



## Legislation Text

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**File #:** Res 2077-2013, **Version:** \*

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### THE COUNCIL OF THE CITY OF NEW YORK RESOLUTION NO. 2077

Resolution approving the decision of the City Planning Commission on ULURP No. C 140079 ZMQ, a Zoning Map amendment (Preconsidered L.U. No. 993).

By Council Members Comrie and Weprin

WHEREAS, the City Planning Commission filed with the Council on December 3, 2013 its decision dated December 2, 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. 18a, 18b, 18c and 18d, rezoning all or portions of approximately 530 blocks of Ozone Park, Queens, which is intended to prevent out-of-character development, more closely reflect established development patterns, and direct opportunities for moderate residential and commercial growth to locations along wide streets and transit resources, including Rockaway Boulevard and 101<sup>st</sup> and Liberty Avenues, Community Districts 9 and 10, Borough of Queens (ULURP No. C 140079 ZMQ) (the "Application");

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

WHEREAS, upon due notice, the Council held a public hearing on the Decision and Application on December 10, 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 and the Negative Declaration issued on September 9, 2013 (CEQR No. 14DCP027Q) which includes (E) designations to avoid the potential for significant adverse impacts related to air quality, noise and hazardous materials (E-320);

**RESOLVED:**

The Council finds that the action described herein will have no significant impact on the environment as set forth in the Negative Declaration.

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 140079 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, Zoning Map, Section Nos. 18a, 18b, 18c and 18d:

**A. CD 9**

1. eliminating from within an existing R4A District a C1-2 District bounded by a line 150 feet northwesterly of Liberty Avenue, 135<sup>th</sup> Street, a line 100 feet northwesterly of Liberty Avenue, and 133<sup>rd</sup> Street;
2. eliminating from within an existing R5 District a C1-2 District bounded by:
  - a. a line 150 feet southeasterly of Atlantic Avenue, a line midway between 83<sup>rd</sup> Street and 84<sup>th</sup> Street, a line 280 feet southeasterly of Atlantic Avenue, 84<sup>th</sup> Street, a line 100 feet northwesterly of 95<sup>th</sup> Avenue, and 83<sup>rd</sup> Street;
  - b. a line 100 feet northwesterly of 101<sup>st</sup> Avenue, 99<sup>th</sup> Street, a line 100 feet southeasterly of 101<sup>st</sup> Avenue, and 93<sup>rd</sup> Street; and
  - c. a line 150 feet northwesterly of Liberty Avenue, Van Wyck Expressway, Liberty Avenue, 133<sup>rd</sup> Street, a line 100 feet northwesterly of Liberty Avenue, and 135<sup>th</sup> Street;
3. eliminating from within an existing R3-1 District a C2-2 District bounded by:
  - a. 91<sup>st</sup> Avenue, a line 100 feet northeasterly of Rockaway Boulevard, 77<sup>th</sup> Street, and Rockaway Boulevard; and
  - b. a line 150 feet northeasterly of Rockaway Boulevard, a line 150 feet northerly of Atlantic Avenue, 81<sup>st</sup> Street, Atlantic Avenue, Rockaway Boulevard, and 79<sup>th</sup> Street;
4. eliminating from within an existing R4-1 District a C2-2 District bounded by:
  - a. a line 100 feet southeasterly of 101<sup>st</sup> Avenue, 103<sup>rd</sup> Street, a line 150 feet southeasterly of 101<sup>st</sup> Avenue, and a line midway between 102<sup>nd</sup> Street and 101<sup>st</sup> Street;
  - b. a line 150 feet northwesterly of 101<sup>st</sup> Avenue, a line midway between 105<sup>th</sup> Street and 106<sup>th</sup> Street, a line 100 feet northwesterly of 101<sup>st</sup> Avenue, and 102<sup>nd</sup> Street; and
  - c. a line 100 feet southeasterly of 101<sup>st</sup> Avenue, a line midway between 112<sup>th</sup> Street and 113<sup>th</sup> Street, a line 150 feet southeasterly of 101<sup>st</sup> Avenue, and 105<sup>th</sup> Street;
5. eliminating from within an existing R4A District a C2-2 District bounded by:
  - a. a line 150 feet northwesterly of 101<sup>st</sup> Avenue, 127<sup>th</sup> Street, a line 100 feet northwesterly of 101<sup>st</sup> Avenue, and a line midway between 10<sup>th</sup> Street and 106<sup>th</sup> Street;
  - b. a line 150 feet northwesterly of 101<sup>st</sup> Avenue, 132<sup>nd</sup> Street, a line 100 feet northwesterly of 101<sup>st</sup> Avenue, and 130<sup>th</sup> Street;

- c. a line 100 feet southeasterly of 101<sup>st</sup> Avenue, 132<sup>nd</sup> Street, a line 150 feet southeasterly of 101<sup>st</sup> Avenue, and 130<sup>th</sup> Street; and
  - d. a line 100 feet southeasterly of 101<sup>st</sup> Avenue, 127<sup>th</sup> Street, a line 150 feet southeasterly of 101<sup>st</sup> Avenue, and a line midway between 113<sup>th</sup> Street and 112<sup>th</sup> Street;
6. eliminating from within an existing R5 District a C2-2 District bounded by:
- a. Rockaway Boulevard, Atlantic Avenue, a line 150 feet southerly of Rockaway Boulevard, 75<sup>th</sup> Street, a line 100 feet northerly of 93<sup>rd</sup> Avenue, Eldert Lane, a line 150 feet northerly of 91<sup>st</sup> Avenue, and a line 100 feet easterly of Eldert Lane;
  - b. a line 150 feet northwesterly of 101<sup>st</sup> Avenue, 86<sup>th</sup> Street, Rockaway Boulevard, 87<sup>th</sup> Street, a line 150 feet northeasterly of Rockaway Boulevard, 88<sup>th</sup> Street, a line 150 feet northwesterly of 101<sup>st</sup> Avenue, 89<sup>th</sup> Street, Rockaway Boulevard, 88<sup>th</sup> Street, a line midway between 101<sup>st</sup> Avenue and 102<sup>nd</sup> Avenue, 81<sup>st</sup> Street, a line 150 feet southeasterly of 101<sup>st</sup> Avenue, 77<sup>th</sup> Street, Liberty Avenue, and Drew Street;
  - c. a line 150 feet northwesterly of 101<sup>st</sup> Avenue, 102<sup>nd</sup> Street, a line 100 feet northwesterly of 101<sup>st</sup> Avenue, 127<sup>th</sup> Street, a line 100 feet southeasterly of 101<sup>st</sup> Avenue, 105<sup>th</sup> Street, 101<sup>st</sup> Avenue, 103<sup>rd</sup> Street, a line 100 feet southeasterly of 101<sup>st</sup> Avenue, a line midway between 102<sup>nd</sup> Street and 101<sup>st</sup> Street, a line 150 feet southeasterly of 101<sup>st</sup> Avenue, 101<sup>st</sup> Street, 101<sup>st</sup> Avenue, and 100<sup>th</sup> Street; and
  - d. a line 100 feet northwesterly of 101<sup>st</sup> Avenue, 132<sup>nd</sup> Street, a line 100 feet southeasterly of 101<sup>st</sup> Avenue, and 130<sup>th</sup> Street;
7. changing from an R5 District to an R4-1 District property bounded by:
- a. 95<sup>th</sup> Avenue, 78<sup>th</sup> Street, a line 100 feet southeasterly of 97<sup>th</sup> Avenue, a line midway between 77<sup>th</sup> Street and 78<sup>th</sup> Street, a line 100 feet northwesterly of 101<sup>st</sup> Avenue, a line midway between 76<sup>th</sup> Street and 77<sup>th</sup> Street, a line 100 feet southeasterly of 97<sup>th</sup> Avenue, and 76<sup>th</sup> Street;
  - b. a line 100 feet southeasterly of 95<sup>th</sup> Avenue, a line 100 feet southwestery of Rockaway Boulevard, Digby Place, 97<sup>th</sup> Avenue, 84<sup>th</sup> Street, a line 100 feet southeasterly of 97<sup>th</sup> Avenue, a line 100 feet southwestery of Rockaway Boulevard, 85<sup>th</sup> Street, a line 300 feet northwesterly of 101<sup>st</sup> Avenue, 86<sup>th</sup> Street, a line 100 feet northwesterly of 101<sup>st</sup> Avenue, a line midway between 81<sup>st</sup> Street and 82<sup>nd</sup> Street, a line 100 feet southeasterly of 97<sup>th</sup> Avenue, 81<sup>st</sup> Street, 97<sup>th</sup> Avenue, and a line midway between 80<sup>th</sup> Street and 81<sup>st</sup> Street;
  - c. Atlantic Avenue, 86<sup>th</sup> Street, 95<sup>th</sup> Avenue, 85<sup>th</sup> Street, a line 100 feet northeasterly of Rockaway Boulevard, 95<sup>th</sup> Avenue, 83<sup>rd</sup> Street, a line 175 feet southeasterly of Atlantic Avenue, and 82<sup>nd</sup> Street;
  - d. a line 200 feet southeasterly of 95<sup>th</sup> Avenue, 89<sup>th</sup> Street, a line 100 feet southeasterly of

