



## Legislation Text

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**File #:** Res 1675-2000, **Version:** \*

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THE COUNCIL OF THE CITY OF NEW YORK  
RESOLUTION NO. 1675

Resolution approving the decision of the City Planning Commission on ULURP No. C 000639 ZMQ, a Zoning Map Change (L.U. No. 925).

By Council Members Eisland and McCaffrey

WHEREAS, the City Planning Commission filed with the Council on November 30, 2000 its decision dated November 15, 2000 (the "Decision"), on the application submitted by the Department of City Planning, pursuant to Sections 197-c and 201 of the New York City Charter, for an amendment to the Zoning Map (ULURP No. C 000639 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 12, 2000;

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 June 26, 2000 (CEQR No. 00DCP064Q);

The Council finds that the action described herein will have no significant effect on the environment.

**RESOLVED:**

Pursuant to Sections 197-d and 200 of the City Charter and on the basis of the Decision and Application, the Council approves the Decision.

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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. 13b, 13d and 17c:

1. changing from an R4 District to an R5B district property bounded by a line 100 feet southerly of Metropolitan Avenue, Tonsor Street, Himrod Street, Grandview Avenue, Stanhope Street, Woodward Avenue, Hart Street, Onderdonk Avenue, DeKalb Avenue, the northwesterly prolongation of a line 100 feet northeasterly of Seneca Avenue, Suydam Street and its southwesterly prolongation, Onderdonk Avenue, and Starr Street;
2. changing from an R5 District to an R5B District property bounded by:
  - a. line 100 feet southerly of Metropolitan Avenue, Fresh Pond Road, Menahan Street, a line 100 feet southwesterly of Fresh Pond Road, 69th Avenue, 60th Lane, 71st Avenue, 60th Street, a line midway between 70th Avenue and 71st Avenue and its southwesterly prolongation, Forest Avenue, 70th Avenue, a line 150 feet southwesterly of Forest Avenue, Catalpa Avenue, Forest Avenue, 68th Road, a line 100 feet northeasterly of Woodward Avenue, a line 150 feet southwesterly of Forest Avenue and its northwesterly prolongation, Putnam Avenue, Forest Avenue, Greene Avenue, a line 100 feet southerly of Metropolitan Avenue, 60th Street, and a line perpendicular to the northeasterly street line of 60th Street distant 125 feet southeasterly from the intersection of the northeasterly street line of 60th Street and the southerly street line of Metropolitan Avenue;
  - b. Traffic Avenue, Fremont Street, Madison Street, 64th Street, a line midway between Palmetto Street and Woodbine Street, a line 100 feet northeasterly of Fresh Pond Road, and Menahan Street;

c. a line 100 feet southeasterly of Stephen Street, a line 100 feet southerly of Myrtle Avenue, a line midway between Summerfield Street and Decatur Street, Seneca Avenue, Decatur Street, Cypress Avenue, a line midway between Norman Street and Summerfield Street, a line 150 feet northeasterly of Wyckoff Avenue, Stephen Street, a line 450 feet northeasterly of Wyckoff Avenue, George Street, Cypress Avenue, a line midway between Weirfield Street and Centre Street, a line 150 feet southwesterly of Seneca Avenue, Centre Street, the northeasterly boundary line of a park and its northwesterly and southeasterly prolongations, George Street, a line 200 feet southwesterly of Seneca Avenue, Summerfield Street, a line 100 feet northeasterly of Seneca Avenue, Stephen Street, and Forest Avenue; and

d. 67th Avenue and its prolongations, 65th Place, the northwesterly terminus of 65th Place, the northeasterly street line of 65th Place, Shaler Avenue, Cypress Hills Street, 62th Street, a line 100 feet northeasterly of Cypress Hills Street, and a line 100 feet northeasterly of Fresh Pond Road;

