

# CITY PLANNING COMMISSION DISPOSITION SHEET

**PUBLIC MEETING:  
WEDNESDAY, OCTOBER 23, 2013  
10:00 A.M. SPECTOR HALL  
22 READE STREET, NEW YORK, NY 10007**

**Yvette V. Gruel, Calendar Officer  
22 Reade Street, Room 2E  
New York, New York 10007-1216  
(212) 720-3370**

CAL NO.	ULURP NO.	CD NO.	PROJECT NAME	C.P.C. ACTION
1	C 110102 ZSX	8	ST. PATRICK'S HOME	Scheduled to be Heard 11/6/13
2	C 140051 ZSX	8	" "	" "
3	C 140044 PQX	4	ARTSBRIDGE	" "
4	C 140045 HAX	4	" "	" "
5	C 140018 PPQ	7	DISPOSITION OF CITY-OWNED PROPERTY	" "
6	C 140017 PPQ	7	DISPOSITION OF CITY-OWNED PROPERTY	" "
7	C 140079 ZMQ	9, 10	OZONE PARK REZONING	" "
8	N 140094 P XK	3	510 GATES AVENUE OFFICE SPACE	Favorable Report Adopted
9	C 080322 ZMK	4	RHEINGOLD REZONING AND TEXT AMENDMENT	" "
10	C 070250 MMK	4	" "	" "
11	N 110179 ZRK	4	" "	" "
12	N 130181 RCR	3	5851 AND 5855 AMBOY ROAD	Certification Approved
13	N 130386 RCR	3	92 NEWTON STREET	" "
14	C 140001 ZMM	4	FULTON HOUSES	Hearing Closed
15	C 130040 MMK	2	LONG ISLAND UNIVERSITY	" "
16	C 140063 ZSK	13	SEASIDE PARK AND COMMUNITY ARTS CENTER	" "
17	N 140064 ZRK	13	" "	" "

COMMISSION ATTENDANCE:	Present (P) Absent (A)	COMMISSION VOTING RECORD: In Favor - Y Oppose - N Abstain - AB Recuse - R													
		Calendar Numbers:													
		8	9	10	11	12	13								
Amanda M. Burden, FAICP, Chair	P	Y	Y	Y	Y	Y	Y								
Kenneth J. Knuckles, Esq., Vice Chairman	P	Y	Y	Y	Y	Y	Y								
Angela M. Battaglia	P	Y	R	R	R	Y	Y								
Rayann Besser	P	Y	Y	Y	Y	Y	Y								
Irwin G. Cantor, P.E.	P	Y	Y	Y	Y	Y	Y								
Alfred C. Cerullo, III	P	Y	Y	Y	Y	Y	Y								
Betty Y. Chen	P	Y	Y	Y	Y	Y	Y								
Michelle R. De La Uz	P	Y	Y	Y	Y	Y	Y								
Maria M. Del Toro	A														
Joseph I. Douek	P	Y	Y	Y	Y	Y	Y								
Richard W. Eaddy	P	Y	Y	Y	Y	Y	Y								
Anna Hayes Levin	P	Y	Y	Y	Y	Y	Y								
Orlando Marin, Commissioners	P	Y	Y	Y	Y	Y	Y								

MEETING ADJOURNED AT: 3:55 P.M.



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

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**CITY PLANNING COMMISSION**

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**WEDNESDAY, OCTOBER 23, 2013**

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**MEETING AT 10:00 A.M. AT SPECTOR HALL  
22 READE STREET  
NEW YORK, NEW YORK**



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

**[No. 19]**

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

To view the Planning Commission Calendar and/or the Zoning Resolution on the Internet, 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)).

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.

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

**For Additional Calendar Information:** call (212) 720-3370.

**B**

**CITY PLANNING COMMISSION**

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

- AMANDA M. BURDEN, FAICP, Chair**
- KENNETH J. KNUCKLES, Esq., Vice Chairman**
- ANGELA M. BATTAGLIA**
- RAYANN BESSER**
- IRWIN G. CANTOR, P.E.**
- ALFRED C. CERULLO, III**
- BETTY Y. CHEN**
- MICHELLE R. DE LA UZ**
- MARIA M. DEL TORO**
- JOSEPH I. DOUEK**
- RICHARD W. EADDY**
- ANNA HAYES LEVIN**
- ORLANDO MARIN, Commissioners**
- YVETTE V. GRUEL, Calendar Officer**

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

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**Community Board Public Hearing Notices are available in the  
Calendar Information Office, Room 2E, 22 Reade Street,  
New York, N.Y. 10007**

The next regular public meeting of the City Planning Commission is scheduled for November 6, 2013 at 10:00 a.m.

**GENERAL INFORMATION**

**HOW TO PARTICIPATE:**

**Signing up to speak:** Anyone wishing to speak on any of the items listed under "Public Hearing" in this Calendar, is requested to fill out a speaker's slip supplied at the staff desk outside the hearing chambers on the day of the hearing. Speakers on each item will be called in the order these slips are submitted, with the exception that public officials will be allowed to speak first. If a large number of people wish to speak on a particular item, statements will be taken alternating every 30 minutes between those speaking in support of the proposal and those speaking in opposition.

**Length of Testimony:** In order to give others an opportunity to speak, all speakers are asked to limit their remarks to three minutes.

**Written Comments:** If you intend to submit a written statement and/or other documents please submit 20 sets of each.

Anyone wishing to present facts or to inform the Commission of their view on an item in this calendar, but who cannot or does not wish to speak at the public hearing, may fill out the form below and return it to the desk outside the hearing chambers or mail their written comments to:

**CITY PLANNING COMMISSION  
Calendar Information Office - Room 2E  
22 Reade Street, New York, N.Y. 10007**

(Extra copies of this form may be obtained in the Calendar Information Office at the above address.)

Subject \_\_\_\_\_

Date of Hearing \_\_\_\_\_ Calendar No. \_\_\_\_\_

Borough \_\_\_\_\_ ULURP No.: \_\_\_\_\_ CD No.: \_\_\_\_\_

Position:      Opposed \_\_\_\_\_

                    In Favor \_\_\_\_\_

Comments:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Organization (if any) \_\_\_\_\_

Address: \_\_\_\_\_ Title: \_\_\_\_\_

**OCTOBER 23, 2013**

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**APPROVAL OF MINUTES OF the Regular Meeting of October 9, 2013**

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**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE SCHEDULED FOR  
WEDNESDAY, NOVEMBER 6, 2013  
STARTING AT 10:00 A. M. AT SPECTOR  
22 READE STRET  
NEW YORK, NEW YORK**

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**BOROUGH OF THE BRONX**

**Nos. 1 & 2**

***ST. PATRICK'S HOME***

**No. 1**

**CD 8**

**C 110102 ZSX**

**IN THE MATTER OF** an application submitted by St. Patrick's Home for the Aged and Infirm pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-90 of the Zoning Resolution to allow a 4-story enlargement of an existing 8-story nursing home on property located at 66 Van Cortlandt Park South (Block 3252, Lot 76) in an R7-1 District.

