



## Legislation Text

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**File #:** Res 1843-2013, **Version:** \*

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### THE COUNCIL OF THE CITY OF NEW YORK RESOLUTION NO. 1843

Resolution approving the decision of the City Planning Commission on ULURP No. C 130188 ZMQ, a Zoning Map amendment (L.U. No. 850).

By Council Members Comrie and Weprin

WHEREAS, the City Planning Commission filed with the Council on May 28, 2013 its decision dated May 22, 2013 (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, for an amendment of the Zoning Map, Section Nos. 11b, 11d, 15a and 15c, to rezone all or portions of 411 blocks in the Bellerose, Floral Park and Glen Oaks neighborhoods in Queens Community District 13. The proposed rezoning from R2, R3A, R3-1, R3-2, R4, R4-1 and C8-1 to R1-2A, R2, R2A, R3A, R3X, R3-1, R3-2, R4 and R4-1, and updating of certain commercial overlay districts, is intended to preserve the established lower-density character of the rezoning area and ensure that future development will more closely reflect the area's existing land use and development patterns in Community District 13 (ULURP No. C 130188 ZMQ), Borough of Queens (the "Application");

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

WHEREAS, upon due notice, the Council held a public hearing on the Decision and Application on June 19, 2013;

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, including the negative declaration (CEQR No. 13DCP093Q) issued on February 19, 2013 (the "Negative Declaration") which included (E) designations to be mapped as part of the proposed action to avoid potential air quality, noise and hazardous material impacts ("CEQR Designation E-299");

#### RESOLVED:

The Council finds that the action described herein will have no significant impact on the environment as set forth in the Negative Declaration and subject to CEQR Designation E-299.

Pursuant to Section 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 130188 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. 11b, 11d, 15a, and 15c;

1. eliminating from an existing R2 District a C1-2 District bounded by:
  - a. a line 150 feet northwesterly of Hillside Avenue, Little Neck Parkway, a line 150 feet southeasterly of Hillside Avenue, 249<sup>th</sup> Street, Hillside Avenue, and 253<sup>rd</sup> Street;
  - b. 77<sup>th</sup> Road, a boundary line of the City of New York, a line 80 feet southeasterly of 77<sup>th</sup> Road and its northeasterly prolongation, a line 300 feet northeasterly of 21<sup>st</sup> Street, a line midway between 77<sup>th</sup> Road and Union Turnpike, and 271<sup>st</sup> Street;
  - c. a line perpendicular to the northeasterly street line of 271<sup>st</sup> Street distant 175 feet southeasterly (as measured along the street line) from the point of intersection of the northeasterly street line of 271<sup>st</sup> Street and the southeasterly street line of Union Turnpike, and Langdale Street; and
  - d. a line perpendicular to the easterly street line of Langdale Street distant 200 feet southerly (as measured along the street line) from the point of intersection of the easterly street line of Langdale Street and the southeasterly street line of Union Turnpike, a boundary line of the City of New York, a line 240 feet northerly of 78<sup>th</sup> Avenue, and Langdale Street;
2. eliminating from an existing R4 District a C1-2 District bounded by a line 100 feet northeasterly of Braddock Avenue, 239<sup>th</sup> Street, Braddock Avenue, 92<sup>nd</sup> Road, Gettysburg Street, 92<sup>nd</sup> Avenue, 224<sup>th</sup> Street, Braddock Avenue, and Moline Street;
3. eliminating from within an existing R2 District a C2-2 District bounded by:
  - a. a line 150 feet northwesterly of Hillside Avenue, 261<sup>st</sup> Street, a line 150 feet southeasterly of Hillside Avenue, 258<sup>th</sup> Street, Hillside Avenue, a line 100 feet southwesterly of 256<sup>th</sup> Street, a line 100 feet southeasterly of Hillside Avenue, and Little Neck Parkway; and
  - b. a line 150 feet northwesterly of Hillside Avenue, a boundary line of the City of New York, and 267<sup>th</sup> Street;
4. eliminating from within an existing R3-2 District a C2-2 District bounded by:
  - a. a line 100 feet northwesterly of Jamaica Avenue, 243<sup>rd</sup> Street, Jamaica Avenue, and 240<sup>th</sup> Street; and
  - b. a line 150 feet northwesterly of Union Turnpike, Little Neck Parkway, a line perpendicular to southwesterly street line of Little Neck Parkway distant 135 feet northwesterly (as measured along the street line) from the point of intersection of the southwesterly street line of Little Neck Parkway and the northwesterly street line of Union Turnpike, a line midway between Little Neck Parkway and 252<sup>nd</sup> Street, a line perpendicular to the northeasterly street line of 252<sup>nd</sup> Street distant 110 feet northwesterly (as measured along the street line) from the point of intersection of the northeasterly street line of 252<sup>nd</sup> Street and the northwesterly street line of Union Turnpike, and 252<sup>nd</sup> Street;