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

a. a line 150 feet southwesterly of Cypress Avenue, Hancock Street, Wyckoff Avenue, and Jefferson Avenue;

b. a line 100 feet southwesterly of Grandview Avenue, a line midway between Linden Street and Gates Avenue, a line 100 feet northeasterly of Fairview Avenue, and Stanhope Street ;

c. a line 100 feet southwesterly of Fairview Avenue, Grove Street, a line 100 feet northeasterly of Woodward Avenue, and Stanhope Street;

d. Forest Avenue, Putnam Avenue, a line 150 feet southwesterly of Forest Avenue and its northwesterly prolongation, a line 100 feet northeasterly of Woodward Avenue, a line midway between Linden Street and Gates Avenue, a line 100 feet southwesterly of Fairview Avenue, and Madison Street;

e. a line 100 feet southwesterly of Woodward Avenue, a line midway between Woodbine Street and Madison Street, a line 100 feet northeasterly of Onderdonk Avenue, and a line midway between Stockholm Street and Stanhope Street;

f. a line 100 feet southwesterly of Onderdonk Avenue, Harman Street, a line 100 feet northeasterly of Seneca Avenue, and DeKalb Avenue;

g. Catalpa Avenue, a line 150 feet southwesterly of Forest Avenue, 70th Avenue, and Onderdonk Avenue; and

h. a line 100 feet southerly of Metropolitan Avenue, Forest Avenue, Gates Avenue, a line 100 feet northeasterly of Grandview Avenue, Himrod Street, and Tonsor Street;

4. changing from an M1-1 District to an R5B District property bounded by a line 100 feet southerly of Metropolitan Avenue, 60th Street, and a line perpendicular to the northeasterly street line of 60th Street distant 125 feet southeasterly from the intersection of the southerly street line of Metropolitan Avenue and the northeasterly street line of 60th Street;

5. changing from an R4 District to an R6B District property bounded by a line 100 feet northerly of Metropolitan Avenue, Eliot Avenue, Metropolitan Avenue, the southeasterly leg of Greene Avenue, Forest Avenue, Metropolitan Avenue, Tonsor Street, a line 100 feet southerly of Metropolitan Avenue, Starr Street, Metropolitan Avenue, and a line 100 feet southwesterly of 53rd Street;

6. changing from an R5 District to an R6B District property bounded by:

a. Metropolitan Avenue, Fresh Pond Road, a line 100 feet southerly of Metropolitan Avenue, a line perpendicular to the northeasterly street line of 60th Street distant 125 feet southeasterly from the intersection of the southerly street line of Metropolitan Avenue and the northeasterly street line of 60th Street, and a line 150 feet northeasterly of 60th Street;

b. Menahan Street, Fresh Pond Road, Menahan Street, a line 100 feet northeasterly of Fresh Pond Road, a line midway between Palmetto Street and Woodbine Street, 64th Street, Madison Street, Fremont Street, a line 100 feet southeasterly of Madison Street, a line 150 feet northeasterly of Fresh Pond Road, 67th Avenue, a line 100 feet northeasterly of Fresh Pond Road, a line 100 feet northeasterly of Cypress Hills Street, 62nd Street, Cypress Hills Street, the northwesterly boundary line of the Metropolitan Transportation Authority/Long Island Rail Road Right-of-Way and its prolongations, Myrtle Avenue, 61st Street, a line 100 feet southerly of Myrtle Avenue,

a line 100 feet southeasterly of Stephen Street, Forest Avenue, a line midway between 70th Avenue and 71st Avenue and its southwesterly prolongation, 60th Street, 71st Avenue, 60th Lane, 69th Avenue, and a line 100 feet southwesterly of Fresh Pond Road;

c. Forest Avenue, Catalpa Avenue, Woodward Avenue, a line 150 feet southwesterly of Forest Avenue, and 68th Road;

d. a line 150 feet southwesterly of Forest Avenue, Stephen Street, a line 100 feet northeasterly of Seneca Avenue, Summerfield Street, a line 200 feet southwesterly of Seneca Avenue, George Street, the northeasterly boundary line of a park and its northwesterly and southeasterly prolongations, Centre Street, a line 150 feet southerly of Myrtle Avenue, and George Street;

e. Forest Avenue, Woodbine Street, a line 150 feet southwesterly of Forest Avenue, a line 150 feet southwesterly of Grandview Avenue, and Gates Avenue;