Plans for this proposal are on file with the City Planning Commission and may be seen in Room 3N, 22 Reade Street, New York, NY 10007.

**Resolution for adoption scheduling November 6, 2013 for a public hearing.**

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**No. 2**

**CD 8**

**C 140051 ZSX**

**IN THE MATTER OF** an application submitted by St. Patrick's Home for the Aged and Infirm pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-90 of the Zoning Resolution to legalize a 260-bed nursing home

within an existing 8-story building on property located at 66 Van Cortlandt Park South (Block 3252, Lot 76) in an R7-1 District.

Plans for this proposal are on file with the City Planning Commission and may be seen in Room 3N, 22 Reade Street, New York, NY 10007.

**Resolution for adoption scheduling November 6, 2013 for a public hearing.**

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**Nos. 3 & 4**

***ARTSBRIDGE***

**No. 3**

**CD 4**

**C 140044 PQX**

**IN THE MATTER OF** an application submitted by the Department of Housing Preservation and Development, pursuant to Section 197-c of the New York City Charter, for the acquisition of property located at 1448 Plimpton Avenue (Block 2874, Lot 27).

**Resolution for adoption scheduling November 6, 2013 for a public hearing.**

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**No. 4**

**CD 4**

**C 140045 HAX**

**IN THE MATTER OF** an application submitted by the Department of Housing Preservation and Development (HPD):

- 1) pursuant to Article 16 of the General Municipal Law of New York State for:
  - a) the designation of property located at 1446-1458 Plimpton Avenue (Block 2874, Lots 3, 6, 8 and part of 10) as an Urban Development Action Area; and
  - b) an Urban Development Action Area Project for such area; and
- 2) pursuant to Section 197-c of the New York City Charter for the disposition of Block 2874, Lots 3, 6, 8, 27 and part of 10, to a developer to be selected by HPD;

to facilitate the construction of a seven-story senior residence with approximately 61 dwelling units and community facility space.

**Resolution for adoption scheduling November 6, 2013 for a public hearing.**

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**BOROUGH OF QUEENS**

**No. 5**

***DISPOSITION OF CITY-OWNED PROPERTY***

**CD 7**

**C140018 PPQ**

**IN THE MATTER OF** an application submitted by the Department of Citywide Administrative Services (DCAS), pursuant to Section 197-c of New York City Charter, for the disposition of four (4) city-owned properties located at Block 5281, Lot 113, Block 4971, Lot 32, Block 3935, Lot 101 and Block 4699, Lot 32, pursuant to zoning.

**Resolution for adoption scheduling November 6, 2013 for a public hearing.**

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**No. 6**

***DISPOSITION OF CITY-OWNED PROPERTY***

**CD 7**

**C140017 PPQ**

**IN THE MATTER OF** an application submitted by the Department of Citywide Administrative Services (DCAS), pursuant to Section 197-c of New York City Charter, for the disposition of one city-owned property located at 135-15 40<sup>th</sup> Road (Block 5036, Lot 50), pursuant to zoning.

**Resolution for adoption scheduling November 6, 2013 for a public hearing.**

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**No. 7*****OZONE PARK REZONING*****CD 9 & 10****C 140079 ZMQ**

**IN THE MATTER OF** an application submitted by the City of New York Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the 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 southwesterly 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 southwesterly 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 southwestly 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.

**Resolution for adoption scheduling November 6, 2013 for a public hearing.**

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**II. REPORTS**

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**BOROUGH OF BROOKLYN**

**No. 8**

***510 GATES AVENUE OFFICE SPACE***

**CD 3**

**N 140094 P XK**

**IN THE MATTER OF** a Notice of Intent to acquire office space submitted by the Department of Citywide Administrative Services, pursuant to Section 195 of the New York City Charter for use of property located at 510 Gates Avenue (Block 1814, Lot 23) (Department of Probation office).

(On September 26, 2013, the Commission duly advertised October 9, 2013 for a public hearing. On October 9, 2013, Cal. No. 8, the hearing was closed.)

**For consideration.**

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**Nos. 9, 10 & 11**

***RHEINGOLD REZONING AND TEXT AMENDMENT***

**No. 9**

**CD 4**

**C 080322 ZMK**

**IN THE MATTER OF** an application submitted by Forrest Lots, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 13b:

1. changing from an M1-1 District to an R6A District property bounded by:
  - a. Flushing Avenue, Bushwick Avenue, the southwesterly centerline prolongation of Forrest Street, Garden Street, a line 100 feet southeasterly of Flushing Avenue, and Beaver Street;
  - b. a line midway between Flushing Avenue and Montieth Street, a line 100 feet southwesterly of Stanwix Street\*, Forrest Street, and a line 100 feet northeasterly of Bushwick Avenue; and

- c. a line 100 feet southeasterly of Noll Street\*, a line 100 feet southwesterly of Evergreen Avenue, Melrose Street, and Stanwix Street;
2. changing from an M1-1 District to an R7A District property bounded by:
    - a. Flushing Avenue, Stanwix Street\*, Forrest Street, a line 100 feet southwesterly of Stanwix Street\*, a line midway between Flushing Avenue and Montieth Street, a line 100 feet northeasterly of Bushwick Avenue, Forrest Street, and Bushwick Avenue; and
    - b. Noll Street\*, Evergreen Avenue, Melrose Street, and a line 100 feet southwesterly of Evergreen Avenue, a line 100 feet southeasterly of Noll Street\*, and Stanwix Street;
  3. changing from an M3-1 District to an M1-2 District property bounded by Flushing Avenue, Evergreen Avenue, Noll Street\*, and Stanwix Street\*;
  4. establishing within a proposed R6A District a C2-4 District bounded by Flushing Avenue, Bushwick Avenue, the southwesterly centerline prolongation of Forrest Street, Garden Street, a line 100 feet southwesterly of Bushwick Avenue, a line 100 feet southeasterly of Flushing Avenue, and Beaver Street;
  5. establishing within a proposed R7A District a C2-4 District bounded by:
    - a. Flushing Avenue, Stanwix Street, Montieth Street, a line 100 feet southwesterly of Stanwix Street, a line midway between Flushing Avenue and Montieth Street, a line 100 feet northeasterly of Bushwick Avenue, Forrest Street, and Bushwick Avenue; and
    - b. Noll Street\*, Evergreen Avenue, Melrose Street, and a line 100 feet southwesterly of Evergreen Avenue;

as shown on a diagram (for illustrative purposes only) dated June 3, 2013, and subject to the conditions of CEQR Declaration E-315.

\*Note: Stanwix Street and Noll Street are proposed to be mapped under a concurrent related application (C 070250 MMK) for a change to the City Map.

(On August 21, 2013, Cal. No. 4, the Commission scheduled September 11, 2013 for a public hearing. On September 11, 2013, Cal. No. 37, the hearing was closed.)

