157th Street, 107th Avenue, 155th Street, a line 230 feet northwesterly of 108th Avenue, 154th Street, Yates Road, a line 100 feet northeasterly of Sutphin Boulevard, a line 100 feet northeasterly of 150th Street, 107th Avenue, and 153rd Street; and
 - c. a line 100 feet southeasterly of Jamaica Avenue, a line 100 feet northeasterly of 168th Place, a line 150 feet southeasterly of Jamaica Avenue, 172nd Street, a line 100 feet southeasterly of Jamaica Avenue, 177th Street, the northwesterly boundary line of the Long Island Rail Road right-of-way (Main Line), 168th Street, 93rd Avenue, and 168th Place;
26. changing from a C4-2 District to an R5 District property bounded by a line 100 feet southeasterly of Jamaica Avenue, 168th Place, a line 150 feet southeasterly of Jamaica Avenue, and a line 100 feet southwesterly of 168th Place;

27. changing from an M1-1 District to an R5 District property bounded by:
 - a. a line 100 feet southeasterly of Jamaica Avenue, 179th Place, the northwesterly boundary line of the Long Island Rail Road right-of-way (Main Line), and 177th Street; and
 - b. Atlantic Avenue, 97th Avenue, 148th Street, a line 100 feet northwesterly of Liberty Avenue, and 147th Place;
28. changing from an M1-5 District to an R5 District property bounded by a line 150 feet southeasterly of Jamaica Avenue, 168th Place, 93rd Avenue, and a line 100 feet southwesterly of 168th Place;
29. changing from an R4 District to an R5B District property bounded by Liberty Avenue, 172nd Street, a line 100 feet southeasterly of Liberty Avenue, and 168th Place;
30. changing from an R2 District to an R5D District property bounded by a line 150 feet northwesterly of Jamaica Avenue, 188th Street, a line 100 feet northwesterly of Jamaica Avenue, and a line 100 feet northeasterly of 187th Place;
31. changing from an R3-2 District to an R5D District property bounded by:
 - a. a line 100 feet northwesterly of Jamaica Avenue, 182nd Place, Jamaica Avenue, and 181st Street; and
 - b. 110th Avenue/Brinkerhoff Avenue, 171st Place and its southeasterly centerline prolongation, the southeasterly street line of 110th Road and its northeasterly prolongation, a line 90 feet southwesterly of 172nd Street, 111th Avenue, 172nd Street, 111th Road, Merrick Boulevard, Sayres Avenue, 170th Street, 111th Avenue, and a line 100 feet southwesterly of Merrick Boulevard;
32. changing from an R4 District to an R5D District property bounded by:
 - a. South Road, a line 100 feet northeasterly of 165th Street, a line perpendicular to the southwesterly street line of 165th Street distant 200 feet southeasterly (as measured along the street line) from the point of intersection of the southeasterly street line of South Road and the southwesterly street line of 165th Street, a line 100 feet southwesterly of 165th Street, 104th Road and its northeasterly and southwesterly centerline prolongations, a line midway between Guy R. Brewer Boulevard and 164th Street, 109th Avenue, a line midway between Union Hall Street and Guy R. Brewer Boulevard, a line 100 feet southeasterly of South Road, and 160th Street;
 - b. South Road, Sutphin Boulevard, 107th Avenue, and a line 100 feet southwesterly of Sutphin Boulevard;
 - c. Lakewood Avenue, Sutphin Boulevard, 108th Avenue, a line 100 feet southwesterly of Sutphin Boulevard, a line midway between Lakewood Avenue and 108th Avenue, and a line 150 feet southwesterly of Sutphin Boulevard; and

