



CITY PLANNING COMMISSION

September 23, 2013/Calendar No. 9

C 130344 ZMQ

IN THE MATTER OF an application submitted by the Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 9c, 9d, 10a and 10b:

A. CD 3

1. eliminating from within an existing R3-2 District a C1-2 District bounded by:
 - a. a line 150 feet northeasterly of Astoria Boulevard, 95th Street, Astoria Boulevard, 96th Street, a line 150 feet southwesterly of Astoria Boulevard, and 94th Street;
 - b. a line 150 feet northeasterly of Astoria Boulevard, 99th Street, Astoria Boulevard, 100th Street, a line 150 feet southwesterly of Astoria Boulevard, 98th Street, Astoria Boulevard, and 97th Street; and
 - c. a line 150 feet northeasterly of Astoria Boulevard, Gillmore Street, Astoria Boulevard, 105th Street, a line 150 feet southwesterly of Astoria Boulevard, 103rd Street, Astoria Boulevard, and 29th Avenue;
2. eliminating from within an existing R4 District a C1-2 District bounded by a line 150 feet northerly of 31st Avenue, 92nd Street, 31st Avenue, and 90th Street;
3. eliminating from within an existing R3-2 District a C2-2 District bounded by Astoria Boulevard, 88th Street, a line perpendicular to the easterly street line of 88th Street distant 140 feet northerly (as measured along the street line) from the easterly street line of 88th Street and the northeasterly street line of Astoria Boulevard, 89th Street, a line 100 feet northeasterly of Astoria Boulevard, a line 100 feet northerly of 25th Avenue, 90th Place, a line 150 feet northerly of 25th Avenue, 92nd Street, 25th Avenue, and 87th Street;
4. eliminating from within an existing R4 District a C2-2 District bounded by:
 - a. Astoria Boulevard, 24th Avenue, 85th Street, a line 150 feet southwesterly of Astoria Boulevard, and 82nd Street; and
 - b. 25th Avenue, 92nd Street, a line 125 feet southwesterly of Astoria Boulevard, 91st Street, a line 150 feet southwesterly of Astoria Boulevard, 90th Street, Astoria Boulevard, the westerly boundary line of a park and its northerly prolongation, a line 150 feet southerly of 25th Avenue, and 88th Street;

5. changing from an R4 District to an R2A District property bounded by:
 - a. 25th Avenue, 84th Street, 30th Avenue, and a line midway between 83rd Street and 84th Street; and
 - b. a line 100 feet southwesterly of Astoria Boulevard, a line midway between 90th Street and 91st Street, 30th Avenue, and a line midway between 89th Street and 90th Street;
6. changing from an R3-2 District to an R3A District property bounded by:
 - a. a line 100 feet southwesterly of Astoria Boulevard, a line midway between 94th Street and 95th Street, 30th Avenue, and 94th Street; and
 - b. Ditmars Boulevard, 102nd Street, Ericsson Street, a line 87 feet southeasterly of 24th Avenue, Curtis Street, a line 100 feet northwesterly of 25th Avenue, Humphreys Street, 100th Street, 24th Avenue, and 101st Street and its northwesterly centerline prolongation;
7. changing from an R4 District to an R3A District property bounded by:
 - a. a line 100 feet southwesterly of Astoria Boulevard, 94th Street, 30th Avenue, a line midway between 93rd Street and 94th Street, 31st Avenue, 93rd Street, 30th Avenue, 92nd Street, a line 100 feet northerly of 31st Avenue, and 91st Street; and
 - b. 31st Avenue, 92nd Street, 32nd Avenue, and a line midway between 91st Street and 92nd Street;
8. changing from an R3-2 District to an R3X District property bounded by:
 - a. Ditmars Boulevard, 100th Street, 23rd Avenue, a line midway between 99th Street and 100th Street, a line 100 feet northerly of 24th Avenue, 98th Street, 24th Avenue, a line 90 feet westerly of 95th Street, a line 400 feet northerly of 24th Avenue, 97th Street, 23rd Avenue, a line midway between 97th Street and 98th Street, a line 600 feet northerly of 23rd Avenue, and 97th Street and its northerly centerline prolongation;
 - b. a line 100 feet northerly of 25th Avenue, a line midway between 92nd Street and 93rd Street, a line 340 feet northerly of 25th Avenue, 93rd Street, a line 160 feet southerly of 24th Avenue, 95th Street, a line 100 feet southerly of 24th Avenue, a line midway between 96th Street and 97th Street, a line 100 feet northerly of 25th Avenue, 96th Street, a line 200 feet southerly of 25th Avenue, a line midway between 96th Street and 97th Street, a line 100 feet northeasterly of Astoria Boulevard, 94th Street, 25th Avenue, and 92nd Street; and

