



Legislation Details (With Text)

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**Title:** Resolution approving the decision of the City Planning Commission on ULURP No. C 100199 ZMQ, a Zoning Map amendment (L.U. No. 97).

**Sponsors:**

**Indexes:**

**Attachments:** 1. Committee Report, 2. Hearing Transcript - Stated Meeting 5/25/10

Date	Ver.	Action By	Action	Result
5/25/2010	*	Committee on Land Use	Approved by Committee	
5/25/2010	*	City Council	Approved, by Council	Pass

THE COUNCIL OF THE CITY OF NEW YORK  
RESOLUTION NO. 258

Resolution approving the decision of the City Planning Commission on ULURP No. C 100199 ZMQ, a Zoning Map amendment (L.U. No. 97).

By Council Members Comrie and Weprin

WHEREAS, the City Planning Commission filed with the Council on April 30, 2010 its decision dated April 28, 2010 (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 of the Zoning Map to rezone all or portions of 238 blocks in the Astoria neighborhood in northwestern Queens. The proposed rezoning from R4, R5, R6, and R6B districts to R4, R4-1, R4B, R5, R5B, R5D, R6A, R6B, R7A, C4-2A, C4-3, and C4-4A districts is intended to protect neighborhood character from out-of-scale development, more closely reflect established development patterns, direct opportunities for moderate residential and commercial growth to locations along wide streets and transit resources, and provide incentives for the production of affordable housing, Community District 1, (ULURP No. C 100199 ZMQ) (the "Application");

WHEREAS, the Application is related to Application Number N 100200 ZRQ (L.U. No. 98), a zoning text amendment to Article II, Chapter 3 and Appendix F of the Zoning Resolution, to apply the Inclusionary Housing Program to proposed R7A and equivalent commercial districts in Queens Community District 1;

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 May 17, 2010;

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 January 25, 2010, which included (E) designations to avoid the potential for hazardous material impacts and air quality impacts (E-245), (CEQR No. 10DCP019Q);

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, and based on the environmental determination and consideration described in this report, C 100199 ZMQ, incorporated by reference herein, 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. 6b, 9a, 9b and 9c:

1. eliminating from an existing R5 District a C1-2 District bounded by:
  - a. 29<sup>th</sup> Street, a line 150 feet northeasterly of Ditmars Boulevard, 31<sup>st</sup> Street, 21<sup>st</sup> Avenue, 32<sup>nd</sup> Street, a line 150 feet northeasterly of Ditmars Boulevard, 37<sup>th</sup> Street, a line 150 feet southwesterly of Ditmars Boulevard, 33<sup>rd</sup> Street, a line 225 feet southwesterly of Ditmars Boulevard, a line 163 feet northwesterly of 33<sup>rd</sup> Street, a line 275 feet northeasterly of 23<sup>rd</sup> Avenue, a line 116 feet northwesterly of 33<sup>rd</sup> Street, a line 150 feet northeasterly of 23<sup>rd</sup> Avenue, 33<sup>rd</sup> Street, a centerline of the New York Connecting Railroad Right-of-Way, a line 163 feet northwesterly of 33<sup>rd</sup> Street, 23<sup>rd</sup> Avenue, 26<sup>th</sup> Street, a line 150 feet northeasterly of 23<sup>rd</sup> Avenue, a line midway between 29<sup>th</sup> Street and 31<sup>st</sup> Street, and a line 150 feet southwesterly of Ditmars Boulevard;
  - a. 21<sup>st</sup> Street, a line midway between 23<sup>rd</sup> Terrace and 24<sup>th</sup> Avenue, 23<sup>rd</sup> Street, a line 150 feet northeasterly of 24<sup>th</sup> Avenue, 24<sup>th</sup> Street, and 24<sup>th</sup> Avenue;
  - a. 27<sup>th</sup> Street, a line 150 feet northeasterly of 24<sup>th</sup> Avenue, 31<sup>st</sup> Street, and 24<sup>th</sup> Avenue;
  - a. 31<sup>st</sup> Street, a line 240 feet northeasterly of 24<sup>th</sup> Road, a line 100 feet southeasterly of 31<sup>st</sup> Street, 24<sup>th</sup> Road, 32<sup>nd</sup> Street, and Astoria Boulevard (northerly portion); and
  - e. 23<sup>rd</sup> Street, a line 150 feet northeasterly of Astoria Boulevard, Crescent Street, and Astoria Boulevard;
2. eliminating from an existing R6 District a C1-2 District bounded by:
  - a. Crescent Street, a line 150 feet northeasterly of Astoria Boulevard, 29<sup>th</sup> Street, Hoyt Avenue South, 31<sup>st</sup> Street, Astoria Boulevard, 32<sup>nd</sup> Street, a line 150 feet southwesterly of Astoria Boulevard, 28<sup>th</sup> Street, and Astoria Boulevard;

- a. Crescent Street, a line 150 feet northeasterly of 30<sup>th</sup> Avenue, 30<sup>th</sup> Street, Newtown Avenue, 31<sup>st</sup> Street, a line 150 feet northeasterly of Newton Avenue, a line 150 feet northeasterly of 30<sup>th</sup> Avenue, 38<sup>th</sup> Street, 30<sup>th</sup> Avenue, a line midway between 38<sup>th</sup> Street and Steinway Street, a line 250 feet southwesterly of 30<sup>th</sup> Avenue, 38<sup>th</sup> Street, a line 150 feet southwesterly of 30<sup>th</sup> Avenue, 29<sup>th</sup> Street, and a line midway between 30<sup>th</sup> Road and 30<sup>th</sup> Avenue;
- a. 33<sup>rd</sup> Street, a line 150 feet northeasterly of 31<sup>st</sup> Avenue, 35<sup>th</sup> Street, and a line 150 feet southwesterly of 31<sup>st</sup> Avenue;
- a. 37<sup>th</sup> Street, a line 150 feet northeasterly of 31<sup>st</sup> Avenue, a line midway between 38<sup>th</sup> Street and Steinway Street, and a line 150 feet southwesterly of 31<sup>st</sup> Avenue; and
- a. 21<sup>st</sup> Street, 31<sup>st</sup> Drive, 23<sup>rd</sup> Street, and Broadway;
3. eliminating from an existing R6B District a C1-2 District bounded by 30<sup>th</sup> Road, 14<sup>th</sup> Street, 30<sup>th</sup> Drive, a line 100 feet southeasterly of 14<sup>th</sup> Street, 31<sup>st</sup> Avenue, and a line 100 feet northwesterly of 14<sup>th</sup> Street;
4. eliminating from an existing R5 District a C1-3 District bounded by:
  - a. 21<sup>st</sup> Street, a line 150 feet northeasterly of 21<sup>st</sup> Avenue, 24<sup>th</sup> Street, and a line 100 feet northeasterly of 21<sup>st</sup> Avenue; and
  - a. 19<sup>th</sup> Street, a line 100 feet southwesterly of 21<sup>st</sup> Avenue, a line 100 feet southeasterly of 21<sup>st</sup> Street, and a line 150 feet southwesterly of 21<sup>st</sup> Avenue;
5. eliminating from an existing R5 District a C 1-4 District bounded by 24<sup>th</sup> Avenue, 31<sup>st</sup> Street, a line 100 feet southwesterly of 24<sup>th</sup> Avenue, and a line 200 feet northwesterly of 31<sup>st</sup> Street;
6. eliminating from an existing R6B District a C1-4 District bounded by 30<sup>th</sup> Street, a line 100 feet northeasterly of Broadway, 31<sup>st</sup> Street, Broadway, 32<sup>nd</sup> Street, a line 100 feet northeasterly of Broadway, a line midway between 38<sup>th</sup> Street and Steinway Street, and a line 100 feet southwesterly of Broadway;
7. eliminating from an existing R5 District a C2-2 District bounded by:
  - a. 20<sup>th</sup> Avenue, a line midway between Steinway Street and 41<sup>st</sup> Street, 21<sup>st</sup> Avenue, a line midway between 38<sup>th</sup> Street and Steinway Street, a line 150 feet southwesterly of 20<sup>th</sup> Avenue, and a line midway between 37<sup>th</sup> Street and 38<sup>th</sup> Street;
  - a. 37<sup>th</sup> Street, a line 150 feet northeasterly of Ditmars Boulevard, 41<sup>st</sup> Street, and a line 150 feet southwesterly of Ditmars Boulevard;
  - a. 23<sup>rd</sup> Avenue, 32<sup>nd</sup> Street, 23<sup>rd</sup> Road, a line midway between 29<sup>th</sup> Street and 31<sup>st</sup> Street, a line 150 feet southwesterly of 23<sup>rd</sup> Avenue, and 26<sup>th</sup> Street;
  - a. 23<sup>rd</sup> Avenue, Steinway Street, a centerline of the New York Connecting Railroad right-of-way, 41<sup>st</sup> Street, Astoria Boulevard (northerly portion), and a line midway between 38<sup>th</sup> Street and Steinway Street; and
  - a. Astoria Boulevard (southerly portion), 41<sup>st</sup> Street, a line 150 feet southwesterly of Astoria