- d. Liberty Avenue, 168th Place, a line 100 feet southeasterly of Liberty Avenue, and a line 100 feet southwesterly of 168th Place;
 - e. Hendrickson Place, Merrick Boulevard, 108th Avenue, and a line 100 feet southwesterly of Merrick Boulevard;
 - f. 170th Street, a line 100 feet northeasterly of Merrick Boulevard, and a line 100 feet northwesterly of 108th Avenue;
 - g. the northeasterly prolongation of the southeasterly street line of 108th Road, Merrick Boulevard, the northeasterly centerline prolongation of 108th Drive, 171st Street, the southwesterly centerline prolongation of 109th Avenue, a line 100 feet northeasterly of 171st Street, a line 100 feet northeasterly of Merrick Boulevard, a line 200 feet northwesterly of 110th Avenue/Brinkerhoff Avenue, 172nd Street, 110th Avenue/Brinkerhoff Avenue, and a line 100 feet southwesterly of Merrick Boulevard, 108th Drive, and a line passing through two points: the first on the northwesterly street line of 108th Drive distant 141 feet southwesterly (as measured along the street line) from the point of intersection of the northwesterly street line of 108th Drive and the southwesterly street line of 169th Place, and the second on the southeasterly street line of Merrick Boulevard distant 100 feet southwesterly (as measured along the street line) from the point of intersection of the southeasterly street line of Merrick Boulevard and the southwesterly street line of 169th Place; and
 - h. a line 100 feet northwesterly of Jamaica Avenue, a line midway between 186th street and 187th Street, a line 150 feet northwesterly of Jamaica Avenue, a line 100 feet northeasterly of 187th Place, a line 100 feet northwesterly of Jamaica Avenue, 187th Place, Jamaica Avenue, and 182nd Place;
33. changing from an R5 District to an R5D District property bounded by a line 100 feet northwesterly of Jamaica Avenue, 189th Street, Jamaica Avenue, 190th Street, a line 100 feet southeasterly of Jamaica Avenue, Woodhull Avenue, a line perpendicular to the southwesterly street line of Woodhull Avenue distant 375 feet northwesterly (as measured along the street line) from the point of intersection of the southwesterly street line of Woodhull Avenue and the southwesterly street line of 190th Street, Hollis Avenue, Jamaica Avenue, and 187th Place;
34. changing from an R6 District to an R5D District property bounded by South Road, a line midway between 156th Street and 157th Street, a line 125 feet southeasterly of South Road, 153rd Street, 107th Avenue, a line 100 feet northeasterly of 150th Street, a line 100 feet northeasterly of Sutphin Boulevard, a line 100 feet southeasterly of Yates Road, Sutphin Boulevard, Lakewood Avenue, a line 100 feet southwesterly of Sutphin Boulevard, Shore Avenue, a line 100 feet southwesterly of Sutphin Boulevard, 107th Avenue, and Sutphin Boulevard;
35. changing from a C8-1 District to an R5D District property bounded by Liberty Avenue, a line 100 feet southwesterly of 168th Place, 104th Avenue, a line 150 feet northeasterly of Merrick Boulevard, 105th Avenue, a line 100 feet northeasterly of Merrick Boulevard, 171st Street, the northeasterly centerline prolongation of 108th Drive, Merrick Boulevard, the northeasterly prolongation of the southeasterly street line of 108th Road, a line passing through two points: the first on the northwesterly street line of 108th Drive distant 141 feet southwesterly (as measured along the street line) from the point of intersection of the northwesterly street line of 108th Drive and the southwesterly street line of 169th

Place, and the second on the southeasterly street line of Merrick Boulevard distant 100 feet southwesterly (as measured along the street line) from the point of intersection of the southeasterly street line of Merrick Boulevard and the southwesterly street line of 169th Place, 108th Road, 167th Street, 108th Avenue, and Merrick Boulevard;

36. changing from an M1-1 District to an R5D District property bounded by South Road, 157th Street, a line 125 feet southeasterly of South Road, and a line midway between 156th Street and 157th Street;
37. changing from an R3-2 District to an R6A District property bounded by:
 - a. 110th Avenue/Brinkerhoff Avenue, 171st Place and its southeasterly centerline prolongation, the southeasterly street line of 110th Road and its northeasterly prolongation, a line 90 feet southwesterly of 172nd Street, 111th Avenue, 172nd Street, 111th Road, Merrick Boulevard, Sayres Avenue, 170th Street, 111th Avenue, and a line 100 feet southwesterly of Merrick Boulevard; and
 - b. a line 100 feet northwesterly of Hillside Avenue, a line 225 feet northeasterly of 188th Street, 87th Drive and its northeasterly centerline prolongation, 191st Street, a line 100 feet southeasterly of Hillside Avenue, 183rd Street, Hillside Avenue, and Dalny Road;
38. changing from an R4 District to an R6A District property bounded by:
 - a. 101st Avenue, Liberty Avenue, Sutphin Boulevard, South Road, a line 100 feet southwesterly of Sutphin Boulevard, a line 100 feet southeasterly of Liberty Avenue, Remington Street, Liberty Avenue, Van Wyck Expressway, a line 100 feet northwesterly of Liberty Avenue, a line 100 feet northeasterly of Remington Street, Lloyd Road, Liberty Avenue, and Allendale Street; and
 - b. 108th Drive, Merrick Boulevard, 109th Avenue and its southwesterly centerline prolongation, a line 100 feet northeasterly of 171st Street, a line 100 feet northeasterly of Merrick Boulevard, a line 200 feet northwesterly of 110th Avenue/Brinkerhoff Avenue, 172nd Street, 110th Avenue/Brinkerhoff Avenue, and a line 100 feet southwesterly of Merrick Boulevard;
39. changing from an R5 District to an R6A District property bounded by:
 - c. a line 100 feet southerly of Jamaica Avenue, a line 100 feet northeasterly of 144th Place, a line 200 feet northwesterly of 91st Avenue, and 144th Place; and
 - b. Wexford Terrace, a line 220 feet northeasterly of Edgerton Boulevard, a line 100 feet northwesterly of Hillside Avenue, Midland Parkway, a line 180 feet northwesterly of Hillside Avenue, a line 100 feet southwesterly of Dalny Road, a line 100 feet northwesterly of Hillside Avenue, Dalny Road, Hillside Avenue, 183rd Street, a line 100 feet southeasterly of Hillside Avenue, 181st Street, Hillside Avenue, and Midland ParkwayEdgerton Boulevard; and
 - c. a line 100 feet northwesterly of Hillside Avenue, a line perpendicular to the northwesterly street line of Hillside Avenue distant 330 feet southwesterly (as measured along the street line) from the point of intersection of the northwesterly street line of Hillside Avenue and the southwesterly street line of Kingston Place, Kingston Place, Hillside Avenue and its northeasterly centerline prolongation, and 167th Street;

