



## Legislation Text

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Int. No. 179

By Council Members Sanders, Oddo, Comrie, Diaz and Weprin (by request of the Mayor)

A Local Law to amend the administrative code of the city of New York, in relation to authorizing an application to revise the boundaries of the South Jamaica empire zone.

Be it enacted by the Council as follows:

Section 1. By Local Law No. 8 for the year 1987, adopted on March 5, 1987, the council of the city of New York authorized an application for the designation of the South Jamaica economic development zone relative to certain land within Queens County.

§ 2. The city of New York has received economic development zone approval from New York state.

§ 3. By Local Law No. 57 for the year 1988, adopted on August 19, 1988, the South Jamaica economic development zone was expanded.

§ 4. By Local Law No. 37 for the year 1993, adopted on May 18, 1993, the South Jamaica economic development zone was expanded a second time.

§ 5. It is the desire of the council of the city of New York to authorize an application to revise the South Jamaica economic development zone, now called the South Jamaica empire zone, to include 65 acres located in Queens County in the city of New York.

§ 6. The city of New York is hereby authorized to submit an application to revise the South Jamaica empire zone to include the property described in section seven of this local law.

§ 7. The boundaries of the South Jamaica empire zone, as described in Local Law No. 8 for the year 1987, Local Law No. 57 for the year 1988 and Local Law No. 37 for the year 1993, shall be expanded to include the properties generally described as follows:

Beginning at the point of intersection of the center line of Atlantic (95th) Avenue and the center line of Liverpool Street; thence running westerly along the center line of Atlantic Avenue to the point where it meets the center line of the Van Wyck Expressway Service Road; thence northerly along the center line of the Van Wyck Expressway Service Road to the point where it meets the center line of Archer Avenue; thence easterly along the center line of Archer Avenue to the point where it meets the easterly street line of Sutphin Boulevard; thence southerly along the easterly street line of Sutphin Boulevard to the point where it meets the center line of 94th Avenue; thence westerly along the center line of 94th Avenue to the point where it meets the center line of Liverpool Street; thence southerly along the center line of Liverpool Street to the point and place of beginning.

Beginning at the point of intersection of the easterly street line of Sutphin Boulevard and the center line of 94th Avenue; thence northerly along the easterly street line of Sutphin Boulevard to the point where it meets the center line of the main line set of tracks of the Long Island Rail Road; thence easterly along the center line of the main line set of tracks of the Long Island Rail Road to the point where it meets the prolongation of the center line of 158th Street; thence southerly along the prolongation of the center line of 158th Street to the point where it meets the center line of 94th Avenue; thence westerly along the center line of 94th Avenue to the point and place of beginning.

Beginning at the point of intersection of the center line of Sutphin Boulevard and the center line of Liberty Avenue; thence westerly along the center line of Liberty Avenue to a point 100 feet to the west of Sutphin Boulevard as measured from its the westerly street line; (2) thence northerly along a line 100 feet to the west of Sutphin Boulevard and running parallel thereto to the point where it meets the center line of 97th Avenue; thence easterly along the center line of 97th Avenue to the point where it meets the center line of Sutphin Boulevard; thence southerly along the center line of Sutphin Boulevard to the point and place of beginning.

Beginning at the point of intersection of the center line of Liberty Avenue and the center line of Sutphin Boulevard; thence southerly along the center line of Sutphin Boulevard to the point where it meets the center

line of South Road; thence westerly along the center line of South Road to a point 100 feet to the west of Sutphin Boulevard as measured from its westerly street line; thence northerly along a line 100 feet to the west of the westerly street line of Sutphin Boulevard and running parallel thereto to the point where it meets the center line of Liberty Avenue; thence easterly along the center line of Liberty Avenue to the point and place of beginning.

Beginning at the point of intersection of the center line of the main line set of tracks of the Long Island Rail Road and the prolongation of the center line of 158<sup>th</sup> Street; thence easterly along the main line set of tracks of the Long Island Rail Road to the point where it meets the center line of 160th Street; thence southerly along the center line of 160th Street to the point where it meets the center line of Liberty Avenue; thence westerly along the center line of Liberty Avenue to the point where it meets the center line of 158th Street; thence northerly along the center line of 158th Street and its prolongation to the point and place of beginning. Such area shall not include parcels occupied by the United States Food & Drug Administration or the Prospect Cemetery.