- f. Cypress Avenue, Summerfield Street, a line 150 feet northeasterly of Wyckoff Avenue, and a line midway between Norman Street and Summerfield Street;
- g. Greene Avenue, 60th Street, and a line 100 feet southerly of Metropolitan Avenue; and
- h. 68th Road, a line 100 feet northeasterly of Woodward Avenue, and a line 150 feet southwesterly of Forest Avenue;
7. changing from an R6 District to an R6B District property bounded by:
- a. line 100 feet northeasterly of Grandview Avenue, Gates Avenue, a line 150 feet southwesterly of Grandview Avenue, a line 150 feet southwesterly of Forest Avenue, Woodbine Street, Forest Avenue, Madison Street, a line 100 feet southwesterly of Fairview Avenue, a line midway between Linden Street and Gates Avenue, a line 100 feet northeasterly of Woodward Avenue, a line 150 feet southwesterly of Forest Avenue, Woodward Avenue, Catalpa Avenue, Seneca Avenue, Cornelia Street, a line 150 feet northerly of Myrtle Avenue, a line 150 feet northeasterly of Cypress Avenue, Putnam Avenue, Cypress Avenue, Madison Street, a line 100 feet southwesterly of Cypress Avenue, Palmetto Street, St. Nicholas Avenue, Menahan Street, Cypress Avenue, DeKalb Avenue, a line 100 feet northeasterly of Seneca Avenue, Harman Street, a line 100 feet southwesterly of Onderdonk Avenue, DeKalb Avenue, Onderdonk Avenue, Hart Street, Woodward Avenue, Stanhope Street, a line 100 feet northeasterly of Woodward Avenue, Grove Street, a line 100 feet southwesterly of Fairview Avenue, Stanhope Street, a line 100 feet northeasterly of Fairview Avenue, a line midway between Linden Street and Gates Avenue, a line 100 feet southwesterly of Grandview Avenue, Stanhope Street, Grandview Avenue, and Himrod Street, excluding the property described in subparagraph 3e above;
- b. a line 150 feet southerly of Myrtle Avenue, a line 150 feet southwesterly of Cypress Avenue, Jefferson Avenue, Wyckoff Avenue, and a line midway between Madison Street and Putnam Avenue; and
- c. Metropolitan Avenue, Forest Avenue, a line 100 feet southerly of Metropolitan Avenue, and Tonsor Street;
8. changing from an M1-1 District to an R6B District property bounded by Metropolitan Avenue, a line 150 feet northeasterly of 60th Street, a line perpendicular to the northeasterly street line of 60th Street distant 125 feet southeasterly from the intersection of the southerly street line of Metropolitan Avenue and the northeasterly street line of 60th Street, a line 100 feet southerly of Metropolitan Avenue, 60th Street, and Greene Avenue;
9. changing from a C4-3 District to an R6B District property bounded by:
- a. line 100 feet southwesterly of Cypress Avenue, Madison Street, a line 150 feet northeasterly of St. Nicholas Avenue, and a line midway between Palmetto Street and Woodbine Street; and
- b. changing from an R5 District to a C4-3A District property bounded by Forest Avenue, Stephen Street, a line 150 feet southwesterly of Forest Avenue, and George Street;
10. changing from an R5 District to a C4-3A District property bounded by Forest Avenue, Stephen Street, a line 150 feet southwesterly of Forest Avenue, and George Street;
11. changing from a C4-3 District to a C4-3A District property bounded by Cypress Avenue, Putnam Avenue, a line 150 feet northeasterly of Cypress Avenue, a line 150 feet northerly of Myrtle Avenue, Cornelia Street, Seneca Avenue, Catalpa Avenue, Onderdonk Avenue, 70th Avenue, Forest Avenue, George Street, a line 150 feet southerly of Myrtle Avenue, Centre Street, Seneca Avenue, a line midway between Centre Street and Weirfield Street, a line 150 feet southwesterly of Seneca Avenue, Hancock Street, a line 150 feet southwesterly of Cypress Avenue, a line 150 feet southerly of Myrtle Avenue, Madison Street, Myrtle Avenue, St. Nicholas Avenue, Palmetto Street, a line 100 feet southwesterly of Cypress Avenue, a line midway between Palmetto Street and Woodbine Street, a line 150 feet northeasterly of St. Nicholas Avenue, and Madison Street;
12. changing from an R6 District to a C4-3A District property bounded by a line 150 feet southerly of Myrtle Avenue, a line midway between Madison Street and Putnam Avenue, Wyckoff Avenue, and Madison Street;
13. changing from an M1-1 District to an M1-4D District property bounded by Hancock Street, a line 150 feet southwesterly of Seneca Avenue, a line midway between Weirfield Street and Centre Street, Cypress Avenue, George Street, a line 400 feet northeasterly of Wyckoff Avenue, Stephen Street, a line 150 feet northwesterly of Wyckoff Avenue, Summerfield Street, Cypress Avenue, Decatur Street, Seneca Avenue, a line midway between Summerfield Street and Decatur Street, a line 100 feet southerly of Myrtle Avenue, 61st Street, a line 100 feet southeasterly of 60th Lane, 60th Lane, a line 100 feet northerly of 75th Avenue, the northwesterly boundary line of Evergreen Park and its prolongations, Seneca Avenue, St. Felix Avenue, Cypress Avenue, Cody Avenue, Wyckoff Avenue, a line 150 feet southeasterly of Decatur Street, a line 100 feet southwesterly of Wyckoff Avenue, Decatur Street, Wyckoff Avenue, a line midway between Covert Street and Schaefer Street, a line 100 feet southwesterly of Wyckoff Avenue, Eldert Street, and Wyckoff Avenue;
14. changing from an R5 District to an M1-4D District property bounded by George Street, a line 450 feet northeasterly of Wyckoff Avenue,

