



**COMPREHENSIVE  
CITY PLANNING CALENDAR  
of  
The City of New York**

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**CITY PLANNING COMMISSION**

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**MONDAY, SEPTEMBER 12, 2005**

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**SPECIAL MEETING AT 1:00 P.M.  
IN SPECTOR HALL  
22 READE STREET  
NEW YORK, NEW YORK**



**Michael R. Bloomberg, Mayor  
City of New York**

**Prepared by Yvette V. Gruel, Calendar Officer**

To view the Planning Commission Calendar and/or the Zoning Resolution on the World Wide Web, visit the Department of City Planning (DCP) home page at:  
**[nyc.gov/planning](http://nyc.gov/planning)**

**CITY PLANNING COMMISSION**

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GENERAL RULES OF PROCEDURE AS PERTAINING TO  
PUBLIC MEETINGS

1. A quorum shall consist of seven members.
2. Final action by the Commission shall be by the affirmative vote of not less than seven members.
3. Except by unanimous consent, matters upon which public hearing are required by law shall lie over until the next meeting following the public hearing.
4. Matters not on the calendar may be considered by unanimous consent.

**NOTE** - Matters scheduled for public hearing by the City Planning Commission usually appear in three calendars: in Section I, (Scheduling Dates for Future Public Hearings), in Section II, (Reports), and in Section III, (Public Hearings). Matters scheduled for public hearing by Community Boards appear in a separate calendar available in the Calendar Information Office.

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**NOTICE--CALENDARS:** City Planning Commission calendars and disposition sheets are now available on the Department of City Planning's web site ([www.nyc.gov/planning](http://www.nyc.gov/planning)). The availability of these documents on-line will occur earlier than the current printed documents.

If you wish to be notified of the web site availability of calendars and disposition sheets, please send your name, organization and E-mail address to the address listed below. Any individual or organization that would like to receive paper copies of the aforementioned documents will be able to do so at a fee of \$120.00 annually. Please have the certified check made out to the **City of New York -- Department of City Planning** to the attention of the Calendar Information Office, 22 Reade Street, Room 2E, New York, New York 10007-1216.

**For Calendar Information:** call (212) 720-3368, 3369, 3370.

**Note to Subscribers:** Notify us of change of address including E-mail by writing to:

**City Planning Commission**  
Calendar Information Office  
22 Reade Street - Room 2E  
New York, New York 10007-1216

**B**  
**CITY PLANNING COMMISSION**

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22 Reade Street, New York, N.Y. 10007-1216

**AMANDA M. BURDEN, AICP, Chair**

**KENNETH J. KNUCKLES, Esq., Vice Chairman**

**ANGELA M. BATTAGLIA**

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**JOHN MEROLO**

**KAREN A. PHILLIPS**

**DOLLY WILLIAMS, Commissioners**

**YVETTE V. GRUEL, Calendar Officer**

The regular public meetings of the Commission shall be held twice monthly on Wednesday at 10:00a.m. in Spector Hall, 22 Reade Street, Manhattan, unless otherwise ordered.

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**I. REPORT**

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**BOROUGH OF QUEENS**

**No. 1**

***COLLEGE POINT REZONING***

**CD 7**

**C 050482 ZMQ**

**IN THE MATTER OF** an application submitted by the Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter **for an amendment of the Zoning Map, Section Nos. 7b and 10a:**