5. eliminating from within an existing R4 District a C2-2 District bounded by:
  - a. a line 100 feet northeasterly of Braddock Avenue, a line 100 feet southeasterly of 241<sup>st</sup> Street, Braddock Avenue, and 239<sup>th</sup> Street; and
  - b. a line 150 feet northerly of Jamaica Avenue, 91<sup>st</sup> Avenue, a line 100 feet northwesterly of Jamaica Avenue, Commonwealth Boulevard, a line 100 feet northwesterly of Jamaica Avenue, 249<sup>th</sup> Street, Jamaica Avenue, Braddock Avenue, and Cross Island Parkway;
6. changing from an R2 District to an R1-2A District property bounded by:
  - a. 267<sup>th</sup> Street and its northwesterly centerline prolongation, 73<sup>rd</sup> Avenue, the northeasterly prolongation of a southeasterly street line of 260<sup>th</sup> Place, a line 45 degrees to the centerline of 72<sup>nd</sup> Road and passing through the point of intersection of the centerline of 72<sup>nd</sup> Road and the southeasterly centerline prolongation of 266<sup>th</sup> Street, 72<sup>nd</sup> Road, the southeasterly street line of 260<sup>th</sup> Place and its northeasterly and southwesterly prolongations, Little Neck Parkway, and Grand Central Parkway; and
  - b. a line 100 feet southeasterly of Union Turnpike, 233<sup>rd</sup> Street, Seward Avenue, 235<sup>th</sup> Street, a line 100 feet southeasterly of Seward Avenue, the southeasterly centerline prolongation of 236<sup>th</sup> Street, Winchester Boulevard, a line 100 feet northerly of Hillside Avenue, 232<sup>nd</sup> Street, a line 100 feet northwesterly of Seward Avenue, and a line midway between 232<sup>nd</sup> Street and 233<sup>rd</sup> Street;
7. changing from an R3-2 District to an R1-2A District property bounded by 72<sup>nd</sup> Road, a line 45 degrees to the centerline of 72<sup>nd</sup> Road and passing through the point of intersection of the centerline of 72<sup>nd</sup> Road and the southeasterly centerline prolongation of 266<sup>th</sup> Street, and the northeasterly prolongation of a southeasterly street line of 260<sup>th</sup> Place;
8. changing from an R4 District to an R2 District property bounded by Braddock Avenue, a line 215 feet northwesterly of 90<sup>th</sup> Avenue and its northeasterly prolongation, and 221<sup>st</sup> Place;
9. changing from an R2 District to an R2A District property bounded by:
  - a. Stronghurst Avenue, Union Turnpike, Winchester Boulevard, the southeasterly centerline prolongation of 236<sup>th</sup> Street, a line 100 feet southeasterly of Seward Avenue, 235<sup>th</sup> Street, Seward Avenue, 233<sup>rd</sup> Street, a line 100 feet southeasterly of Union Turnpike, a line midway between 233<sup>rd</sup> Street and 232<sup>nd</sup> Street, a line 100 feet northwesterly of Seward Avenue, 232<sup>nd</sup> Street, Seward Avenue, and 229<sup>th</sup> Street; and
  - b. Union Turnpike, 248<sup>th</sup> Street, a line 150 feet southeasterly of Union Turnpike, 249<sup>th</sup> Street, Union Turnpike, 252<sup>nd</sup> Street, 80<sup>th</sup> Avenue, 254<sup>th</sup> Street, Union Turnpike, 263<sup>rd</sup> Street, 76<sup>th</sup> Avenue, a boundary line of the City of New York, 81<sup>st</sup> Avenue, 268<sup>th</sup> Street, 83<sup>rd</sup> Avenue, a boundary line of the City of New York, a line perpendicular the easterly street line of Langdale Street distant 285 feet northerly (as measured along the street line) from the point of intersection of the easterly street line of Langdale Street and the northwesterly street line of Hillside Avenue, Langdale Street, a line 100 feet northwesterly of Hillside Avenue, 263<sup>rd</sup> Street, Hillside Avenue, 262<sup>nd</sup> Street, a line 100 feet northwesterly of Hillside Avenue, 255<sup>th</sup> Street, a line 120 feet