- 95<sup>th</sup> Avenue, a line midway between 89<sup>th</sup> Street and 90<sup>th</sup> Street, a line 50 feet southeasterly of 95<sup>th</sup> Avenue, 90<sup>th</sup> Street, 95<sup>th</sup> Avenue, a line midway between 91<sup>st</sup> Street and 92<sup>nd</sup> Street, a line 75 feet northwesterly of 97<sup>th</sup> Avenue, 91<sup>st</sup> Street, a line 100 feet southeasterly of 97<sup>th</sup> Avenue, 92<sup>nd</sup> Street, a line 100 feet southeasterly of 95<sup>th</sup> Avenue, a line midway between 93<sup>rd</sup> Street and 94<sup>th</sup> Street, 95<sup>th</sup> Avenue, 96<sup>th</sup> Street, Atlantic Avenue, a line 115 feet northeasterly of 96<sup>th</sup> Street, a line 190 feet northwesterly of 95<sup>th</sup> Avenue, 97<sup>th</sup> Street, a line 260 feet northwesterly of 95<sup>th</sup> Avenue, a line 100 feet northeasterly of 97<sup>th</sup> Street, 95<sup>th</sup> Avenue, 98<sup>th</sup> Street, a line 100 feet northwesterly of 101<sup>st</sup> Avenue, 88<sup>th</sup> Street, a line 450 feet southeasterly of 97<sup>th</sup> Avenue, a line midway between 87<sup>th</sup> Street and 88<sup>th</sup> Street, a line 350 feet southeasterly of 97<sup>th</sup> Avenue, 87<sup>th</sup> Street, a line 50 feet northeasterly of Rockaway Boulevard, a line midway between 86<sup>th</sup> Street and 87<sup>th</sup> Street, a line 150 feet southeasterly of 97<sup>th</sup> Avenue, and 86<sup>th</sup> Street;
- e. a line 100 feet southeasterly of 101<sup>st</sup> Avenue, 88<sup>th</sup> Street, 102<sup>nd</sup> Avenue, 89<sup>th</sup> Street, 102<sup>nd</sup> Road, 90<sup>th</sup> Street, a line 100 feet southwesterly of Rockaway Boulevard, 103<sup>rd</sup> Avenue, and a line 200 feet southwesterly of 86<sup>th</sup> Street;
- f. a line 100 feet southeasterly of 101<sup>st</sup> Avenue, a line midway between 97<sup>th</sup> Street and 98<sup>th</sup> Street, 103<sup>rd</sup> Avenue, 92<sup>nd</sup> Street, a line 100 feet northeasterly of Rockaway Boulevard, and 90<sup>th</sup> Street;
- g. a line 100 feet northwesterly 103<sup>rd</sup> Avenue, 114<sup>th</sup> Street, a line 90 feet northwesterly of 103<sup>rd</sup> Avenue, 127<sup>th</sup> Street, 103<sup>rd</sup> Avenue, and a line midway between 101<sup>st</sup> Street and 102<sup>nd</sup> Street; and
- h. a line 100 feet southeasterly of 101<sup>st</sup> Avenue, a line midway between 102<sup>nd</sup> Street and 101<sup>st</sup> Street, a line 150 feet southeasterly of 101<sup>st</sup> Avenue, and 101<sup>st</sup> Street;
8. changing from a C8-1 District to an R4-1 District property bounded by 82<sup>nd</sup> Street, a line 100 feet northeasterly of Rockaway Boulevard, and a line 175 feet southeasterly of Atlantic Avenue;
9. changing from an R5 District to an R4B District property bounded by:
- a. Rockaway Boulevard, 75<sup>th</sup> Street, a line 100 feet southwesterly of Rockaway Boulevard, a line midway between 75<sup>th</sup> Street and 76<sup>th</sup> Street, a line perpendicular to the westerly street line of 76<sup>th</sup> Street distant 115 feet southerly (as measured along the street line) from the point of intersection of the southwesterly street line of Rockaway Boulevard and the westerly street line of 76<sup>th</sup> Street, 76<sup>th</sup> Street, a line 100 feet southwesterly of Rockaway Boulevard, 78<sup>th</sup> Street, Atlantic Avenue, 78<sup>th</sup> Street, a line 100 feet southeasterly of Atlantic Avenue, a line 100 feet southwesterly of Rockaway Boulevard, a line midway between 80<sup>th</sup> Street and 81<sup>st</sup> Street, a line 50 feet northwesterly of 95<sup>th</sup> Avenue, 81<sup>st</sup> Street, 95<sup>th</sup> Avenue, 76<sup>th</sup> Street, a line 100 feet northwesterly of 97<sup>th</sup> Avenue, 75<sup>th</sup> Street, a line 120 feet northwesterly of 101<sup>st</sup> Avenue, Drew Street, 95<sup>th</sup> Avenue, and Eldert Lane; and
- b. a line 100 feet southeasterly of 97<sup>th</sup> Avenue, a line midway between 78<sup>th</sup> Street and 80<sup>th</sup> Street, a line 300 feet northwesterly of 101<sup>st</sup> Avenue, a line midway between 80<sup>th</sup> Street

and 81<sup>st</sup> Street, a line 100 feet southeasterly of 97<sup>th</sup> Avenue, a line midway between 81<sup>st</sup> Street and 82<sup>nd</sup> Street, a line 100 feet northwesterly of 101<sup>st</sup> Avenue, and a line midway between 77<sup>th</sup> Street and 78<sup>th</sup> Street;

10. changing from an R5 District to an R5B District property bounded by:
  - a. a line 100 feet northwesterly of 97<sup>th</sup> Avenue, 76<sup>th</sup> Street, a line 100 feet southeasterly of 97<sup>th</sup> Avenue, a line midway between 76<sup>th</sup> Street and 77<sup>th</sup> Street, a line 100 feet northwesterly of 101<sup>st</sup> Avenue, and 75<sup>th</sup> Street;
  - b. 95<sup>th</sup> Avenue, 82<sup>nd</sup> Street, a line 100 feet southeasterly of 95<sup>th</sup> Avenue, a line midway between 80<sup>th</sup> Street and 81<sup>st</sup> Street, 97<sup>th</sup> Avenue, 81<sup>st</sup> Street, a line 100 feet southeasterly of 97<sup>th</sup> Avenue, a line midway between 80<sup>th</sup> Street and 81<sup>st</sup> Street, a line 300 feet northwesterly of 101<sup>st</sup> Avenue, a line midway between 78<sup>th</sup> Street and 80<sup>th</sup> Street, a line 100 feet southeasterly of 97<sup>th</sup> Avenue, and 78<sup>th</sup> Street; and
  - c. a line 100 feet southeasterly of 101<sup>st</sup> Avenue, 81<sup>st</sup> Street, Liberty Avenue, and 77<sup>th</sup> Street;
11. changing from an R3-1 District to an R6B District property bounded by 79<sup>th</sup> Street, a line perpendicular to the westerly street line of 80<sup>th</sup> Street distant 70 feet northerly (as measured along the street line) from the point of intersection of the northwesterly street line of Atlantic Avenue and the westerly street line of 80<sup>th</sup> Street, 80<sup>th</sup> Street, a line perpendicular to the easterly street line of 80<sup>th</sup> Street distant 80 feet northerly (as measured along the street line) from the point of intersection of the northwesterly street line of Atlantic Avenue and the easterly street line of 80<sup>th</sup> Street, a line midway between 80<sup>th</sup> Street and 81<sup>st</sup> Street, Atlantic Avenue, and Rockaway Boulevard;
12. changing from an R5 District to an R6B District property bounded by:
  - a. Rockaway Boulevard, Atlantic Avenue, 78<sup>th</sup> Street, a line 100 feet southwesterly of Rockaway Boulevard, 76<sup>th</sup> Street, a line perpendicular to the westerly street line of 76<sup>th</sup> Street distant 115 feet southerly (as measured along the street line) from the point of intersection of the westerly street line of 76<sup>th</sup> Street and the southwesterly street line of Rockaway Boulevard, a line midway between 75<sup>th</sup> Street and 76<sup>th</sup> Street, a line 100 feet southwesterly of Rockaway Boulevard, and 75<sup>th</sup> Street;
  - b. a line 100 feet southerly of Rockaway Boulevard, 81<sup>st</sup> Street, a line 50 feet northwesterly of 95<sup>th</sup> Avenue, and a line midway between 80<sup>th</sup> Street and 81<sup>st</sup> Street;
  - c. a line 175 feet southeasterly of Atlantic Avenue, 83<sup>rd</sup> Street, a line 100 feet northwesterly of 95<sup>th</sup> Avenue, and a line 100 feet northeasterly of Rockaway Boulevard;
  - d. 95<sup>th</sup> Avenue, a line 100 feet northeasterly of Rockaway Boulevard, 85<sup>th</sup> Street, 97<sup>th</sup> Avenue, 86<sup>th</sup> Street, a line 150 feet southeasterly of 97<sup>th</sup> Avenue, a line midway between 86<sup>th</sup> Street and 87<sup>th</sup> Street, a line 50 feet northeasterly of Rockaway Boulevard, 87<sup>th</sup> Street, a line 350 feet southeasterly of 97<sup>th</sup> Avenue, a line midway between 87<sup>th</sup> Street and 88<sup>th</sup> Street, a line 450 feet southeasterly of 97<sup>th</sup> Avenue, 88<sup>th</sup> Street, a line 100 feet