Boulevard (southerly portion), a line midway between Steinway Street and 41<sup>st</sup> Street, a line 150 feet northeasterly of 28<sup>th</sup> Street, 41<sup>st</sup> Street, 28<sup>th</sup> Avenue, a line midway between 38<sup>th</sup> Street and Steinway Street, a line 100 feet southwesterly of Astoria Boulevard (southerly portion), and Steinway Street;

8. eliminating from an existing R6 District a C2-2 District bounded by:
  - a. Crescent Street, Astoria Boulevard, 28<sup>th</sup> Street, a line 150 feet southwesterly of Astoria Boulevard, a line 100 feet northwesterly of 28<sup>th</sup> Street, and a line 200 feet northeasterly of Newton Avenue;
  - a. 33<sup>rd</sup> Street, Astoria Boulevard (southerly portion), 35<sup>th</sup> Street, and a line 150 feet southwesterly of Astoria Boulevard (northerly portion);
  - a. 36<sup>th</sup> Street, Astoria Boulevard (southerly portion), Steinway Street, a line 100 feet southwesterly of Astoria Boulevard (southerly portion), a line midway between 38<sup>th</sup> Street and Steinway Street, and a line 150 feet southwesterly of Astoria Boulevard (southerly portion);
  - a. 38<sup>th</sup> Street, a line 200 feet northeasterly of 28<sup>th</sup> Avenue, a line midway between 38<sup>th</sup> Street and Steinway Street, and 28<sup>th</sup> Avenue;
  - a. 38<sup>th</sup> Street, a line 150 feet northeasterly of 30<sup>th</sup> Avenue, a line midway between 38<sup>th</sup> Street and Steinway Street, and 30<sup>th</sup> Avenue; and
  - a. 31<sup>st</sup> Street, a line 235 feet northeasterly of Broadway, 32<sup>nd</sup> Street, and a line 150 feet northeasterly of Broadway;
9. eliminating from an existing R6A District a C2-2 District bounded by a line 150 feet southeasterly of 8<sup>th</sup> Street, a line 100 feet northeasterly and northerly of Astoria Boulevard, 12<sup>th</sup> Street, 30<sup>th</sup> Avenue, Main Avenue, and Astoria Boulevard;
10. eliminating from an existing R6B District a C2-2 District bounded by:
  - a. 31<sup>st</sup> Street, a line 150 feet northeasterly of Broadway, 32<sup>nd</sup> Street, and Broadway; and
  - a. 12<sup>th</sup> Street, a line 100 feet northerly of Astoria Boulevard, 18<sup>th</sup> Street, 27<sup>th</sup> Avenue, 18<sup>th</sup> Street, 26<sup>th</sup> Road, line 150 feet northeasterly of 27<sup>th</sup> Avenue, a line 100 feet northwesterly of 21<sup>st</sup> Street, 28<sup>th</sup> Avenue, 14<sup>th</sup> Street, and 29<sup>th</sup> Avenue;
11. eliminating from an existing R7A District a C2-2 District bounded by Vernon Boulevard, a line 100 feet northeasterly of Broadway, 21<sup>st</sup> Street, and Broadway;
12. eliminating from an existing R7B District a C2-2 District bounded by a line midway between 21<sup>st</sup> Street and 22<sup>nd</sup> Street, a line 150 feet northeasterly of Astoria Boulevard, 23<sup>rd</sup> Street, 27<sup>th</sup> Road, a line 100 feet southeasterly of 21<sup>st</sup> Street, and Newtown Avenue;
13. eliminating from an existing R7X District a C2-2 District bounded:

- a. by a line 100 feet northwesterly of 21<sup>st</sup> Street, a line 150 feet northeasterly of 27<sup>th</sup> Avenue, 21<sup>st</sup> Street, a line 330 feet northeasterly of Astoria Boulevard, a line midway between 21<sup>st</sup> Street and 22<sup>nd</sup> Street, Newtown Avenue, a line 100 feet southeasterly of 21<sup>st</sup> Street, and 28<sup>th</sup> Avenue; and
  - a. 31<sup>st</sup> Road, 21<sup>st</sup> Street, a line 100 feet northeasterly of Broadway, and a line 100 feet northwesterly of 21<sup>st</sup> Street;
14. eliminating from an existing R6 District a C2-4 District bounded by:
  - a. 30<sup>th</sup> Drive, 31<sup>st</sup> Street, a line 300 feet northeasterly of 31<sup>st</sup> Avenue, a line midway between 31<sup>st</sup> Street and 32<sup>nd</sup> Street, 31<sup>st</sup> Avenue, and a line midway between 30<sup>th</sup> Street and 31<sup>st</sup> Street; and
  - a. a line 150 feet southwesterly of Astoria Boulevard, 31<sup>st</sup> Street, Newtown Avenue, and a line midway between 30<sup>th</sup> Street and 31<sup>st</sup> Street;
15. changing from an R5 District to and R4 District property bounded by 20<sup>th</sup> Avenue, a line midway between 37<sup>th</sup> Street and 38<sup>th</sup> Street, a line 250 feet southwesterly of 20<sup>th</sup> Avenue, 38<sup>th</sup> Street, a line 75 feet northeasterly of 20<sup>th</sup> Road, and 33<sup>rd</sup> Street;
16. changing from an R4 District to an R4-1 District property bounded by 30<sup>th</sup> Avenue, a line 100 feet northwesterly of 21<sup>st</sup> Street, 30<sup>th</sup> Road, and a line 100 feet southeasterly of 14<sup>th</sup> Street;
17. changing from an R5 District to an R4-1 District property bounded by 33<sup>rd</sup> Street, a line 75 feet northeasterly of 20<sup>th</sup> Road, 38<sup>th</sup> Street, 20<sup>th</sup> Road, 37<sup>th</sup> Street, a line 100 feet northeasterly of 21<sup>st</sup> Avenue, a line midway between 33<sup>rd</sup> Street and 35<sup>th</sup> Street, and 20<sup>th</sup> Road;
18. changing from an R6 District to an R4B District property bounded by a line 100 feet southwesterly of 30<sup>th</sup> Avenue, a line midway between 36<sup>th</sup> Street and 37<sup>th</sup> Street, a line 400 feet southwesterly of 30<sup>th</sup> Avenue, and a line midway between 35<sup>th</sup> Street and 36<sup>th</sup> Street;
19. changing from an R6B District to an R5 District property bounded by a line 100 feet southwesterly of Astoria Park South, a line midway between 14<sup>th</sup> Place and 18<sup>th</sup> Street and its southwesterly prolongation, a line perpendicular to the southeasterly street line of 14<sup>th</sup> Street distant 80 feet northeasterly (as measured along the street line) from the point of intersection of the northeasterly street line of 27<sup>th</sup> Avenue and the southeasterly street line of 14<sup>th</sup> Street, a line 100 feet southeasterly of 14<sup>th</sup> Street, 26<sup>th</sup> Avenue, and a line midway between 14<sup>th</sup> Street and 14<sup>th</sup> Place;
20. changing from an R5 District to an R5B District property bounded by:
  - a. 20<sup>th</sup> Avenue, a line of midway between 28<sup>th</sup> Street and 29<sup>th</sup> Street, a line 100 feet southwesterly of 20<sup>th</sup> Avenue, a line 175 feet northwesterly of 31<sup>st</sup> Street, 21<sup>st</sup> Avenue, 29<sup>th</sup> Street, a line 100 feet southwesterly of 21<sup>st</sup> Avenue, a line 175 feet northwesterly of 31<sup>st</sup> Street, a line 100 feet northeasterly of Ditmars Boulevard, a line midway between 27<sup>th</sup> Street and 28<sup>th</sup> Street, a line 100 feet southwesterly of 21<sup>st</sup> Avenue, a line midway between 24<sup>th</sup> Street and Crescent Street, a line 100 feet northeasterly of Ditmars Boulevard, Crescent Street, a line 100 feet southwesterly of Ditmars Boulevard, a line 125 feet northwesterly of 31<sup>st</sup> Street, a line 100 feet northeasterly of 23<sup>rd</sup> Avenue, 26<sup>th</sup> Street, a line 100 feet southwesterly of 23<sup>rd</sup> Avenue, a line midway between 28<sup>th</sup> Street and 29<sup>th</sup> Street, a line 100 feet northeasterly of 24<sup>th</sup> Avenue, 21<sup>st</sup> Street, 23<sup>rd</sup> Terrace, 19

- th Street, 22<sup>nd</sup> Road, a line 100 feet southeasterly of 19<sup>th</sup> Street, Ditmars Boulevard, 21<sup>st</sup> Street, a line midway between Ditmars Boulevard and 21<sup>st</sup> Drive, Shore Boulevard, a line midway between 21<sup>st</sup> Road and 21<sup>st</sup> Avenue, 21<sup>st</sup> Street, a line 100 feet northeasterly of 21<sup>st</sup> Avenue, 23<sup>rd</sup> Street, 21<sup>st</sup> Avenue, 28<sup>th</sup> Street, a line 200 feet northeasterly of 21<sup>st</sup> Avenue, and a line midway between Crescent Street and 26<sup>th</sup> Street;
- a. 31<sup>st</sup> Street, 20<sup>th</sup> Road, the northeasterly centerline prolongation of 32<sup>nd</sup> Street, a line 100 feet southwesterly of 20<sup>th</sup> Avenue, 33<sup>rd</sup> Street, 20<sup>th</sup> Road, a line midway between 33<sup>rd</sup> Street and 35<sup>th</sup> Street, a line 100 feet northeasterly of 21<sup>st</sup> Avenue, 37<sup>th</sup> Street, 20<sup>th</sup> Road, 38<sup>th</sup> Street, a line 250 feet southwesterly of 20<sup>th</sup> Avenue, a line midway between 37<sup>th</sup> Street and 38<sup>th</sup> Street, a line 80 feet southwesterly of 20<sup>th</sup> Avenue, a line midway between 38<sup>th</sup> Street and Steinway Street, a line 100 feet northeasterly of Ditmars Boulevard, 35<sup>th</sup> Street, 21<sup>st</sup> Avenue, 33<sup>rd</sup> Street, a line 100 feet northeasterly of Ditmars Boulevard, 32<sup>nd</sup> Street, and 21<sup>st</sup> Avenue;
- c. 33<sup>rd</sup> Street, a line 100 feet southwesterly of Ditmars Boulevard, a line midway between 38<sup>th</sup> Street and Steinway Street, and a line 100 feet northeasterly of 23<sup>rd</sup> Avenue;
- c. a line 100 feet southwesterly of 23<sup>rd</sup> Avenue, a line midway between 38<sup>th</sup> Street and Steinway Street, Astoria Boulevard (southerly portion), Hoyt Avenue South, a line 80 feet southeasterly of 31<sup>st</sup> Street, a line 130 feet southwesterly of 24<sup>th</sup> Avenue, 32<sup>nd</sup> Street, 24<sup>th</sup> Avenue, and a line 90 feet southeasterly of 31<sup>st</sup> Street;
- c. 24<sup>th</sup> Avenue, 23<sup>rd</sup> Street, a line 100 feet southwesterly of 24<sup>th</sup> Avenue, a line midway between 26<sup>th</sup> Street and 27<sup>th</sup> Street and its southwesterly prolongation, Hoyt Avenue South, 21<sup>st</sup> Street, Hoyt Avenue North, and 19<sup>th</sup> Street;
- c. a line midway between 21<sup>st</sup> Street and 22<sup>nd</sup> Street and its northeasterly prolongation, a line midway between Hoyt Avenue South and 25<sup>th</sup> Road, 23<sup>rd</sup> Street, a line 100 feet southwesterly of Hoyt Avenue South, a line 200 feet northwesterly of Crescent Street, a line 100 feet northeasterly of Astoria Boulevard, 23<sup>rd</sup> Street, a line perpendicular to the northwesterly street line of 23<sup>rd</sup> Street distant 310 feet northeasterly (as measured along the street line) from the point of intersection of the northeasterly street line of Astoria Boulevard and the northwesterly street line of 23<sup>rd</sup> Street, 22<sup>nd</sup> Street, and a line perpendicular to the southeasterly street line of 21<sup>st</sup> Street distant 330 feet northeasterly (as measured along the street line) from the point of intersection of the northeasterly street line of Astoria Boulevard and the southeasterly street line of 21<sup>st</sup> Street ;
- c. a line 100 feet southwesterly of 27<sup>th</sup> Avenue, 14<sup>th</sup> Street, 27<sup>th</sup> Avenue, a line 200 feet northeasterly of 14<sup>th</sup> Street, a line 100 feet northwesterly of Astoria Boulevard, a line midway between 28<sup>th</sup> Avenue and Astoria Boulevard, and a line 300 feet southeasterly of 8<sup>th</sup> Street;
- c. 12<sup>th</sup> Street, a line 150 feet southwesterly of 30<sup>th</sup> Avenue, a line 100 feet northwesterly of 14<sup>th</sup> Street, a line 100 feet northeasterly of 31<sup>st</sup> Avenue, 12<sup>th</sup> Street, 30<sup>th</sup> Drive, a line 100 feet easterly of Vernon Boulevard, and 30<sup>th</sup> Road;
- c. a line 100 feet southwesterly of 31<sup>st</sup> Avenue, a line 100 feet northwesterly of 14<sup>th</sup> Street, a line 100 feet northeasterly of Broadway, and a line 100 feet northwesterly of 12<sup>th</sup> Street;
- c. a line midway between 31<sup>st</sup> Avenue and 31<sup>st</sup> Road, a line 100 feet northwesterly of 21<sup>st</sup> Street, a line 100 feet northeasterly of Broadway, and a line 100 feet southeasterly of 14<sup>th</sup> Street; and