**For consideration.**

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**No. 10**

**CD 4**

**C 070250 MMK**

**IN THE MATTER OF** an application submitted by Forrest Lots, LLC pursuant to Sections 197-c and 199 of the New York City Charter for an amendment to the City Map involving:

- the establishment of Stanwix Street between Montieth Street and Forrest Street;
- the establishment of Noll Street between Stanwix Street and Evergreen Avenue;
- the extinguishment of a sewer easement; and
- the modification and adjustment of block dimensions and grades;

including authorization for any acquisition or disposition of real property related thereto, in accordance with Map No. X-2722 dated June 9, 2010 and signed by the Borough President.

(On August 21, 2013, Cal. No. 5, the Commission scheduled September 11, 2013 for a public hearing. On September 11, 2013, Cal. No. 38, the hearing was closed.)

**For consideration.**



**No. 11**

**CD 4**

**N 110179 ZRK**

**IN THE MATTER OF** an application submitted by Forrest Lots, LLC, pursuant to Section 201 of the New York City Charter for an amendment of the Zoning Resolution of the City of New York, concerning APPENDIX F Inclusionary Housing Designated Areas), relating to the application of the Inclusionary Housing Program to proposed R6A and R7A Districts in the Borough of Brooklyn, Community District 4.

Matter in underline is new, to be added;

Matter in strikeout is old, to be deleted;

Matter within # # is defined in Section 12-10;

\* \* \* indicates where unchanged text appears in the Zoning Resolution

\* \* \*

**APPENDIX F**

**Inclusionary Housing Designated Areas**

The boundaries of #Inclusionary Housing designated areas# are shown on the maps listed in this Appendix F. The #Residence Districts# listed for such areas shall include #Commercial Districts# where #residential buildings# or the #residential# portion of #mixed buildings# are governed by the #bulk# regulations of such #Residence Districts#. Where #Inclusionary Housing designated areas# are mapped in #Commercial Districts#, the residential district equivalent has instead been specified for each map.

Table of  
Inclusionary Housing Designated Areas  
by Zoning Map

<b>Zoning Map</b>	<b>Community District</b>	<b>Maps of Inclusionary Housing Designated Areas</b>
1d	Bronx CD 7	Map 1
3b	Bronx CD 4	Map 1
3c	Bronx CD 6	Maps 1 – 3
3c	Bronx CD 7	Map 1
3d	Bronx CD 3	Map 1
3d	Bronx CD 6	Maps 2 – 5
5d	Manhattan CD 7	Map 1
6a	Manhattan CD 9	Map 1, Map 2
6a	Manhattan CD 10	Map 1
6a	Manhattan CD 11	Map 1
6a	Bronx CD 1	Map 1
6a	Bronx CD 4	Map 1
6b	Manhattan CD 10	Map 1
6b	Manhattan CD 11	Map 1
8b	Manhattan CD 4	Map 1
8c	Manhattan CD 4	Map 2
8c	Manhattan CD 7	Map 2
8d	Manhattan CD 4	Map 3, Map 4
8d	Manhattan CD 5	Map 1
8d	Manhattan CD 6	Map 1
8d	Queens CD 2	Map 3
9a	Queens CD 1	Map 1
9b	Queens CD 1	Map 2
9b	Queens CD 2	Map 1
9d	Queens CD 2	Map 1, Map 2
12a	Manhattan CD 1	Map 1
12a	Manhattan CD 2	Map 1

12c	Manhattan CD 3	Map 1
12c	Brooklyn CD 1	Map 1, Map 2
12d	Brooklyn CD 1	Map 2, Map 3
12d	Brooklyn CD 2	Map 1, Map 4
12d	Brooklyn CD 3	Map 3
13a	Brooklyn CD 1	Map 1, Map 2
13b	Brooklyn CD 1	Map 2, Map 4
13b	Brooklyn CD 3	Maps 3 – 5
<u>13b</u>	<u>Brooklyn CD 4</u>	<u>Map 1</u>
14d	Queens CD 8	Map 1
14d	Queens CD 12	Map 1
16b	Brooklyn CD 7	Map 2
16c	Brooklyn CD 2	Maps 1 – 3
16c	Brooklyn CD 3	Map 1
16c	Brooklyn CD 6	Map 1
16d	Brooklyn CD 7	Map 1
16d	Brooklyn CD 14	Map 2
17a	Brooklyn CD 3	Maps 1 – 5
17b	Brooklyn CD 14	Map 2
22a	Brooklyn CD 7	Map 2
22c	Brooklyn CD 7	Map 2
22c	Brooklyn CD 14	Maps 1 – 3
23a	Brooklyn CD 14	Map 2
28d	Brooklyn CD 13	Map 1

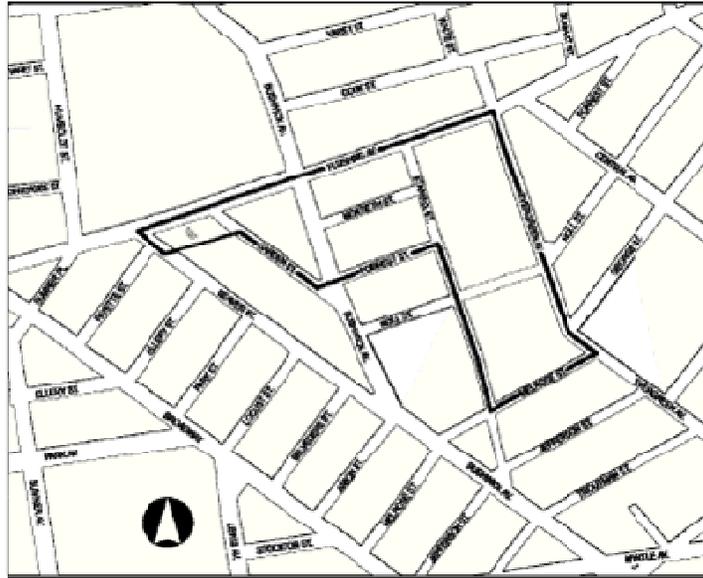
\* \* \*

Brooklyn, Community District 4

In the R6A and R7A Districts within the area shown on the following Map 1:

Map 1

*(New Map to be added)*



Portion of Community District 4, Brooklyn

\* \* \*

(On August 21, 2013, Cal. No. 6, the Commission scheduled September 11, 2013 for a public hearing. On September 11, 2013, Cal. No. 39, the hearing was closed.)

**For consideration.**



**BOROUGH OF STATEN ISLAND**

***5851 AND 5855 AMBOY ROAD***

**No. 12**

**CD 3**

**N 130181 RCR**

**IN THE MATTER OF** an application submitted by Joseph Ferdinando pursuant to Section 107-251(a) of the Zoning Resolution to certify a second curb cut along Amboy Road, an arterial street, in order to facilitate the construction of (2) two-family homes at 5851 & 5855 Amboy Road (Block 6896, Lot 71) within the Special South Richmond Development District.

**For consideration.**



**No. 13**

***92 NEWTON STREET***

**CD 3**

**N 130386 RCR**

**IN THE MATTER OF** an application submitted by Michele Marchese for the grant of certification pursuant to Section 107-08 of the Zoning Resolution for the future subdivision of one existing zoning lot into two separate zoning lots at 92 Newton Street (Block 6441, Lot 135, Tentative Lot 145) within the Special South Richmond Development District.