northwesterly of 101<sup>st</sup> Avenue, 132<sup>nd</sup> Street, a line 100 feet southeasterly of 101<sup>st</sup> Avenue, 101<sup>st</sup> Street, 101<sup>st</sup> Avenue, 100<sup>th</sup> Street, a line 100 feet southeasterly of 101<sup>st</sup> Avenue, 90<sup>th</sup> Street, a line 100 feet northeasterly of Rockaway Boulevard, 92<sup>nd</sup> Street, 103<sup>rd</sup> Avenue, a line 100 feet southwesterly of Rockaway Boulevard, 90<sup>th</sup> Street, 102<sup>nd</sup> Road, 89<sup>th</sup> Street, 102<sup>nd</sup> Avenue, 88<sup>th</sup> Street, a line 100 feet southeasterly of 101<sup>st</sup> Avenue, 77<sup>th</sup> Street, Liberty Avenue, Drew Street, a line 120 feet northwesterly of 101<sup>st</sup> Avenue, 75<sup>th</sup> Street, a line 100 feet northwesterly of 101<sup>st</sup> Avenue, 86<sup>th</sup> Street, a line 300 feet northwesterly of 101<sup>st</sup> Avenue, 85<sup>th</sup> Street, a line 100 feet southwesterly of Rockaway Boulevard, a line 100 feet southeasterly of 97<sup>th</sup> Avenue, 84<sup>th</sup> Street, Rockaway Boulevard, and the southeasterly centerline prolongation of 83<sup>rd</sup> Street;

- e. a line 100 feet northwesterly of Liberty Avenue, the Van Wyck Expressway, Liberty Avenue, and 133<sup>rd</sup> Street; and
  - f. Digby Place, a line 100 feet southwesterly of Rockaway Boulevard, and 97<sup>th</sup> Avenue;
13. changing from a C8-1 District to an R6B District property bounded by Atlantic Avenue, 82<sup>nd</sup> Street, a line 175 feet southeasterly of Atlantic Avenue, a line 100 feet northeasterly of Rockaway Boulevard, a line 100 feet northwesterly of 95<sup>th</sup> Avenue, 83<sup>rd</sup> Street, Rockaway Boulevard, 84<sup>th</sup> Street, 97<sup>th</sup> Avenue, a line 100 feet southwesterly of Rockaway Boulevard, 82<sup>nd</sup> Street, 95<sup>th</sup> Avenue, 81<sup>st</sup> Street, a line 100 feet southwesterly of Rockaway Boulevard, a line 100 feet southeasterly of Atlantic Avenue, and 78<sup>th</sup> Street;
  14. changing from an M1-2 District to an R6B District property bounded by 101<sup>st</sup> Avenue, 101<sup>st</sup> Street, a line 100 feet southeasterly of 101<sup>st</sup> Avenue, and 100<sup>th</sup> Street;
  15. establishing within an existing R5 District a C1-3 District bounded by 95<sup>th</sup> Avenue, a line midway between 93<sup>rd</sup> Street and 94<sup>th</sup> Street, a line 100 feet southeasterly of 95<sup>th</sup> Avenue, and a line midway between 91<sup>st</sup> Street and 92<sup>nd</sup> Street;
  16. establishing within an existing R3-1 District a C2-3 District bounded by 91<sup>st</sup> Avenue, a line 100 feet northeasterly of Rockaway Boulevard, 77<sup>th</sup> Street, and Rockaway Boulevard;
  17. establishing within an existing R4A District a C2-3 District bounded by a line 100 feet southeasterly of 101<sup>st</sup> Avenue, Lefferts Boulevard, a line 150 feet southeasterly of 101<sup>st</sup> Avenue, and a line midway between Lefferts Boulevard and 118<sup>th</sup> Street;
  18. establishing within an existing R5 District a C2-3 District bounded by Atlantic Avenue, 88<sup>th</sup> Street, a line 100 feet southeasterly of Atlantic Avenue, and 86<sup>th</sup> Street;
  19. establishing within a proposed R6B District a C2-3 District bounded by:
    - a. Rockaway Boulevard, 79<sup>th</sup> Street, a line perpendicular to the westerly street line of 80<sup>th</sup> Street distant 70 feet northerly (as measured along the street line) from the point of intersection of the northwesterly street line of Atlantic Avenue and the westerly street line of 80<sup>th</sup> Street, 80<sup>th</sup> Street, a line perpendicular to the easterly street line of 80<sup>th</sup> Street distant 80 feet northerly (as measured along the street line) from the point of intersection of the northwesterly street line of Atlantic Avenue and the easterly street line of 80<sup>th</sup>

Street, a line midway between 80<sup>th</sup> Street and 81<sup>st</sup> Street, Atlantic Avenue, 82<sup>nd</sup> Street, a line 175 feet southeasterly of Atlantic Avenue, 83<sup>rd</sup> Street, 95<sup>th</sup> Avenue, a line 100 feet northeasterly of Rockaway Boulevard, 85<sup>th</sup> Street, 97<sup>th</sup> Avenue, 86<sup>th</sup> Street, a line 150 feet southeasterly of 97<sup>th</sup> Avenue, a line midway between 86<sup>th</sup> Street and 87<sup>th</sup> Street, a line 50 feet northeasterly of Rockaway Boulevard, 87<sup>th</sup> Street, a line 350 feet southeasterly of 97<sup>th</sup> Avenue, a line 75 feet northeasterly of Rockaway Boulevard, a line midway between 87<sup>th</sup> Street and 88<sup>th</sup> Street, a line 450 feet southeasterly of 97<sup>th</sup> Avenue, a line 75 feet northeasterly of Rockaway Boulevard, 88<sup>th</sup> Street, a line 100 feet northwesterly of 101<sup>st</sup> Avenue, 90<sup>th</sup> Street, 101<sup>st</sup> Avenue, 91<sup>st</sup> Street, a line 100 feet northwesterly of 101<sup>st</sup> Avenue, 93<sup>rd</sup> Street, 101<sup>st</sup> Avenue, 94<sup>th</sup> Street, a line 100 feet northwesterly of 101<sup>st</sup> Avenue, 99<sup>th</sup> Street, a line 100 feet southeasterly of 101<sup>st</sup> Avenue, 90<sup>th</sup> Street, a line 100 feet northeasterly of Rockaway Boulevard, 91<sup>st</sup> Street, Rockaway Boulevard, 103<sup>rd</sup> Avenue, a line 100 feet southwesterly of Rockaway Boulevard, 90<sup>th</sup> Street, 102<sup>nd</sup> Road, 89<sup>th</sup> Street, Rockaway Boulevard, 88<sup>th</sup> Street, a line 100 feet southeasterly of 101<sup>st</sup> Avenue, 77<sup>th</sup> Street, Liberty Avenue, Drew Street, a line 120 feet northwesterly of 101<sup>st</sup> Avenue, 75<sup>th</sup> Street, a line 100 feet northwesterly of 101<sup>st</sup> Avenue, 86<sup>th</sup> Street, a line 300 feet northwesterly of 101<sup>st</sup> Avenue, 85<sup>th</sup> Street, a line 100 feet southerly of Rockaway Boulevard, a line 100 feet southeasterly of 97<sup>th</sup> Avenue, 84<sup>th</sup> Street, 97<sup>th</sup> Avenue, Digby Place, a line 100 feet southwesterly of Rockaway Boulevard, 82<sup>nd</sup> Street, 95<sup>th</sup> Avenue, 81<sup>st</sup> Street, a line 50 feet northwesterly of 95<sup>th</sup> Avenue, a line midway between 80<sup>th</sup> Street and 81<sup>st</sup> Street, a line 100 feet southwesterly of Rockaway Boulevard, a line 100 feet southeasterly of Atlantic Avenue, 78<sup>th</sup> Street, Atlantic Avenue, 78<sup>th</sup> Street, a line 100 feet southwesterly of Rockaway Boulevard, 76<sup>th</sup> Street, a line perpendicular to the westerly street line of 76<sup>th</sup> Street distant 115 feet southerly (as measured along the street line) from the point of intersection of the westerly street line of 76<sup>th</sup> Street and the southwesterly street line of Rockaway Boulevard, a line midway between 75<sup>th</sup> Street and 76<sup>th</sup> Street, a line 100 feet southwesterly of Rockaway Boulevard, and 75<sup>th</sup> Street;

- b. a line 100 feet northwesterly of 101<sup>st</sup> Avenue, 132<sup>nd</sup> Street, a line 100 feet southeasterly of 101<sup>st</sup> Avenue, 105<sup>th</sup> Street, 101<sup>st</sup> Avenue, 103<sup>rd</sup> Street, a line 100 feet southeasterly of 101<sup>st</sup> Avenue, and 100<sup>th</sup> Street; and
- c. a line 100 feet northwesterly of Liberty Avenue, Van Wyck Expressway, Liberty Avenue, and 133<sup>rd</sup> Street;

**B. CD 10**

- 1. eliminating from within an existing R3-2 District a C1-2 District bounded by:
  - a. a line 150 feet northwesterly of Liberty Avenue, 127<sup>th</sup> Street, Liberty Avenue, a line 150 feet southeasterly of Liberty Avenue, 123<sup>rd</sup> Street, Liberty Avenue, and 123<sup>rd</sup> Street; and
  - b. Liberty Avenue, Van Wyck Expressway, a line 150 feet southeasterly of Liberty Avenue, and 134<sup>th</sup> Street;
- 2. eliminating from within an existing R4 District a C1-2 District bounded by:

- a. a line 150 feet northerly of Rockaway Boulevard, a line 150 feet northerly of Liberty Avenue, 98<sup>th</sup> Street, a line 150 feet southerly of Rockaway Boulevard, a line 150 feet southerly of Liberty Avenue, Cross Bay Boulevard, 107<sup>th</sup> Avenue, a line midway between 93<sup>rd</sup> Street and Cross Bay Boulevard, a line 150 feet southerly of Liberty Avenue, 93<sup>rd</sup> Street, Liberty Avenue, and Woodhaven Boulevard;
  - b. a line 150 feet northwesterly of Liberty Avenue, 118<sup>th</sup> Street, a line 150 feet southeasterly of Liberty Avenue, and 111<sup>th</sup> Street;
  - c. a line 150 feet northwesterly of 111<sup>th</sup> Avenue, a line 100 feet northeasterly of Lefferts Boulevard, a line 150 feet southeasterly of 111<sup>th</sup> Avenue, 118<sup>th</sup> Street, 111<sup>th</sup> Avenue, and Lefferts Boulevard;
  - d. 109<sup>th</sup> Avenue, 107<sup>th</sup> Street, a line 150 feet northerly of Rockaway Boulevard, 108<sup>th</sup> Street, a line 150 feet southerly of Rockaway Boulevard, Centreville Street, Rockaway Boulevard, and the southeasterly centerline prolongation of 106<sup>th</sup> Street;
  - e. 134<sup>th</sup> Avenue, the northerly centerline prolongation of 94<sup>th</sup> Street, Linden Boulevard, 95<sup>th</sup> Street, a line 150 feet southerly of Linden Boulevard, and Cross Bay Boulevard; and
  - f. Pitkin Avenue, 86<sup>th</sup> Street, a line 150 feet southerly of Pitkin Avenue, and 84<sup>th</sup> Street;
3. eliminating from within an existing R5 District a C1-2 District bounded by:
- a. a line 265 feet northerly of Liberty Avenue, 98<sup>th</sup> Street, a line 150 feet northwesterly of Liberty Avenue, and a line midway between 98<sup>th</sup> Street and 97<sup>th</sup> Street; and
  - b. a line perpendicular to the southwesterly street line of 94<sup>th</sup> Street distant 225 feet southeasterly (as measured along the street line) from the point of intersection of the southeasterly street line of 103<sup>rd</sup> Avenue and the southwesterly street line 94<sup>th</sup> Street, 94<sup>th</sup> Street, and Rockaway Boulevard;
4. eliminating from within an existing R3-2 District a C2-2 District bounded by:
- a. a line 100 feet northwesterly of Liberty Avenue, 131<sup>st</sup> Street, 103<sup>rd</sup> Avenue, 133<sup>rd</sup> Street, Liberty Avenue, 134<sup>th</sup> Street, a line 150 feet southeasterly of Liberty Avenue, 127<sup>th</sup> Street, Liberty Avenue, and 127<sup>th</sup> Street; and
  - b. Linden Boulevard, 114<sup>th</sup> Street, Rockaway Boulevard, 118<sup>th</sup> Street, 115<sup>th</sup> Avenue, a line midway between Lefferts Boulevard and 120<sup>th</sup> Street, a line 150 feet northerly of Rockaway Boulevard, 120<sup>th</sup> Street, a line 150 feet southerly of Rockaway Boulevard, and a line 275 feet westerly of 114<sup>th</sup> Street;
5. eliminating from within an existing R4 District a C2-2 District bounded by:
- a. Liberty Avenue, 77<sup>th</sup> Street, a line 100 feet southerly of Liberty Avenue, and 75<sup>th</sup> Street;



- b. Liberty Avenue, 93<sup>rd</sup> Street, a line 150 feet southerly of Liberty Avenue, and 87<sup>th</sup> Street;
  - c. a line 100 feet northwesterly of Liberty Avenue, 111<sup>th</sup> Street, a line 150 feet southeasterly of Liberty Avenue, a line midway between 102<sup>nd</sup> Street and 101<sup>st</sup> Street, Liberty Avenue, and 103<sup>rd</sup> Street;
  - d. a line 150 feet northerly of Rockaway Boulevard, 110<sup>th</sup> Street, Rockaway Boulevard, and 109<sup>th</sup> Street; and
  - e. a line 150 feet northerly of Rockaway Boulevard, 113<sup>th</sup> Street, Linden Boulevard, Rockaway Boulevard, and 111<sup>th</sup> Street;
6. eliminating from within an existing R5 District a C2-2 District bounded by:
  - a. 103<sup>rd</sup> Avenue, 93<sup>rd</sup> Street, Rockaway Boulevard, 94<sup>th</sup> Street, a line 150 feet northerly of Rockaway Boulevard, Woodhaven Boulevard, Rockaway Boulevard, 94<sup>th</sup> Street, Liberty Avenue, 93<sup>rd</sup> Street, a line 150 feet northerly of Liberty Avenue, and 92<sup>nd</sup> Street; and
  - b. a line 150 feet northwesterly of Liberty Avenue, 111<sup>th</sup> Street, a line 100 feet northwesterly of Liberty Avenue, 103<sup>rd</sup> Street, Liberty Avenue, and 102<sup>nd</sup> Street;
7. changing from an R3-2 District to an R3A District property bounded by:
  - a. a line 100 feet southeasterly of Liberty Avenue, 133<sup>rd</sup> Street, a line 130 feet southeasterly of Liberty Avenue, 134<sup>th</sup> Street, a line 120 feet southeasterly of Liberty Avenue, 135<sup>th</sup> Street, a line 100 feet southeasterly of Liberty Avenue, the centerline of the northeasterly service road of Van Wyck Expressway, 105<sup>th</sup> Avenue and its northeasterly centerline prolongation, 133<sup>rd</sup> Street, 107<sup>th</sup> Avenue, and 123<sup>rd</sup> Street; and
  - b. a line 100 feet southerly of Rockaway Boulevard, a line midway between 118<sup>th</sup> Street and Lefferts Boulevard, a line 240 feet southerly of Rockaway Boulevard, a line midway between Lefferts Boulevard and 120<sup>th</sup> Street, Hawtree Creek Road, 135<sup>th</sup> Avenue, 115<sup>th</sup> Street, a line 100 feet southerly of 135<sup>th</sup> Avenue, and 114<sup>th</sup> Street;
8. changing from an R4 District to an R3A District property bounded by 133<sup>rd</sup> Avenue, a northeasterly boundary line of the Long Island Rail Road right-of-way (Rockaway Beach Division), Pitkin Avenue, and 97<sup>th</sup> Street;
9. changing from a C8-1 District to an R3A District property bounded by a line 100 feet southerly of Rockaway Boulevard, 114<sup>th</sup> Street, a line 500 feet southerly of 133<sup>rd</sup> Avenue, and a line 100 feet westerly of 114<sup>th</sup> Street;
10. changing from an R3-2 District to an R3X District property bounded by a line 100 feet southerly of 135<sup>th</sup> Avenue, 115<sup>th</sup> Street, a line 200 feet southerly of 135<sup>th</sup> Avenue, a line midway between 115<sup>th</sup> Street and 116<sup>th</sup> Street, a line 180 feet northerly of 149<sup>th</sup> Avenue, 116<sup>th</sup> Street, a line 100 feet northerly of 149<sup>th</sup> Avenue, 117<sup>th</sup> Street, a line 150 feet southerly 135<sup>th</sup> Avenue, 118<sup>th</sup> Street, 135<sup>th</sup> Avenue, a line midway between 118<sup>th</sup> Street and Lefferts Boulevard, 149<sup>th</sup> Avenue, a line midway between Lefferts Boulevard and 120<sup>th</sup> Street and its southerly prolongation, Southern

Parkway, and 114<sup>th</sup> Street and its southerly centerline prolongation;