k. 27<sup>th</sup> Road, 23<sup>rd</sup> Street, a line midway between 28<sup>th</sup> Avenue and 29<sup>th</sup> Avenue, a line 100 feet northwesterly of Crescent Street, 29<sup>th</sup> Avenue, 23<sup>rd</sup> Street, 30<sup>th</sup> Avenue, 21<sup>st</sup> Street, 28<sup>th</sup> Avenue, and a line 100 feet southeasterly of 21<sup>st</sup> Street;

17. changing from an R6 District to an R5B District property bounded by:

a. a line 100 feet southwesterly of Astoria Boulevard (southerly portion), a line midway between 37<sup>th</sup> Street and 38<sup>th</sup> Street, a line 670 feet northeasterly of 28<sup>th</sup> Avenue, and a line midway between 36<sup>th</sup> Street and 37<sup>th</sup> Street;

a. a line 100 feet southwesterly of 28<sup>th</sup> Avenue, a line midway between 38<sup>th</sup> Street and Steinway Street, a line 100 feet northeasterly of 30<sup>th</sup> Avenue, and a line midway between 35<sup>th</sup> Street and 36<sup>th</sup> Street; and

a. a line 100 feet southwesterly of 30<sup>th</sup> Avenue, a line midway between 37<sup>th</sup> Street and 38<sup>th</sup> Street, a line 100 feet northeasterly of 31<sup>st</sup> Avenue, 35<sup>th</sup> Street, a line 300 feet northeasterly of 31<sup>st</sup> Avenue, a line midway between 34<sup>th</sup> Street and 35<sup>th</sup> Street, a line 100 feet southwesterly of 30<sup>th</sup> Avenue, a line midway between 35<sup>th</sup> Street and 36<sup>th</sup> Street, a line 400 feet southwesterly of 30<sup>th</sup> Avenue, and a line midway between 36<sup>th</sup> Street and 37<sup>th</sup> Street;

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

a. Shore Boulevard, a line midway between Ditmars Boulevard and 21<sup>st</sup> Drive, 21<sup>st</sup> Street, Ditmars Boulevard, a line 100 feet southeasterly of 19<sup>th</sup> Street, 22<sup>nd</sup> Road, 19<sup>th</sup> Street, and Ditmars Boulevard;

a. a line 100 feet southwesterly of 21<sup>st</sup> Avenue, a line midway between 27<sup>th</sup> Street and 28<sup>th</sup> Street, a line 100 feet northeasterly of Ditmars Boulevard, a line 125 feet northwesterly of 31<sup>st</sup> Street, a line 100 feet southwesterly of Ditmars Boulevard, Crescent Street, a line 100 feet northeasterly of Ditmars Boulevard, and a line midway between 24<sup>th</sup> Street and Crescent Street;

a. a line 100 feet northeasterly of 23<sup>rd</sup> Avenue, a line 125 feet northwesterly of 31<sup>st</sup> Street, a line 100 feet northeasterly of 23<sup>rd</sup> Road, a line 100 feet northwesterly of 31<sup>st</sup> Street, 24<sup>th</sup> Avenue, a line midway between 29<sup>th</sup> Street and 31<sup>st</sup> Street, a northeasterly, northwesterly, and southwesterly boundary lines of a playground, the southwesterly prolongation of a line midway between 29<sup>th</sup> Street and 31<sup>st</sup> Street, Hoyt Avenue South, a line midway between 26<sup>th</sup> Street and 27<sup>th</sup> Street and its southwesterly prolongation, a line 100 feet southwesterly of 24<sup>th</sup> Avenue, 23<sup>rd</sup> Street, 24<sup>th</sup> Avenue, 21<sup>st</sup> Street, a line 100 feet northeasterly of 24<sup>th</sup> Avenue, a line midway between 28<sup>th</sup> Street and 29<sup>th</sup> Street, a line 100 feet southwesterly of 23<sup>rd</sup> Avenue, and 26<sup>th</sup> Street;

a. 20<sup>th</sup> Avenue, a line midway between Steinway Street and 41<sup>st</sup> Street, Astoria Boulevard (southerly portion), a line midway between 38<sup>th</sup> Street and Steinway Street, a line 100 feet southwesterly of 23<sup>rd</sup> Avenue, 32<sup>nd</sup> Street, 23<sup>rd</sup> Avenue, 33<sup>rd</sup> Street, a line 100 feet northeasterly of 23<sup>rd</sup> Avenue, a line midway between 38<sup>th</sup> Street and Steinway Street, a line 100 feet southwesterly of Ditmars Boulevard, 33<sup>rd</sup> Street, Ditmars Boulevard, 35<sup>th</sup> Street, a line 100 feet northeasterly of Ditmars Boulevard, a line midway between 38<sup>th</sup> Street and Steinway Street, a line 80 feet southwesterly of 20<sup>th</sup> Avenue, and a line midway between 37<sup>th</sup> Street and 38<sup>th</sup> Street;