40. changing from an R6 District to an R6A District property bounded by:
- a. a line 100 feet southeasterly of Hillside Avenue, a line midway between 171st Street and 172nd Street, a line 100 feet northwesterly of Jamaica Avenue, 181st Street, Jamaica Avenue, 177th Street, a line 100 feet southeasterly of Jamaica Avenue, 172nd Street, a line 150 feet southeasterly of Jamaica Avenue, a line 100 feet northeasterly of 168th Place, a line 100 feet southeasterly of Jamaica Avenue, 168th Place, Jamaica Avenue, 169th Street, 90th Avenue, a line 100 feet southwesterly of 168th Street, 89th Avenue, and a line 200 feet northeasterly of Merrick Boulevard; and
 - b. a line 100 feet northerly of Jamaica Avenue, a line midway between Queens Boulevard and 139th Street, a line perpendicular to the southwesterly street line of 139th Street distant 150 feet northwesterly (as measured along the street line) from the point of intersection of the southwesterly street line of 139th Street and the northerly street line of Jamaica Avenue, 139th Street, a line midway between 88th Road and 89th Avenue, a line 100 feet northeasterly of 139th Street, 89th Avenue, 144th Street, a line 100 feet northerly of Jamaica Avenue, a line midway between 146th Street and Sutphin Boulevard, Jamaica Avenue, 146th Street, a line 100 feet southerly of Jamaica Avenue, and the northeasterly service road of Van Wyck Expressway;
41. changing from a C4-2 District to an R6A District property bounded by a line 100 feet southeasterly of Hillside Avenue, a line 200 feet northeasterly of Merrick Boulevard, 89th Avenue, and a line 100 feet northeasterly of Merrick Boulevard;
42. changing from a C8-1 District to an R6A District property bounded by:
- a. a line 125 feet southeasterly of Hillside Avenue, a line midway between Queens Boulevard and 139th Street, a line 100 feet northerly of Jamaica Avenue, and 138th Street; and
 - b. a line 100 feet northwesterly of Hillside Avenue, 146th Street and its northwesterly centerline prolongation, a line 100 feet southeasterly of Hillside Avenue, and 139th Street;
43. changing from an M1-1 District to an R6A District property bounded by:
- a. Hillside Avenue, 138th Street, a line 100 feet northerly of Jamaica Avenue, the northeasterly service road of the Van Wyck Expressway, a line 100 feet southerly of Jamaica Avenue, a line midway between the Van Wyck Expressway and 138th Street, 91st Avenue, and Van Wyck Expressway;
 - b. a line 100 feet southerly of Jamaica Avenue, 146th Street, 91st Avenue, and a line 100 feet northeasterly of 144th Place;
 - c. Sutphin Boulevard, Liberty Avenue, 101st Avenue, and 146th Street; and
 - d. a line 100 feet northwesterly of Liberty Avenue, 148th Street, Liberty Avenue, a line midway between Sutphin Boulevard and 148th Street, South Road, Sutphin Boulevard, Liberty Avenue, and 147th Place;
44. changing from an R5 District to an R7A District property bounded by Wexford Terrace, a line 220 feet northeasterly of Edgerton Boulevard, a line 100 feet northwesterly of Hillside Avenue, Midland

Parkway, Hillside Avenue, and Edgerton Boulevard; a line 100 feet northwesterly of Hillside Avenue, 167th Street, Hillside Avenue, and a line 100 feet southwesterly of Parsons Boulevard;

45. changing from an R6 District to an R7A District property bounded by:

a. a line midway between Hillside Avenue and 88th Avenue, Parsons Boulevard, a line 100 feet southeasterly of Hillside Avenue, 161st Street, a line 135 feet southeasterly of Hillside Avenue, 163rd Street, a line 150 feet southeasterly of Hillside Avenue, a line midway between 87th Road and Hillside Avenue, 150th Street, a line 100 feet southeasterly of Hillside Avenue, a line 100 feet southeasterly of Parsons Boulevard, Hillside Avenue, a line 100 feet northeasterly of 163rd Street, 89th Avenue, 161st Street, a line 150 feet northwesterly of 89th Avenue, Parsons Boulevard, 89th Avenue, a line 125 feet northeasterly of 153rd Street, 90th Avenue/Rufus King Avenue, Grace Court, 90th Road, 153rd Street, Jamaica Avenue, 150th Street, a line 100 feet northerly of Jamaica Avenue, a line 100 feet northeasterly of Sutphin Boulevard, 90th Avenue/Rufus King Avenue, 148th Street, a line 130 feet southeasterly of 89th Avenue, a line 110 feet southwesterly of 148th Street, 89th Avenue, and 148th Street, Hillside Avenue, and the northwesterly centerline prolongation of 146th Street and excluding the area bounded by 88th Avenue, 153rd Street, 89th Avenue, and 150th Street; and

b. Wexford Terrace, Edgerton Boulevard, Hillside Avenue, 181st Street, a line 100 feet southeasterly of Hillside Avenue, 179th Place, a line 150 feet southeasterly of Hillside Avenue, 178th Street, 89th Avenue, a line 180 feet southwesterly of 178th Street, a line midway between 88th Avenue and 89th Avenue, and 175th Street; and Hillside Avenue and its northeasterly centerline prolongation;

