



Legislation Details (With Text)

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**Title:** Resolution approving the decision of the City Planning Commission on ULURP No. C 080371 ZMQ, a Zoning Map change (L.U. No. 820).

**Sponsors:** Melinda R. Katz, Tony Avella

**Indexes:**

**Attachments:** 1. Press Release, 2. Committee Report, 3. Hearing Transcript - Stated Meeting 8/14/08

Date	Ver.	Action By	Action	Result
8/13/2008	*	Committee on Land Use	Approved by Committee	
8/14/2008	*	City Council	Approved, by Council	Pass

THE COUNCIL OF THE CITY OF NEW YORK  
RESOLUTION NO. 1587

Resolution approving the decision of the City Planning Commission on ULURP No. C 080371 ZMQ, a Zoning Map change (L.U. No. 820).

By Council Members Katz and Avella

WHEREAS, the City Planning Commission filed with the Council on July 25, 2008 its decision dated July 23, 2008 (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 080371 ZMQ) (the "Application");

WHEREAS, the Application is related to Applications Numbers N 080372 ZRQ to modify Section 21-12 of the New York City Zoning Resolution to allow designation of an R2X district and N 080373 ZRQ to modify Section 25-00 of the New York City Zoning Resolution to apply the accessory off-street parking regulations of an R5 district to R6 and R7 districts within Queens, Community District 14 (L.U. No. 824);

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 12, 2008;

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 April 21, 2008, which included (E) designations for hazardous materials (CEQR No. 08DCP065Q);

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. 25b, 30a, 30b, 30c, 31a:

1. eliminating from within an existing R3-2 District a C1-2 District bounded by a line 100 feet northerly of Beach Channel Drive, Beach 66<sup>th</sup> Street, Beach Channel Drive, and Beach 67<sup>th</sup> Street;
2. eliminating from within an existing R5 District a C1-2 District bounded by:
  - a. Beach Channel Drive, Beach 116<sup>th</sup> Street, a line 100 feet southeasterly of Beach Channel Drive, a line 150 feet northeasterly of Beach 116<sup>th</sup> Street, a line 150 feet northwesterly of Rockaway Beach Boulevard, the northwesterly prolongation of the northeasterly street line of Beach 114<sup>th</sup> Street, Rockaway Beach Boulevard, Beach 113<sup>th</sup> Street, a line 150 feet southeasterly of Rockaway Beach Boulevard, a line midway between Beach 115<sup>th</sup> Street and Beach 116<sup>th</sup> Street, Ocean Promenade, Beach 116<sup>th</sup> Street, a line 200 feet northwesterly of Ocean Promenade, a line midway between Beach 116<sup>th</sup> Street and Beach 117<sup>th</sup> Street, a line 100 feet southeasterly of Rockaway Beach Boulevard, Beach 117<sup>th</sup> Street, Rockaway Beach Boulevard, a line midway between Beach 116<sup>th</sup> Street and Beach 117<sup>th</sup> Street, Newport Avenue, and Beach 117<sup>th</sup> Street;
  - b. a line 100 feet northwesterly of Rockaway Beach Boulevard, Beach 109<sup>th</sup> Street, Rockaway Beach Boulevard, and a line 365 feet southwesterly of Beach 109<sup>th</sup> Street;
  - c. Rockaway Beach Boulevard, Beach 108<sup>th</sup> Street, a line 150 feet southeasterly of Rockaway Beach Drive, and Beach 109<sup>th</sup> Street;
  - d. a line 150 feet northwesterly of Rockaway Beach Boulevard, Beach 101<sup>st</sup> Street, a line 150 feet southeasterly of Rockaway Beach Boulevard, and Beach 102<sup>nd</sup> Street; and
  - e. Beach Channel Drive, Beach 66<sup>th</sup> Street, a line 100 feet southerly of Beach Channel Drive, and Beach 67<sup>th</sup> Street;
3. eliminating from within an existing R6 District a C1-2 District bounded by Rockaway Beach Boulevard, Beach 90<sup>th</sup> Street, a line 150 feet southeasterly of Rockaway Beach Boulevard, and Beach 91<sup>st</sup> Street;
4. eliminating from within an existing R4 District a C2-2 District bounded by:
  - a. Beach Channel Drive, a line midway between Beach 102<sup>nd</sup> Street and Beach 101<sup>st</sup> Street, the