11. changing from an R4 District to an R3X District property bounded by Pitkin Avenue, a northeasterly boundary line of the Long Island Rail Road right-of-way (Rockaway Beach Division), North Conduit Avenue, Albert Road, a line 200 feet westerly of 95<sup>th</sup> Street, a line 90 feet southerly of Albert Road, Cross Bay Boulevard, 149<sup>th</sup> Avenue, a line 100 feet easterly of Cross Bay Boulevard and its southerly prolongation, a line 100 feet northerly of 149<sup>th</sup> Avenue, and 97<sup>th</sup> Street;
12. changing from an R3-2 District to an R4-1 District property bounded by a line 150 feet northwesterly of Liberty Avenue, 127<sup>th</sup> Street, a line 100 feet northwesterly of Liberty Avenue, and 123<sup>rd</sup> Street;
13. changing from an R4 District to an R4-1 District property bounded by:
  - a. Liberty Avenue, a northwesterly boundary line of Bayside Cemetery and its northeasterly and southwesterly prolongations, 80<sup>th</sup> Street, Pitkin Avenue, a line midway between 80<sup>th</sup> Street and 79<sup>th</sup> Street, a line 260 feet northerly of Sutter Avenue, 79<sup>th</sup> Street, a line 160 feet northerly of Sutter Avenue, a line midway between 78<sup>th</sup> Street and 79<sup>th</sup> Street, Glenmore Avenue, and 79<sup>th</sup> Street;
  - b. a line 100 feet southwesterly of Pitkin Avenue, 81<sup>st</sup> Street, Sutter Avenue, Pitkin Avenue, 86<sup>th</sup> Street, 133<sup>rd</sup> Avenue, a line midway between 85<sup>th</sup> Street and 86<sup>th</sup> Street, a line 160 feet southerly of 133<sup>rd</sup> Avenue, 85<sup>th</sup> Street, Dumont Avenue, 83<sup>rd</sup> Street, a northeasterly and easterly boundary line of Joseph P. Addabbo Memorial Park and its southeasterly and northerly prolongations, 133<sup>rd</sup> Avenue, 81<sup>st</sup> Street, a northerly and northeasterly boundary line of Joseph P. Addabbo Memorial Park and its easterly and northwesterly prolongations, and 80<sup>th</sup> Street;
  - c. Sutter Avenue, Cross Bay Boulevard, a line 90 feet southerly of 133<sup>rd</sup> Avenue, Silver Road, Cross Bay Boulevard, Gold Road, a line 525 feet southeasterly from Sitka Street, Desarc Road, a line 200 feet northwesterly of Redding Street, a line perpendicular to the southwesterly street line of Desarc Road distant 160 feet northwesterly (as measured along the street line) from the point of intersection of the southwesterly street line of Desarc Road and the northwesterly street line of Redding Street, Pitkin Avenue, a line 100 feet northwesterly of Redding Street, a line 100 feet northeasterly of Albert Road and its northwesterly prolongation, a line 200 feet southeasterly of Redding Street, Albert Road, 149<sup>th</sup> Avenue, North Conduit Avenue, 88<sup>th</sup> Street, Pitkin Avenue, a line 360 feet northwesterly of Sitka Street, Desarc Road, 133<sup>rd</sup> Avenue, a line perpendicular to the northeasterly street line of Gold Road distant 180 feet southeasterly (as measured along the street line) from the point of intersection of the northeasterly street line of Gold Road and the easterly street line of 89<sup>th</sup> Street, Silver Road, a line 130 feet southerly of Sutter Avenue, Gold Road, a line 175 feet northerly of 133<sup>rd</sup> Avenue, and 88<sup>th</sup> Street;
  - d. a line 100 feet southeasterly of Liberty Avenue, a line midway between 109<sup>th</sup> Street and 110<sup>th</sup> Street, 107<sup>th</sup> Avenue, 108<sup>th</sup> Street, a line 375 feet northwesterly of 107<sup>th</sup> Avenue, a line midway between 106<sup>th</sup> Street and 107<sup>th</sup> Street, a line 175 feet northwesterly of 107<sup>th</sup> Avenue, 105<sup>th</sup> Street, 107<sup>th</sup> Avenue, a line 200 feet southeasterly of 107<sup>th</sup> Avenue, a line

midway between 105<sup>th</sup> Street and 106<sup>th</sup> Street, a line 100 feet northeasterly of Rockaway Boulevard, and 104<sup>th</sup> Street;

- e. a line 100 feet southerly of Liberty Avenue, 118<sup>th</sup> Street, a line 200 feet southeasterly of Liberty Avenue, a line midway between Lefferts Boulevard and 120<sup>th</sup> Street, a line 100 feet northwesterly of 107<sup>th</sup> Avenue, a line midway between 122<sup>nd</sup> Street and 123<sup>rd</sup> Street, a line 200 feet southeasterly of Liberty Avenue, 123<sup>rd</sup> Street, a line 100 feet northwesterly of 109<sup>th</sup> Avenue, 122<sup>nd</sup> Street, 107<sup>th</sup> Avenue, 121<sup>st</sup> Street, a line 125 feet northwesterly of 109<sup>th</sup> Avenue, 120<sup>th</sup> Street, 107<sup>th</sup> Avenue, and 117<sup>th</sup> Street;
  - f. a line 100 feet southwesterly of Rockaway Boulevard, Centreville Street, a line 100 feet southerly of Rockaway Boulevard, 108<sup>th</sup> Street, Linden Boulevard, 107<sup>th</sup> Street, a line 180 feet southerly of Sutter Avenue, 106<sup>th</sup> Street, a line 170 feet southerly of Sutter Avenue, 105<sup>th</sup> Street, a line perpendicular to the southeasterly street line of Centreville Street distant 250 feet southwesterly (as measured along the street line) from the point of intersection of the southerly street line of Sutter Avenue and the southeasterly street line of Centreville Street, Centreville Street, and 103<sup>rd</sup> Street;
  - g. 109<sup>th</sup> Avenue, a line midway between 109<sup>th</sup> Street and 110<sup>th</sup> Street, a 120 feet northerly of Rockaway Boulevard, 109<sup>th</sup> Street, a line 100 feet northerly of Rockaway Boulevard, and 107<sup>th</sup> Street;
  - h. a line 350 feet northwesterly of 111<sup>th</sup> Avenue, 113<sup>th</sup> Street, a line 80 feet northerly of Rockaway Boulevard, and a line midway between 111<sup>th</sup> Street and 112<sup>th</sup> Street;
  - i. Albert Road, North Conduit Avenue, a northeasterly boundary line of the Long Island Rail Road right-of-way (Rockaway Beach Division), Nassau Expressway, and a line 120 feet easterly of 95<sup>th</sup> Street and its southerly prolongation; and
  - j. a line 150 feet northerly of Liberty Avenue, 118<sup>th</sup> Street, a line 100 feet northerly of Liberty Avenue, and 111<sup>th</sup> Street;
14. changing from an R5 District to an R4-1 District property bounded by:
- a. 103<sup>rd</sup> Avenue, a line 100 feet southeasterly of Rockaway Boulevard, 92<sup>nd</sup> Street, a line 100 feet northerly of Liberty Avenue, and 88<sup>th</sup> Street;
  - b. 103<sup>rd</sup> Avenue, 98<sup>th</sup> Street, a line 100 feet southeasterly of 103<sup>rd</sup> Avenue, 97<sup>th</sup> Street, a line 200 feet southeasterly of 103<sup>rd</sup> Avenue, a line midway between 96<sup>th</sup> Street and 97<sup>th</sup> Street, a line 150 feet northerly of Liberty Avenue, 96<sup>th</sup> Street, a line 150 feet northeasterly of Rockaway Boulevard, Cross Bay Boulevard, a line 100 feet northeasterly of Rockaway Boulevard, a line midway between 93<sup>rd</sup> Street and 94<sup>th</sup> Street, a line 100 feet southerly of 103<sup>rd</sup> Avenue, and 93<sup>rd</sup> Street; and
  - c. 103<sup>rd</sup> Avenue, 131<sup>st</sup> Street, a line 100 feet northwesterly of Liberty Avenue, 127<sup>th</sup> Street, a line 150 feet northwesterly of Liberty Avenue, 123<sup>rd</sup> Street, a line 200 feet northwesterly of Liberty Avenue, a line midway between 120<sup>th</sup> Street and 121<sup>st</sup> Street, a line 280 feet southeasterly of 103<sup>rd</sup> Avenue, 120<sup>th</sup> Street, a line 200 feet northwesterly of

Liberty Avenue, a line midway between Lefferts Boulevard and 120<sup>th</sup> Street, a line 220 feet southerly of 103<sup>rd</sup> Avenue, Lefferts Boulevard, a line 300 feet northwesterly of Liberty Avenue, a line midway between Lefferts Boulevard and 118<sup>th</sup> Street, a line 200 feet northwesterly of Liberty Avenue, 118<sup>th</sup> Street, a line 150 feet northerly and northwesterly of Liberty Avenue, 111<sup>th</sup> Street, a line 100 feet northwesterly of Liberty Avenue, 102<sup>nd</sup> Street, Liberty Avenue, and 101<sup>st</sup> Street;

15. changing from a C4-2 District to an R4-1 District property bounded by:
  - a. a line 200 feet northwesterly of Liberty Avenue, a line midway between Lefferts Boulevard and 118<sup>th</sup> Street, a line 300 feet northwesterly of Liberty Avenue, Lefferts Boulevard, a line 400 feet southeasterly of 103<sup>rd</sup> Avenue, a line midway between Lefferts Boulevard and 118<sup>th</sup> Street, a line 480 feet southeasterly of 103<sup>rd</sup> Avenue, and 118<sup>th</sup> Street;
  - b. a line 200 feet northwesterly of Liberty Avenue, 120<sup>th</sup> street, a line 150 feet northwesterly of Liberty Avenue, and a line midway between Lefferts Boulevard and 120<sup>th</sup> Street;
  - c. a line 200 feet northwesterly of Liberty Avenue, 123<sup>rd</sup> Street, a line 100 feet northwesterly of Liberty Avenue, and a line midway between 120<sup>th</sup> Street and 121<sup>st</sup> Street;
  - d. a line 100 feet southeasterly of Liberty Avenue, 123<sup>rd</sup> Street, a line 200 feet southeasterly of Liberty Avenue, and a line midway between 122<sup>nd</sup> Street and 123<sup>rd</sup> Street; and
  - e. a line 100 feet southeasterly of Liberty Avenue, a line midway between Lefferts Boulevard and 120<sup>th</sup> Street, a line 200 feet southeasterly of Liberty Avenue, and 118<sup>th</sup> Street;
16. changing from a C8-1 District to an R4-1 District property bounded by:
  - a. Desarc Road, a line perpendicular to the southwesterly street line of Desarc Road distant 160 feet northwesterly (as measured along the street line) from the point of intersection of the southwesterly street line of Desarc Road and the westerly street line of Redding Street, and a line 200 feet northwesterly of Redding Street;
  - b. a line 100 feet northerly of Albert Road, a line 225 feet easterly of Redding Street, Albert Road, and a line 200 feet easterly of Redding Street; and
  - c. 103<sup>rd</sup> Avenue, 88<sup>th</sup> Street, and a line 100 feet northerly of Liberty Avenue;
17. changing from an M1-1 District to an R4-1 District property bounded by a line 350 feet southerly of 103<sup>rd</sup> Avenue, 101<sup>st</sup> Street, a line 100 feet northerly of Liberty Avenue, and 100<sup>th</sup> Street;
18. changing from an M1-2 District to an R4-1 District property bounded by 103<sup>rd</sup> Avenue, 99<sup>th</sup>