Stephen Street, and a line 400 feet northeasterly of Wyckoff Avenue;

15. changing from an M1-1 District to an M1-4 District property bounded by Cypress Avenue, St. Felix Avenue, Cooper Avenue, a southeasterly boundary line of the Metropolitan Transportation Authority/Long Island Rail Road Right-of-Way and its northeasterly prolongation, Irving Avenue and its southeasterly prolongation, Eldert Street and its southwesterly prolongation, a line 100 feet southwesterly of Wyckoff Avenue, a line midway between Covert Street and Schaefer Street, Wyckoff Avenue, Decatur Street, a line 100 feet southwesterly of Wyckoff Avenue, a line 150 feet southeasterly of Decatur Street, Wyckoff Avenue, and Cody Avenue;

16. changing from an R4 District to an M1-1 District property bounded by Eliot Avenue, 60th Place, and Metropolitan Avenue;

17. eliminating from an existing R4 District a C1-2 District bounded by a line 100 feet southwesterly of 53rd Street, Flushing Avenue, 53rd Street, Nurge Avenue, 54th Street, Arnold Avenue, a line 150 feet northerly of Metropolitan Avenue, Andrews Avenue, 55th Street, and Metropolitan Avenue,

18. eliminating from an existing R5 District a C1-2 District bounded by:

a. Menahan Street, Fresh Pond Road, Menahan Street, a line 150 feet northeasterly of Fresh Pond Road, Linden Street, a line 150 feet southwesterly of Fresh Pond Road, Grove Street, and a line midway between Fresh Pond Road and 61st Street;

b. Palmetto Street, a line 150 feet northeasterly of Fresh Pond Road, 67th Avenue, a line bisecting an angle formed by the prolongation of the southwesterly street line of 62nd Street and the northeasterly street line of Fresh Pond Road, Catalpa Avenue, a line 100 feet northeasterly of Fresh Pond Road, a line 100 feet northeasterly of Cypress Hills Street, 62nd Street, Cypress Hills Street, 70th Avenue, a line 150 feet southwesterly of Fresh Pond Road, Catalpa Avenue, Fresh Pond Road, 68th Road, a line 150 feet southwesterly of Fresh Pond Road, Madison Street, the northeasterly and northwesterly boundary lines of Albert C. Benninger Playground, and a line 150 feet southwesterly of Fresh Pond Road; and