- centerline of a railroad right-of-way, and Seaside Avenue;
- b. the U.S. Bulkhead Line, a line 1110 feet northeasterly of Beach 92<sup>nd</sup> Street, Beach Channel Drive, and Beach 92<sup>nd</sup> Street; and
  - c. a line 100 feet northwesterly of Beach Channel Drive, Beach 59<sup>th</sup> Street, Beach Channel Drive, and Beach 61<sup>st</sup> Street;
5. eliminating from within an existing R5 District, a C2-2 District bounded by:
- a. a line 100 feet northwesterly of Rockaway Beach Boulevard, the northwesterly prolongation of the southwesterly street line of Beach 111<sup>th</sup> Street, Rockaway Beach Boulevard, and the northwesterly prolongation of the northeasterly street line of Beach 114<sup>th</sup> Street; and
  - b. Rockaway Freeway, Beach 102<sup>nd</sup> Street, Rockaway Beach Boulevard, and Beach 108<sup>th</sup> Street;
6. eliminating from within an existing R6 District a C2-2 District bounded by a line 150 feet northwesterly and northerly of Rockaway Beach Boulevard, Beach 86<sup>th</sup> Street, Rockaway Beach Boulevard, and Beach 91<sup>st</sup> Street;
7. eliminating from within an existing R4 District a C2-4 District bounded by:
- a. Rockaway Beach Boulevard, the centerline of former Beach 43<sup>rd</sup> Street, a line 85 feet northerly of the Shorefront Parkway, and Beach 47<sup>th</sup> Street; and
  - b. Beach Channel Drive, Beach 35<sup>th</sup> Street, the northeasterly centerline prolongation of Rockaway Beach Boulevard, and Beach 36<sup>th</sup> Street;
8. eliminating from within an existing R6 District a C2-4 District bounded by:
- a. the northeasterly centerline prolongation of Rockaway Beach Boulevard, Beach 35<sup>th</sup> Street, Shore Front Parkway, the southerly centerline prolongation of Beach 36<sup>th</sup> Street; and
  - b. a line 100 feet southeasterly of Shore Front Parkway, Beach 35<sup>th</sup> Street, Ocean Front Road, the southerly prolongation of the centerline of Beach 36<sup>th</sup> Street, a line 100 feet northerly of Ocean Front Road, and a line 100 feet westerly of Beach 35<sup>th</sup> Street;
9. changing from an R2 District to an R2X District property bounded by a boundary line of the City of New York, a line 100 feet southeasterly of Hicksville Road, Reads Lane, Hicksville Road, Beach 9<sup>th</sup> Street, and Empire Avenue;
10. changing from an R5 District to an R3A District property bounded by a line 100 feet southeasterly of Rockaway Beach Drive, Beach 108<sup>th</sup> Street, a line 120 feet northwesterly of Rockaway Park and its northeasterly prolongation, a northwesterly boundary line of Rockaway Park, a line 100 feet southwesterly of 109<sup>th</sup> Street, a line 260 feet northwesterly of Rockaway Park, and Beach 109<sup>th</sup> Street;
11. changing from an R6 District to an R3A District property bounded by Seagirt Boulevard, a line 240 feet easterly of Beach 25<sup>th</sup> Street, a line 200 feet southerly of Seagirt Boulevard, a line 80 feet easterly of

Beach 25<sup>th</sup> Street, a line 330 feet northerly of Boardwalk, Beach 25<sup>th</sup> Street, a line 500 feet southerly of Seagirt Avenue, Beach 26<sup>th</sup> Street, Seagirt Avenue, and the northerly centerline prolongation of Beach 25<sup>th</sup> Street;