and

- e. a line 100 feet southwesterly of Hoyt Avenue South, Crescent Street, a line 100 feet northeasterly of Astoria Boulevard, and a line 200 feet northwesterly of Crescent Street;
23. changing from an R6 District to an R5D District property bounded by a line 100 feet southwesterly of Hoyt Avenue South, a line 100 feet northwesterly of 27<sup>th</sup> Street, a line 100 feet northeasterly of Astoria Boulevard, and Crescent Street;
24. changing from an R5 District to an R6A District property bounded by:
- a. a line 100 feet northeasterly of Astoria Boulevard, Crescent Street, 30<sup>th</sup> Avenue, 23<sup>rd</sup> Street, 29<sup>th</sup> Avenue, a line 100 feet northwesterly of Crescent Street, a line midway between 28<sup>th</sup> Avenue and 29<sup>th</sup> Avenue, and 23<sup>rd</sup> Street;
  - a. 21<sup>st</sup> Avenue, 32<sup>nd</sup> Street, a line 100 feet northeasterly of Ditmars Boulevard, a line 175 feet northwesterly of 31<sup>st</sup> Street, a line 100 feet southwesterly of 21<sup>st</sup> Street, and 29<sup>th</sup> Street; and
  - a. 21<sup>st</sup> Avenue, 35<sup>th</sup> Street, Ditmars Boulevard, and 33<sup>rd</sup> Street;
25. changing from an R6 District to an R6A District property bounded by:
- a. a line 100 feet northeasterly of Newtown Avenue, 30<sup>th</sup> Street, a line 100 feet southwesterly of 30<sup>th</sup> Avenue, a line midway between 30<sup>th</sup> Street and 31<sup>st</sup> Street, 30<sup>th</sup> Drive, a line midway between 29<sup>th</sup> Street and 30<sup>th</sup> Street, a line 150 feet northeasterly of Broadway, a line 100 feet northwesterly of Crescent Street, a line midway between 31<sup>st</sup> Avenue and 31<sup>st</sup> Road, a line 100 feet southeasterly of 21<sup>st</sup> Street, a line 150 feet southwesterly of 30<sup>th</sup> Drive, a line 100 feet northwesterly of Crescent Street, a line 100 feet southwesterly of 30<sup>th</sup> Avenue, a line 100 feet southeasterly of 21<sup>st</sup> Street, 30<sup>th</sup> Avenue, Crescent Street, 30<sup>th</sup> Road, a line 200 feet northwesterly of 29<sup>th</sup> Street, 30<sup>th</sup> Avenue, Crescent Street, a line 100 feet northeasterly of 30<sup>th</sup> Avenue, 29<sup>th</sup> Street, a line 100 feet southwesterly of Newtown Avenue, and Crescent Street;
  - a. 32<sup>nd</sup> Street, a line 100 feet northeasterly of 28<sup>th</sup> Avenue, a line midway between 38<sup>th</sup> Street and Steinway Street, a line 100 feet southwesterly of 28<sup>th</sup> Avenue, a line midway between 35<sup>th</sup> Street and 36<sup>th</sup> Street, a line 100 feet northeasterly of 30<sup>th</sup> Avenue, 33<sup>rd</sup> Street, and 28<sup>th</sup> Avenue;
  - c. a line 100 feet southwesterly of 30<sup>th</sup> Avenue, a line midway between 34<sup>th</sup> Street and 35<sup>th</sup> Street, a line 300 feet northeasterly of 31<sup>st</sup> Avenue, 35<sup>th</sup> Street, a line 100 feet northeasterly of 31<sup>st</sup> Avenue, a line midway between 38<sup>th</sup> Street and Steinway Street, a line 100 feet southwesterly of 31<sup>st</sup> Avenue, a line midway between 31<sup>st</sup> Street and 32<sup>nd</sup> Street, a line 100 feet northeasterly of 31<sup>st</sup> Avenue, 33<sup>rd</sup> Street, a line 400 feet northeasterly of 31<sup>st</sup> Avenue, and a line midway between 33<sup>rd</sup> Street and 34<sup>th</sup> Street; and
  - c. Crescent Street, a line 100 feet northeasterly of Astoria Boulevard, 29<sup>th</sup> Street, Astoria Boulevard, 29<sup>th</sup> Street, and a line 100 feet southwesterly of Astoria Boulevard;
26. changing from an R6B District to an R6A District property bounded by 21<sup>st</sup> Street, Broadway, 23<sup>rd</sup> Street, a line 150 feet northeasterly of Broadway, a line midway between 29<sup>th</sup> Street and 30<sup>th</sup> Street, a



line 100 feet northeasterly of Broadway, 30<sup>th</sup> Street, and a line 100 feet southwesterly of Broadway;

27. changing from an R5 District to an R6B District property bounded by Hoyt Avenue South, Crescent Street, a line 100 feet southwesterly of Hoyt Avenue South, 23<sup>rd</sup> Street, a line midway between Hoyt Avenue South and 25<sup>th</sup> Road, a line midway between 21<sup>st</sup> Street and 22<sup>nd</sup> Street and its northeasterly prolongation, a line perpendicular to the southeasterly street line of 21<sup>st</sup> Street distant 330 feet northeasterly (as measured along the street line) from the point of intersection of the northeasterly street line of Astoria Boulevard and the southeasterly street line of 21<sup>st</sup> Street, and 21<sup>st</sup> Street;
28. changing from an R6 District to an R6B District property bounded by:
- a. Hoyt Avenue South, 27<sup>th</sup> Street, a line 100 feet northeasterly of Astoria Boulevard, a line 100 feet northwesterly of 27<sup>th</sup> Street, a line 100 feet southwesterly of Hoyt Avenue South, and Crescent Street;
  - a. Crescent Street, a line 100 feet southwesterly of Astoria Boulevard, a line midway between 30<sup>th</sup> Street and 31<sup>st</sup> Street, and a line 100 feet northeasterly of Newtown Avenue;
  - a. Crescent Street, a line 100 feet southwesterly of Newtown Avenue, 29<sup>th</sup> Street, and a line 100 feet northeasterly of 30<sup>th</sup> Avenue;
  - a. a line 100 feet southwesterly of 30<sup>th</sup> Avenue, a line 100 feet northwesterly of Crescent Street, a line 150 feet southwesterly of 30<sup>th</sup> Drive, and a line 100 feet southeasterly of 21<sup>st</sup> Street;
  - a. a line midway between 31<sup>st</sup> Avenue and 31<sup>st</sup> Road, a line 100 feet northwesterly of Crescent Street, a line 150 feet northeasterly of Broadway, 23<sup>rd</sup> Street, Broadway, and a line 100 feet southeasterly of 21<sup>st</sup> Street;
  - f. a line 100 feet southwesterly of Astoria Boulevard (southerly portion), 35<sup>th</sup> Street, Astoria Boulevard (southerly portion), Steinway Street, a line 100 feet southwesterly of Astoria Boulevard (southerly portion), a line midway between 38<sup>th</sup> Street and Steinway Street, a line 100 feet northeasterly of 28<sup>th</sup> Avenue, 32<sup>nd</sup> Street, 28<sup>th</sup> Avenue, 33<sup>rd</sup> Street, a line 100 feet northeasterly of Newtown Avenue, a line 75 feet southeasterly of 31<sup>st</sup> Street, 28<sup>th</sup> Avenue, and a line midway between 31<sup>st</sup> Street and 32<sup>nd</sup> Street, and excluding property bounded by a line 100 feet southwesterly of Astoria Boulevard (southerly portion), a line midway between 37<sup>th</sup> Street and 38<sup>th</sup> Street, a line 670 feet northeasterly of 28<sup>th</sup> Avenue, and a line midway between 36<sup>th</sup> Street and 37<sup>th</sup> Street;
  - f. a line 100 feet southwesterly of 30<sup>th</sup> Avenue, a line midway between 33<sup>rd</sup> Street and 34<sup>th</sup> Street, a line 400 feet northeasterly of 31<sup>st</sup> Avenue, 33<sup>rd</sup> Street, a line 100 feet northeasterly of 31<sup>st</sup> Avenue, and a line 90 feet southeasterly of 31<sup>st</sup> Street;
  - f. 30<sup>th</sup> Drive, a line midway between 30<sup>th</sup> Street and 31<sup>st</sup> Street, a line 150 feet northeasterly of Broadway, and a line midway between 29<sup>th</sup> Street and 30<sup>th</sup> Street;
  - f. a line 100 feet southwesterly of 31<sup>st</sup> Avenue, a line midway between 38<sup>th</sup> Street and Steinway Street, a line 150 feet northeasterly of Broadway, 32<sup>nd</sup> Street, a line 235 feet northeasterly of Broadway, a line 90 feet southeasterly of 31<sup>st</sup> Street, a line 100 feet southwesterly of 31<sup>st</sup> Avenue, 32<sup>nd</sup> Street, a line 250 feet southwesterly of 31<sup>st</sup> Avenue, a line midway between 32<sup>nd</sup>