**For consideration.**

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**III. PUBLIC HEARINGS**

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**BOROUGH OF MANHATTAN**

**No. 14**

***FULTON HOUSES***

**CD 4**

**C 140001 ZMM**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by the NYC Department of Housing Preservation and Development pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 8b, changing from an R8A District to an R8 District property bounded by a line midway between West 19th Street and West 18th Street, a line 400 feet westerly of Ninth Avenue, West 18th Street, and a line 450 feet westerly of Ninth Avenue, as shown on a diagram (for illustrative purposes only) dated July 8, 2013.

(On October 9, 2013, Cal. No. 1, the Commission scheduled October 23, 2013 for a public hearing which has been duly advertised.)

**Close the hearing.**

---

**BOROUGH OF BROOKLYN**

**No. 15**

***LONG ISLAND UNIVERSITY***

**CD 2**

**C 130040 MMK**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by Long Island University pursuant to Sections 197-c and 199 of the New York City Charter and Section 5-430 *et seq.* of the New York City Administrative Code for an amendment to the City Map involving:

- the narrowing by elimination, discontinuance and closing of Willoughby Street between Fleet Place and Ashland Place;

- the narrowing by elimination, discontinuance and closing of Ashland Place between Willoughby Street and DeKalb Avenue;
- the elimination of Public Place between Willoughby Street, Fleet Street, and Fleet Place;
- the delineation of public access easements in Willoughby Street and Ashland Place;
- the adjustment of grades necessitated thereby;

including authorization for any acquisition or disposition of real property related thereto, in accordance with Map Nos. X-2737 and X-2738 dated June 26, 2013 and signed by the Borough President.

(On October 9, 2013, Cal. No. 2, the Commission scheduled October 23, 2013 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**Nos. 16-20**

***SEASIDE PARK AND COMMUNITY ARTS CENTER***

**No. 16**

**CD 13**

**C 140063 ZSK**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by Coney Island Holdings LLC and the New York City Economic Development Corporation pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 131-60\*\* of the Zoning Resolution to allow an open-air auditorium with a maximum of 5,099 seats for a term no greater than ten (10) years, on property located at 3052-3078 West 21<sup>st</sup> Street (Block 7071, Lots 27, 28, 30, 32, 34, 76, 79, 81, 130, 226, 231, and p/o Lot 142; the bed of former Highland View Avenue\*; and a portion of the bed of former West 22<sup>nd</sup> Street\*), in R5 and R7D/C2-4 Districts, within the Special Coney Island District (Coney West Subdistrict, Parcels B and G)\*\*\*.

\* Note: Highland View Avenue and a portion of West 22<sup>nd</sup> Street were approved for demapping under application C 090107 MMK for a change in the City Map.

\*\* Note: A zoning text amendment to create a new Section 131-60 is proposed under a concurrent related application N 140064 ZRK.

\*\*\* Note: A portion of the site is proposed to be rezoned by establishing a Special Coney Island

District (CI) under a concurrent related application C 140065 ZMK.

Plans for this proposal are on file with the City Planning Commission and may be seen in Room 3N, 22 Reade Street, New York, N.Y. 10007.

(On October 9, 2013, Supplemental Cal. No. 1, the Commission scheduled October 23, 2013 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**No. 17**

**CD 13**

**N 140064 ZRK**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by Coney Island Holdings LLC and New York City Economic Development Corporation pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, concerning Section 113-00 (Special Coney Island District), 131-60 (Special Permit for Auditoriums), App A (Coney Island District Plan) relating to the development of auditorium use in Borough of Brooklyn, Community District 13.

Matter in underline is new, to be added;

Matter in ~~strikeout~~ is to be deleted;

Matter with # # is defined in Section 12-10;

\* \* \* indicates where unchanged text appears in the Zoning Resolution

**Article XIII: Special Purpose Districts**

\* \* \*

**Chapter 1**

**Special Coney Island District**

\* \* \*

**131-60**

**Special Permit for Auditoriums**

The special permit set forth in this Section is established to allow outdoor entertainment #uses# on a limited-term basis in a unique beachfront location within the #Special Coney Island District#. The #development# of such a #use# on a temporary basis pursuant to this special

permit provides for the opportunity for a valuable public amenity to exist within an area that, while approved for future #residential development# pursuant to the #Special Coney Island District# plan, is currently underutilized and does not exhibit the characteristics of a well-developed #residential# neighborhood. Any special permit granted under this Section shall be subject to a term of years, in order to ensure that such #use# is consistent with and does not impede the goal of long-term revitalization of the surrounding area, pursuant to the #Special Coney Island District# plan.

In the Coney West Subdistrict, for Parcels B and G, the City Planning Commission may approve, by special permit, open-air auditoriums with greater than 2,000 seats, for a term no greater than ten years from the date a certificate of occupancy, including a temporary certificate of occupancy, has been issued, provided that the proposed auditorium meets the conditions of paragraph (a) and the findings of paragraph (b) of this Section, in addition to the #sign# and parking provisions of paragraphs (c) and (d) of this Section, respectively.

For any application for such special permit, the applicant shall provide plans to the Commission including but not limited to a site plan, signage plan, parking and loading plan, lighting plan and operations plan (the “Proposed Plans”).

- (a) The Commission may permit open-air auditoriums with a maximum of 5,100 seats, provided the Proposed Plans demonstrate that:
- (1) at all times when the Riegelmann Boardwalk is open to the public, all publically accessible space, as shown on the proposed plans, will remain accessible to the public, except that access may be restricted as necessary during scheduled events, for the setup and takedown for such events, and in connection with maintenance activities; any barriers erected for the purpose of restricting access or visibility during such events shall be completely removed at all other times;
  - (2) the height of all structures, temporary or fixed, does not exceed 70 feet in height, as measured from the level of the Riegelmann Boardwalk;
  - (3) any roof or structural canopy above the open-air auditorium seating area will be removed prior to the month of November and shall remain removed during the entire off-season period between November through April, as well as in advance of severe weather events;
  - (4) the signage plan and parking and loading plan comply with the provisions of paragraphs (c) and (d) of this Section, respectively; and

- (5) the City and applicant will enter into an agreement under which Parcel G will be returned to the City as of the expiration of the term of the special permit in a condition set forth in such agreement appropriate for #use# as a #public park#.
- (b) In granting such permit, the Commission shall find that:
- (1) such open-air auditorium will not unduly impair the essential character or the future #use# or #development# of the surrounding area, pursuant to the goals and objectives of the #Special Coney Island District# plan;
- (2) the outdoor lighting for such open-air auditorium is located and arranged so as to minimize any negative effects on nearby #residences# and #community facilities#, and that Proposed Plans include noise attenuation features and measures which serve to reduce the effect of noise from the open-air auditorium on the surrounding area, including nearby #residences# and #community facilities#;
- (3) the construction of a stage as part of any #building# on Parcel B, for the purpose of accommodating an open-air auditorium #use#, will:
- (i) enable the stage area to be closed to the outdoor portion of the open-air auditorium during the off-season when the open-air auditorium is not in use, so as to be operated for indoor entertainment #uses# with an eating and drinking establishment or other #use# permitted on Parcel B; and
- (ii) allow for such #building# to be operated subsequent to the expiration of the special permit for #uses# permitted on Parcel B, such as eating or drinking establishments with entertainment;
- (4) appropriate visual and pedestrian connections are maintained in the general area of the former street bed from the termination of West 22st Street to the Riegelmann Boardwalk;
- (5) the portions of the site not dedicated to stage area or event seating are so designed to serve as a full time park-like resource for the public, and the portions of the site designed for open-air auditorium #use# serve as a high-quality open space resource when not in auditorium use;