- 1. eliminating from an existing R4 District a C1-2 District bounded by** 14<sup>th</sup> Avenue, College Point Boulevard, 14<sup>th</sup> Avenue, a line midway between College Point Boulevard and 123<sup>rd</sup> Street, 20<sup>th</sup> Avenue, a line midway between 121<sup>st</sup> Street and College Point Boulevard, 18<sup>th</sup> Avenue, 121<sup>st</sup> Street, 14<sup>th</sup> Road, a line 100 feet westerly of College Point Boulevard, the southerly and easterly boundary line of a park and its northerly prolongation;
- 2. eliminating from an existing R4 District a C2-2 District bounded by:**
  - a.** a line 150 feet northerly of 18<sup>th</sup> Avenue, 126<sup>th</sup> Street, a line 150 feet southerly of 18<sup>th</sup> Avenue, and a line midway between College Point Boulevard and 123<sup>rd</sup> Street; and
  - b.** 20<sup>th</sup> Avenue, a line midway between College Point Boulevard and 123<sup>rd</sup> Street, 22<sup>nd</sup> Avenue, College Point Boulevard, 23<sup>rd</sup> Avenue, and a line midway between 121<sup>st</sup> Street and College Point Boulevard;
- 3. changing from an R3A District to an R2A District property bounded by** 8<sup>th</sup> Avenue, 119<sup>th</sup> Street, a line 100 feet northerly of 9<sup>th</sup> Avenue, College Place, College Point Boulevard, a line 100 feet northerly of 14<sup>th</sup> Avenue, 121<sup>st</sup> Street, a line 100 feet southerly of 12<sup>th</sup> Avenue, 119<sup>th</sup> Street, a line 200 feet southerly of 12<sup>th</sup> Avenue, 117<sup>th</sup> Street, a line 80 feet southerly of 10<sup>th</sup> Avenue, 115<sup>th</sup> Street, 9<sup>th</sup> Avenue, and 117<sup>th</sup> Street;
- 4. changing from an R3X District to an R2A District property bounded by** a line 100 feet southerly of 23<sup>rd</sup> Avenue, 128<sup>th</sup> Street, a line 200 feet southerly of 23<sup>rd</sup> Avenue, a line 100 feet westerly of 130<sup>th</sup> Street, 25<sup>th</sup> Avenue, a line midway between 125<sup>th</sup> Street and 126<sup>th</sup>

Street, a line 370 feet southerly of 23<sup>rd</sup> Avenue, a line midway between 126<sup>th</sup> Street and 127<sup>th</sup> Street, a line 205 feet southerly of 23<sup>rd</sup> Street, and 127<sup>th</sup> Street;

5. **changing from an R3-2 District to an R2A District property bounded by** a line 100 feet northerly of 5<sup>th</sup> Avenue, a line 100 feet easterly of 127<sup>th</sup> Street, a line 150 feet northerly of 6<sup>th</sup> Avenue, 128<sup>th</sup> Street and its northerly centerline prolongation, 6<sup>th</sup> Avenue and its easterly centerline prolongation, a line midway between 129<sup>th</sup> Street and 130<sup>th</sup> Street and its northerly prolongation, 9<sup>th</sup> Avenue, 126<sup>th</sup> Street, a line 100 feet northerly of 9<sup>th</sup> Avenue, a line midway between College Point Boulevard and 123<sup>rd</sup> Street, a line 100 feet southerly of 7<sup>th</sup> Avenue, 125<sup>th</sup> Street, 7<sup>th</sup> Avenue, and a line midway between 126<sup>th</sup> Street and 127<sup>th</sup> Street;
  
6. **changing from an R4 District to an R2A District property bounded by:**
  - a. a line 100 feet southeasterly of Poppenhusen Avenue, 117<sup>th</sup> Street, 9<sup>th</sup> Avenue, 115<sup>th</sup> Street, a line 220 feet northerly of 9<sup>th</sup> Avenue, and a line midway between 115<sup>th</sup> Street and 117<sup>th</sup> Street;
  
  - b. 12<sup>th</sup> Avenue, 117<sup>th</sup> Street, a line 100 feet northerly of 14<sup>th</sup> Avenue, a line midway between 116<sup>th</sup> Street and 117<sup>th</sup> Street, 14<sup>th</sup> Avenue, and 116<sup>th</sup> Street;
  
  - c. 9<sup>th</sup> Avenue and its westerly centerline prolongation, a westerly boundary line of Powell's Cove Park, a line 100 feet southerly of 9<sup>th</sup> Avenue and its westerly prolongation, and 128<sup>th</sup> Street;
  
  - d. a line 100 feet southerly of 23<sup>rd</sup> Avenue, a line 100 feet westerly of 130<sup>th</sup> Street, a line 200 feet southerly of 23<sup>rd</sup> Avenue, and 128<sup>th</sup> Street; and
  