Street, a line 100 feet southeasterly of 103<sup>rd</sup> Avenue, and 98<sup>th</sup> Street;

19. changing from an R3-2 District to an R4A District property bounded by Linden Boulevard, a line midway between Lefferts Boulevard and 118<sup>th</sup> Street, a line 100 feet northwesterly of 115<sup>th</sup> Avenue, a line 80 feet northerly of Rockaway Boulevard, and 114<sup>th</sup> Street;
20. changing from an R4 District to an R4A District property bounded by:
  - a. Liberty Avenue, 78<sup>th</sup> Street, Glenmore Avenue, a line midway between 78<sup>th</sup> Street and 79<sup>th</sup> Street, a line 160 feet northerly of Sutter Avenue, 79<sup>th</sup> Street, a line 260 feet northerly of Sutter Avenue, a line midway between 79<sup>th</sup> Street and 80<sup>th</sup> Street, Pitkin Avenue, 80<sup>th</sup> Street, North Conduit Avenue, and 75<sup>th</sup> Street;
  - b. a line 100 feet southerly of Liberty Avenue, a line 100 feet northeasterly of 93<sup>rd</sup> Street, 107<sup>th</sup> Avenue, Cross Bay Boulevard, a line 150 feet southerly of Liberty Avenue, 95<sup>th</sup> Street, a line perpendicular to the easterly street line of 95<sup>th</sup> Street distant 150 feet southerly (as measured along the street line) from the point of intersection of the easterly street line of 95<sup>th</sup> Street and the southerly street line of Rockaway Boulevard, 96<sup>th</sup> Street, a line 100 feet southerly of Rockaway Boulevard, 98<sup>th</sup> Street and the southeasterly centerline prolongation, 133<sup>rd</sup> Avenue, 97<sup>th</sup> Street, a line 100 feet northerly of 149<sup>th</sup> Avenue, a line 100 feet easterly of Cross Bay Boulevard, a line 200 feet southerly of 134<sup>th</sup> Avenue, a line 100 feet westerly of 94<sup>th</sup> Place, 134<sup>th</sup> Avenue, a line 100 feet easterly of Cross Bay Boulevard, 133<sup>rd</sup> Avenue, Cross Bay Boulevard, Sutter Avenue, 88<sup>th</sup> Street, 133<sup>rd</sup> Avenue, a line midway between 87<sup>th</sup> Street and 88<sup>th</sup> Street, a line 100 feet southerly of Sutter Avenue, 87<sup>th</sup> Street, a line 260 feet southerly of Sutter Avenue, a line midway between 86<sup>th</sup> Street and 87<sup>th</sup> Street, Pitkin Avenue, 133<sup>rd</sup> Avenue, 86<sup>th</sup> Street, Pitkin Avenue, and 84<sup>th</sup> Street;
  - c. a line 375 feet northwesterly of 107<sup>th</sup> Avenue, 108<sup>th</sup> Street, 107<sup>th</sup> Avenue, 109<sup>th</sup> Street, 109<sup>th</sup> Avenue, a line 100 feet northerly of Rockaway Boulevard, a line midway between 105<sup>th</sup> Street and 106<sup>th</sup> Street, a line 200 feet southeasterly of 107<sup>th</sup> Avenue, 105<sup>th</sup> Street, 107<sup>th</sup> Avenue, 105<sup>th</sup> Street, a line 175 feet northwesterly of 107<sup>th</sup> Avenue, and a line midway between 106<sup>th</sup> Street and 107<sup>th</sup> Street;
  - d. a line 100 feet southeasterly and southerly of Liberty Avenue, 117<sup>th</sup> Street, 107<sup>th</sup> Avenue, 120<sup>th</sup> Street, 109<sup>th</sup> Avenue, a line midway between 118<sup>th</sup> Street and Lefferts Boulevard, Linden Boulevard, 113<sup>th</sup> Street, a line 350 feet northwesterly of 111<sup>th</sup> Avenue, a line midway between 111<sup>th</sup> Street and 112<sup>th</sup> Street, a line 80 feet northerly of Rockaway Boulevard, 110<sup>th</sup> Street, a line 120 feet northerly of Rockaway Boulevard, a line midway between 109<sup>th</sup> Street and 110<sup>th</sup> Street, 109<sup>th</sup> Avenue, 112<sup>th</sup> Street, 107<sup>th</sup> Avenue, and a line midway between 109<sup>th</sup> Street and 110<sup>th</sup> Street;
  - e. a line 200 feet southeasterly of Liberty Avenue, a line midway between 122<sup>nd</sup> Street and 123<sup>rd</sup> Street, a line 100 feet northwesterly of 107<sup>th</sup> Avenue, and a line midway between Lefferts Boulevard and 120<sup>th</sup> Street; and
  - f. a line 100 feet northwesterly of 109<sup>th</sup> Avenue, 123<sup>rd</sup> Street, Linden Boulevard, a line midway between Lefferts Boulevard and 120<sup>th</sup> Street, 111<sup>th</sup> Avenue, 120<sup>th</sup> Street, a line

425 feet southeasterly of 109<sup>th</sup> Avenue, a line midway between 120<sup>th</sup> Street and 121<sup>st</sup> Street, a line 100 feet southeasterly of 109<sup>th</sup> Avenue, 121<sup>st</sup> Street, 109<sup>th</sup> Avenue, and 121<sup>st</sup> Street;

21. changing from a C4-2 District to an R4A District property bounded by a line 100 feet southeasterly of Liberty Avenue, a line midway between 122<sup>nd</sup> Street and 123<sup>rd</sup> Street, a line 200 feet southeasterly of Liberty Avenue, and a line midway between Lefferts Boulevard and 120<sup>th</sup> Street;
22. changing from a C8-1 District to an R4A District property bounded by a line 75 feet westerly of 94<sup>th</sup> Street, a line 130 feet northerly of Pitkin Avenue, and a line 100 feet easterly of Cross Bay Boulevard;
23. changing from an R4 District to an R4B District property bounded by:
  - a. 133<sup>rd</sup> Avenue, 87<sup>th</sup> Street, a line 100 feet southerly of 133<sup>rd</sup> Avenue, a line midway between 86<sup>th</sup> Street and 87<sup>th</sup> Street, Dumont Avenue, the southerly prolongation of the westerly street line of 86<sup>th</sup> Street, a line 100 feet southerly of Dumont Avenue, the northeasterly boundary line of a park and its northwesterly prolongation, Dumont Avenue, 85<sup>th</sup> Street, a line 160 feet southerly of 133<sup>rd</sup> Avenue, and a line midway between 85<sup>th</sup> Street and 86<sup>th</sup> Street;
  - b. a line 100 feet southerly of Sutter Avenue, a line midway between 87<sup>th</sup> Street and 88<sup>th</sup> Street, 133<sup>rd</sup> Avenue, Pitkin Avenue, a line midway between 86<sup>th</sup> Street and 87<sup>th</sup> Street, a line 260 feet southerly of Sutter Avenue, and 87<sup>th</sup> Street;
  - c. 107<sup>th</sup> Avenue, 112<sup>th</sup> Street, 109<sup>th</sup> Avenue, and 109<sup>th</sup> Street; and
  - d. 107<sup>th</sup> Avenue, 122<sup>nd</sup> Street, a line 100 feet northwesterly of 109<sup>th</sup> Avenue, and 121<sup>st</sup> Street;
24. changing from an R4 District to an R5D District property bounded by:
  - a. 133<sup>rd</sup> Avenue, a line 100 feet easterly of Cross Bay Boulevard, 134<sup>th</sup> Avenue, a line 100 feet southwesterly of 94<sup>th</sup> Place, a line 200 feet southeasterly of 134<sup>th</sup> Avenue, a line 100 feet easterly of Cross Bay Boulevard, a line 75 feet westerly of 94<sup>th</sup> Street, a line 150 feet southerly of Linden Boulevard, Cross Bay Boulevard, Silver Road, a line 90 feet southerly of 133<sup>rd</sup> Avenue, and Cross Bay Boulevard; and
  - b. a line 200 feet northwesterly of Redding Street, Pitkin Avenue, and a line perpendicular to the southwesterly street line of Desarc Road distant 160 feet northwesterly (as measured along the street line) from the point of intersection of the southwesterly street line of Desarc Road and the northwesterly street line of Redding Street;
25. changing from a C8-1 District to an R5D District property bounded by Gold Road, Cross Bay