northwesterly of Hillside Avenue, a line midway between 255<sup>th</sup> Street and Little Neck Parkway, a line 110 feet northwesterly of Hillside Avenue, Little Neck Parkway, a line 100 feet northwesterly of Hillside Avenue, 253<sup>rd</sup> Street, Hillside Avenue, 249<sup>th</sup> Street, a line 100 feet southeasterly of Hillside Avenue, 260<sup>th</sup> Street, a line 150 feet southeasterly of Hillside Avenue, a line midway between 260<sup>th</sup> Street and 261<sup>st</sup> Street, a line 100 feet southeasterly of Hillside Avenue, 267<sup>th</sup> Street, a boundary line of the City of New York, a line 100 feet northwesterly of Jamaica Avenue, Little Neck Parkway, 87<sup>th</sup> Drive, Commonwealth Boulevard, 87<sup>th</sup> Avenue, the easterly service road of the Cross Island Parkway, Hillside Avenue, the westerly street line of 240<sup>th</sup> Street and its southerly and northerly prolongations, a line 220 feet northwesterly of 83<sup>rd</sup> Avenue, a line 150 feet southwesterly of 242<sup>nd</sup> Street, the southwesterly centerline prolongation of 82<sup>nd</sup> Avenue, a line 170 feet southwesterly of 242<sup>nd</sup> Street, a line 436 feet northwesterly of 82<sup>nd</sup> Avenue and its southwesterly prolongation, a line 90 feet southwesterly of 242<sup>nd</sup> Street and its northeasterly prolongation (at the straight line portion), a line 43 feet southeasterly of Union Turnpike, and the southwesterly service road of the Cross Island Parkway;