Street and 33<sup>rd</sup> Street, a line 450 feet southwesterly of 31<sup>st</sup> Avenue, and 33<sup>rd</sup> Street; and

f. a line 100 feet southwesterly of 30<sup>th</sup> Avenue, a line midway between 38<sup>th</sup> Street and Steinway Street, a line 100 feet northeasterly of 31<sup>st</sup> Street, and a line midway between 37<sup>th</sup> Street and 38<sup>th</sup> Street;

29. changing from an R5 District to an R7A District property bounded by 28<sup>th</sup> Avenue, 21<sup>st</sup> Street, 30<sup>th</sup> Avenue, and a line 100 feet northwesterly of 21<sup>st</sup> Street;

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

a. Vernon Boulevard, the southwesterly centerline prolongation of Welling Court, a line 100 feet easterly of Vernon Boulevard, 30<sup>th</sup> Drive, a line 100 feet northwesterly of 12<sup>th</sup> Street, and a line 100 feet northeasterly of Broadway; and

a. 30<sup>th</sup> Avenue, a line 100 feet southeasterly of 21<sup>st</sup> Street, Broadway, 21<sup>st</sup> Street, 31<sup>st</sup> Road, and a line 100 feet northwesterly of 21<sup>st</sup> Street;

31. changing from an R5 District to a C4-2A District property bounded by:

a. a line 100 feet northeasterly of Ditmars Boulevard, 33<sup>rd</sup> Street, the centerline of the New York Connecting Railroad right-of-way, and a line 125 feet northwesterly of 31<sup>st</sup> Street; and

a. a line 100 feet southeasterly of Astoria Boulevard (southerly portion), Steinway Street, Astoria Boulevard (southerly portion), a line midway between Steinway Street and 41<sup>st</sup> Street, 28<sup>th</sup> Avenue, and a line midway between 38<sup>th</sup> Street and Steinway Street;

32. changing from an R6 District to a C4-2A District property bounded by:

a. 30<sup>th</sup> Street, a line 75 feet northeasterly of 30<sup>th</sup> Avenue, the northeasterly centerline prolongation of 32<sup>nd</sup> Street, a line 100 feet northeasterly of Newton Avenue, a line 100 feet northeasterly of 30<sup>th</sup> Avenue, a line midway between 38<sup>th</sup> Street and Steinway Street, and a line 100 feet southwesterly of 30<sup>th</sup> Avenue; and

a. a line midway between 31<sup>st</sup> Street and 32<sup>nd</sup> Street, a line 235 feet northeasterly of Broadway, 32<sup>nd</sup> Street, and a line 150 feet northeasterly of Broadway;

33. changing from an R6B District to a C4-2A District property bounded by a line 90 feet southeasterly of 31<sup>st</sup> Street, a line 150 feet northeasterly of Broadway, 32<sup>nd</sup> Street, a line 100 feet northeasterly of Broadway, a line midway between 38<sup>th</sup> Street and Steinway Street, and a line 100 feet southwesterly of Broadway;

34. changing from an R5 District to a C4-3 District property bounded by the centerline of the New York Connecting Railroad right-of-way, 33<sup>rd</sup> Street, 23<sup>rd</sup> Avenue, 32<sup>nd</sup> Street, a line 100 feet southwesterly of 23<sup>rd</sup> Avenue, a line 90 feet southeasterly of 31<sup>st</sup> Street, 24<sup>th</sup> Avenue, 32<sup>nd</sup> Street, a line 130 feet

southwesterly of 24<sup>th</sup> Avenue, a line 80 feet southeasterly of 31<sup>st</sup> Street and its southwesterly prolongation, Hoyt Avenue South, the southwesterly prolongation of a line midway between 29<sup>th</sup> Street and 31<sup>st</sup> Street; a southwesterly, southeasterly and northeasterly boundary line of a playground, a line midway between 29<sup>th</sup> Street and 31<sup>st</sup> Street, 24<sup>th</sup> Avenue, a line 100 feet northwesterly of 31<sup>st</sup> Street, a line 100 feet northeasterly of 23<sup>rd</sup> Road, and a line 125 feet northwesterly of 31<sup>st</sup> Street;

35. changing from an R6 District to a C4-3 District property bounded by:
  - a. a line 100 feet southwesterly of 30<sup>th</sup> Avenue, a line 90 feet southeasterly of 31<sup>st</sup> Street, a line 150 feet northeasterly of Broadway, and a line midway between 30<sup>th</sup> Street and 31<sup>st</sup> Street; and
  - a. Hoyt Avenue South, Astoria Boulevard (southerly portion), 35<sup>th</sup> Street, a line 100 feet southwesterly of Astoria Boulevard (southerly portion), a line midway between 31<sup>st</sup> Street and 32<sup>nd</sup> Street, 28<sup>th</sup> Avenue, a line 75 feet southeasterly of 31<sup>st</sup> Street, a line 100 feet northeasterly of Newtown Avenue, a line midway between 30<sup>th</sup> Street and 31<sup>st</sup> Street, a line 100 feet southwesterly of Astoria Boulevard, and 29<sup>th</sup> Street;
36. changing from an R6B District to a C4-3 District property bounded by 30<sup>th</sup> Street, a line 100 feet northeasterly of Broadway, a line midway between 30<sup>th</sup> Street and 31<sup>st</sup> Street, a line 150 feet northeasterly of Broadway, a line 90 feet southeasterly of 31<sup>st</sup> Street, and a line 100 feet southwesterly of Broadway;
37. changing from an R6 District to a C4-4A District property bounded by 30<sup>th</sup> Street, a line 100 feet northeasterly of Newton Avenue, 32<sup>nd</sup> Street and its northeasterly centerline prolongation, and a line 75 feet northeasterly of 30<sup>th</sup> Avenue;
38. establishing within an existing R5 District a C1-3 District bounded by:
  - a. 21<sup>st</sup> Avenue, 21<sup>st</sup> Street, a line 100 feet southwesterly of 21<sup>st</sup> Avenue, and 19<sup>th</sup> Street; and
  - a. 23<sup>rd</sup> Street, a line 100 feet northeasterly of 21<sup>st</sup> Avenue, 24<sup>th</sup> Street, and 21<sup>st</sup> Avenue;
39. establishing within a proposed R5B District a C1-3 District bounded by:
  - a. 31<sup>st</sup> Street, a line 100 feet northeasterly of 21<sup>st</sup> Avenue, 32<sup>nd</sup> Street, and 21<sup>st</sup> Avenue; and
  - a. 21<sup>st</sup> Street, a line 100 feet northeasterly of 21<sup>st</sup> Avenue, 23<sup>rd</sup> Street, 21<sup>st</sup> Avenue, a line 100 feet southeasterly of 21<sup>st</sup> Street, and a line 100 feet southwesterly of 21<sup>st</sup> Avenue;
40. establishing within a proposed R5D District a C1-3 District bounded by:
  - a. a line 200 feet northwesterly of 21<sup>st</sup> Street, a line midway between 21<sup>st</sup> Drive and Ditmars Boulevard, 21<sup>st</sup> Street, and Ditmars Boulevard;
  - a. 19<sup>th</sup> Street, Ditmars Boulevard, a line 100 feet southeasterly of 19<sup>th</sup> Street, and a line 100 feet southwesterly of Ditmars Boulevard;
  - a. 28<sup>th</sup> Street, a line 100 feet northeasterly of Ditmars Boulevard, a line 125 feet northwesterly of