12. changing from an R3A District to an R3X District property bounded by Newport Avenue, a line midway between Beach 124<sup>th</sup> and Beach 125<sup>th</sup> Street, a line 100 feet southeasterly of Newport Avenue, Beach 124<sup>th</sup> Street, a line 100 feet northwesterly of Rockaway Beach Boulevard, a line midway between Beach 124<sup>th</sup> Street and Beach 125<sup>th</sup> Street, Rockaway Beach Boulevard, and a line midway between Beach 129<sup>th</sup> Street and Beach 130<sup>th</sup> Street;
13. changing from an R3-1 District to an R3X District property bounded by the U.S. Pierhead Line, a northeasterly boundary line of Marine Park and its northwesterly and southeasterly prolongation, Beach Channel Drive, Beach 117<sup>th</sup> Street, Newport Avenue, Beach 122<sup>nd</sup> Street, a line 100 feet southeasterly of Newport Avenue, a line midway between Beach 124<sup>th</sup> Street and Beach 125<sup>th</sup> Street, Newport Avenue, and a line midway between Beach 129<sup>th</sup> Street and Beach 130<sup>th</sup> Street and its northwesterly prolongation;
14. changing from an R3-2 District to an R3X District property bounded by Newport Avenue, a line midway between Beach 119<sup>th</sup> Street and Beach 120<sup>th</sup> Street, a line 100 feet northwesterly of Rockaway Beach Boulevard, Beach 120<sup>th</sup> Street, a line 400 feet southeasterly of Newport Avenue, a line midway between Beach 121<sup>st</sup> Street and Beach 122<sup>nd</sup> Street, a line 100 feet southeasterly of Newport Avenue, and Beach 121<sup>st</sup> Street;
15. changing from an R4 District to an R3X District property bounded by Newport Avenue, Beach 121<sup>st</sup> Street, a line 100 feet southeasterly of Newport Avenue, a line midway between Beach 121<sup>st</sup> Street and Beach 122<sup>nd</sup> Street, a line 400 feet southeasterly of Newport Avenue, Beach 120<sup>th</sup> Street, a line 100 feet northwesterly of Rockaway Beach Boulevard, a line midway between Beach 119<sup>th</sup> Street and Beach 120<sup>th</sup> Street, Rockaway Beach Boulevard, a line midway between Beach 124<sup>th</sup> Street and Beach 125<sup>th</sup> Street, a line 100 feet northwesterly of Rockaway Beach Boulevard, Beach 124<sup>th</sup> Street, a line 100 feet southeasterly of Newport Avenue, and Beach 122<sup>nd</sup> Street;
16. changing from an R4-1 District to an R3X District property bounded by Rockaway Beach Boulevard, Beach 120<sup>th</sup> Street, a line 560 feet northwesterly of Ocean Promenade, a line midway between Beach 120<sup>th</sup> Street and Beach 121<sup>st</sup> Street, a line 390 feet northwesterly of Ocean Promenade and its northeasterly prolongation (at Beach 121<sup>st</sup> Street), and a line midway between Beach 124<sup>th</sup> Street and Beach 125<sup>th</sup> Street;
17. changing from an R4A District to an R3X District property bounded by Rockaway Beach Boulevard, a line midway between Beach 124<sup>th</sup> Street and Beach 125<sup>th</sup> Street, a line 100 feet northwesterly of Ocean Promenade, Beach 125<sup>th</sup> Street and its southeasterly centerline prolongation, the northwesterly boundary line of Rockaway Park, and Beach 126<sup>th</sup> Street and its southeasterly centerline prolongation;
18. changing from an R5 District to an R4 District property bounded by a line 150 feet southeasterly of Rockaway Beach Boulevard, Beach 109<sup>th</sup> Street, a line 260 feet northwesterly of Rockaway Park, a line 100 feet southwesterly of Beach 109<sup>th</sup> Street and its southeasterly prolongation, the northwesterly boundary line of Rockaway Park, Beach 115<sup>th</sup> Street and its southeasterly prolongation, a line 280 feet northwesterly of Ocean Promenade, Beach 113<sup>th</sup> Street, a line 200 feet northwesterly of Ocean Promenade, and Beach 112<sup>th</sup> Street;

19. changing from a C3 District to an R4 District property bounded by:
  - a. the U.S. Pierhead line, the southwesterly street line of Cross Bay Parkway, Beach Channel Drive, and the northerly centerline prolongation of Beach 106<sup>th</sup> Street; and
  - b. Alameda Avenue, a line 100 feet easterly of Beach 59<sup>th</sup> Street, Beach Channel Drive, and Beach 59<sup>th</sup> Street;
20. changing from an R3-2 District to an R4-1 District property bounded by a U.S. Pierhead and Bulkhead Line, the westerly centerline prolongation of Alameda Avenue, a line 200 feet easterly of a proposed U.S. Pierhead and Bulkhead Line, a line 100 feet northerly of a proposed U.S. Pierhead and Bulkhead Line, the southerly prolongation of a westerly boundary line of a proposed U.S. Pierhead and Bulkhead Line, Parvine Avenue, Beach 61<sup>st</sup> Street, a line 100 feet northwesterly and northerly of Beach Channel Drive, a line midway between Beach 66<sup>th</sup> Street and Beach 67<sup>th</sup> Street, and Alameda Avenue;
21. changing from an R4 District to an R4-1 District property bounded by:
  - a. the U.S. Bulkhead Line, a line 1110 feet northeasterly of Beach 92<sup>nd</sup> Street, Beach Channel Drive, Barbadoes Drive and its northeasterly centerline prolongation, an easterly boundary line of a railroad right-of-way, a northeasterly boundary line of a railroad right-of-way, Rockaway Freeway, Beach 84<sup>th</sup> Street, Rockaway Freeway, a southeasterly boundary line of a railroad right-of-way, the northeasterly service road of the Cross Bay Parkway, Beach Channel Drive, and Beach 92<sup>nd</sup> Street;
  - b. a U.S. Pierhead and Bulkhead Line, a U.S. Bulkhead Line and its southerly prolongation, Norton Avenue, and the former centerline of 45<sup>th</sup> Street;
  - c. Ocean Crest Boulevard, Beach Channel Drive, Grassmere Terrace, Brookhaven Avenue, Beach 28<sup>th</sup> Street, a line 100 feet northerly of Deerfield Road, Beach 29<sup>th</sup> Street, Brookhaven Avenue, a line 200 feet southwesterly of Hartman Lane and its southeasterly prolongation, Beach Channel Drive, and Hartman Lane; and
  - d. Camp Road, Fernside Place, and Seagirt Avenue;
22. changing from an R5 District to an R4-1 District property bounded by:
  - a. the centerline of a railroad right-of-way, Beach 99<sup>th</sup> Street, a line 100 feet northwesterly of Rockaway Beach Boulevard, and Beach 100<sup>th</sup> Street;
  - b. Shore Front Parkway, the southeasterly centerline prolongation Beach 97<sup>th</sup> Street, Rockaway Beach, a line midway between Beach 98<sup>th</sup> Street and Beach 99<sup>th</sup> Street and its southeasterly prolongation;
  - c. Beach Channel Drive, a line 280 feet westerly of Beach 22<sup>nd</sup> Street, Cornaga Avenue, Beach 22