Beginning at the point of intersection of a point midway between the center line of South Road and the center line of Liberty Avenue and the center line of 160th Street; thence southerly along the center line of 160th Street to the point where it meets the center line of South Road; thence easterly along the center line of South Road to the point where it meets the center line of Guy Brewer Boulevard; thence northerly along the center line of Guy Brewer Boulevard to a point midway between the center line of South Road and the center line of Liberty Avenue; thence westerly along a line midway between the center line of South Road and the center line of Liberty Avenue to the point and place of beginning.

Beginning at the point of intersection of the center line of Archer Avenue (93rd Avenue) and the center line of 165th Street; thence southerly along the center line of 165th Street to the point where it meets the center line of Liberty Avenue; thence westerly along the center line of Liberty Avenue to a point midway between the center line of 165th Street and the center line of Guy Brewer Boulevard; thence northerly along a line midway

between the center line of 165th Street and the center line of Guy Brewer Boulevard to the point where it meets the center line of Archer Avenue; thence easterly along the center line of Archer Avenue to the point and place of beginning.

Beginning at the point of intersection of the center line of Sutphin Boulevard and the center line of Jamaica Avenue; thence westerly along the center line of Jamaica Avenue to the point where it meets the prolongation of the center line of 144th Place; thence northerly along the prolongation of the center line of 144th Avenue to a point 100 feet to the north of Jamaica Avenue as measured from its northerly street line; thence easterly along a line 100 feet to the north of the northerly street line of Jamaica Avenue and running parallel thereto to a point 100 feet to the west of Sutphin Boulevard as measured from its westerly street line; thence northerly along a line 100 feet to the west of the westerly street line of Sutphin Boulevard and running parallel thereto to the point where it meets the center line of Hillside Avenue; thence easterly along the center line of Hillside Avenue to a point 100 feet to the east of Sutphin Boulevard as measured from its easterly street line; thence southerly along a line 100 feet to the east of the easterly street line of Sutphin Boulevard and running parallel thereto to the point where it meets the center line of 88th Avenue; thence westerly along the center line of 88th Avenue to the point where it meets the center line of Sutphin Boulevard; thence southerly along the center line of Jamaica Avenue to the point and place of beginning.

§ 8. Section 22-705 of the administrative code of the city of New York is amended by adding two new subdivisions, i and j, to read as follows:

i. Upon approval by the commissioner of the New York state department of economic development of the request to revise the boundaries of the South Jamaica empire zone, the boundaries of the zone set forth in subdivision a of this section shall be superseded by the boundaries of the zone set forth in subdivision j of this section.

j. There is hereby established in the borough of Queens an empire zone as follows:

BEGINNING at the point of intersection of the center line of the Van Wyck Expressway easterly

service road and the center line of Archer Avenue; thence northerly along the center line of the Van Wyck Expressway easterly service road to a point 100 feet to the north of Jamaica Avenue as measured from its northerly street line; thence easterly along a line 100 feet to the north of Jamaica Avenue and running parallel thereto to a point 100 feet to the west of Sutphin Boulevard as measured from its westerly street line; thence northerly along a line 100 feet to the west of the westerly street line of Sutphin Boulevard and running parallel thereto to the point where it meets the center line of Hillside Avenue, said line being the district boundary line between the R6 and C4-2 zoning districts as it appears on Sheet 14d of the Zoning Map of the New York City Planning Commission as amended effective June twenty-fifth, nineteen hundred ninety-six (A-1714), as contained in the Zoning Resolution of the City of New York; thence easterly along the center line of Hillside Avenue to a point 100 feet to the east of Sutphin Boulevard as measured from its easterly street line, said line being the district boundary line between the R6 and C4-2 zoning districts as it appears on Sheet 14d as described aforesaid; thence southerly along a line 100 feet to the east of the easterly street line of Sutphin Boulevard and running parallel thereto to the point where it meets the center line of 88th Avenue; thence westerly along the center line of 88th Avenue to the point where it meets the center line of Sutphin Boulevard; thence southerly along the center line of Sutphin Boulevard to the point where it meets the center line of 89th Avenue; thence easterly along the center line of 89th Avenue to the point where it meets the center line of 148th Street; thence southerly along the center line of 148th Street to the point where it meets the center line of 90th Avenue/Rufus King Avenue; thence easterly along the center line of 90th Avenue/Rufus King Avenue to the point where it meets the center line of 150th Street; thence southerly along the center line of 150th Street to the point where it meets the center line of Jamaica Avenue; thence easterly along the center line of Jamaica Avenue to the point where it meets the center line of 153rd Street, said line being the district boundary line between the R6 and C6-1A zoning districts as it appears on Sheet 14d as described aforesaid; thence northerly along the center line of 153rd Street to the point where it meets the center line of Hillside Avenue; thence easterly along the center line of Hillside Avenue to the point where it meets the center line of Parsons Boulevard; thence