46. changing from an R5 District to an R7X District property bounded by a line 100 feet northwesterly of Hillside Avenue, 167th Street, a line perpendicular to the northwesterly street line of Hillside Avenue distant 330 feet southwesterly (as measured along the street line) from the point of intersection of the northwesterly street line of Hillside Avenue and the southwesterly street line of Kingston Place, Kingston Place, Hillside Avenue and its northeasterly centerline prolongation, and a line 100 feet southwesterly of Parsons Boulevard;

46. changing from a C8-1 District to an R7A District property bounded by a line 100 feet northwesterly of Hillside Avenue, a line 100 feet southwesterly of Parsons Boulevard, Hillside Avenue, a line 100 feet southwesterly of Parsons Boulevard, a line 100 feet southeasterly of Hillside Avenue, and 150th Street;

47. changing from an R6 District to an R7X District property bounded by:

a. a line midway between 87th Road and Hillside Avenue, 150th Street, a line 100 feet southeasterly of Hillside Avenue, a line 100 feet southeasterly of Parsons Boulevard, Hillside Avenue, a line 100 feet northeasterly of 163rd Street, a line 150 feet southeasterly of Hillside Avenue, 163rd Street, a line 135 feet southeasterly of Hillside Avenue, 161st Street, a line 100 feet southeasterly of Hillside Avenue, Parsons Boulevard, a line midway between Hillside Avenue and 88th Avenue, 148th Street, Hillside Avenue, and the northwesterly centerline prolongation of 146th Street;

b. Hillside Avenue, 173rd Street, a line 100 feet southeasterly of Hillside Avenue, and a line 200 feet northeasterly of Merrick Boulevard; and

c. Wexford Terrace, Edgerton Boulevard, and Hillside Avenue and its northeasterly centerline

prolongation;

48. changing from a C8-1 District to an R7X District property bounded by:
- a. a line 100 feet northwesterly of Hillside Avenue, 146th Street and its northwesterly centerline prolongation, a line 100 feet southeasterly of Hillside Avenue, and 139th Street; and
 - b. a line 100 feet northwesterly of Hillside Avenue, a line 100 feet southwesterly of Parsons Boulevard, Hillside Avenue, a line 100 feet southwesterly of Parsons Boulevard, a line 100 feet southeasterly of Hillside Avenue, and 150th Street;
498. changing from an R6 District to a C4-4A District property bounded by Hillside Avenue, 148th Street, 88th Avenue, a line midway between 146th Street and Sutphin Boulevard, a line 100 feet southeasterly of Hillside Avenue, and 146th Street;
5049. changing from an C4-2 District to a C4-4A District property bounded by 88th Avenue, 148th Street, 89th Avenue, a line 110 feet southwesterly of 148th Street, a line 130 feet southeasterly of 89th Avenue, 148th Street, 90th Avenue/Rufus King Avenue, a line 100 feet northeasterly of Sutphin Boulevard, a line 100 feet northerly of Jamaica Avenue, 150th Street, Jamaica Avenue, and a line midway between 146th Street and Sutphin Boulevard;
510. changing from an M1-1 District to a C4-4A District property bounded by 91st Avenue, 146th Street, Archer Avenue, 139th Street, a line 100 feet southeasterly of 91st Avenue, and 144th Place;
521. changing from an R5 District to a C4-5X District property bounded by 97th Avenue, a line midway between Waltham Street and 146th Street, 101st Avenue, and Waltham Street;
532. changing from an R6 District to a C4-5X District property bounded by:
- a. a line 150 feet northwesterly of 89th Avenue, 161st Street, a line 100 feet northwesterly of 90th Avenue/Rufus King Avenue, and Parsons Boulevard;
 - b. Hillside Avenue, a line midway between 163rd Street and 164th Street, 89th Avenue, and a line 100 feet northeasterly of 163rd Street; and
 - c. 89th Avenue, a line 100 feet southwesterly of 168th Street, 90th Avenue, 169th Street, 91st Avenue/P.O. Edward Byrne Avenue and its southwesterly centerline prolongation, and a line 200 feet northeasterly of Merrick Boulevard;
543. changing from a C4-2 District to a C4-5X District property bounded by Hillside Avenue, a line 200 feet northeasterly of Merrick Boulevard, a line 100 feet southeasterly of Hillside Avenue, a line 100 feet northeasterly of Merrick Boulevard, 89th Avenue, a line 200 feet northeasterly of Merrick Boulevard, 91st Avenue/P.O. Edward Byrne Avenue and its southwesterly centerline prolongation, 169th Street, Jamaica Avenue, a line 160 feet northeasterly of 168th Street, a line 100 feet southeasterly of 91st Avenue/P.O. Edward Byrne Avenue, 168th Street, a line 150 feet northwesterly of Jamaica Avenue, Parsons Boulevard, 90th Road and its northeasterly centerline prolongation, Grace Court, 90th Avenue/Rufus King Avenue, a line 150 feet southwesterly of Parsons Boulevard, a line 75 feet

northwesterly of 90th Avenue/Rufus King Avenue, Parsons Boulevard, a line 100 feet northwesterly of 90th Avenue/Rufus King Avenue, 161st Street, 89th Avenue, and a line midway between 163rd Street and 164th Street, and excluding the area bounded by a line 350 feet southeasterly of 89th Avenue, 162nd Street, a line 330 feet northwesterly of Jamaica Avenue, and 161st Street;