10. changing from an R3A District to an R2A District property bounded by 86<sup>th</sup> Avenue, a line 100 feet westerly of Cross Island Parkway, 86<sup>th</sup> Road, a line 240 feet westerly of Cross Island Parkway, 87<sup>th</sup> Avenue, the easterly service road of Cross Island Parkway, a line 100 feet northeasterly of 88<sup>th</sup> Road, 247<sup>th</sup> Street and its northeasterly centerline prolongation, the northerly street line of 88<sup>th</sup> Avenue and its southeasterly prolongation, Commonwealth Boulevard, 87<sup>th</sup> Drive, Little Neck Parkway, the centerline of the Long Island Rail Road Right-of-Way, 249<sup>th</sup> Street, 88<sup>th</sup> Road, a line midway between 251<sup>st</sup> Street and 250<sup>th</sup> Street, a line 100 feet northwesterly of Jamaica Avenue, Commonwealth Boulevard, a line midway between 89<sup>th</sup> Avenue and 88<sup>th</sup> Drive, 247<sup>th</sup> Street, 90<sup>th</sup> Avenue, a line 430 feet southeasterly of 247<sup>th</sup> Street, a line 100 feet northwesterly of Jamaica Avenue, 91<sup>st</sup> Avenue, 242<sup>nd</sup> Street, a line 100 feet northerly and northeasterly of Braddock Avenue, a line midway between 239<sup>th</sup> Street and 238<sup>th</sup> Street, 88<sup>th</sup> Avenue, Gettysburg Street, 87<sup>th</sup> Avenue, 239<sup>th</sup> Street, 87<sup>th</sup> Avenue, and a line 100 feet westerly of 241<sup>st</sup> Street;
11. changing from an R3-1 District to an R2A District property bounded by a line 100 feet southerly of Hillside Avenue, Winchester Boulevard, a line perpendicular to the northwesterly street line of Winchester Boulevard distant 215 feet northeasterly (as measured along the street line) from the point of intersection of the northeasterly street line of 233<sup>rd</sup> Street and the northwesterly street line of Winchester Boulevard, and a line midway between 233<sup>rd</sup> Street and Winchester Boulevard;
12. changing from an R3-2 District to an R2A District property bounded by:
  - a. a line 100 feet southwesterly of Hillside Avenue, a line midway between Range Street and Musket Street, 87<sup>th</sup> Avenue, the southerly centerline prolongation of Range Street, 88<sup>th</sup> Avenue, and Winchester Boulevard; and
  - b. 92<sup>nd</sup> Avenue, Gettysburg Street, 92<sup>nd</sup> Road, a line 100 feet northeasterly of Gettysburg Street, a line midway between Davenport Avenue and 92<sup>nd</sup> Road, the southwesterly boundary line of Jack Breininger Park, a line midway between Fairbury Avenue and Edmore Avenue, a line 100 feet northeasterly of Gettysburg Street, a line midway between Fairbury Avenue and 93<sup>rd</sup> Avenue, a line 365 feet southwesterly of 240<sup>th</sup> Street, 93<sup>rd</sup> Avenue, a line 100 feet southwesterly of 239<sup>th</sup> Street, 93<sup>rd</sup> Road, a line 100 feet southwesterly of 224<sup>th</sup> Street, Edmore Avenue, 224<sup>th</sup> Street, 92<sup>nd</sup> Road, and a line 100 feet southwesterly of 224<sup>th</sup> Street;