  - e. 25<sup>th</sup> Avenue, the southerly prolongation of a line midway between 127<sup>th</sup> Street and 128<sup>th</sup> Street, a line 100 feet southerly of 25<sup>th</sup> Avenue, and 125<sup>th</sup> Street;
  
7. **changing from an R4-1 District to an R2A District property bounded by:**
  - a. a line 100 feet southerly of 12<sup>th</sup> Avenue, 121<sup>st</sup> Street, a line 100 feet northerly of 14<sup>th</sup> Avenue, a line 125 feet easterly of 120<sup>th</sup> Street, a line 200 feet southerly of 12<sup>th</sup> Avenue, and 119<sup>th</sup> Street;

- b. a line 100 feet southerly of 23<sup>rd</sup> Avenue, 127<sup>th</sup> Street, a line 205 feet southerly of 23<sup>rd</sup> Avenue, and a line midway between 126<sup>th</sup> Street and 127<sup>th</sup> Street; and
  - c. a line 100 feet northerly of 25<sup>th</sup> Avenue, a line midway between 125<sup>th</sup> Street and 126<sup>th</sup> Street, 25<sup>th</sup> Avenue, and 125<sup>th</sup> Street;
- 8. **changing from an R3-2 District to an R3A District property bounded by Powell's Cove Boulevard, 126<sup>th</sup> Street, a line 300 feet northerly of 5<sup>th</sup> Avenue, a line midway between 126<sup>th</sup> Street and 127<sup>th</sup> Street, 7<sup>th</sup> Avenue, 125<sup>th</sup> Street, a line 100 feet southerly of 7<sup>th</sup> Avenue, a line midway between College Point Boulevard and 123<sup>rd</sup> Street, a line 100 feet northerly of 9<sup>th</sup> Avenue, College Point Boulevard, a line 125 feet northerly of 6<sup>th</sup> Avenue, a line midway between College Point Boulevard and 123<sup>rd</sup> Street and its northerly prolongation, and Lax Avenue;**
- 9. **changing from an R4 District to an R3A District property bounded by Poppenhusen Avenue, College Place, a line 125 feet northerly of 6<sup>th</sup> Avenue, College Point Boulevard, a line 100 feet northerly of 9<sup>th</sup> Avenue, College Place, 8<sup>th</sup> Avenue, a line 100 feet northeasterly of 119<sup>th</sup> Street, 7<sup>th</sup> Avenue, and 119<sup>th</sup> Street;**
- 10. **changing from an R3-2 District to an R3-1 District property bounded by the westerly centerline prolongation of 5<sup>th</sup> Avenue, the westerly boundary line of Powell's Cove Park, 9<sup>th</sup> Avenue and its easterly centerline prolongation, a line midway between 129<sup>th</sup> Street and 130<sup>th</sup> Street and its northerly prolongation, and 6<sup>th</sup> Avenue;**
- 11. **changing from an R4-1 District to an R4 District property bounded by:**
  - a. 25<sup>th</sup> Road, 124<sup>th</sup> Street, a line 100 feet southerly of 25<sup>th</sup> Road, and 123<sup>rd</sup> Street; and
  - b. a line 100 feet northerly of 26<sup>th</sup> Avenue, a line midway between 125<sup>th</sup> Street and 126<sup>th</sup> Street, 26<sup>th</sup> Avenue, and a line midway between 124<sup>th</sup> Street and 125<sup>th</sup> Street;
- 12. **changing from an R3-2 District to an R4A District property bounded by a line 100 feet northerly of 9<sup>th</sup> Avenue, 126<sup>th</sup> Street, 9<sup>th</sup> Avenue, and College Point Boulevard;**
- 13. **changing from an R4 District to an R4A District property bounded by:**