c. Gates Avenue, a line 150 feet northeasterly of Forest Avenue, a line midway between 70th Avenue and 71st Avenue, 60th Street, 71st Avenue, a line 150 feet northeasterly of 60th Lane, a line 150 feet northerly of Myrtle Avenue, 60th Lane, Myrtle Avenue, Summerfield Street, a line 150 feet southerly of Myrtle Avenue, Norman Street, Forest Avenue, Stephen Street, a line 150 feet southwesterly of Forest Avenue, George Street, Forest Avenue, 70th Avenue, a line 150 feet southwesterly of Forest Avenue, Catalpa Avenue, Woodward Avenue, a line 150 feet southwesterly of Forest Avenue and its northwesterly prolongation, Putnam Avenue, Forest Avenue, Woodbine Street, a line 150 feet southwesterly of Forest Avenue, and a line 150 feet southwesterly of Grandview Avenue;

19. eliminating from an existing R4 District a C2-2 District bounded by 56th Street, a line 100 feet northerly of Metropolitan Avenue, a line 100 feet northwesterly of Eliot Avenue, 62nd Avenue, 60th Place, Metropolitan Avenue, Greene Avenue, Forest Avenue, and Metropolitan Avenue;

20. eliminating from an existing R5 District a C2-2 District bounded by:

a. Linden Street, a line 150 feet northeasterly of Fresh Pond Road, Palmetto Street, and a line 150 feet southwesterly of Fresh Pond Road; and

b. 70th Avenue, Cypress Hills Street, the northwesterly boundary line of the Metropolitan Transportation Authority/Long Island Rail Road Right-of-Way and its prolongations, Myrtle Avenue, 61st Street, a line 100 feet southerly of Myrtle Avenue, Summerfield Street, Myrtle Avenue, 60th Lane, a line 150 feet northerly of Myrtle Avenue, and a line 150 feet southwesterly of Fresh Pond Road;

21. eliminating from an existing R6 District a C2-2 District bounded by:

a. Cypress Avenue, Madison Street, a line 100 feet southwesterly of Cypress Avenue, and Palmetto Street; and

b. Grove Street, a line 150 feet northeasterly of St. Nicholas Avenue, Palmetto Street, and St. Nicholas Avenue;

22. establishing within a proposed R6B District a C2-4 District bounded by:

a. a westerly boundary line of Ahawith Chased Cemetery and its northerly prolongation, a line 100 feet southerly of Metropolitan Avenue, Starr Street, and Metropolitan Avenue;

b. a line 100 feet northerly of Metropolitan Avenue, Eliot Avenue, Metropolitan Avenue, Fresh Pond Road, a line 100 feet southerly of Metropolitan Avenue, Greene Avenue, Forest Avenue, a line 100 feet southerly of Metropolitan Avenue, Tonsor Street, Metropolitan Avenue, Amory Court, a line 100 feet southerly of Metropolitan Avenue, Grandview Avenue, Metropolitan Avenue, and a line 100 feet southwesterly of 53rd Street;

c. Linden Street, a line 100 feet northeasterly of Fresh Pond Road, Palmetto Street, and a line 100 feet southwesterly of Fresh Pond Road;

d. Cypress Hills Street, the northwesterly boundary line of the Metropolitan Transportation Authority/Long Island Rail Road Right-of-Way and its prolongations, Myrtle Avenue, 61st Street, a line 100 feet southerly of Myrtle Avenue, Summerfield Street, Myrtle Avenue, 60th Lane, a line 100 feet southeasterly of 71st Avenue, a line 100 feet northeasterly of 60th Lane, a line 100 feet northerly of Myrtle Avenue, a line 100 feet southwesterly of Fresh Pond Road, and 70th Avenue;

- e. Stockholm Street, a line 100 feet northeasterly of Seneca Avenue, Greene Avenue, and a line 100 feet southwesterly of Seneca Avenue;
- f. Grove Street, a line 100 feet northeasterly of St. Nicholas Avenue, Palmetto Street, and St. Nicholas Avenue;
- g. Palmetto Street, Cypress Avenue, Madison Street, and a line 100 feet southwesterly of Cypress Avenue; and
- h. a line midway between Madison Street and Putnam Avenue, a line 100 feet northeasterly of Wyckoff Avenue, Jefferson Avenue, and Wyckoff Avenue;