13. changing from an R4 District to an R2A District property bounded by:
- a. 87<sup>th</sup> Avenue, a line perpendicular to the northerly street line of 88<sup>th</sup> Avenue distant 665 feet easterly (as measured along the street line) from the point of intersection of the northerly street line of 88<sup>th</sup> Avenue and the southeasterly street line of Winchester Boulevard, 88<sup>th</sup> Avenue, and the southerly centerline prolongation of Range Street;
  - b. a line 80 feet northwesterly of 92<sup>nd</sup> Avenue, a line 180 feet northeasterly of 224<sup>th</sup> Street, 92<sup>nd</sup> Avenue, 224<sup>th</sup> Street; and
  - c. 91<sup>st</sup> Avenue, a line 80 feet northwesterly of Jamaica Avenue, 245<sup>th</sup> Street, a line 150 feet northerly of Jamaica Avenue, and Cross Island Parkway; and
14. changing from an R4-1 District to an R2A District property bounded by:
- a. a line midway between 88<sup>th</sup> Drive and 89<sup>th</sup> Avenue, a line 100 feet easterly of 247<sup>th</sup> Street, a line midway between 89<sup>th</sup> Avenue and 90<sup>th</sup> Avenue, a line 270 feet easterly of 247<sup>th</sup> Street, 90<sup>th</sup> Avenue, and 247<sup>th</sup> Street; and
  - b. a line midway between 88<sup>th</sup> Drive and 89<sup>th</sup> Avenue, Commonwealth Boulevard, a line midway between 89<sup>th</sup> Avenue and 90<sup>th</sup> Avenue and its easterly prolongation, a line 400 feet easterly of 247<sup>th</sup> Street, 89<sup>th</sup> Avenue, and a line 265 feet easterly of 247<sup>th</sup> Street;
15. changing from an R3-1 District to an R3A District property bounded by a line 100 feet southerly of Hillside Avenue, a line midway between 233<sup>rd</sup> Street and Winchester Boulevard, a line perpendicular to the northwesterly street line of Winchester Boulevard distant 215 feet northeasterly (as measured along the street line) from the point of intersection of the northeasterly street line of 233<sup>rd</sup> Street and the northwesterly street line of Winchester Boulevard, Winchester Boulevard, 87<sup>th</sup> Avenue, and 231<sup>st</sup> Street;
16. changing from an R3-2 District to an R3A District property bounded by:
- a. 231<sup>st</sup> Street, 87<sup>th</sup> Avenue, Winchester Boulevard, a line 100 feet northeasterly of Braddock Avenue, a line 100 feet northwesterly of Billings Street, Braddock Avenue, and a line 185 feet northwesterly of Billings Street and its northeasterly prolongation;
  - b. 90<sup>th</sup> Avenue, Borkel Place, Winchester Boulevard, a line 100 feet southwesterly of Braddock Avenue, 91<sup>st</sup> Avenue, 222<sup>nd</sup> Street, 91<sup>st</sup> Road, 224<sup>th</sup> Street, 92<sup>nd</sup> Avenue, a line 100 feet southwesterly of 224<sup>th</sup> Street, 92<sup>nd</sup> Road, 224<sup>th</sup> Street, Edmore Avenue, a line 100 feet southwesterly of 224<sup>th</sup> Street, Fairbury Avenue, 222<sup>nd</sup> Street, a line midway between 93<sup>rd</sup> Avenue and 93<sup>rd</sup> Road, a line 100 feet southwesterly of 222<sup>nd</sup> Street, Edmore Avenue, Winchester Boulevard, a line 200 feet southeasterly of 92<sup>nd</sup> Avenue, 221<sup>st</sup> Street, a line 100 feet northwesterly of Davenport Avenue, 220<sup>th</sup> Street, 91<sup>st</sup> Road, and 221<sup>st</sup> Place; and
  - c. 92<sup>nd</sup> Road, Braddock Avenue, 240<sup>th</sup> Street, a line 100 feet southwesterly of Braddock Avenue,

243<sup>rd</sup> Street, a line 100 feet northwesterly of Jamaica Avenue, 240<sup>th</sup> Street, 93<sup>rd</sup> Road, a line 100 feet southwesterly of 239<sup>th</sup> Street, 93<sup>rd</sup> Avenue, a line 365 feet southwesterly of 239<sup>th</sup> Street, a line midway between Fairbury Avenue and 93<sup>rd</sup> Avenue, a line 100 feet northeasterly of Gettysburg Street, a line midway between Fairbury Avenue and Edmore Avenue, the southwesterly boundary line of Jack Breininger Park, a line midway between 92<sup>nd</sup> Road and Davenport Avenue, and a line 100 feet northeasterly of Gettysburg Street;

17. changing from an R4 District to an R3A District property bounded by:

- a. a line 100 feet northeasterly of Braddock Avenue, Ashford Street, Braddock Avenue, and a line 100 feet northwesterly of Billings Street;
- b. 88<sup>th</sup> Avenue, 235<sup>th</sup> Court, 88<sup>th</sup> Avenue, Noline Street, the northwesterly centerline prolongation of 89<sup>th</sup> Avenue, and a line midway between Pontiac Street and Noline Street; and
- c. Gettysburg Street, a line 100 feet northeasterly of Braddock Avenue, and a line perpendicular to the northwesterly street line of 237<sup>th</sup> Street distant 100 feet northeasterly (as measured along the street line) from the point of intersection of the northwesterly street line of 237<sup>th</sup> Street and the northeasterly street line of Braddock Avenue;