554. changing from an M1-1 District to a C4-5X District property bounded by:
- a. 94th Avenue, Liverpool Street, Atlantic Avenue, and 138th Place; and
 - b. Atlantic Avenue, 147th Place, Liberty Avenue, Sutphin Boulevard, 146th Street, 101st Avenue, a line midway between Waltham Street and 146th Street, 97th Avenue, and Sutphin Boulevard;
565. changing from an R6 District to a C4-3A District property bounded by a line 100 feet southeasterly of Hillside Avenue, 139th Street, a line 125 feet southeasterly of Hillside Avenue, and a line midway between Queens Boulevard and 139th Street;
576. changing from a C8-1 District to a C4-3A District property bounded by 87th Avenue, 139th Street, a line 100 feet southeasterly of Hillside Avenue, and a line midway between Queens Boulevard and 139th Street, a line 125 feet southeasterly of Hillside Avenue, 138th Street, Hillside Avenue, and the northeasterly service road of Van Wyck Expressway;
587. changing from a C4-2 District to a C6-2 District property bounded by:
- a. Jamaica Avenue, 147th Street, a line 100 feet southerly of Jamaica Avenue, Sutphin Boulevard, the northerly boundary line of the Long Island Rail Road Right-of-Way (Main Line), a line midway between 146th Street and Sutphin Boulevard and its southerly prolongation, a line 100 feet southerly of Jamaica Avenue, and 146th Street; and
 - b. a line 150 feet northwesterly of Jamaica Avenue, 168th Street, a line 100 feet southeasterly of 91st Avenue/P.O. Edward Byrne Avenue, a line 160 feet northeasterly of 168th Street, Jamaica Avenue, 168th Place, a line 100 feet southeasterly of Jamaica Avenue, a line 100 feet southwesterly of 168th Place, a line 150 feet southeasterly of Jamaica Avenue, Merrick Boulevard, Archer Avenue, a line perpendicular to a line perpendicular to the southerly street line of Jamaica Avenue distant 200 feet southerly (as measured along the street line) from the easterly street line of Guy R. Brewer Boulevard and the southerly street line of Jamaica Avenue, distant 320 feet northeasterly from the point of intersection of the previously described line and the easterly street line of Guy R. Brewer Boulevard, a line 200 feet southeasterly of Jamaica Avenue, and 164th Street and its southeasterly centerline prolongation;
598. changing from a C4-6 District to a C6-2 District property bounded by a line 100 feet southerly of Jamaica Avenue, 147th Street, Archer Avenue, and Sutphin Boulevard;
6059. changing from an M1-1 District to a C6-2 District property bounded by:

- a. a line 100 feet southerly of Jamaica Avenue, a line midway between 146th street and Sutphin Boulevard and its southerly prolongation, the northwesterly boundary line of the Long Island Rail Road Right-of-Way (Main Line), and 146th Street and its southerly centerline prolongation; and
 - b. Archer Avenue, 168th Street, and the northerly boundary line of the Long Island Rail Road Right-of-Way (Main Line);
610. changing from an M1-5 District to a C6-2 District property bounded by a line 150 feet southeasterly of Jamaica Avenue, a line 100 feet southwesterly of 168th Place, 93rd Avenue, Archer Avenue, and Merrick Boulevard;
621. changing from an R5 District to a C6-3 District property bounded by Atlantic Avenue, a line midway between Waltham Street and Sutphin Boulevard, 97th Avenue, and Waltham Street;
632. changing from a C4-2 District to a C6-3 District property bounded by:
- a. a line 150 feet northwesterly of Jamaica Avenue, Parsons Boulevard, 90th Road and its northeasterly centerline prolongation, 153rd Street, Jamaica Avenue, Guy R. Brewer Boulevard, a line 200 feet southeasterly of Jamaica Avenue, a line perpendicular to and passing through a point on the last course distant 320 feet northeasterly (as measured along the last course) from its intersection with the northeasterly street line of Guy R. Brewer Boulevard, Archer Avenue, 164th Street, 92nd Road and 164th Street and its southeasterly centerline prolongation; and
 - b. Jamaica Avenue, 150th Street, a line 100 feet southeasterly of Jamaica Avenue, and 147th Street;
643. changing from a C6-1 District to a C6-3 District property bounded by Jamaica Avenue, 153rd Street, Archer Avenue, and 150th Street;
654. changing from a C6-1A District to a C6-3 District property bounded by Jamaica Avenue, Guy R. Brewer Boulevard, a line 200 feet southeasterly of Jamaica Avenue, a line perpendicular to and passing through a point on the last course distant 320 feet northeasterly (as measured along the last course) from its intersection with the northeasterly street line of Guy R. Brewer Boulevard, Archer Avenue, and 153rd Street;
665. changing from an M1-1 District to a C6-3 District property bounded by:
- a. a line 100 feet southeasterly of Jamaica Avenue, 150th Street, Archer Avenue, 158th Street, the northwesterly boundary line of the Long Island Rail Road Right-of-Way (Main Line), 150th Street, a line 100 feet southeasterly of Archer Avenue, a line 420 feet northeasterly of Sutphin Boulevard, Archer Avenue, and 147th Street; and
 - d. 94th Avenue, Sutphin Boulevard, 97th Avenue, a line midway between Waltham Street and Sutphin Boulevard, Atlantic Avenue, and Liverpool Street;
676. changing from a C4-2 District to a C6-4 District property bounded by Archer Avenue, the southerly centerline prolongation of 147th Street, the northwesterly boundary line of the Long Island Rail Road Right-of-Way (Main Line), and Sutphin Boulevard;