- (6) any roof or structural canopy above the open-air auditorium seating area will be visually unobtrusive, and maximize openness and visibility between the site and the Riegelmann Boardwalk,
  - (7) the operations plan, which shall include a protocol for queuing for concert-goers, demonstrates that there would be no interference with the public use and enjoyment of adjacent public facilities; and
  - (8) the site plan, signage plan and lighting plan incorporate good design, effectively integrate the site with surrounding streets and the Riegelmann Boardwalk, and are consistent with the purposes of the #Special Coney Island District#.
- (c) The Commission may, through approval of the Proposed Plans, permit #signs# notwithstanding the applicable #sign# regulations, except that #flashing signs# shall not be permitted and only #advertising signs# that are oriented toward the interior of the open-air amphitheater and not visible from the Riegelmann Boardwalk or other public area shall be permitted.

In order to permit such #signs#, the Commission shall find that proposed signage is appropriate in connection with the permitted open-air auditorium #use#, is not unduly concentrated within one portion of the site, and will not negatively affect the surrounding area.

- (d) The Commission may, through approval of the Proposed Plans, reduce or waive required parking, provided the Commission finds that the open-air auditorium will be adequately served by a combination of surrounding public parking facilities and mass transit. In addition, the Commission shall find that the proposed loading facilities on the site are located so as not to adversely affect the movement of pedestrians or vehicles on the #streets# surrounding the auditorium.

The City Planning Commission may prescribe appropriate conditions and safeguards to minimize adverse effects on the character of the surrounding area. Such conditions and safeguards may include, but are not limited to restrictions on signage or requirements for soundproofing of auditoriums, shielding of floodlights or screening of open #uses#.

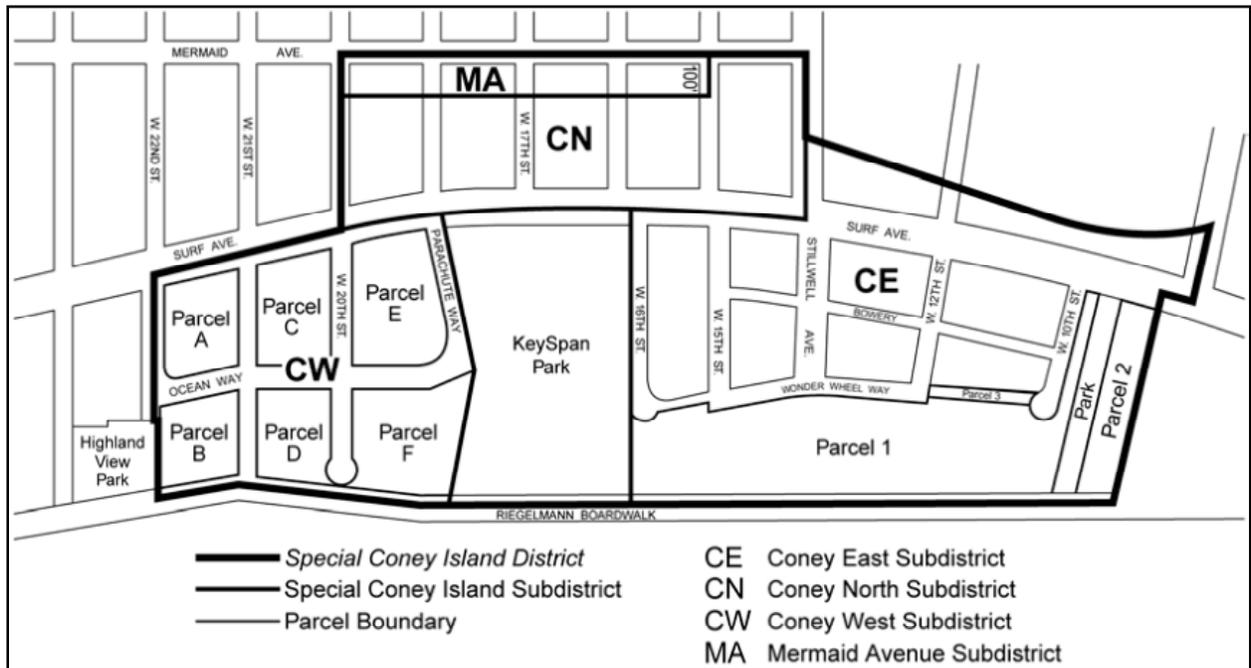
Upon the first issuance of this permit for an open-air auditorium, the effective period of the permit shall be ten years from the date a certificate of occupancy, including a temporary certificate of occupancy, has been issued. To establish the term of years for subsequent

applications for this special permit, the Commission shall, in determining whether the finding of paragraph (b)(1) of this Section is met, take into account the existing character of the surrounding area, as well as #residential# and #community facility development# proposed or under construction on surrounding #blocks#, and shall also consider whether continuation of such auditorium #use# within a proposed term of years would be compatible with or may hinder achievement of the goals and objectives of the #Special Coney Island District# plan. Subsequent applications for this special permit shall be filed no later than one year prior to expiration of the term of the permit then in effect.