18. changing from an R3-2 District to R3X District property bounded by:

- a. Hillside Avenue, 235<sup>th</sup> Court, 87<sup>th</sup> Avenue, and a line midway between Musket Street and Range Street;
- b. 88<sup>th</sup> Avenue, Ransom Street, a line 100 feet northeasterly of Braddock Avenue, and Winchester Boulevard;
- c. 91<sup>st</sup> Street, 220<sup>th</sup> Street, a line 100 feet northwesterly of Davenport Avenue, and 221<sup>st</sup> Street, a line 200 feet southeasterly of 92<sup>nd</sup> Avenue, Winchester Boulevard, Edmore Avenue, a line 100 feet southwesterly of 222<sup>nd</sup> Street, a line midway between 93<sup>rd</sup> Road and 93<sup>rd</sup> Avenue, 222<sup>nd</sup> Street, Fairbury Avenue, a line 100 feet southwesterly of 224<sup>th</sup> Street, 93<sup>rd</sup> Road, 220<sup>th</sup> Street, 93<sup>rd</sup> Avenue, and Springfield Boulevard;
- d. a line 125 feet northwesterly of Elkmont Avenue, a line midway between 250<sup>th</sup> Street and 251<sup>st</sup> Street and its northwesterly prolongation, Shiloh Avenue, and 249<sup>th</sup> Street and its northwesterly centerline prolongation; and
- e. a line 125 feet northwesterly of Elkmont Avenue, Little Neck Parkway, a line perpendicular to the southwesterly street line of Little Neck Parkway distant 135 feet northwesterly (as measured along the street line) from the point of intersection of the southwesterly street line of Little Neck Parkway and the northwesterly street line of Union Turnpike, a line midway between Little Neck Parkway and 252<sup>nd</sup> Street, a line perpendicular to the northeasterly street line of 252<sup>nd</sup> Street distant 110 feet northwesterly (as measured along the street line) from the point of intersection of the northeasterly street line of 252<sup>nd</sup> Street and the northwesterly street line of Union Turnpike, 252<sup>nd</sup> Street, a line perpendicular to the southwesterly street line of 252<sup>nd</sup> Street distant 50 feet northwesterly (as measured along the street line) from the point of intersection of the southwesterly street line of 252<sup>nd</sup> Street and the northwesterly street line of Union Turnpike, and

a line midway between 251<sup>st</sup> Street and 252<sup>nd</sup> Street and its northwesterly prolongation;