- 31<sup>st</sup> Street, and a line 100 feet southwesterly of Ditmars Boulevard;
- a. 35<sup>th</sup> Street, a line 100 feet northeasterly of Ditmars Boulevard, 37<sup>th</sup> Street, a line 100 feet southwesterly of Ditmars Boulevard, 33<sup>rd</sup> Street, and Ditmars Boulevard;
  - a. 26<sup>th</sup> Street, a line 100 feet northeasterly of 23<sup>rd</sup> Avenue, a line 125 feet northwesterly of 31<sup>st</sup> Street, and a line 100 feet southwesterly of 23<sup>rd</sup> Avenue;
  - f. 21<sup>st</sup> Street, a line 100 feet northeasterly of 24<sup>th</sup> Avenue, 24<sup>th</sup> Street, and 24<sup>th</sup> Avenue; and
  - f. 27<sup>th</sup> Street, a line 100 feet northeasterly of 24<sup>th</sup> Avenue, a line 100 feet northwesterly of 31<sup>st</sup> Street, and 24<sup>th</sup> Avenue;
41. establishing within an existing R6 District a C1-3 District bounded by 30<sup>th</sup> Avenue, a line 200 feet northwesterly of 29<sup>th</sup> Street, a line 100 feet southwesterly of 30<sup>th</sup> Avenue, and Crescent Street;
42. establishing within an existing R6A District a C1-3 District bounded by a line 100 feet northeasterly of 21<sup>st</sup> Avenue, 31<sup>st</sup> Street, 21<sup>st</sup> Avenue, and a line 175 feet northwesterly of 31<sup>st</sup> Street;
43. establishing within a proposed R6A District a C1-3 District bounded by:
- a. 23<sup>rd</sup> Street, a line 100 feet northeasterly of Astoria Boulevard, 29<sup>th</sup> Street, a line 100 feet southwesterly of Astoria Boulevard, 28<sup>th</sup> Street, and Astoria Boulevard;
  - a. a line 100 feet northeasterly of 31<sup>st</sup> Avenue, a line midway between 38<sup>th</sup> Street and Steinway Street, a line 100 feet southwesterly of 31<sup>st</sup> Avenue, 37<sup>th</sup> Street, 31<sup>st</sup> Avenue, 35<sup>th</sup> Street, a line 100 feet southwesterly of 31<sup>st</sup> Avenue, and a line midway between 31<sup>st</sup> Street and 32<sup>nd</sup> Street;
  - a. 21<sup>st</sup> Avenue, 32<sup>nd</sup> Street, a line 100 feet northeasterly of Ditmars Boulevard, 31<sup>st</sup> Street, a line 100 feet southwesterly of 21<sup>st</sup> Avenue, and a line 100 feet northwesterly of 31<sup>st</sup> Street;
  - a. 33<sup>rd</sup> Street, a line 100 feet northeasterly of Ditmars Boulevard, 35<sup>th</sup> Street, and Ditmars Boulevard;
  - a. 27<sup>th</sup> Street, a line 100 feet northeasterly of Astoria Boulevard, 29<sup>th</sup> Street, a line 100 feet southwesterly of Astoria Boulevard, 28<sup>th</sup> Street, and Astoria Boulevard; and
  - a. Crescent Street, a line 100 feet northeasterly of 30<sup>th</sup> Avenue, 30<sup>th</sup> Street, a line 100 feet southwesterly of 30<sup>th</sup> Avenue, a line 200 feet northwesterly of 29<sup>th</sup> Street, and 30<sup>th</sup> Avenue;
44. establishing within an existing R6B District a C1-3 District bounded by:
- a. 18<sup>th</sup> Street, a line midway between 25<sup>th</sup> Road and Astoria Park South, a line 100 feet southeasterly of 18<sup>th</sup> Street, and a line perpendicular to the southeasterly street line of 18<sup>th</sup> Street distant 100 feet southwesterly (as measured along the street line) from the point of intersection of the southwesterly street line of 25<sup>th</sup> Road and the southeasterly street line of 18<sup>th</sup> Street;
  - b. a line midway between 14<sup>th</sup> Place and 18<sup>th</sup> Street and its southwesterly prolongation, a line 100 feet northeasterly of 26<sup>th</sup> Avenue, a line 100 feet southeasterly of 18<sup>th</sup> Street, 26<sup>th</sup> Avenue, 18<sup>th</sup>