nd Street, a line perpendicular to the westerly street line of Beach 22nd Street distant 150 feet southerly (as measured along the street line) from the point of intersection of the westerly street line of Beach 22nd Street and the southerly street line of Cornaga Avenue, a line 200 feet westerly of Beach 22nd Street, New Haven Avenue, a line perpendicular to the southerly street line of New Haven Avenue distant 150 feet easterly (as measured along the street line) from the point of intersection of the southerly street line of New Haven Avenue and the easterly street line of Grassmere Terrace, Brookhaven Avenue, and Grassmere Terrace; and

d. Frisco Avenue, Beach 12th Street, Hicksville Road, Beach 9th Street, Plainview Avenue, Beach 12th Street, a line 100 feet northerly of Plainview Avenue, Beach 13th Street, a line 95 feet southwesterly of Davies Road, a line 280 feet southeasterly of Caffrey Avenue, New Haven Avenue, Beach 15th Street, Brookhaven Avenue and its southeasterly centerline prolongation, Gateway Boulevard, a line 100 feet northeasterly of New Haven Avenue, Caffrey Avenue, Davies Road, a line 100 feet southeasterly of Caffrey Avenue, and Mott Avenue;

23. changing from an R6 District to an R4-1 District property bounded by:

a. the centerline of a railroad right-of-way, Beach 98th Street, Rockaway Beach Boulevard, Beach 97th Street, Shore Front Parkway, a line midway between Beach 98th Street and Beach 99th Street, Rockaway Beach Boulevard, and Beach 99th Street;

b. a southeasterly boundary line of a railroad right-of-way, Beach 90th Street, a line 100 feet northwesterly of Rockaway Beach Boulevard; and a line 175 feet southwesterly of Beach 92nd Street;

c. a southeasterly boundary line of a railroad right-of-way, Beach 86th Street, a line 100 feet northerly of Rockaway Beach Boulevard; and Beach 88th Street;

d. a U.S. Pierhead Line and its southerly prolongation, the centerline of former Norton Avenue, Norton Avenue, and a U.S. Bulkhead Line and its southerly prolongation;

e. Ocean Crest Boulevard, a line 250 feet southwesterly of Hartman Lane, Beach Channel Drive, a line 200 feet southwesterly of Hartman Lane and its southeasterly centerline prolongation, Brookhaven Avenue, Beach 29th Street, a line 100 feet northerly of Deerfield Road and its westerly prolongation, the southeasterly prolongation of a line 235 feet northeasterly of Beach 32nd Street, the centerline of a railroad right-of-way, and Beach 32nd Street; and

f. Seagirt Avenue, Beach 26th Street, Seagirt Boulevard, the northerly centerline prolongation of Beach 26th Street, Seagirt Avenue, Beach 26th Street, a line 500 feet southerly of Seagirt Avenue, Beach 25th Street, a line 330 feet northerly of Boardwalk, a line 80 feet easterly of Beach 25th Street and its southerly prolongation, Public Beach, and Beach 28th Street and its southerly centerline prolongation;

24. changing from a C3 District to an R4-1 District property bounded by:

a. the U.S. Pierhead Line, the northerly centerline prolongation of Beach 86th Street, Barbadoes Drive, a line 1110 feet northeasterly of Beach 92nd Street, Beach 92nd Street, Beach Channel Drive, a northeasterly service road of Cross Bay Parkway, a southeasterly prolongation of the

northeasterly roadway line of Cross Bay Parkway, Beach Channel Drive, and the northeasterly street line of Cross Bay Parkway and its southeasterly prolongation; and

- b. the U.S. Pierhead and Bulkhead Line, the former centerline of 45<sup>th</sup> Street, Beach 45<sup>th</sup> Street, Norton Avenue and its northeasterly centerline prolongation, and the northerly centerline prolongation of Beach 47<sup>th</sup> Street;

25. changing from an R3-2 District to an R4A District property bounded by:

- a. Newport Avenue, a line midway between Beach 116<sup>th</sup> Street and Beach 117<sup>th</sup> Street, Rockaway Beach Boulevard, Beach 117<sup>th</sup> Street, a line 100 feet southeasterly of Rockaway Beach Boulevard, Beach 120<sup>th</sup> Street, Rockaway Beach Boulevard, Beach 119<sup>th</sup> Street, a line 100 feet northwesterly of Rockaway Beach Boulevard, and a line midway between Beach 119<sup>th</sup> Street, Beach 120<sup>th</sup> Street; and
- b. Alameda Avenue, a line midway between Beach 66<sup>th</sup> Street and Beach 67<sup>th</sup> Street, a line 100 feet northerly of Beach Channel Drive, Beach 68<sup>th</sup> Street, a line 140 feet northerly of Beach Channel Drive, Beach 69<sup>th</sup> Street, Gouverneur Avenue, and Barbadoes Drive;