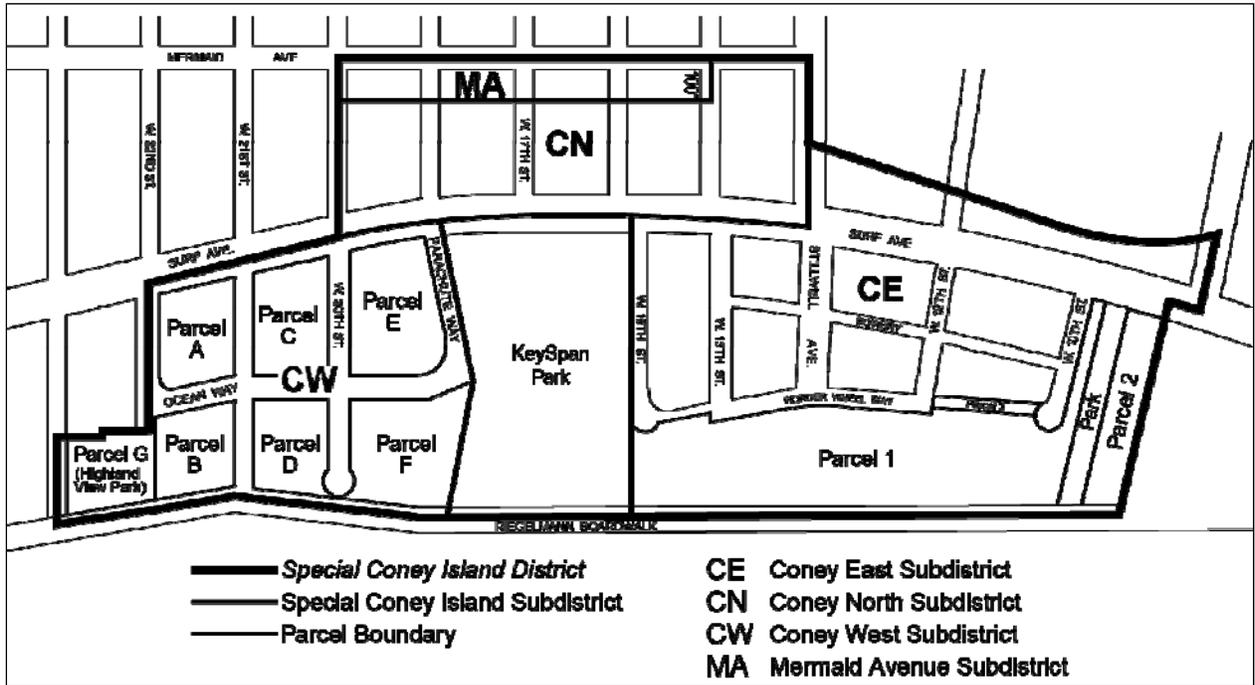
**Appendix A  
Coney Island District Plan**

Map 1 - Special Coney Island District and Subdistricts

[MAP TO BE DELETED]



[MAP TO BE INSERTED]



Map 2 - Mandatory Ground Floor Use Requirements

[EXISTING MAP TO BE UPDATED WITH REVISED DISTRICT BOUDARY]

\* \* \*

Map 4 - Street Wall Location

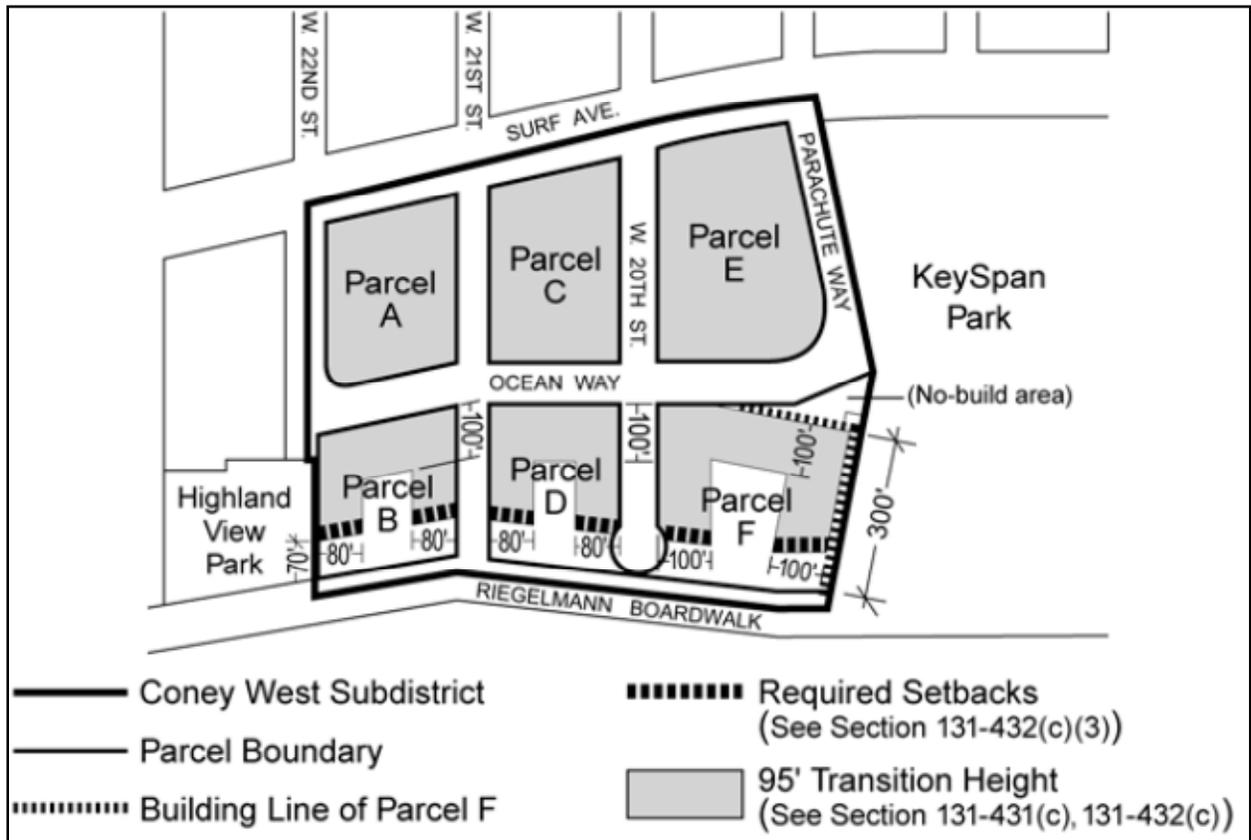
[EXISTING MAP TO BE UPDATED WITH REVISED DISTRICT BOUDARY]