Boulevard, a line 75 feet westerly of 94<sup>th</sup> Street, a line 100 feet easterly of Cross Bay Boulevard and its southerly prolongation, 149<sup>th</sup> Avenue, Albert Road, a line 225 feet southeasterly of Redding Street, a line 100 feet northeasterly of Albert Road and its northwesterly prolongation, a line 100 feet northwesterly of Redding Street, Pitkin Avenue, a line 200 feet northwesterly of Redding Street, a line perpendicular to the southwesterly street line of Desarc Road distant 160 feet northwesterly (as measured along the street line) from the point of intersection of the southwesterly street line of Desarc Road and the northwesterly street line of Redding Street, Desarc Road, and a line 525 feet southeasterly of Sitka Street;

26. changing from an R5 District to an R6A District property bounded by:
  - a. a line 220 feet southeasterly of 103<sup>rd</sup> Avenue, a line midway between Lefferts Boulevard and 120<sup>th</sup> Street, a line 300 feet northwesterly of Liberty Avenue, and Lefferts Boulevard; and
  - b. a line 280 feet southeasterly of 103<sup>rd</sup> Avenue, a line midway between 120<sup>th</sup> Street and 121<sup>st</sup> Street, a line 200 feet northwesterly of Liberty Avenue, and 120<sup>th</sup> Street;
27. changing from a C4-2 District to an R6A District property bounded by 118<sup>th</sup> Street, a line 480 feet southeasterly of 103<sup>rd</sup> Avenue, a line midway between Lefferts Boulevard and 118<sup>th</sup> Street, a line 400 feet southeasterly of 103<sup>rd</sup> Avenue, Lefferts Boulevard, a line 300 feet northwesterly of Liberty Avenue, a line midway between Lefferts Boulevard and 120<sup>th</sup> Street, a line 150 feet northwesterly of Liberty Avenue, 120<sup>th</sup> Street, a line 200 feet northwesterly of Liberty Avenue, a line midway between 120<sup>th</sup> Street and 121<sup>st</sup> Street, a line 100 feet northwesterly of Liberty Avenue, 123<sup>rd</sup> Street, Liberty Avenue, 123<sup>rd</sup> Street, and a line 100 feet southeasterly of Liberty Avenue;
28. changing from an R3-2 District to an R6B District property bounded by a line 100 feet northwesterly of Liberty Avenue, 131<sup>st</sup> Street, 103<sup>rd</sup> Avenue, Liberty Avenue, the centerline of the northeasterly service road of the Van Wyck Expressway, a line 100 feet southerly of Liberty Avenue, 135<sup>th</sup> Street, a line 120 feet southerly of Liberty Avenue, 134<sup>th</sup> Street, a line perpendicular to the southwesterly street line of 134<sup>th</sup> Street distant 130 feet southeasterly (as measured along the street line) from the point of intersection of the southerly street line of Liberty Avenue and the southwesterly street line of 134<sup>th</sup> Street, 133<sup>rd</sup> Street, a line 100 feet southeasterly of Liberty Avenue, 123<sup>rd</sup> Street, Liberty Avenue, and 123<sup>rd</sup> Street;
29. changing from an R4 District to an R6B District property bounded by:
  - a. Liberty Avenue, Cross Bay Boulevard, Woodhaven Boulevard, a line 150 feet northerly of Rockaway Boulevard, 96<sup>th</sup> Street, a line 150 feet northerly of Liberty Avenue, 98<sup>th</sup> Street, a line 100 feet southwesterly of Rockaway Boulevard, 96<sup>th</sup> Street, a line perpendicular to the easterly street line 95<sup>th</sup> Street distant 150 feet southerly (as measured along the street line) from the point of intersection of the easterly street line of 95<sup>th</sup> Street and the southerly street line of Rockaway Boulevard, 95<sup>th</sup> Street, a line 150 feet southerly of Liberty Avenue, Cross Bay Boulevard, 107<sup>th</sup> Avenue, a line 100 feet northeasterly of 93<sup>rd</sup> Street, a line 100 feet southerly of Liberty Avenue, and 84<sup>th</sup> Street; and
  - b. a line 100 feet northwesterly of Liberty Avenue, 118<sup>th</sup> Street, a line 100 feet

southeasterly of Liberty Avenue, a line midway between 101<sup>st</sup> Street and 102<sup>nd</sup> Street, Liberty Avenue, and 103<sup>rd</sup> Street;

30. changing from an R5 District to an R6B District property bounded by:
  - a. 103<sup>rd</sup> Avenue, 93<sup>rd</sup> Street, a line 100 feet southeasterly of 103<sup>rd</sup> Avenue, a line midway between 93<sup>rd</sup> Street and 94<sup>th</sup> Street, a line 100 feet northeasterly of Rockaway Boulevard, Woodhaven Boulevard, Cross Bay Boulevard, Liberty Avenue, 93<sup>rd</sup> Street, a line 150 feet northerly of Liberty Avenue, 92<sup>nd</sup> Street, and a line 100 feet southwesterly of Rockaway Boulevard;
  - b. a line 100 feet northwesterly of Liberty Avenue, 103<sup>rd</sup> Street, Liberty Avenue, and 102<sup>nd</sup> Street; and
  - c. a line 480 feet southeasterly of 103<sup>rd</sup> Avenue, 98<sup>th</sup> Street, a line 150 feet northerly of Liberty Avenue, and a line midway between 97<sup>th</sup> Street and 98<sup>th</sup> Street;
31. changing from a C8-1 District to an R6B District property bounded by a line 100 feet northerly of Liberty Avenue, 92<sup>nd</sup> Street, a line 150 feet northerly of Liberty Avenue, 93<sup>rd</sup> Street, Liberty Avenue, and 103<sup>rd</sup> Avenue;
32. changing from an M1-1 District to an R6B District property bounded by:
  - a. a line 100 feet northerly of Liberty Avenue, 101<sup>st</sup> Street, Liberty Avenue, and 100<sup>th</sup> Street; and
  - b. Rockaway Boulevard, 99<sup>th</sup> Street, a line 100 feet southerly of Rockaway Boulevard, a line perpendicular to the northeasterly street line of 98<sup>th</sup> Street distant 150 feet southeasterly (as measured along the street line) from the point of intersection of the southerly street line of Rockaway Boulevard and the northeasterly street line of 98<sup>th</sup> Street, and 98<sup>th</sup> Street;
33. establishing within an existing R3-2 District a C1-3 District bounded by Linden Boulevard, a line midway between Lefferts Boulevard and 120<sup>th</sup> Street, 115<sup>th</sup> Avenue, and a line midway between Lefferts Boulevard and 118<sup>th</sup> Street;
34. establishing within an existing R4 District a C1-3 District bounded by a line 100 feet northwesterly of 111<sup>th</sup> Avenue, a line 100 feet northeasterly of Lefferts Boulevard, 111<sup>th</sup> Avenue, a line midway between Lefferts Boulevard and 120<sup>th</sup> Street, Linden Boulevard, a line midway between Lefferts Boulevard and 118<sup>th</sup> Street, 111<sup>th</sup> Avenue, and Lefferts Boulevard;
35. establishing within a proposed R4-1 District a C1-3 District bounded by:
  - a. Pitkin Avenue, a line 100 feet easterly of 85<sup>th</sup> Street, a line 100 feet northerly of 133<sup>rd</sup> Avenue, 85<sup>th</sup> Street, a line 195 feet northerly of 133<sup>rd</sup> Avenue, and a line 100 feet



westerly of 85<sup>th</sup> Street; and

- b. Sutter Avenue, Cross Bay Boulevard, a line 100 feet southerly of Sutter Avenue, and a line 100 feet westerly of Cross Bay Boulevard;
36. establishing within a proposed R4A District a C1-3 District bounded by:
- a. Linden Boulevard, 95<sup>th</sup> Street, a line 100 feet southerly of Linden Boulevard, and 94<sup>th</sup> Street; and
  - b. a line 340 feet southerly of 134<sup>th</sup> Avenue, a line 100 feet westerly of 97<sup>th</sup> Street, Linden Boulevard, a line 90 feet easterly of 96<sup>th</sup> Place, a line 100 feet southerly of Linden Boulevard, 96<sup>th</sup> Place, a line 280 feet northerly of Pitkin Avenue, a line 80 feet easterly of 96<sup>th</sup> Street, Linden Boulevard, and a line 175 feet westerly of 97<sup>th</sup> Street;
37. establishing within a proposed R5D District a C1-3 District bounded by:
- a. 133<sup>rd</sup> Avenue, a line 100 feet easterly of Cross Bay Boulevard, 134<sup>th</sup> Avenue, a line 100 feet westerly of 94<sup>th</sup> Place, a line 200 feet southerly of 134<sup>th</sup> Avenue, a line 100 feet easterly of Cross Bay Boulevard, Linden Boulevard, Cross Bay Boulevard, Silver Road, a line 75 feet westerly of Cross Bay Boulevard, a line 90 feet southerly of 133<sup>rd</sup> Avenue, and Cross Bay Boulevard; and
  - b. Pitkin Avenue, a line 100 feet easterly of Cross Bay Boulevard and its southerly prolongation, 149<sup>th</sup> Avenue, Albert Road, a line 225 feet southeasterly of Redding Street, a line 100 feet northeasterly of Albert Road and its northwesterly prolongation, and a line 100 feet northwesterly of Redding Street;
38. establishing within an existing R3-2 District a C2-3 District bounded by Linden Boulevard, 114<sup>th</sup> Street, Rockaway Boulevard, 117<sup>th</sup> Street, a line 100 feet northwesterly of 15<sup>th</sup> Avenue, 118<sup>th</sup> Street, 115<sup>th</sup> Avenue, a line midway between Lefferts Boulevard and 120<sup>th</sup> Street, a line 100 feet northerly of Rockaway Boulevard, 120<sup>th</sup> Street, a line 100 feet southerly of Rockaway Boulevard, a line midway between Lefferts Boulevard and 120<sup>th</sup> Street, a line 240 feet southerly of Rockaway Boulevard, a line midway between Lefferts Boulevard and 118<sup>th</sup> Street, a line 100 feet southerly of Rockaway Boulevard, and a line 275 feet northerly of 114<sup>th</sup> Street;
39. establishing within a proposed R3A District a C2-3 District bounded by a line 100 feet southeasterly of Liberty Avenue, a line 65 feet northeasterly of 123<sup>rd</sup> Street, a line perpendicular to the northeasterly street line of 123<sup>rd</sup> Street distant 125 feet southerly (as measured along the street line) from the point of intersection of the southeasterly street line of Liberty Avenue and the northeasterly street line of 123<sup>rd</sup> Street, and 123<sup>rd</sup> Street;
40. establishing within an existing R4 District a C2-3 District bounded by:
- a. 109<sup>th</sup> Avenue, 107<sup>th</sup> Street, a line 100 feet northerly of Rockaway Boulevard, 108<sup>th</sup> Street, a line 100 feet southerly of Rockaway Boulevard, Centreville Street, Rockaway Boulevard, and the southeasterly centerline prolongation of 106<sup>th</sup> Street;