26. changing from an R4 District to an R4A District property bounded by:

- a. a line 100 feet northwesterly of Rockaway Beach Boulevard, Beach 119<sup>th</sup> Street, Rockaway Beach Boulevard, and a line midway between Beach 119<sup>th</sup> Street and Beach 120<sup>th</sup> Street;
- b. a line 100 feet southeasterly of Rockaway Beach Boulevard, Beach 117<sup>th</sup> Street, a line 100 feet northwesterly of Ocean Promenade, a line midway between Beach 120<sup>th</sup> Street and Beach 121<sup>st</sup> Street, a line 560 feet northwesterly of Ocean Promenade, and Beach 120<sup>th</sup> Street; and
- c. Brookhaven Avenue, Briar Place, Collier Avenue, Elk Drive, Fernside Place, Camp Road, Seagirt Boulevard, Beach 29<sup>th</sup> Street, a line 100 feet northerly of Deerfield Road, and Beach 28<sup>th</sup> Street;

27. changing from an R4-1 District to an R4A District property bounded by a line 390 feet northwesterly of Ocean Promenade and its northeasterly prolongation (at Beach 121<sup>st</sup> Street), a line midway between Beach 120<sup>th</sup> Street and Beach 121<sup>st</sup> Street, a line 100 feet northwesterly of Ocean Promenade, Beach 121<sup>st</sup> Street, a line 100 feet northwesterly of Ocean Promenade, and a line midway between Beach 124<sup>th</sup> Street and Beach 125<sup>th</sup> Street;

28. changing from an R5 District to an R4A District property bounded by:

- a. Rockaway Beach Boulevard, a line midway between Beach 116<sup>th</sup> Street and Beach 117<sup>th</sup> Street, a line 150 feet southeasterly of Rockaway Beach Boulevard, and Beach 117<sup>th</sup> Street;
- b. Beach Channel Drive, a line midway between Beach 63<sup>rd</sup> Street and Beach 62<sup>nd</sup> Street, a line 75 feet northerly of Rockaway Beach Boulevard, a line 100 feet westerly of Beach 63<sup>rd</sup> Street, a line 100 feet southerly of Beach Channel Drive, and a line 120 feet westerly of Beach 63<sup>rd</sup> Street;
- c. Brookhaven Avenue, Beach 17<sup>th</sup> Street, a line 150 feet southerly of Plainview Avenue, Beach 19

- th Street, Seagirt Boulevard, Beach 20<sup>th</sup> Street, Plainview Avenue, and Beach 19<sup>th</sup> Street;
- d. Gateway Boulevard, Cornaga Avenue, Beach 9<sup>th</sup> Street, Hicksville Road, Frisco Avenue, Mott Avenue, a line 100 feet southeasterly of Caffrey Avenue, Davies Road, Caffrey Avenue, a line 165 feet southwesterly of Mott Avenue, a line 110 feet northwesterly of Caffrey Avenue, and Mott Avenue; and
  - e. Heyson Road, Beach 13<sup>th</sup> Street, Seagirt Boulevard, and Beach 14<sup>th</sup> Street;
29. changing from an R6 District to an R4A District property bounded by:
- a. a line 100 feet northerly of Deerfield Road and its westerly prolongation, Beach 29<sup>th</sup> Street, Seagirt Boulevard, Beach 32<sup>nd</sup> Street, a line 180 feet northerly of Seagirt Boulevard, and a line 100 feet westerly of Beach 30<sup>th</sup> Street; and
  - b. Seagirt Boulevard, Beach 26<sup>th</sup> Street, Seagirt Avenue, and a line 110 feet westerly of Beach 27<sup>th</sup> Street;
30. changing from an R4 District to an R4B District property bounded by Beach Channel Drive, a line midway between Beach 102<sup>nd</sup> Street and Beach 101<sup>st</sup> Street, the center line of a railroad right-of-way, and Seaside Avenue;
31. changing from an R6 District to an R5 District property bounded by Seagirt Boulevard, a line 110 feet westerly of Beach 27<sup>th</sup> Street, Seagirt Avenue, Beach 28<sup>th</sup> Street and its southerly centerline prolongation, Rockaway Beach, and Beach 32<sup>nd</sup> Street and its southerly centerline prolongation;
32. changing from an R3-2 District to an R5A District property bounded by Gouverneur Avenue, Beach 69<sup>th</sup> Street, a line 140 feet northerly of Beach Channel Drive, Beach 68<sup>th</sup> Street, Beach Channel Drive, and Beach 72<sup>nd</sup> Street;
33. changing from an R5 District to an R5A District property bounded by:
- a. Rockaway Beach Boulevard, Beach 112<sup>th</sup> Street, a line 200 feet northwesterly of Ocean Promenade, Beach 113<sup>th</sup> Street, a line 280 feet northwesterly of Ocean Promenade, Beach 115<sup>th</sup> Street, a line 150 feet southeasterly of Rockaway Beach Boulevard, and Beach 113<sup>th</sup> Street; and
  - b. Beach Channel Drive, a line midway between Beach 67<sup>th</sup> Street and Beach 68<sup>th</sup> Street, the easterly and westerly prolongation of the southerly street line of Beach 70<sup>th</sup> Street, and a line 95 feet westerly of Beach 70<sup>th</sup> Street;
34. changing from an R6 District to an R5A District property bounded by a line 100 feet southeasterly of Rockaway Beach Boulevard, Beach 90<sup>th</sup> Street and its southerly centerline prolongation, Rockaway Beach, Cross Bay Parkway and its southeasterly centerline prolongation, Holland Avenue, and Beach 92<sup>nd</sup> Street;
35. changing from an R5 District to an R5B District property bounded by Beach Channel Drive, Beach 116<sup>th</sup> Street, a line 100 feet southeasterly of Beach Channel Drive, a line 150 feet northeasterly of Beach 116<sup>th</sup> Street, a line 150 feet northwesterly of Rockaway Beach Boulevard, the northwesterly prolongation of the northeasterly street line of Beach 114<sup>th</sup> Street, a line 100 feet northwesterly of