- a. a line 100 feet northerly of 9<sup>th</sup> Avenue, College Point Boulevard, 9<sup>th</sup> Avenue, 126<sup>th</sup> Street, a line 100 feet southerly of 9<sup>th</sup> Avenue, a line midway between 124<sup>th</sup> Street and 125<sup>th</sup> Street, 11<sup>th</sup> Avenue, a line midway between 130<sup>th</sup> Street and 131<sup>st</sup> Street, 14<sup>th</sup> Avenue, 132<sup>nd</sup> Street, 15<sup>th</sup> Avenue, 130<sup>th</sup> Street, 14<sup>th</sup> Avenue, 126<sup>th</sup> Street, 20<sup>th</sup> Avenue, 127<sup>th</sup> Street, 22<sup>nd</sup> Avenue, a line midway between College Point Boulevard and 123<sup>rd</sup> Street, a line perpendicular to the westerly street line of 123<sup>rd</sup> Street distant 100 feet southerly (as measured along the street line) from the point of intersection of the westerly street line of 123<sup>rd</sup> Street and the southeasterly street line of 15<sup>th</sup> Avenue, 123<sup>rd</sup> Street, 14<sup>th</sup> Avenue, College Point Boulevard, and College Place;
  - b. 14<sup>th</sup> Avenue, 119<sup>th</sup> Street, a line 100 feet southerly of 14<sup>th</sup> Avenue, 121<sup>st</sup> Street, the southerly boundary line of a park and its westerly prolongation, a line 100 feet westerly of College Point Boulevard, 14<sup>th</sup> Road, a line midway between 121<sup>st</sup> Street and College Point Boulevard, 25<sup>th</sup> Avenue, 120<sup>th</sup> Street, 23<sup>rd</sup> Avenue, 119<sup>th</sup> Street, a line 100 feet southerly of 15<sup>th</sup> Avenue, 120<sup>th</sup> Street, 14<sup>th</sup> Road, and a line midway between 117<sup>th</sup> Street and 118<sup>th</sup> Street; and
  - c. a line 100 feet southerly of 25<sup>th</sup> Avenue, the southerly prolongation of a line midway between 127<sup>th</sup> Street and 128<sup>th</sup> Street, 25<sup>th</sup> Avenue, the center line of former 128<sup>th</sup> Street, the centerline of former 25<sup>th</sup> Road, 127<sup>th</sup> Street, a line 100 feet southerly of 25<sup>th</sup> Road, and a line midway between 125<sup>th</sup> Street and 126<sup>th</sup> Street;
- 14. changing from an R4-1 District to an R4A District property bounded by:**
- a. 22<sup>nd</sup> Avenue, a line midway between 127<sup>th</sup> Street and 128<sup>th</sup> Street, 23<sup>rd</sup> Avenue, 126<sup>th</sup> Street, a line 370 feet southerly of 23<sup>rd</sup> Avenue, a line midway between 125<sup>th</sup> Street and 126<sup>th</sup> Street, a line 100 feet northerly of 25<sup>th</sup> Avenue, 125<sup>th</sup> Street, 25<sup>th</sup> Avenue, and a line 100 feet westerly of 123<sup>rd</sup> Street; and
  - b. 25<sup>th</sup> Road, 123<sup>rd</sup> Street, a line 100 feet southerly of 25<sup>th</sup> Road, 124<sup>th</sup> Street, 25<sup>th</sup> Road, a line midway between 125<sup>th</sup> Street and 126<sup>th</sup> Street, a line 100 feet northerly of 26<sup>th</sup> Avenue, a line midway between

124<sup>th</sup> Street and 125<sup>th</sup> Street, 26<sup>th</sup> Avenue, a line 130 feet easterly of 124<sup>th</sup> Street, a line 100 feet southerly of 26<sup>th</sup> Avenue, and a line 100 feet westerly of 123<sup>rd</sup> Street;