- b. a line 120 feet northerly of Rockaway Boulevard, 110<sup>th</sup> Street, Rockaway Boulevard, and 109<sup>th</sup> Street; and
  - c. a line 80 feet northerly of Rockaway Boulevard, 113<sup>th</sup> Street, Linden Boulevard, Rockaway Boulevard, and 111<sup>th</sup> Street;
41. establishing within a proposed R4-1 District a C2-3 District bounded by:
- a. a line 100 feet southeasterly of Liberty Avenue, a line midway between Lefferts Boulevard and 118<sup>th</sup> Street, a line 500 feet northerly of 107<sup>th</sup> Avenue, and 118<sup>th</sup> Street;
  - b. a line 100 feet southeasterly of Liberty Avenue, a line midway between Lefferts Boulevard and 120<sup>th</sup> Street, a line 510 feet northwesterly of 107<sup>th</sup> Avenue, and Lefferts Boulevard; and
  - c. a line 400 feet southeasterly of 103<sup>rd</sup> Avenue, 121<sup>st</sup> Street, a line 100 feet northwesterly of Liberty Avenue, and a line midway between 120<sup>th</sup> Street and 121<sup>st</sup> Street;
42. establishing within a proposed R4A District a C2-3 District bounded by:
- a. a line 100 feet southeasterly of Liberty Avenue, 121<sup>st</sup> Street, a line 580 feet northwesterly of 107<sup>th</sup> Avenue, a line midway between 120<sup>th</sup> Street and 121<sup>st</sup> Street, a line 560 feet northwesterly of 107<sup>th</sup> Avenue, and 120<sup>th</sup> Street;
  - b. a line 100 feet southeasterly of Liberty Avenue, a line midway between 122<sup>nd</sup> Street and 123<sup>rd</sup> Street, a line 610 feet northwesterly of 107<sup>th</sup> Avenue, and a line midway between 121<sup>st</sup> Street and 122<sup>nd</sup> Street; and
  - c. Liberty Avenue, 77<sup>th</sup> Street, a line 100 feet southerly of Liberty Avenue, and 75<sup>th</sup> Street;
43. establishing within a proposed R5D District a C2-3 District bounded by Linden Boulevard, a line 100 feet easterly of Cross Bay Boulevard, Pitkin Avenue, a line perpendicular to the southwesterly street line of Desarc Road distant 160 feet northwesterly (as measured along the street line) from the point of intersection of the southwesterly street line of Desarc Road and the northwesterly street line of Redding Street, Desarc Road, a line 525 feet southeasterly of Sitka Street, Gold Road, and Cross Bay Boulevard;
44. establishing within a proposed R6A District a C2-3 District bounded by a line 480 feet southeasterly of 103<sup>rd</sup> Avenue, a line midway between Lefferts Boulevard and 118<sup>th</sup> Street, a line 400 feet southeasterly of 103<sup>rd</sup> Avenue, Lefferts Boulevard, a line 220 feet southeasterly of 103<sup>rd</sup> Avenue, a line midway between Lefferts Boulevard and 120<sup>th</sup> Street, a line 150 feet northwesterly of Liberty Avenue, 120<sup>th</sup> Street, a line 450 feet southeasterly of 103<sup>rd</sup> Avenue, a line midway between 120<sup>th</sup> Street and 121<sup>st</sup> Street, a line 100 feet northwesterly of Liberty Avenue, 123<sup>rd</sup> Street, Liberty Avenue, 123<sup>rd</sup> Street, a line 660 feet northwesterly of 107<sup>th</sup> Avenue, a line midway between 122<sup>nd</sup> Street and 123<sup>rd</sup> Street, a line 100 feet southeasterly of Liberty Avenue, a line midway between 121<sup>st</sup> Street and 122<sup>nd</sup> Street, a line 630 feet northwesterly of 107<sup>th</sup> Avenue, 121<sup>st</sup> Street, a line 100 feet southeasterly of Liberty Avenue and 118<sup>th</sup> Street; and

45. establishing within a proposed R6B District a C2-3 District bounded by:
- a. 103<sup>rd</sup> Avenue, 93<sup>rd</sup> Street, a line 100 feet southeasterly of 103<sup>rd</sup> Avenue, a line 100 feet northeasterly of Rockaway Boulevard, Woodhaven Boulevard, a line 150 feet northeasterly of Rockaway Boulevard, 96<sup>th</sup> Street, a line 120 feet northerly of Liberty Avenue, 97<sup>th</sup> Street, a line 150 feet northerly of Liberty Avenue, a line midway between 97<sup>th</sup> Street and 98<sup>th</sup> Street, a line 480 feet southeasterly of 103<sup>rd</sup> Avenue, 98<sup>th</sup> Street and its southeasterly centerline prolongation, Rockaway Boulevard, 99<sup>th</sup> Street, a line 100 feet southerly of Rockaway Boulevard, a line perpendicular to the northeasterly street line of 98<sup>th</sup> Street distant 150 feet southeasterly (as measured along the street line) from the point of intersection from the northeasterly street line of 98<sup>th</sup> Street and the southerly street line of Rockaway Boulevard, 98<sup>th</sup> Street, a line 100 feet southerly of Rockaway Boulevard, 96<sup>th</sup> Street, a line perpendicular to the northeasterly street line 95<sup>th</sup> Street distant 150 feet southeasterly (as measured along the street line) from the point of intersection of the northeasterly street line of 95<sup>th</sup> Street and the southerly street line of Rockaway Boulevard, 95<sup>th</sup> Street, a line 150 feet southerly of Liberty Avenue, Cross Bay Boulevard, 107<sup>th</sup> Avenue, a line 100 feet northeasterly of 93<sup>rd</sup> Street, a line 100 feet southerly of Liberty Avenue, 87<sup>th</sup> Street, Liberty Avenue, 103<sup>rd</sup> Avenue, a line 100 feet northerly of Liberty Avenue, 92<sup>nd</sup> Street, and a line 100 feet southwesterly of Rockaway Boulevard;
  - b. a line 100 feet northerly of Liberty Avenue, 101<sup>st</sup> Street, Liberty Avenue, and 100<sup>th</sup> Street;
  - c. a line 100 feet northwesterly and northerly of Liberty Avenue, 118<sup>th</sup> Street, a line 100 feet southerly and southeasterly of Liberty Avenue, a line midway between 101<sup>st</sup> Street and 102<sup>nd</sup> Street, Liberty Avenue, and 102<sup>nd</sup> Street; and
  - d. a line 100 feet northwesterly of Liberty Avenue, 131<sup>st</sup> Street, 103<sup>rd</sup> Avenue, Liberty Avenue, Van Wyck Expressway, a line 100 feet southeasterly of Liberty Avenue, 135<sup>th</sup> Street, a line 120 feet southeasterly of Liberty Avenue, 134<sup>th</sup> Street, a line perpendicular to the southwesterly street line of 134<sup>th</sup> Street distant 130 feet southeasterly (as measured along the street line) from the point of intersection of the southeasterly street line of Liberty Avenue and the southwesterly street line of 134<sup>th</sup> Street, 133<sup>rd</sup> Street, a line 100 feet southeasterly of Liberty Avenue, 123<sup>rd</sup> Street, Liberty Avenue, and 123<sup>rd</sup> Street;

as shown on a diagram (for illustrative purposes only) dated September 9, 2013 and subject to the conditions of CEQR Declaration E-320, Community Districts 9 and 10, Borough of Queens.

Adopted.

Office of the City Clerk, }  
The City of New York, } ss.:

I hereby certify that the foregoing is a true copy of a Resolution passed by The Council of The City of New York on December 10, 2013, on file in this office.

City Clerk, Clerk of The Council