19. changing from an R3-2 District to an R3-1 District property bounded by a line 125 feet northwesterly of Elkmont Avenue, a line midway between 251<sup>st</sup> Street and 252<sup>nd</sup> Street and its northwesterly prolongation, Union Turnpike, 249<sup>th</sup> Street, Shiloh Avenue, and a line midway between 250<sup>th</sup> Street and 251<sup>st</sup> Street and its northwesterly prolongation;
20. changing from an R2 District to an R3-2 District property bounded by:
  - a. a line 100 feet southerly of Hillside Avenue, Winchester Boulevard, Hillside Avenue, and 232<sup>nd</sup> Street;
  - b. Hillside Avenue, 253<sup>rd</sup> Street, a line 100 feet northwesterly of Hillside Avenue, Little Neck Parkway, a line 110 feet northwesterly of Hillside Avenue, a line midway between Little Neck Parkway and 255<sup>th</sup> Street, a line 120 feet northwesterly of Hillside Avenue, 255<sup>th</sup> Street, a line 100 feet northwesterly of Hillside Avenue, 262<sup>nd</sup> Street, Hillside Avenue, 263<sup>rd</sup> Street, a line 100 feet northwesterly of Hillside Avenue, Langdale Street, a line perpendicular to the easterly street line of Langdale Street distant 285 feet northerly (as measured along the street line) from the point of intersection of the northwesterly street line of Hillside Avenue and the easterly street line of Langdale Street, a boundary line of the City of New York, 267<sup>th</sup> Street, a line 100 feet southeasterly of Hillside Avenue, a line midway between 260<sup>th</sup> Street and 261<sup>st</sup> Street, a line 150 feet southeasterly of Hillside Avenue, 260<sup>th</sup> Street, and a line 100 feet southeasterly of Hillside Avenue, and 249<sup>th</sup> Street; and
  - c. 81<sup>st</sup> Avenue, a boundary line of the City of New York, 83<sup>rd</sup> Avenue, and 268<sup>th</sup> Street;
21. changing from an R3-1 District to an R3-2 District property bounded by Hillside Avenue, Winchester Boulevard, a line 100 feet southerly and southeasterly of Hillside Avenue, and 231<sup>st</sup> Street;
22. changing from an R3A District to an R4-1 District property bounded by 90<sup>th</sup> Avenue, a line 100 feet northwesterly of Jamaica Avenue, and a line 430 feet easterly of 247<sup>th</sup> Street;
23. changing from an R4 District to an R4-1 District property bounded by a line 540 feet northeasterly of Braddock Avenue, Pontiac Street, Braddock Avenue, and Ransom Street;
24. changing from a C8-1 District to an R4 District property bounded by a line 100 feet northerly of Jamaica Avenue, 251<sup>st</sup> Street and its southerly centerline prolongation, a boundary line of the City of New York, and 249<sup>th</sup> Street and its southerly centerline prolongation;
25. establishing within a proposed R3-2 District a C2-3 District bounded by a line 110 feet northwesterly of Hillside Avenue, a line midway between Little Neck Parkway and 255<sup>th</sup> Street, a line 120 feet northwesterly of Hillside Avenue, 255<sup>th</sup> Street, Hillside Avenue, a line 100 feet southwesterly of 256<sup>th</sup> Street, a line 100 feet southeasterly of Hillside Avenue, and Little Neck Parkway;
26. establishing within an existing and proposed R4 District a C2-3 District bounded by a line 100 feet northwesterly of Jamaica Avenue, 251<sup>st</sup> Street, Jamaica Avenue, and Commonwealth Boulevard;