southerly along the center line of Parsons Boulevard to the point where it meets the center line of 90th Avenue/Rufus King Avenue; thence easterly along the center line of 90th Avenue/Rufus King Avenue to the point where it meets the center line of 161st Street; thence northerly along the center line of 161st Street to the point where it meets the center line of 89th Avenue; thence easterly along the center line of 89th Avenue to the point where it meets the center line of 163rd Street, said line being the district boundary line between the C4-2 and R6 zoning districts as it appears on Sheet 14d as described aforesaid; thence northerly along the center line of 163rd Street to the point where it meets the center line of Hillside Avenue; thence easterly along the center line of Hillside Avenue to the point where it meets the center line of 164th Street, said line being the district boundary line between the R5 and R6 zoning districts and the C4-2 and R6 zoning districts as they appear on Sheet 14d as described aforesaid; thence southerly along the center line of 164th Street to the point where it meets the center line of 89th Avenue; thence easterly along the center line of 89th Avenue to the point where it meets the center line of Merrick Boulevard; thence southerly along the center line of Merrick Boulevard to the point where it meets the center line of 90th Avenue; thence easterly along the center line of 90th Avenue to the point where it meets the center line of 169th Street; thence southerly along the center line of 169th Street to a point 150 feet to the north of Jamaica Avenue as measured from its northerly street line; thence easterly along a line 150 feet to the north of the northerly street line of Jamaica Avenue and running parallel thereto to the point where it meets the center line of 187th Place; thence southerly along the center line of 187th Place to the point where it meets the center line of Jamaica Avenue; thence easterly along the center line of Jamaica Avenue to the point where it meets the center line of Hollis Avenue; thence southeasterly along the center line of Hollis Avenue to the point where it meets the main line set of tracks of the Long Island Railroad as such set of tracks appears on Sheet 15b of the Zoning Map of the New York City Planning Commission as amended effective November twenty-sixth nineteen hundred ninety-six (A-1724), as contained in the Zoning Resolution of the City of New York, said line being the district boundary line between the M1-1 and the R5 zoning districts as it appears on Sheet 15b as described aforesaid; thence westerly along the center line of the Long Island Railroad

main line set of tracks to the point where it meets the most easterly track of the Long Island Railroad Montauk Division set of tracks as such Montauk Division tracks appear on Sheet 14d as described aforesaid; thence southeasterly along the most easterly track of such Montauk Division set of tracks to the point where it meets the center line of Liberty Avenue; thence southeasterly along the center line of Liberty Avenue to the point where it meets the center line of Dunkirk Street; thence southerly along the center line of Dunkirk Street to the point where it meets the center line of Iliion Avenue, said line being the district boundary line between the M1-1 and the R2 zoning districts as it appears on Sheet 15b as described aforesaid; thence westerly along the center line of Iliion Avenue and its prolongation to a point 150 feet to the west of Dunkirk Street as measured from its westerly street line; thence northerly along a line 150 feet to the west of the westerly street line of Dunkirk Street and running parallel thereto to a point 150 feet to the south of Liberty Avenue as measured from its southerly street line; thence northwesterly along a line 150 feet to the south of the southerly street line of Liberty Avenue and running parallel thereto to the point where it meets the most westerly track of the Long Island Rail Road Montauk Division set of tracks as such Montauk Division set of tracks appears on Sheets 14d and 15b as described aforesaid; thence southeasterly along the most westerly track of such Montauk Division set of tracks to the point where it meets the center line of 110th Avenue/Brinkerhoff Avenue; thence westerly along the center line of 110th Avenue/Brinkerhoff Avenue to the point where it meets the center line of 178th Street, said line being the district boundary line between the M1-1 and R3-2 zoning districts as it appears on Sheet 15b as described aforesaid; thence northwesterly along the center line of 178th Street to the point where it meets the center line of Ruscoe Street, said line being the district boundary line between the M1-1 and R4 zoning districts as it appears on Sheets 15b and 14d as described aforesaid; thence northwesterly along the center line of Ruscoe Street to the point where it meets the center line of 106th Road; thence easterly along the center line of 106th Road to the point where it meets the center line of 180th Street; thence northerly along the center line of 180th Street to the point where it meets the center line of the block bounded on the south by 105th Avenue and on the north by 104th Avenue, said line being the district boundary line between the M1-1 and R4