Map 5 - Minimum and Maximum Base Heights

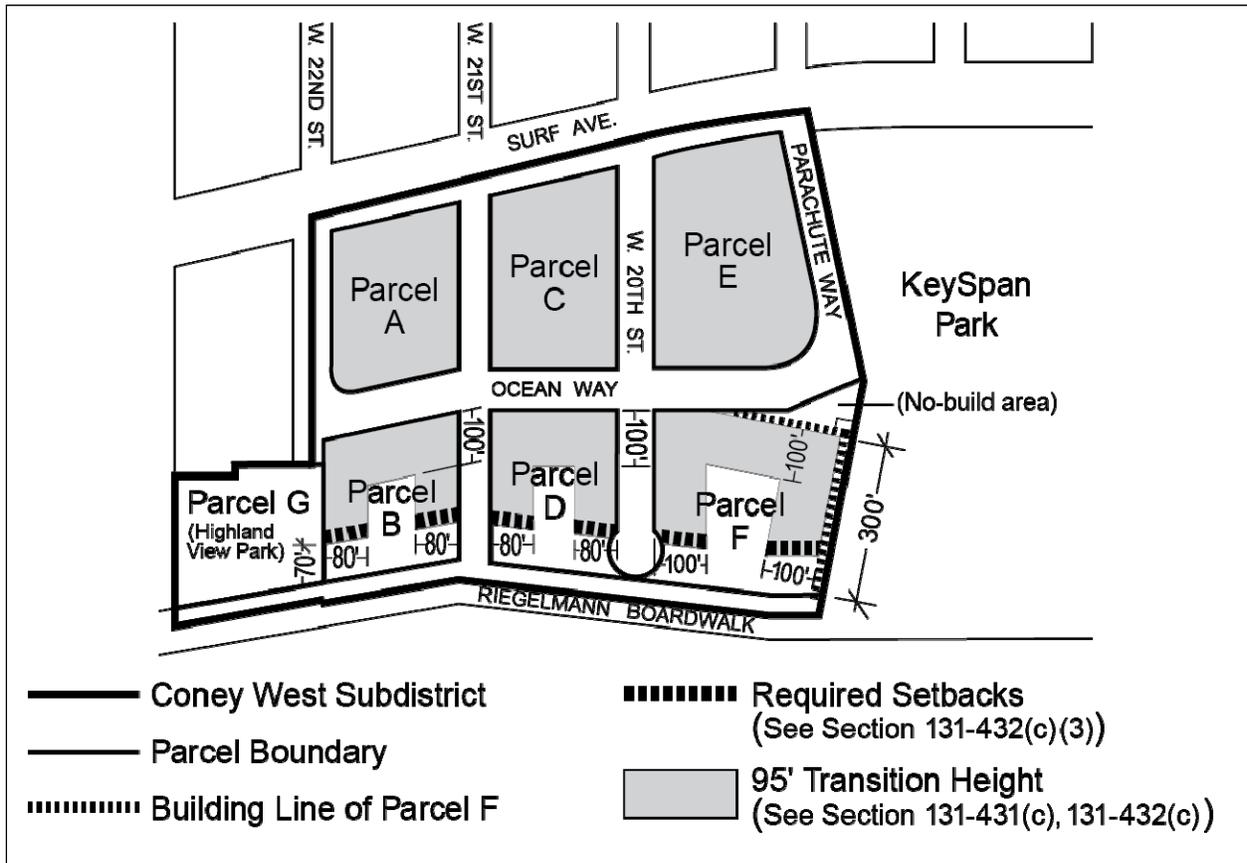
[EXISTING MAP TO BE UPDATED WITH REVISED DISTRICT BOUDARY]

Map 6 - Coney West Subdistrict Transition Heights

[MAP TO BE DELETED]



[MAP TO BE INSERTED]



(On October 9, 2013, Supplemental Cal. No. 2, the Commission scheduled October 23, 2013 for a public hearing which has been duly advertised.)

**Close the hearing.**

**No. 18**

**CD 13**

**C 140065 ZMK**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by Coney Island Holdings, LLC and the New York City Economic Development Corporation pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 28d, establishing a Special Coney Island District (CI) bounded by a line perpendicular to the easterly street line of West 23<sup>rd</sup>

Street distant 245 feet northerly (as measured along the street line) from the point of intersection of the easterly street line of West 23<sup>rd</sup> Street and northerly boundary line of Riegelmann Boardwalk, a line 110 feet easterly of West 23<sup>rd</sup> Street, a line 150 feet northerly of former Highland View Avenue\* and its easterly prolongation, the easterly street line of former West 22<sup>nd</sup> Street\*, the northerly boundary line of Riegelmann Boardwalk, and West 23<sup>rd</sup> Street, as shown on a diagram (for illustrative purposes only), dated September 9, 2013.

\*Note: Highland View Avenue and a portion of West 22<sup>nd</sup> Street were approved for demapping under application C 090107 MMK for a change in the City Map.

(On October 9, 2013, Supplemental Cal. No. 3, the Commission scheduled October 23, 2013 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**No. 19**

**CD 13**

**C 140066 PPK**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by the Department of Citywide Administrative Services (DCAS), pursuant to Section 197-c of the New York City Charter, for disposition, by lease agreement, to the New York City Land Development Corporation (NYCLDC) of city-owned property located on Block 7071, Lots 27, 28, 30, 32, 34, 76, 130, 142 and 226, restricted to the conditions pursuant to NYC Zoning Resolution (ZR) Section 131-60 (Special Permit for Auditoriums).

(On October 9, 2013, Supplemental Cal. No. 4, the Commission scheduled October 23, 2013 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**No. 20****CD 13****C 140067 POK****PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the acquisition of property generally bounded by West 21<sup>st</sup> Street, West 22<sup>nd</sup> Street and the Riegelmann Boardwalk (Block 7071, Lots 27, 28, 30, 32, 34, 76, 130, 226, and 231).

(On October 9, 2013, Supplemental Cal. No. 5, the Commission scheduled October 23, 2013 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**NOTICE**

**On Wednesday, October 23, 2013 at 10:00 A.M., in Spector Hall, at the Department of City Planning, 22 Reade Street, in Lower Manhattan, a public hearing is being held by the City Planning Commission in conjunction with the above ULURP hearing to receive comments related to a Draft Environmental Impact Statement (DEIS) concerning a special permit, zoning map and text amendments and acquisition and disposition of city owned property for the Seaside Park and Community Arts Center in Brooklyn, Community District 13. The actions would facilitate an approximately 5,099 seat capacity amphitheater along the Coney Island Boardwalk. The application also includes the acquisition of property by the City (Block 7071, Lots 27, 28, 30, 32, 34, 76, 130, 226 and 231) and disposition of City-owned properties (Block 7170, Lots 27, 28, 30, 32, 34, 76, 130, 142, 226 and 231).**

**Comments are requested on the DEIS and will be accepted until Monday, November 4, 2013. The lead agency is the Office of the Deputy Mayor for Economic Development. This hearing is being held pursuant to the State Environmental Quality Review Act (SEQRA) and City Environmental Quality Review (CEQR), CEQR No. 13DME014K.**