23. establishing within a proposed R5B District a C2-4 District bounded by:

- a. Jefferson Avenue, a line 100 feet northeasterly of Wyckoff Avenue, Hancock Street, and Wyckoff Avenue; and
- b. Summerfield Street, a line 100 feet northeasterly of Cypress Avenue, Decatur Street, and Cypress Avenue;

24. establishing within a proposed R6B District a C1-4 District bounded by:

- a. Menahan Street, Fresh Pond Road, Menahan Street, a line 100 feet northeasterly of Fresh Pond Road, Linden Street, and a line 100 feet southwesterly of Fresh Pond Road;
- b. Palmetto Street, a line 100 feet northeasterly of Fresh Pond Road, a line 100 feet northeasterly of Cypress Hills Street, 62th Street, Cypress Hills Street, 70th Avenue, a line 100 feet southwesterly of Fresh Pond Road, Catalpa Avenue, Fresh Pond Road, 68th Road, and a line 100 feet southerly of Fresh Pond Road;
- c. Forest Avenue, a line midway between 70th Avenue and 71st Avenue and its southwesterly prolongation, 60th Street, 71st Avenue, a line 100 feet northeasterly of 60th Lane, a line 100 feet southeasterly of 71st Avenue, 60th Lane, Myrtle Avenue, Summerfield Street, a line 100 feet southerly of Myrtle Avenue, and a line 100 feet southeasterly of Stephen Street;
- d. Greene Avenue, a line 100 feet northeasterly of Seneca Avenue, Catalpa Avenue, Seneca Avenue, Cornelia Street, and a line 100 feet southwesterly of Seneca Avenue;
- e. Bleecker Street, Onderdonk Avenue, Grove Street, and a line 100 feet southwesterly of Onderdonk Avenue;
- f. Bleecker Street, a line 100 feet northeasterly of Woodward Avenue, Palmetto Street, and a line 100 feet southwesterly of Woodward Avenue;
- g. Menahan Street, a line 100 feet northeasterly of Grandview Avenue, Grove Street, and Grandview Avenue;
- h. Linden Street, a line 100 feet northeasterly of Grandview Avenue, Forest Avenue, Woodbine Street, a line 100 feet southwesterly of Forest Avenue, a line 100 feet southwesterly of Grandview Avenue, Gates Avenue, and Grandview Avenue; and
- i. Forest Avenue, Catalpa Avenue, Woodward Avenue, and 68th Road;

25. establishing within a proposed R5B District a C1-4 District bounded by:

- a. Gates Avenue, a line 100 feet northeasterly of Forest Avenue, a line midway between 70th Avenue and 71st Avenue and its southwesterly prolongation, Forest Avenue, 70th Avenue, a line 100 feet southwesterly of Forest Avenue, Catalpa Avenue, Forest Avenue, 68th Road, a line 100 feet northeasterly of Woodward Avenue, a line 100 feet southwesterly of Forest Avenue and its northwesterly prolongation, Madison Street, and Forest Avenue; and
- b. Fresh Pond Road, Menahan Street, a line 100 feet southwesterly of Fresh Pond Road, and a line 100 feet southerly of Metropolitan Avenue;

26. establishing within an existing R4 District a C2-4 District bounded by:

- a. 62nd Avenue, 60th Place, Eliot Avenue, a line 100 feet northerly of Metropolitan Avenue, and a line 100 feet northwesterly of Eliot Avenue;
- b. Nurge Avenue, 54th Street, and a line 100 feet northerly of Metropolitan Avenue; and

c. 53rd Street, a line 100 feet northerly of Metropolitan Avenue, a line 100 feet southwesterly of 53rd Street, and Flushing Avenue;  
as shown on a diagram (for illustrative purposes only) dated June 26, 2000.

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 19, 2000, on file  
in this office.

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City Clerk, Clerk of Council

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