Rockaway Beach Boulevard, Beach 109<sup>th</sup> Street, the northwesterly boundary line of a railroad right-of-way, Beach 108<sup>th</sup> Street, a line 100 feet southeasterly of Rockaway Beach Drive, Beach 109<sup>th</sup> Street, a line 150 feet southeasterly of Rockaway Beach Boulevard, Beach 112<sup>th</sup> Street, Rockaway Beach Boulevard, Beach 113<sup>th</sup> Street, a line 150 feet southeasterly of Rockaway Beach Boulevard, a line midway between Beach 116<sup>th</sup> Street and Beach 117<sup>th</sup> Street, Newport Avenue, and Beach 117<sup>th</sup> Street;

36. changing from an R6 District to an R5B District property bounded by the southeasterly boundary line of a railroad right-of-way, Beach 97<sup>th</sup> Street, the northwesterly boundary line of a railroad right-of-way, Beach 96<sup>th</sup> Street, Rockaway Beach Boulevard, a line 175 feet southwesterly of Beach 92<sup>nd</sup> Street, a line 100 feet northwesterly of Rockaway Beach Boulevard, Beach 90<sup>th</sup> Street, a line 100 feet southeasterly of Rockaway Beach Boulevard, Beach 97<sup>th</sup> Street, Rockaway Beach Boulevard, and Beach 98<sup>th</sup> Street;

37. changing from an R3-2 District to an R5D District property bounded by a line 100 feet northerly of Beach Channel Drive, Beach 62<sup>nd</sup> Street, a line 100 feet northerly of Beach Channel Drive, Beach 61<sup>st</sup> Street, Beach Channel Drive, and Beach 68<sup>th</sup> Street;

38. changing from an R4 District to an R5D District property bounded by a line 100 feet northwesterly of Beach Channel Drive, Beach 59<sup>th</sup> Street, Beach Channel Drive, and Beach 61<sup>st</sup> Street;

39. changing from an R5 District to an R5D District property bounded by:

a. Rockaway Freeway, the centerline of a railroad right-of-way, Beach 100<sup>th</sup> Street, a line 100 feet northwesterly of Rockaway Beach Boulevard, Beach 99<sup>th</sup> Street, Rockaway Beach Boulevard, a line midway between Beach 98<sup>th</sup> Street and Beach 99<sup>th</sup> Street and its southeasterly prolongation, the shoreline, the southeasterly centerline prolongation of Beach 102<sup>nd</sup> Street, Beach 102<sup>nd</sup> Street, Rockaway Beach Boulevard; and Beach 108<sup>th</sup> Street;

b. Beach Channel Drive, a line 120 feet westerly of Beach 63<sup>rd</sup> Street, a line 100 feet southerly of Beach Channel Drive, and a line midway between Beach 67<sup>th</sup> Street and Beach 68<sup>th</sup> Street; and

c. Beach Channel Drive, Beach 59<sup>th</sup> Street, a line 75 feet northerly of Rockaway Beach Boulevard, and a line midway between Beach 62<sup>nd</sup> Street and Beach 63<sup>rd</sup> Street;

40. changing from an R6 District to an R5D District property bounded by:

a. Rockaway Beach Boulevard, a line midway between Beach 98<sup>th</sup> Street and Beach 99<sup>th</sup> Street, Shore Front Parkway, and Beach 99<sup>th</sup> Street;

b. a line 100 feet southeasterly of Rockaway Beach Boulevard, Beach 92<sup>nd</sup> Street, Holland Avenue, Cross Bay Parkway and its southeasterly centerline prolongation, Rockaway Beach Boulevard, and Beach 97<sup>th</sup> Street and its southeasterly centerline prolongation; and

c. the centerline of a railroad right-of-way, Beach 88<sup>th</sup> Street, a line 100 feet northerly of Rockaway Beach Boulevard, Beach 86<sup>th</sup> Street, Rockaway Beach Boulevard, and Beach 90<sup>th</sup> Street;