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**IV. CITY PLANNING COMMISSION 2013 SCHEDULE OF MEETINGS**

	SUN	MON	TUE	WED	THU	FRI	SAT
<b>JANUARY</b>			1 New Year's Day	2	3	4	5
	6	7 REVIEW SESSION	8	9 CPC PUBLIC MEETING	10	11	12
	13	14	15	16	17	18	19
	20	21 Martin Luther King, Jr. Day	22 REVIEW SESSION	23 CPC PUBLIC MEETING	24	25	26
	27	28	29	30	31		
<b>FEBRUARY</b>						1	2
	3	4 REVIEW SESSION	5	6 CPC PUBLIC MEETING	7	8	9
	10	11 Chinese New Year	12 Lincoln's Birthday	13 Ash Wednesday	14	15	16
	17	18 Presidents' Day	19 REVIEW SESSION	20 CPC PUBLIC MEETING	21	22 Washington's Birthday	23
24	25	26	27	28			
<b>MARCH</b>						1	2
	3	4 REVIEW SESSION	5	6 CPC PUBLIC MEETING	7	8	9
	10	11	12	13	14	15	16
	17	18 St. Patrick's Day	19	20 CPC PUBLIC MEETING	21	22	23
	24	25 Palm Sunday	26	27	28	29	30
31	31 Easter	Passover					
<b>APRIL</b>		1	2	3	4	5	6
	7	8 REVIEW SESSION	9	10 CPC PUBLIC MEETING	11	12	13
	14	15	16	17	18	19	20
	21	22 REVIEW SESSION	23	24 CPC PUBLIC MEETING	25	26	27
28	29	30					
<b>MAY</b>				1	2	3	4
	5	6 REVIEW SESSION	7	8 CPC PUBLIC MEETING	9	10	11
	12	13	14	15	16	17	18
	19	20 REVIEW SESSION	21	22 CPC PUBLIC MEETING	23	24	25
26	27 Memorial Day Observed	28	29	30	31		
<b>JUNE</b>							1
	2	3 REVIEW SESSION	4	5 CPC PUBLIC MEETING	6	7	8
	9	10	11	12	13	14	15
	16	17 REVIEW SESSION	18	19 CPC PUBLIC MEETING	20	21	22
	23	24	25	26	27	28	29
30							
<b>JULY</b>		1	2	3	4 Independence Day	5	6
	7	8 REVIEW SESSION	9	10 CPC PUBLIC MEETING	11	12	13
	14	15	16	17	18	19	20
	21	22 REVIEW SESSION	23	24 CPC PUBLIC MEETING	25	26	27
	28	29	30	31			
<b>AUGUST</b>						1	2
	4	5 REVIEW SESSION	6	7 CPC PUBLIC MEETING	8	9	10
	11	12	13	14	15	16	17
	18	19 REVIEW SESSION	20	21 CPC PUBLIC MEETING	22	23	24
	25	26	27	28	29	30	31
<b>SEPTEMBER</b>		1 Labor Day	2	3	4	5 Rosh Hashanah	6
	8	9 REVIEW SESSION	10	11 CPC PUBLIC MEETING	12	13	14
	15	16	17	18	19	20	21
	22	23 REVIEW SESSION	24	25 CPC PUBLIC MEETING	26	27	28
	29	30					
<b>OCTOBER</b>			1	2	3	4	5
	6	7 REVIEW SESSION	8	9 CPC PUBLIC MEETING	10	11	12
	13	14 Columbus Day	15	16	17	18	19
	20	21 REVIEW SESSION	22	23 CPC PUBLIC MEETING	24	25	26
	27	28	29	30	31		
<b>NOVEMBER</b>						1	2
	3	4 REVIEW SESSION	5 Election Day	6 CPC PUBLIC MEETING	7	8	9
	10	11 Veterans' Day	12	13	14	15	16
	17	18 REVIEW SESSION	19	20 CPC PUBLIC MEETING	21	22	23
	24	25	26	27	28 Thanksgiving	29	30
<b>DECEMBER</b>	1	2 REVIEW SESSION	3	4 CPC PUBLIC MEETING	5	6	7
	8	9	10	11	12	13	14
	15	16 REVIEW SESSION	17	18 CPC PUBLIC MEETING	19	20	21
	22	23	24	25	26	27	28
	29	30	31	Christmas	Kwanzaa		

**Review Sessions** are held in Spector Hall at 22 Reade Street starting at 1:00 PM  
**Public Meetings** are held in Spector Hall at 22 Reade Street starting at 10:00 AM

V. CITY PLANNING COMMISSION 2014 SCHEDULE OF MEETINGS

	SUN	MON	TUE	WED	THU	FRI	SAT
JANUARY				1 New Year's Day	2	3	4
	5	6 Review Session	7	8 CPC PUBLIC MEETING	9	10	11
	12	13	14	15	16	17	18
	19 Martin Luther King Jr. Day	20 Review Session	21 Review Session	22 CPC PUBLIC MEETING	23	24	25
	26	27	28	29	30	31 Observed Winter Day	
FEBRUARY							1
	2	3 Review Session	4	5 CPC PUBLIC MEETING	6	7	8
	9	10	11	12	13	14	15
	16 President Day	17 Review Session	18 Review Session	19 CPC PUBLIC MEETING	20	21	22 Washington's Birthday
23	24	25	26	27	28		
MARCH							1
	2	3 Review Session	4	5 CPC PUBLIC MEETING	6	7	8
	9	10	11	12	13	14	15
	16	17 Review Session	18 Review Session	19 CPC PUBLIC MEETING	20	21	22
23	24	25	26	27	28	29	
30	31 St. Patrick's Day						
APRIL				1 CPC PUBLIC MEETING	2	3	4
	5	6	7	8	9	10	11
	12	13 Good Friday	14	15	16	17	18
	19 Easter Sunday	20 Review Session	21 Review Session	22 CPC PUBLIC MEETING	23	24	25
26	27	28	29	30			
MAY					1	2	3
	4	5 Review Session	6	7 CPC PUBLIC MEETING	8	9	10
	11	12	13	14	15	16	17
	18	19 Review Session	20 Review Session	21 CPC PUBLIC MEETING	22	23	24
25	26 Mother's Day Observed	27	28	29	30	31	
JUNE	1	2	3	4	5	6	7
	8	9 Review Session	10	11 CPC PUBLIC MEETING	12	13	14
	15	16	17	18	19	20	21
	22	23 Review Session	24	25 CPC PUBLIC MEETING	26	27	28
	29	30					31 Canada Day
JULY				1	2	3	4
	5	6 Review Session	7	8 CPC PUBLIC MEETING	9	10	11
	12	13	14	15	16	17	18
	19	20 Review Session	21 Review Session	22 CPC PUBLIC MEETING	23	24	25
	26	27	28	29	30	31	
AUGUST							1
	2	3 Review Session	4	5 CPC PUBLIC MEETING	6	7	8
	9	10	11	12	13	14	15
	16	17 Review Session	18 Review Session	19 CPC PUBLIC MEETING	20	21	22
23	24	25	26	27	28	29	
30	31						
SEPTEMBER							1
	2	3 Review Session	4	5 CPC PUBLIC MEETING	6	7	8
	9	10	11	12	13	14	15
	16	17 Review Session	18 Review Session	19 CPC PUBLIC MEETING	20	21	22
23	24	25	26	27	28	29	
30	31						
OCTOBER							1
	2	3 Review Session	4	5 CPC PUBLIC MEETING	6	7	8
	9	10	11	12	13	14	15
	16	17 Review Session	18 Review Session	19 CPC PUBLIC MEETING	20	21	22
23	24	25	26	27	28	29	
30	31						
NOVEMBER							1
	2	3 Review Session	4	5 CPC PUBLIC MEETING	6	7	8
	9	10	11	12	13	14	15
	16	17 Review Session	18 Review Session	19 CPC PUBLIC MEETING	20	21	22
23	24	25	26	27	28	29	
30	31						
DECEMBER							1
	2	3 Review Session	4	5 CPC PUBLIC MEETING	6	7	8
	9	10	11	12	13	14	15
	16	17 Review Session	18 Review Session	19 CPC PUBLIC MEETING	20	21	22
	23	24	25	26	27	28	29
30	31						
JANUARY							1
	2	3 Review Session	4	5 CPC PUBLIC MEETING	6	7	8
	9	10	11	12	13	14	15
	16	17 Review Session	18 Review Session	19 CPC PUBLIC MEETING	20	21	22
	23	24	25	26	27	28	29
30	31						

Review Sessions are held in Spector Hall at 22 Reade Street starting at 1:00 PM  
 Public Meetings are held in Spector Hall at 22 Reade Street starting at 10:00 AM