15. **changing from an M1-1 District to an R4A District property bounded by:**
  - a. 11<sup>th</sup> Avenue, 131<sup>st</sup> Street, a line 200 feet southerly of 11<sup>th</sup> Avenue, and a line midway between 130<sup>th</sup> Street and 131<sup>st</sup> Street; and
  - b. 14<sup>th</sup> Road, 119<sup>th</sup> Street, a line 100 feet southerly of 14<sup>th</sup> Road, and 118<sup>th</sup> Street;
16. **changing from an R3A District to an R4-1 District property bounded by** a line 100 feet northerly of 14<sup>th</sup> Avenue, College Point Boulevard, 14<sup>th</sup> Avenue, and 121<sup>st</sup> Street;
17. **changing from an R3-2 District to an R4-1 District property bounded by** Lax Avenue, a line midway between College Point Boulevard and 123<sup>rd</sup> Street and its northerly prolongation, a line 125 feet northerly of 6<sup>th</sup> Avenue, and College Point Boulevard;
18. **changing from an R4 District to an R4-1 District property bounded by:**
  - a. 5<sup>th</sup> Avenue, Lax Avenue, College Point Boulevard, a line 125 feet northerly of 6<sup>th</sup> Avenue, and College Point Boulevard;
  - b. 9<sup>th</sup> Avenue, 128<sup>th</sup> Street, a line 100 feet southerly of 9<sup>th</sup> Avenue and its easterly prolongation, a westerly and southerly boundary line of Powell's Cove Park, the northerly centerline prolongation of 131<sup>st</sup> Street, 11<sup>th</sup> Avenue, a line midway between 124<sup>th</sup> Street and 125<sup>th</sup> Street, a line 100 feet southerly of 9<sup>th</sup> Avenue, and 126<sup>th</sup> Street;
  - c. a line 80 feet southerly of 10<sup>th</sup> Avenue, 117<sup>th</sup> Street, 12<sup>th</sup> Avenue, 116<sup>th</sup> Street, 14<sup>th</sup> Avenue, a line midway between 116<sup>th</sup> Street and 117<sup>th</sup> Street, a line 100 feet northerly of 14<sup>th</sup> Avenue, 117<sup>th</sup> Street, a line 200 feet southerly of 12<sup>th</sup> Avenue, 119<sup>th</sup> Street, a line 100 feet northerly of 14<sup>th</sup> Avenue, 120<sup>th</sup> Street, 14<sup>th</sup> Avenue, College Point Boulevard, the southerly boundary line of a park and its easterly and westerly prolongations, 121<sup>st</sup> Street, a line 100 feet southerly

of 14<sup>th</sup> Avenue, 119<sup>th</sup> Street, 14<sup>th</sup> Avenue, a line midway between 117<sup>th</sup> Street and 118<sup>th</sup> Street, 14<sup>th</sup> Road, 114<sup>th</sup> Street, 14<sup>th</sup> Avenue, and 115<sup>th</sup> Street;

- d. 14<sup>th</sup> Road, 112<sup>th</sup> Street, 15<sup>th</sup> Avenue, and 110<sup>th</sup> Street; and
  - e. 22<sup>nd</sup> Avenue, 129<sup>th</sup> Street, a line 100 feet southerly of 22<sup>nd</sup> Avenue, a line midway between 128<sup>th</sup> Street and 129<sup>th</sup> Street, a line 50 feet northerly of 23<sup>rd</sup> Avenue, 129<sup>th</sup> Street, 23<sup>rd</sup> Avenue, 130<sup>th</sup> Street, 25<sup>th</sup> Avenue, a line 100 feet westerly of 130<sup>th</sup> Street, a line 100 feet southerly of 23<sup>rd</sup> Avenue, and a line midway between 127<sup>th</sup> Street and 128<sup>th</sup> Street;
19. **changing from an M1-1 District to an R4-1 District property bounded by** 14<sup>th</sup> Avenue, 114<sup>th</sup> Street, 15<sup>th</sup> Avenue, 112<sup>th</sup> Street, 14<sup>th</sup> Road, and 113<sup>th</sup> Street;
20. **changing from an M2-1 District to an R4-1 District property bounded by** 14<sup>th</sup> Avenue, 112<sup>th</sup> Street, a line 100 feet southerly of 14<sup>th</sup> Avenue, a line midway between 111<sup>th</sup> Street and 112<sup>th</sup> Street, 14<sup>th</sup> Road, 110<sup>th</sup> Street, a line 200 feet northerly of 14<sup>th</sup> Road, and 111<sup>th</sup> Street;
21. **changing from an R4 District to an R5B District property bounded by:**
- a. 14<sup>th</sup> Avenue, 123<sup>rd</sup> Street, a line perpendicular to the westerly street line of 123<sup>rd</sup> Street distant 100 feet southerly (as measured along the street line) from the point of intersection of the westerly street line of 123<sup>rd</sup> Street and the southeasterly street line of 15<sup>th</sup> Avenue, a line midway between College Point Boulevard and 123<sup>rd</sup> Street, 22<sup>nd</sup> Avenue, College Point Boulevard, 25<sup>th</sup> Avenue, a line midway between 121<sup>st</sup> Street and College Point Boulevard, 14<sup>th</sup> Road, a line 100 feet westerly of College Point Boulevard, the southerly boundary line of a park and its easterly prolongation, and College Point Boulevard; and
  - b. 25<sup>th</sup> Road, College Point Boulevard, 28<sup>th</sup> Avenue, a line perpendicular to the northerly street line of 28<sup>th</sup> Avenue distant 100 feet westerly (as measured along the street line) from the point of intersection of the northerly street line of 28<sup>th</sup> Avenue and the southwesterly street line of College Point Boulevard, a line midway between 27<sup>th</sup> Avenue and 28<sup>th</sup>