- Street, and a line 100 feet southwesterly of 26<sup>th</sup> Avenue;
- b. the southwesterly prolongation of a line midway between 14<sup>th</sup> Place and 18<sup>th</sup> Street, a line 200 feet north easterly of 27<sup>th</sup> Avenue, 18<sup>th</sup> Street, a line perpendicular to the southeasterly street line of 18<sup>th</sup> Street distant 100 feet northeasterly (as measured along the street line) from the point of intersection of the northerly boundary line of 26<sup>th</sup> Road and the southeasterly street line of 18<sup>th</sup> Street, a line 100 feet southeasterly of 18<sup>th</sup> Street, 26<sup>th</sup> Road, 18<sup>th</sup> Street, and a line 100 feet northeasterly of 27<sup>th</sup> Avenue; and
  - b. 30<sup>th</sup> Road, 14<sup>th</sup> Street, 30<sup>th</sup> Drive, a line 100 feet southeasterly of 14<sup>th</sup> Street, 31<sup>st</sup> Avenue, and a line 100 feet northwesterly of 14<sup>th</sup> Street;
45. establishing within a proposed R6B District a C1-3 District bounded by 31<sup>st</sup> Drive, 23<sup>rd</sup> Street, Broadway, and a line 100 feet southeasterly of 21<sup>st</sup> Street;
46. establishing within a proposed R7A District a C1-3 District bounded by:
- a. Vernon Boulevard, the southwesterly centerline prolongation of Welling Court, a line 100 feet southeasterly of Vernon Boulevard, and a line 100 feet northeasterly of Broadway; and
  - a. 31<sup>st</sup> Drive, a line 100 feet southeasterly of 21<sup>st</sup> Street, Broadway, and 21<sup>st</sup> Street;
47. establishing within a proposed R6A District a C1-4 District bounded by:
- a. a line 100 feet southeasterly of 23<sup>rd</sup> Street, a line 100 feet northeasterly of Broadway, a line 150 feet northwesterly of Crescent Street, a line 100 feet southwesterly of Broadway, 23<sup>rd</sup> Street, and Broadway; and
  - a. Broadway, a line 100 feet northwesterly of 23<sup>rd</sup> Street, a line 100 feet southwesterly of Broadway, and a line 100 feet southeasterly of 21<sup>st</sup> Street;
48. establishing within an existing R5 District a C2-3 District bounded by:
- a. 20<sup>th</sup> Avenue, 33<sup>rd</sup> Street, a line 100 feet southwesterly of 20<sup>th</sup> Avenue, the northeasterly centerline prolongation of 32<sup>nd</sup> Street, 20<sup>th</sup> Road, 31<sup>st</sup> Street, a line 100 feet southwesterly of 20<sup>th</sup> Avenue, and a line midway between 28<sup>th</sup> Street and 29<sup>th</sup> Street;
  - b. a line midway between Steinway Street and 41<sup>st</sup> Street, a line 100 feet northeasterly of Ditmars Boulevard, 41<sup>st</sup> Street, and a line 100 feet southwesterly of Ditmars Boulevard;
  - b. a line midway between Steinway Street and 41<sup>st</sup> Street, the centerline of the New York Connecting Railroad right-of-way, 41<sup>st</sup> Street, and Astoria Boulevard (northerly portion); and
  - b. a line midway between Steinway Street and 41<sup>st</sup> Street, Astoria Boulevard (southerly portion), 41<sup>st</sup> Street, and a line 100 feet southwesterly of Astoria Boulevard (southerly portion);
49. establishing within a proposed R5D District a C2-3 District bounded by:
- a. 20<sup>th</sup> Avenue, a line midway between Steinway Street and 41<sup>st</sup> Street, 21<sup>st</sup> Avenue, a line midway

between 38<sup>th</sup> Street and Steinway Street, a line 100 feet southwesterly of 20<sup>th</sup> Avenue, and a line midway between 37<sup>th</sup> Street and 38<sup>th</sup> Street;

- a. 37<sup>th</sup> Street, a line 100 feet northeasterly of Ditmars Boulevard, Steinway Street, a line 150 feet northeasterly of Ditmars Boulevard, a line midway between Steinway Street and 41<sup>st</sup> Street, a northeasterly boundary line of a park and its northwesterly prolongation, Steinway Street, and a line 100 feet southwesterly of Ditmars Boulevard; and
  - a. 23<sup>rd</sup> Avenue, Steinway Street, the centerline of the New York Connecting Railroad right-of-way, a line midway between Steinway Street and 41<sup>st</sup> Street, Astoria Boulevard (northerly portion), and a line midway between 38<sup>th</sup> Street and Steinway Street;
50. establishing within an existing R6A District a C2-3 District bounded by 12<sup>th</sup> Street, 30<sup>th</sup> Avenue, Main Avenue, Astoria Boulevard, a line 150 feet southeasterly of 8<sup>th</sup> Street, a line midway between 28<sup>th</sup> Avenue and Astoria Boulevard, and a line 100 feet northerly of Astoria Boulevard;
51. establishing within a proposed R6A District a C2-3 District bounded by Crescent Street, Astoria Boulevard, 28<sup>th</sup> Street, and a line 100 feet southwesterly of Astoria Boulevard;
52. establishing within an existing R6B District a C2-3 District bounded by 12<sup>th</sup> Street, a line 100 feet northerly of Astoria Boulevard, 18<sup>th</sup> Street, a line 100 feet northeasterly of 27<sup>th</sup> Avenue, a line 100 feet northwesterly of 21<sup>st</sup> Street, 28<sup>th</sup> Avenue, 14<sup>th</sup> Street, and 29<sup>th</sup> Avenue;
53. establishing within a proposed R6B District a C2-3 District bounded by:
- a. Crescent Street, a line 100 feet southwesterly of Astoria Boulevard, a line 100 feet northwesterly of 28<sup>th</sup> Street, and a line 200 feet northeasterly of Newtown Avenue;
  - a. Astoria Boulevard (southerly portion). Steinway Street, a line 100 feet southwesterly of Astoria Boulevard (southerly portion), and 36<sup>th</sup> Street; and
  - a. 38<sup>th</sup> Street, a line 100 feet southwesterly of 30<sup>th</sup> Avenue, a line midway between 38<sup>th</sup> Street and Steinway Street, and a line 275 feet southwesterly of 30<sup>th</sup> Avenue;
54. establishing within an existing R7A District a C2-3 District bounded by Vernon Boulevard, a line 100 feet northeasterly of Broadway, 21<sup>st</sup> Street, and Broadway;
55. establishing within a proposed R7A District a C2-3 District bounded by 28<sup>th</sup> Avenue, 21<sup>st</sup> Street, 30<sup>th</sup> Avenue, a line 100 feet southeasterly of 21<sup>st</sup> Street, 31<sup>st</sup> Drive, 21<sup>st</sup> Street, 31<sup>st</sup> Road, and a line 100 feet northwesterly of 21<sup>st</sup> Street;
56. establishing within an existing R7B District a C2-3 District bounded by a line midway between 21<sup>st</sup> Street and 22<sup>nd</sup> Street, a line 100 feet northeasterly of Astoria Boulevard, 23<sup>rd</sup> Street, 27<sup>th</sup> Road, a line 100 feet southeasterly of 21<sup>st</sup> Street, and Newtown Avenue;
57. establishing within an existing R7X District a C2-3 District bounded by:
- a. 31<sup>st</sup> Road, 21<sup>st</sup> Street, a line 100 feet northeasterly of Broadway, and a line 100 feet northwesterly of 21<sup>st</sup> Street; and

- a. a line 100 feet northwesterly of 21<sup>st</sup> Street, a line 100 feet northeasterly of 27<sup>th</sup> Avenue, 21<sup>st</sup> Street, a line perpendicular to the southeasterly street line of 21<sup>st</sup> Street distant 330 feet northeasterly (as measured along the street line) from the point of intersection of the southeasterly street line of 21<sup>st</sup> Street and the northeasterly street line of Astoria Boulevard, Astoria Boulevard, a line midway between 21<sup>st</sup> Street and 22<sup>nd</sup> Street, Newtown Avenue, a line 100 feet southeasterly of 21<sup>st</sup> Street, and 28<sup>th</sup> Avenue;

as shown on a diagram (for illustrative purposes only) dated January 25, 2010 and modified by the City Planning Commission on April 28, 2010, and subject to the conditions of CEQR Declaration 245, Community District 1, 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 May 25, 2010, on file in this office.

City Clerk, Clerk of The Council