zoning districts as said line appears on Sheets 15b and 14d as described aforesaid; thence westerly along the center line of such block to a point 150 feet to the east of the easterly street line of 177th Street, said line being the district boundary line between the M1-1 and R4 zoning districts as said line appears on Sheet 14d as described aforesaid; thence northerly along a line 150 feet to the east of the easterly street line of 177th Street and running parallel thereto to the point where it meets the center line of 104th Avenue, said line being the district boundary line between the M1-1 and R4 zoning districts as said line appears on Sheet 14d as described aforesaid; thence westerly along the center line of 104th Avenue to the point where it meets the center line of 177th Street, said line being the district boundary line between the M1-1 and R4 zoning districts as it appears on Sheet 14d as described aforesaid; thence northerly along the center line of 177th Street to the point where it meets the center line of the block bounded on the south by 103rd Road and on the north by Liberty Avenue, said line being the district boundary line between the M1-1 and R4 zoning districts as it appears on Sheet 14d as described aforesaid; thence westerly along the center line of such block to the point where it meets the center line of 173rd Street, said line being the district boundary line between the M1-1 and R4 zoning districts as it appears on Sheet 14d as described aforesaid; thence northerly along the center line of 173rd Street to the point where it meets the center line of Liberty Avenue; thence westerly along the center line of Liberty Avenue to a point 150 feet to the east of Merrick Boulevard as measured from its easterly street line, said line being the district boundary line between the M1-1 and R4 zoning districts as said line appears on Sheet 14d as described aforesaid; thence southerly along a line 150 feet to the east of the easterly street line of Merrick Boulevard and running parallel thereto to the point where it meets the center line of 108th Avenue; thence westerly along the center line of 108th Avenue to the point where it meets the center line of 165th Street; thence northerly along the center line of 165th Street to the point where it meets the center line of South Road; thence southwesterly and thence westerly along the center line of South Road to the point where it meets the center line of the Long Island Railroad Old Southern Division set of tracks as such tracks appear on Sheet 14d as described aforesaid; thence southerly along the center line of the Long Island Railroad Old Southern Division set of tracks to the



point where it meets the center line of 107th Avenue, said line being the district boundary line between the M1-1 and R4 zoning districts as said line appears on Sheet 14d as described aforesaid; thence westerly along the center line of 107th Avenue to the point where it meets the center line of Sutphin Boulevard; thence northeasterly along the center line of Sutphin Boulevard to the point where it meets the center line of South Road, said line being the district boundary line between the R6 and R4 zoning districts as it appears on Sheet 14d as described aforesaid; thence southwesterly along the center line of South Road to a point 100 feet to the west of Sutphin Boulevard as measured from its westerly street line; thence northwesterly along a line 100 feet to the west of the westerly street line of Sutphin Boulevard and running parallel thereto to the point where it meets the center line of Liberty Avenue; thence southwesterly along the center line of Liberty Avenue to the point where it meets the center line of 101st Avenue; thence westerly along the center line of 101st Avenue to a point 100 feet to the west of Sutphin Boulevard as measured from its westerly street line; thence northerly along a line 100 feet to the west of the westerly street line of Sutphin Boulevard and running parallel thereto to the point where it meets the center line of 97th Avenue, said line being the district boundary line between the R5 and M1-1 zoning districts as it appears on Sheet 14d as described aforesaid; thence westerly along the center line of 97th Avenue to the point where it meets the center line of Waltham Street; thence northerly along the center line of Waltham Street to the point where it meets the center line of Atlantic Avenue; thence westerly along the center line of Atlantic Avenue to the point where it meets the center line of the Van Wyck Expressway easterly service road; thence northerly along the center line of the Van Wyck Expressway easterly service road to the point and place of beginning.

The following areas shall not be included in the empire zone:

(1) BEGINNING at the point of intersection of the center line of 91st Avenue and the center line of 138th Street; thence northerly along the center line of 138th Street to a point 100 feet to the south of Jamaica Avenue as measured from its southerly street line; thence easterly along a line 100 feet to the south of the southerly street line of Jamaica Avenue and running parallel thereto to the point where it meets the center

line of 144th Place, said line being the district boundary line between the R5 and R6 zoning districts as it appears on Sheet 14d of the Zoning Map of the New York City Planning Commission as amended effective June twenty-fifth, nineteen hundred ninety-six (A-1714), as contained in the Zoning Resolution of the City of New York; thence southerly along the center line of 144th Place to the point where it meets the center line of 91st Avenue; thence westerly along the center line of 91st Avenue to the point and place of beginning.