Avenue, a line perpendicular to the southerly street line of 27<sup>th</sup> Avenue distant 100 feet westerly (as measured along the street line) from the point of intersection of the southerly street line of 27<sup>th</sup> Avenue and the southwesterly street line of College Point Boulevard, 27<sup>th</sup> Avenue, and a line 100 feet westerly of College Point Boulevard (between Graham Court and 26<sup>th</sup> Avenue) and its northerly and southerly prolongations;

22. **changing from an M2-1 District to an M1-2 District property bounded by** a line 100 feet southerly of 14<sup>th</sup> Avenue, 112<sup>th</sup> Street, 14<sup>th</sup> Road, and a line midway between 111<sup>th</sup> Street and 112<sup>th</sup> Street;
23. **establishing within a proposed R4A District a C1-3 District** bounded by 14<sup>th</sup> Road, a line midway between 121<sup>st</sup> Street and College Point Boulevard, 18<sup>th</sup> Avenue, and 121<sup>st</sup> Street;
24. **establishing within a proposed R5B District a C1-3 District** bounded by 14<sup>th</sup> Avenue, 123<sup>rd</sup> Street, a line perpendicular to the westerly street line of 123<sup>rd</sup> Street distant 100 feet southerly (as measured along the street line) from the point of intersection of the westerly street line of 123<sup>rd</sup> Street and the southeasterly street line of 15<sup>th</sup> Avenue, a line midway between College Point Boulevard and 123<sup>rd</sup> Street, 20<sup>th</sup> Avenue, a line midway between 121<sup>st</sup> Street and College Point Boulevard, 14<sup>th</sup> Road, a line 100 feet westerly of College Point Boulevard, the southerly boundary line of a park and its easterly prolongation, and College Point Boulevard;
25. **establishing within a proposed R4A District a C2-3 District** bounded by a line 100 feet northerly of 18<sup>th</sup> Avenue, 125<sup>th</sup> Street, a line 100 feet southerly of 18<sup>th</sup> Avenue, and a line midway between College Point Boulevard and 123<sup>rd</sup> Street; and
26. **establishing within a proposed R5B district a C2-3 District** bounded by 20<sup>th</sup> Avenue, a line midway between College Point Boulevard and 123<sup>rd</sup> Street, 22<sup>nd</sup> Avenue, College Point Boulevard, 23<sup>rd</sup> Avenue, and a line midway between 121<sup>st</sup> Street and College Point Boulevard;

Borough of Queens, Community District 7, as shown on a diagram (for illustrative purposes only) dated June 20, 2005, and subject to the conditions of CEQR Declaration E-148.

(On July 27, 2005, Cal. No. 4, the Commission scheduled August 10, 2005 for a public hearing. On August 10, 2005, Cal. No. 20, the hearing was closed.)

**For consideration.**

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