41. changing from an R6 District to an R6A District property bounded by:

a. the U.S. Pierhead Line, the northeasterly street line of Cross Bay Parkway and its southeasterly

prolongation, Beach Channel Drive, a southeasterly prolongation of the northeasterly roadway line of Cross Bay Parkway, a northeasterly service road of Cross Bay Parkway, a southeasterly boundary line of a rail road right-of-way, a line 175 feet southwesterly of Beach 92<sup>nd</sup> Street, Rockaway Beach Boulevard, Beach 96<sup>th</sup> Street, the northwesterly boundary line of a rail road right-of-way, a southwesterly service road of Cross Bay Parkway, and the southwesterly street line of Cross Bay Parkway; and

- b. Beach Channel Drive, Beach 32<sup>nd</sup> Street, and Far Rockaway Boulevard;
42. changing from an R5 District to an R7A District property bounded by a line 150 feet southeasterly of Rockaway Beach Boulevard, Beach 115<sup>th</sup> Street and its southeasterly centerline prolongation, a northwesterly boundary line of Rockaway Park, Beach 116<sup>th</sup> Street and its southeasterly centerline prolongation, a line 200 feet northerly of Ocean Promenade, a line midway between Beach 116<sup>th</sup> Street and Beach 117<sup>th</sup> Street, a line 100 feet northerly of Ocean Promenade, Beach 117<sup>th</sup> Street;
43. changing from an R4 District to a C4-3A District property bounded by:
- a. Rockaway Beach Boulevard, the centerline of former Beach 43<sup>rd</sup> Street, a line 85 feet northerly of Shore Front Parkway, and Beach 47<sup>th</sup> Street; and
  - b. Beach Channel Drive, Beach 35<sup>th</sup> Street, the northeasterly centerline prolongation of Rockaway Beach Boulevard, and Beach 36<sup>th</sup> Street;
44. changing from an R6 District to a C4-3A District property bounded by the northeasterly centerline prolongation of Rockaway Beach Boulevard, Beach 35<sup>th</sup> Street, Shore Front Parkway, and Beach 36<sup>th</sup> Street and its southerly centerline prolongation;
45. changing from an R6 District to a C4-4 District property bounded by a line 100 feet southeasterly of Shore Front Parkway, Beach 35<sup>th</sup> Street and its southeasterly centerline prolongation, Ocean Front Road, and the southerly centerline prolongation of Beach 36<sup>th</sup> Street;
46. changing from an R4 District to an M1-1 District property bounded by Beach Channel Drive, Beach 104<sup>th</sup> Street, the centerline of a railroad right-of-way, and the northwesterly centerline prolongation of Beach 106<sup>th</sup> Street;
47. establishing within a proposed R3A District a C1-3 District bounded by Seagirt Avenue, Beach 25<sup>th</sup> Street, a line 100 feet southerly of Seagirt Avenue, and Beach 26<sup>th</sup> Street;
48. establishing within a proposed R4-1 District a C1-3 District bounded by:
- a. a line 100 feet northwesterly of Rockaway Beach Boulevard, Beach 98<sup>th</sup> Street, Rockaway Beach Boulevard, and Beach 99<sup>th</sup> Street; and
  - b. Seagirt Boulevard, the northerly centerline prolongation of Beach 25<sup>th</sup> Street, Seagirt Avenue, and Beach 26<sup>th</sup> Street;

49. establishing within a proposed R4A District a C1-3 District bounded by Rockaway Beach

Boulevard, a line midway between Beach 116<sup>th</sup> Street and Beach 117<sup>th</sup> Street, a line 100 feet southeasterly of Rockaway Beach Boulevard, and Beach 117<sup>th</sup> Street;

50. establishing within a proposed R5A District a C1-3 District bounded by Beach Channel Drive, a line midway between Beach 69<sup>th</sup> Street and Beach 70<sup>th</sup> Street, a line 100 feet southerly of Beach Channel Drive, and a line 95 feet westerly of Beach 90<sup>th</sup> Street;

51. establishing within a proposed R5B District a C1-3 District bounded by:

- a. Beach Channel Drive, Beach 116<sup>th</sup> Street, a line 100 feet southeasterly of Beach Channel Drive, a line 150 feet northeasterly of Beach 116<sup>th</sup> Street, a line 150 feet northwesterly of Rockaway Beach Boulevard, the northwesterly prolongation of the northeasterly street line of Beach 114<sup>th</sup> Street, Rockaway Beach Boulevard, Beach 113<sup>th</sup> Street, a line 100 feet southeasterly of Rockaway Beach Boulevard, Beach 116<sup>th</sup> Street, a line 150 feet southeasterly of Rockaway Beach Boulevard, a line midway between Beach 116<sup>th</sup> Street and Beach 117<sup>th</sup> Street, Newport Avenue, and Beach 117<sup>th</sup> Street;
- b. a line 100 feet northwesterly of Rockaway Beach Boulevard, Beach 109<sup>th</sup> Street, Rockaway Beach Boulevard, and the northwesterly prolongation of the southwesterly street line of Beach 111<sup>th</sup> Street;
- c. Rockaway Beach Boulevard, Beach 108<sup>th</sup> Street, a line 100 feet southeasterly of Rockaway Beach Drive, and Beach 109<sup>th</sup> Street;
- d. a line 100 feet northwesterly of Rockaway Beach Boulevard, Beach 96<sup>th</sup> Street, Rockaway Beach Boulevard, a line midway between Beach 96<sup>th</sup> Street and Cross Bay Parkway, a line 100 feet southeasterly of Rockaway Beach Boulevard, Beach 97<sup>th</sup> Street, Rockaway Beach Boulevard, and Beach 98<sup>th</sup> Street; and
- e. Rockaway Beach Boulevard, Beach 90<sup>th</sup> Street, a line 100 feet southeasterly of Rockaway Beach Boulevard, and Cross Bay Parkway;

52. establishing within a proposed R5D District a C1-3 District bounded by:

- a. the centerline of a railroad right-of-way, a line midway between Beach 101<sup>st</sup> Street and 102<sup>nd</sup> Street, a line 100 feet northwesterly of Rockaway Beach Boulevard, and Beach 102<sup>nd</sup> Street;
- b. a line 100 feet northwesterly of Rockaway Beach Boulevard, Beach 99<sup>th</sup> Street, Rockaway Beach Boulevard, Beach 100<sup>th</sup> Street, a line 100 feet southeasterly of Rockaway Beach Boulevard, Beach 102<sup>nd</sup> Street, Rockaway Beach Boulevard, and Beach 100<sup>th</sup> Street;
- c. a line 100 feet northerly of Beach Channel Drive, Beach 66<sup>th</sup> Street, a line 100 feet southerly of Beach Channel Drive, Beach 67<sup>th</sup> Street, Beach Channel Drive, and Beach 68<sup>th</sup> Street;
- d. a line 100 feet northerly of Beach Channel Drive, Beach 64<sup>th</sup> Street, Beach Channel Drive, and Beach 65<sup>th</sup> Street; and
- e. a line 100 feet northerly of Beach Channel Drive, Beach 62<sup>nd</sup> Street, a line 75 feet northerly of Rockaway Beach Boulevard, a line midway between Beach 62<sup>nd</sup> Street and Beach 63<sup>rd</sup> Street,

Beach Channel Drive, and Beach 63<sup>rd</sup> Street;

53. establishing within a proposed R7A District a C1-3 District bounded by a line 150 feet southeasterly of Rockaway Beach Boulevard, a line midway between Beach 115<sup>th</sup> Street and Beach 116<sup>th</sup> Street, Ocean Promenade, Beach 116<sup>th</sup> Street, a line 200 feet northwesterly of Ocean Promenade, and a line midway between Beach 116<sup>th</sup> Street and Beach 117<sup>th</sup> Street;

54. establishing within a proposed R4-1 District a C2-3 District bounded by a U.S. Bulkhead Line, a line 235 feet northeasterly of Beach 92<sup>nd</sup> Street, Beach Channel Drive, and Beach 92<sup>nd</sup> Street;

55. establishing within a proposed R5B District a C2-3 District bounded by:

a. a line 100 feet northwesterly of Rockaway Beach Boulevard, the northwesterly prolongation of the southwesterly street line of Beach 111<sup>th</sup> Street, Rockaway Beach Boulevard, and the northwesterly prolongation of the northeasterly street line of Beach 114<sup>th</sup> Street; and

b. a line 100 feet northwesterly of Rockaway Beach Boulevard, Beach 90<sup>th</sup> Street, Rockaway Beach Boulevard, and a line 175 feet southwesterly of Beach 92<sup>nd</sup> Street;

56. establishing within a proposed R5D District a C2-3 District bounded by:

a. Rockaway Freeway, Beach 102<sup>nd</sup> Street, Rockaway Beach Boulevard, and Beach 108<sup>th</sup> Street;

b. a line 100 feet northwesterly and northerly of Rockaway Beach Boulevard, Beach 86<sup>th</sup> Street, Rockaway Beach Boulevard, and Beach 90<sup>th</sup> Street; and

c. a line 100 feet northwesterly of Beach Channel Drive, Beach 59<sup>th</sup> Street, Beach Channel Drive, and Beach 62<sup>nd</sup> Street;

as shown in a diagram (for illustrative purposes only) dated April 21, 2008, modified by the City Planning Commission on July 23, 2008, and subject to the conditions of CEQR declaration E-215, Community District 14, 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 14, 2008, on file in this office.

City Clerk, Clerk of The Council