(2) BEGINNING at the point of intersection of the center line of 93rd Avenue and the center line of 168th Place; thence northerly along the center line of 168th Place to a point 150 feet to the south of Jamaica Avenue as measured from its southerly street line, said line being the district boundary line between the M1-5 and R6 zoning districts as it appears on Sheet 14d of the Zoning Map of the New York City Planning Commission as amended effective June twenty-fifth, nineteen hundred ninety-six (A-1714), as contained in the Zoning Resolution of the City of New York; thence easterly along a line 150 feet to the south of the southerly street line of Jamaica Avenue and running parallel thereto to the point where it meets the center line of 177th Street; thence southerly along the center line of 177th Street to the point where it meets the center line of 93rd Avenue, said line being the district boundary line between the R6 and M1-1 districts as it appears on Sheet 14d as described aforesaid; thence westerly along the center line of 93rd Avenue to the point and place of beginning.

(3) BEGINNING at the point of intersection of the center line of the main line set of tracks of the Long Island Railroad as such set of tracks appears on Sheet 14d of the Zoning Map of the New York City Planning Commission as amended effective June twenty-fifth, nineteen hundred ninety-six (A-1714), as contained in the Zoning Resolution of the City of New York and the center line of 150th Street; thence northerly along the center line of 150th Street to the point where it meets the center line of Archer Avenue; thence easterly along the center line of Archer Avenue to the point where it meets the center line of a block bounded by Guy R. Brewer Boulevard on the west and 165th Street on the east, said line being the district boundary line between the R6 and C6-1A zoning districts as it appears on Sheet 14d as described aforesaid; thence southerly along the center line of such block to the point where it meets the center line of Liberty

Avenue; thence westerly along the center line of Liberty Avenue to the point where it meets the center line of Guy R. Brewer Boulevard; thence southerly along the center line of Guy R. Brewer Boulevard to a point where it meets the center line of a block bounded on the north by Liberty Avenue and on the south by South Road; thence westerly along the center line of such block to the point where it meets the center line of 160th Street; thence northerly along the center line of 160th Street to the point where it meets the center line of the main line set of tracks of the Long Island Railroad as such set of tracks appears on Sheet 14d as described aforesaid; thence westerly along the center line of such main line set of tracks to the point and place of beginning.

(4) BEGINNING at the point of intersection of the center line of Liberty Avenue and the center line of Pedestrian Way, as such Pedestrian Way appears on Sheet 14d of the Zoning Map of the New York City Planning Commission as amended effective June twenty-fifth nineteen hundred ninety-six (A-1714), as contained in the Zoning Resolution of the City of New York; thence northerly along the center line of Pedestrian Way to a point 65 feet to the north of Liberty Avenue as measured from its northerly street line, said line being the district boundary line between the M1-4 and R6 zoning districts as it appears on Sheet 14d as described aforesaid; thence westerly along a point 65 feet to the north of the northerly street line of Liberty Avenue to a point 120 feet to the west of Pedestrian Way as measured from its westerly street line, said line being the district boundary line between the M1-4 and R6 zoning districts as it appears on Sheet 14d as described aforesaid; thence northerly along a line 120 feet to the west of the westerly street line of Pedestrian Way to a point 334.07 feet to the north of Liberty Avenue as measured from its northerly street line, said line being the district boundary line between the M1-4 and R6 zoning districts as it appears on Sheet 14d as described aforesaid; thence easterly along a line 334.07 to the north of the northerly street line of Liberty Avenue to the point where it meets the center line of Pedestrian Way; thence northerly along the center line of Pedestrian Way to a point 648.27 feet to the north of Liberty Avenue as measured from its northerly street line; thence westerly along a line 648.27 feet to the north of the northerly street line of Liberty Avenue to a point 401.69 feet to the west of Pedestrian Way as measured from its westerly street line, said line being the northern

border of Prospect Cemetery; thence westerly 29.13 feet and thence further westerly 281.27 feet to the point where it meets the center line of 158th Street, said line being the northern boundary of Prospect Cemetery; thence southeasterly along the center line of 158th Street to the point where it meets the center line of Liberty Avenue; thence easterly along the center line of Liberty Avenue to the point and place of beginning, said line being the district boundary line between the M1-4 and R6 zoning districts as it appears on Sheet 14d as described aforesaid.

§ 9. The commissioner of the New York state department of economic development is hereby requested to revise the boundaries of the South Jamaica empire zone in accordance with this local law.

§ 10. This local law shall take effect immediately.