687. changing from an M1-1 District to a C6-4 District property bounded by Archer Avenue, a line 420 feet northeasterly of Sutphin Boulevard, 94th Avenue, the northwesterly prolongation of a line 50 feet northeasterly of 148th Street, Atlantic Avenue, Sutphin Boulevard, the northwesterly boundary line of the Long Island Rail Road Right-of-Way (Main Line), and the southerly centerline prolongation of 147th Street;
698. changing from an R4 District to an M1-1 District property bounded by 104th Avenue, a line 150 feet northeasterly of 177th Street, a line midway between 104th Avenue and 105th Avenue, and a line 100 feet northeasterly of 177th Street;
7069. changing from an M1-1 District to an M1-2 District property bounded by Jamaica Avenue, Hollis Avenue the southeasterly centerline prolongation of 187th Street, a northwesterly boundary line of the Long Island Rail Road Right-of-Way (Main Line), 183rd Street, Liberty Avenue, 175th Street, Douglas Avenue, 168th Street, the northwesterly boundary line of the Long Island Rail Road Right-of-Way (Main Line), and 179th Place and its southeasterly centerline prolongation;
710. changing from an M1-1 District to an M1-4 District property bounded by a line 100 feet southeasterly of Archer Avenue, 150th Street, the northwesterly boundary line of the Long Island Rail Road Right-of-Way (Main Line), 158th Street, Liberty Avenue, the northeasterly boundary line of the Long Island Rail Road Right-of-Way (Old Southern Division), South Road, the southwesterly boundary line of the Long Island Rail Road Right-of-Way (Old Southern Division), 107th Avenue and its northeasterly centerline prolongation, a line midway between 156th Street and 157th Street, a line 125 feet southeasterly of South Road, 157th Street, South Road, a line midway between Sutphin Boulevard and 148th Street, Liberty Avenue, 148th Street, Atlantic Avenue, the northwesterly prolongation of a line 50 feet northeasterly of 148th Street, 94th Avenue, and a line 420 feet northeasterly of Sutphin Boulevard;
721. establishing within a proposed R6A5D District a C1-3 District bounded by 110th Road, the southeasterly centerline prolongation of 171st Place, the southeasterly street line of 110th Road and its northeasterly prolongation, a line 90 feet southwesterly of 172nd Street, 111th Avenue, 172nd Street, 111th Road, and Merrick Boulevard;
732. establishing within a proposed R4-1 District a C1-4 District bounded by 104th Avenue, a line 100 feet northeasterly of 177th Street, 106th Avenue, a line 100 feet southwesterly of 177th Street, 105th Avenue, and 177th Street
743. establishing within an existing R5 District a C1-4 District bounded by 101st Avenue, Brisbin Street, a line midway between 101st Avenue and 102nd Avenue, and Remington Street;
754. establishing within a proposed R5D District a C1-4 District bounded by South Road, a line midway between Guy R. Brewer Boulevard and 164th Street, 109th Avenue, a line midway between Union Hall Street and Guy R. Brewer Boulevard, a line 100 feet southeasterly of South Road, and 160th Street;
765. establishing within a proposed R6A District a C2-3 District bounded by Liberty Avenue, a line midway between Sutphin Boulevard and 148th Street; South Road, and Sutphin Boulevard;
776. establishing within a proposed R7XA District a C2-3 District bounded by Hillside Avenue, a line 100 feet northeasterly of 163rd Street, a line 150 feet southeasterly of Hillside Avenue, 163rd Street, a line

135 feet southeasterly of Hillside Avenue, 161st Street, a line 100 feet southeasterly of Hillside Avenue, Parsons Boulevard, a line midway between Hillside Avenue and 88th Avenue, and 148th Street;

787. establishing within an existing R3-2 District a C2-4 District bounded by Liberty Avenue, Remington Street, a line 100 feet southeasterly of Liberty Avenue and the northeasterly service road of the Van Wyck Expressway;

798. establishing within a proposed R5B District a C2-4 District bounded by Liberty Avenue, 172nd Street, a line 100 feet southeasterly of Liberty Avenue, and 168th Place;

8079. establishing within a proposed R5D District a C2-4 District bounded by:

a. South Road, 157th Street, a line 125 feet southeasterly of South Road, 153rd Street, 107th Avenue, a line 100 feet easterly of 150th Street, a line 100 feet northeasterly of Sutphin Boulevard, a line 100 feet southeasterly of Yates Road, Sutphin Boulevard, 108th Avenue, a line 100 feet southwesterly of Sutphin Boulevard, a line midway between 108th Avenue and Lakewood Avenue, a line 150 feet southwesterly of Sutphin Boulevard, Lakewood Avenue, and a line 100 feet southwesterly of Sutphin Boulevard; and