27. establishing within an existing R3A District a C1-3 District bounded by Hillside Avenue, a line 140 feet easterly of 241<sup>st</sup> Street, 85<sup>th</sup> Avenue, and 241<sup>st</sup> Street;
28. establishing within existing and proposed R3-2 Districts a C1-3 District bounded by:
- a. a line 100 feet northwesterly of Hillside Avenue, 234<sup>th</sup> Street and its southeasterly centerline prolongation, a line 100 feet southeasterly of Hillside Avenue, a line midway between 233<sup>rd</sup> Street and Winchester Boulevard, Hillside Avenue, and a line midway between 233<sup>rd</sup> Street and 234<sup>th</sup> Street;
  - b. Hillside Avenue, a line midway between Range Street and Musket Street, a line 100 feet southwesterly of Hillside Avenue, and Musket Street;
  - c. a line 100 feet northwesterly of Jamaica Avenue, a line midway between 242<sup>nd</sup> Street and 241<sup>st</sup> Street, Jamaica Avenue, and 240<sup>th</sup> Street;
  - d. a line 100 feet northwesterly of Hillside Avenue, Little Neck Parkway, a line 100 feet southeasterly of Hillside Avenue, 249<sup>th</sup> Street, Hillside Avenue, and 253<sup>rd</sup> Street;
  - e. a line 100 feet northwesterly of Hillside Avenue, 261<sup>st</sup> Street, Hillside Avenue, 264<sup>th</sup> Street, a line 100 feet southeasterly of Hillside Avenue, a line midway between 260<sup>th</sup> Street and 261<sup>st</sup> Street, a line 150 feet southeasterly of Hillside Avenue, 260<sup>th</sup> Street, a line 100 feet southeasterly of Hillside Avenue, 258<sup>th</sup> Street, Hillside Avenue, and 255<sup>th</sup> Street;
  - f. a line 100 feet northwesterly of Hillside Avenue, 266<sup>th</sup> Street, a line 100 feet southeasterly of Hillside Avenue, and 265<sup>th</sup> Street; and
  - g. a line 100 feet northwesterly of Hillside Avenue, Langdale Street, a line perpendicular to easterly street line of Langdale Street distant 285 feet northerly (as measured along the street line) from the point of intersection of the northwesterly street line of Hillside Avenue and the easterly street line of Langdale Street, a boundary line of the City of New York, a line perpendicular to the southeasterly street line of East Williston Avenue distant 110 feet southwesterly (as measured along the street line) from the point of intersection of the southeasterly street line of East Williston Avenue and the southwesterly street line of 268<sup>th</sup> Street, East Williston Avenue, and 267<sup>th</sup> Street; and
29. establishing within an existing R4 District a C1-3 District bounded by:
- a. a line 100 feet northeasterly of Braddock Avenue, Winchester Boulevard, Braddock Avenue, and a line midway between Ashford Street and Winchester Boulevard;
  - b. Braddock Avenue, 222<sup>nd</sup> Street, 91<sup>st</sup> Avenue, a line 100 feet southwesterly of Braddock Avenue, and Winchester Boulevard;
  - c. a line 100 feet northeasterly of Braddock Avenue, Gettysburg Street, a line perpendicular to the northwesterly street line of 237<sup>th</sup> Street distant 100 feet northeasterly (as measured along the street line) from the point of intersection of the northwesterly street line of 237<sup>th</sup> Street and the northeasterly street line of Braddock Avenue, 237<sup>th</sup> Street, Braddock Avenue, a line midway between 237<sup>th</sup> Street and 238<sup>th</sup> Street, a line 100 feet northeasterly of Braddock Avenue, 238<sup>th</sup> Street, Braddock Avenue, 92<sup>nd</sup> Road, Gettysburg Street, 92<sup>nd</sup> Avenue, a line 180 feet



northeasterly of 224<sup>th</sup> Street, a line 80 feet northwesterly of 92<sup>nd</sup> Avenue, 224<sup>th</sup> Street, Braddock Avenue, and Lyman Street;

- d. a line 100 feet northeasterly of Braddock Avenue, 239<sup>th</sup> Street, Braddock Avenue, and a line 50 feet southeasterly of 238<sup>th</sup> Street;
- e. a line 100 feet northeasterly of Braddock Avenue, 240<sup>th</sup> Street, Braddock Avenue, and a line midway between 239<sup>th</sup> Street and 240<sup>th</sup> Street;
- f. a line 100 feet northeasterly of Braddock Avenue, 241<sup>st</sup> Street, Braddock Avenue, and a line midway between 241<sup>st</sup> Street and 240<sup>th</sup> Street;
- g. a line 100 feet northerly of Braddock Avenue, 242<sup>nd</sup> Street, 91<sup>st</sup> Avenue, a line 100 feet easterly of 242<sup>nd</sup> Street, Braddock Avenue, and a line midway between 242<sup>nd</sup> Street and 241<sup>st</sup> Street; and
- h. a line 150 feet northerly of Braddock Avenue, 245<sup>th</sup> Street, a line 80 feet northwesterly of Jamaica Avenue, 91<sup>st</sup> Avenue, a line 100 feet northwesterly of Jamaica Avenue, Commonwealth Boulevard, Jamaica Avenue, Braddock Avenue, and Cross Island Parkway;

as shown in a diagram (for illustrative purposes only) dated February 19, 2013, modified by the City Planning Commission on May 22, 2013, and subject to the conditions of CEQR Declaration E-299, Community District 13, 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 June 24, 2013, on file in this office.

City Clerk, Clerk of The Council