b. 168th Place, a line 100 feet southeasterly of Liberty Avenue, a line 100 feet northeasterly of Merrick Boulevard, 104th Street, a line 150 feet northeasterly of Merrick Boulevard, 105th Avenue, a line 100 feet northeasterly of Merrick Boulevard, a line 100 feet northwesterly of 108th Avenue, 170th Street, 108th Avenue, a line 100 feet northeasterly of Merrick Boulevard, 171st Street, the southwesterly centerline prolongation of 109th Avenue, Merrick Boulevard, Sayres Avenue, 170th Street, 111th Avenue, and a line 100 feet southwesterly of Merrick Boulevard, 108th Drive, a line passing through two points: the first on the northwesterly street line of 108th Drive distant 141 feet southwesterly (as measured along the street line) from the point of intersection of the northwesterly street line of 108th Drive and the southwesterly street line of 169th Place, and the second on the southerly street line of Merrick Boulevard distant 100 feet westerly (as measured along the street line) from the point of intersection of the southerly street line of Merrick Boulevard and the southwesterly street line of 169th Place, 108th Road, 167th Street, 108th Avenue, a line 100 feet southwesterly of Merrick Boulevard, Hendrickson Place, Merrick Boulevard, and Liberty Avenue; and

c. a line 100 feet northwesterly of Jamaica Avenue, a line midway between 186th Street and 187th Street, a line 150 feet northwesterly of Jamaica Avenue, 188th Street, a line 100 feet northwesterly of Jamaica Avenue, 189th Street, Jamaica Avenue, 190th Street, a line 100 feet southeasterly of Jamaica Avenue, a line perpendicular to the southwesterly street line of Woodhull Avenue distant 375 feet northwesterly (as measured along the street line) from the point of intersection of the southwesterly street line of Woodhull Avenue and the westerly street line of 190th Street, Hollis Avenue, Jamaica Avenue, and 181st Street;

810. establishing within a proposed R6A District a C2-4 District bounded by:

a. a line 100 feet northerly of Jamaica Avenue, a line midway between 138th Street and Queens Boulevard, a line 125 feet southerly of Hillside Avenue, a line midway between Queens Boulevard and 139th Street, a line perpendicular to the westerly street line of 139th Street distant 150 feet northerly (as measured along the street line) from the point of intersection of the westerly street line of 139th Street and the northerly street line of Jamaica Avenue, 139th Street, a

line midway between 88th Road and 89th Avenue and its westerly prolongation, a line 100 feet northeasterly of 139th Street, 89th Avenue, 144th Street, a line 100 feet northerly of Jamaica Avenue, a line midway between 146th Street and Sutphin Boulevard, Jamaica Avenue, 146th Street, 91st Avenue, a line 100 feet northeasterly of 144th Place, a line 200 feet northwesterly of 91st Avenue, 144th Place, a line 100 feet southerly of Jamaica Avenue, a line 100 feet northeasterly of Van Wyck Expressway, 91st Avenue, and Van Wyck Expressway;

b. a line 100 feet northwesterly of Jamaica Avenue, 181st Street, Jamaica Avenue, 179th Place, a line 100 feet southerly of Jamaica Avenue, 172nd Street, a line 150 feet southeasterly of Jamaica Avenue, a line 100 feet northeasterly of 168th Place, a line 100 feet southeasterly of Jamaica Avenue, 168th Place, Jamaica Avenue, and 169th Street;

c. a line 100 feet northwesterly of Liberty Avenue, a line 100 feet northeasterly of Remington Street, Lloyd Road, Liberty Avenue, Sutphin Boulevard, South Road, a line 100 feet southwesterly of Sutphin Boulevard, a line 100 feet southeasterly of Liberty Avenue, Inwood Street, a line 100 feet southeasterly of Liberty Avenue, Remington Street, Liberty Avenue, and Van Wyck Expressway;

d. a line 100 feet northwesterly of Liberty Avenue, 148th Street, Liberty Avenue, 147th Place; and

e. 108th Drive, Merrick Boulevard, Sayres Street, 170th Street, 111th Avenue, and a line 100 feet southwesterly of Merrick Boulevard;

e. a line 100 feet northwesterly of Hillside Avenue, 146th Street and its northwesterly centerline prolongation, a line 100 feet southeasterly of Hillside Avenue, and 139th Street;

f. a line 100 feet northwesterly of Hillside Avenue, a line 100 feet northeasterly of Midland Parkway, a line 180 feet northwesterly of Hillside Avenue, a line 100 feet southwesterly of 182nd Street, a line 100 feet northwesterly of Hillside Avenue, a line 100 feet northeasterly of 182nd Street, a line 180 feet northwesterly of Hillside Avenue, a line 100 feet southwesterly of Dalny Road, a line 100 feet northwesterly of Hillside Avenue, 188th Street, Hillside Avenue, 191st Street, a line 100 feet southeasterly of Hillside Avenue, 182nd Place, Hillside Avenue, 182nd Street, a line 100 feet southeasterly of Hillside Avenue, 181st Street, Hillside Avenue, and Midland Parkway Edgerton Boulevard; and

g. a line 100 feet northwesterly of Hillside Avenue, a line perpendicular to the northwesterly street line of Hillside Avenue distant 330 feet southwesterly (as measured along the street line) from the point of intersection of the northwesterly street line of Hillside Avenue and the southwesterly street line of Kingston Place, Kingston Place, Hillside Avenue and its northeasterly centerline prolongation, and 167th Street;

821. establishing within a proposed R7A District a C2-4 District bounded by:

a. a line 100 feet southeasterly of Hillside Avenue, a line 100 feet northeasterly of Parsons Boulevard, 88th Avenue, and Parsons Boulevard; and

b. a line 100 feet northwesterly of Hillside Avenue (straight line portion) and its south

westerly prolongation, Midland Parkway Edgerton Boulevard, Hillside Avenue, 181st Street, a line 100 feet southeasterly of Hillside Avenue, 179th Place, a line 150 feet southeasterly of Hillside Avenue, 178th Street, a line 100 feet southeasterly of Hillside Avenue, a line 100 feet northeasterly of 175th Street, 88th Avenue, 175th Street, and Hillside Avenue, and Edgerton Boulevard;

c. a line 100 feet northwesterly of Hillside Avenue, a line 100 feet southwesterly of Parsons Boulevard, Hillside Avenue, and 150th Street; and

d. a line 100 feet northwesterly of Hillside Avenue, 167th Street, Hillside Avenue, and Parsons Boulevard;

832. establishing within a proposed R7X District a C2-4 District bounded by:

a. a line 100 feet northwesterly of Hillside Avenue, Kingston Place, Hillside Avenue, 173rd Street, a line 100 feet southeasterly of Hillside Avenue, and a line 200 feet northeasterly of Merrick Boulevard, Hillside Avenue, 146th Street, a line 100 feet southeasterly of Hillside Avenue, and 139th Street; and

b. a line 100 feet northwesterly+ of Hillside Avenue (straight line portion) and its southwesterly prolongation, Edgerton Boulevard, and Hillside Avenue and its northwesterly centerline prolongation; and

843. establishing a Special Downtown Jamaica District (DJ) bounded by:

a. a line 100 feet northwesterly of Hillside Avenue, a line perpendicular to the northwesterly street line of Hillside Avenue distant 330 feet southwesterly (as measured along the street line) from the point of intersection of the northwesterly street line of Hillside Avenue and the southwesterly street line of Kingston Place, Kingston Place, Wexford Terrace, a line 220 feet northeasterly of Edgerton Boulevard, a line 100 feet northwesterly of Hillside Avenue, Midland Parkway, a line 180 feet northwesterly of Hillside Avenue, a line 100 feet southwesterly of Dalny Road, a line 100 feet northwesterly of Hillside Avenue, a line 225 feet northeasterly of 188th Street, 87th Drive and its northeasterly centerline prolongation, 191st Street, a line 100 feet southeasterly of Hillside Avenue, 179th Place, a line 150 feet southeasterly of Hillside Avenue, 178th Street, 89th Avenue, a line 180 feet southwesterly of 178th Street, a line midway between 88th Avenue and 89th Avenue, 175th Street, Hillside Avenue, 173rd Street, a line 100 feet southeasterly of Hillside Avenue, a line 100 feet northeasterly of Merrick Boulevard, 89th Avenue, a line 100 feet southwesterly of 168th Street, 90th Avenue, 169th Street, Jamaica Avenue, a line midway between 171st Street and 172nd Street, a line 100 feet northwesterly of Jamaica Avenue, 181st Street, Jamaica Avenue, 179th Place, a line 100 feet southeasterly of Jamaica Avenue, 172nd Street, a line 150 feet southeasterly of Jamaica Avenue, a line 100 feet northeasterly of 168th Place, a line 100 feet southeasterly of Jamaica Avenue, a line 100 feet southwesterly of 168th Place, 93rd Avenue, 168th Street, the northeasterly boundary line of the Long Island Rail Road right-of-way, Archer Avenue, 158th Street, the southerly boundary line of Prospect Cemetery and its southwesterly prolongation, a line 120 feet southwesterly of Pedestrian Way, a line 65 feet northwesterly of Liberty Avenue, Pedestrian Way, Liberty Avenue, 148th Street, 95th Avenue, 147th Place, Liberty Avenue, Sutphin Boulevard, 146th Street, 101st Avenue, Waltham Street, 95th Avenue, 138th Place, 94th Avenue, Sutphin Boulevard, the northeasterly boundary line of the

Long Island Rail Road right-of-way, the southerly centerline prolongation of 146th Street, Archer Avenue, 139th Street, a line 100 feet southeasterly of 91st Avenue, 144th Place, 91st Avenue, 146th Street, Jamaica Avenue, a line midway between 146th Street and Sutphin Boulevard, a line 100 feet southeasterly of Hillside Avenue, and 139th Street, and excluding the area bounded by 88th Avenue, 153rd Street, 89th Avenue, and 150th Street; and

- b. 108th Drive, Merrick Boulevard, 109th Avenue and its southwesterly centerline prolongation, a line 100 feet northeasterly of Merrick Boulevard, a line 200 feet northwesterly of 110th Avenue/Brinkerhoff Avenue, 172nd Street, 110th Avenue/Brinkerhoff Avenue, 171st Place and its southeasterly centerline prolongation, the southeasterly street line of 110th Road and its northeasterly prolongation, a line 90 feet southwesterly of 172nd Street, 111th Avenue, 172nd Street, 111th Road, Merrick Boulevard, Sayres Avenue, 170th Street, 111th Avenue, and a line 100 feet southwesterly of Merrick Boulevard;

as shown on a diagram (for illustrative purposes only) dated April 23, 2007, modified by the City Planning Commission on July 11, 2007, modified by the City Council on August 22, 2007, and subject to the conditions of CEQR Declaration E-175, Community Districts 8 and 12, 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 September 10, 2007, on file in this office.

City Clerk, Clerk of The Council