- c.
 - i 27th Avenue, Gillmore Street,
 - ii 25th Avenue,
 - iii Curtis Street,
 - iv a line perpendicular to the northeasterly street line of Curtis Street distant 88 feet northwesterly (as measured along the street line) from the point of intersection of the northeasterly street line of Curtis Street and the northwesterly street line of 25th Avenue,
 - v a line 95 feet northeasterly of Curtis Street,
 - vi a line connecting two points: the first point on Course v distant 35 feet southeasterly (as measured along such course) from its intersection with Course iv, and the second point on the southwesterly street line of Ditmars Boulevard distant 106 feet northwesterly (as measured along the street line from its point of intersection with the northwesterly street line of 25th Avenue,
 - vii Ditmars Boulevard,
 - viii a line 125 feet northwesterly of 25th Avenue,
 - ix Grand Central Parkway,
 - x 31st Drive and its northeasterly centerline prolongation,
 - xi Ditmars Boulevard,
 - xii Astoria Boulevard, and
 - xiii Kearney Street;
- 9. changing from an R4 District to an R3X District property bounded by 25th Avenue, 94th Street, a line 100 feet northeasterly of Astoria Boulevard, and 92nd Street;
- 10. changing from an R3-2 District to an R3-1 District property bounded by:
 - a. Ditmars Boulevard, 97th Street and its northerly centerline prolongation, a line 600 feet northerly of 23rd Avenue, a line midway between 97th Street and 98th Street, 23rd Avenue, a line 100 feet westerly of 92nd Street, a line connecting two points: the first point on the last named course distant 504 feet northerly (as measured on such course) from its intersection with the northerly street line of

23rd Avenue, and the second point on a line perpendicular to the westerly street line of 92nd Street distant 155 feet southerly (as measured along the street line) from the point of intersection of the westerly street line of 92nd Street and the southerly street line of Ditmars Boulevard, and 92nd Street distant 74.5 feet westerly from its intersection with the westerly street line of 92nd Street; and

- b. a line 100 feet northerly of 24th Avenue, a line midway between 99th Street and 100th Street, 23rd Avenue, 101st Street, 24th Avenue, 100th Street, Humphreys Street, a line 100 feet northwesterly of 25th Avenue, Curtis Street, 25th Avenue, Gillmore Street, 27th Avenue, a line midway between McIntosh Street and Humphreys Street, a line 425 feet northwesterly of 27th Avenue, McIntosh Street, 100th Street, a line 200 feet southerly of 25th Avenue, 99th Street, a line 100 feet southerly of 25th Avenue, and 98th Street;
11. changing from an R3-2 District to an R4 District property bounded by:
 - a. Astoria Boulevard, 87th Street, 25th Avenue, and 85th Street; and
 - b. a line 100 feet southwesterly of Astoria Boulevard, 100th Street, 31st Avenue, and a line midway between 94th Street and 95th Street;
 12. changing from an R3-2 District to an R4B District property bounded by 30th Avenue, a line midway between 94th Street and 95th Street, 31st Avenue, a line midway between 95th Street and 96th Street, Jackson Mill Road, and 94th Street;
 13. changing from an R4 District to an R4B District property bounded by a line 100 feet southwesterly of Astoria Boulevard, 85th Street, 25th Avenue, 86th Street, a line 100 feet northerly of 30th Avenue, 88th Street, 25th Avenue, a line midway between 88th Street and 89th Street, a line 100 feet southerly of 25th Avenue, a line 100 feet southwesterly of Astoria Boulevard, a line midway between 89th Street and 90th Street, 30th Avenue, a line midway between 90th Street and 91st Street, a line 100 feet southwesterly of Astoria Boulevard, 91st Street, a line 100 feet northerly of 31st Avenue, 92nd Street, 30th Avenue, 93rd Street, 31st Avenue, a line midway between 93rd Street and 94th Street, 30th Avenue, 94th Street, 32nd Avenue, 92nd Street, 31st Avenue, 86th Street, 30th Avenue, 84th Street, 25th Avenue, a line midway between 83rd Street and 84th Street, 30th Avenue, a line midway between 82nd Street and 83rd Street, 25th Avenue, and 82nd Street;
 14. changing from an R3-2 District to an R4-1 District property bounded by 31st Avenue, 103rd Street, a line 100 feet southerly of 31st Avenue, a line 100 feet southwesterly of Astoria Boulevard, 108th Street, 32nd Avenue, 94th Street, Jackson Mill Road, and a line midway between 95th Street and 96th Street;

15. changing from an R3-2 District to an R6B District property bounded by:
 - a. a line 100 feet northeasterly of Astoria Boulevard, 99th Street, Astoria Boulevard, 108th Street, a line 100 feet southwesterly of Astoria Boulevard, a line 100 feet southerly of 31st Avenue, 103rd Street, 31st Avenue, 100th Street, a line 100 feet southwesterly of Astoria Boulevard, and 94th Street;
 - b. Astoria Boulevard, 88th Street, a line 100 feet northeasterly of Astoria Boulevard, a line 100 feet northerly of 25th Avenue, 92nd Street, 25th Avenue, and 87th Street;
16. changing from an R4 District to an R6B District property bounded by 25th Avenue, 92nd Street, a line 100 feet northeasterly of Astoria Boulevard, 94th Street, a line 100 feet southwesterly of Astoria Boulevard, a line 100 feet southerly of 25th Avenue, and a line midway between 88th Street and 89th Street;
17. establishing within an existing R3-2 District a C1-3 District bounded by:
 - a. 24th Avenue, a line midway between 85th Street and 86th Street, Astoria Boulevard, and 85th Street;
 - b. 23rd Avenue, 94th Street, a line 125 feet southerly of 23rd Avenue, and 93rd Street;
 - c. 23rd Avenue, 97th Street, a line 125 feet southerly of 23rd Avenue, and 96th Street; and
 - d. a line perpendicular to the southwesterly street line of Kearney Street distant 130 feet northwesterly (as measured along the street line) from the point of intersection of the southwesterly street line of Kearney Street and the northeasterly street line of Astoria Boulevard, Kearney Street, Astoria Boulevard, and 100th Street;
18. establishing within a proposed R4 District a C1-3 District bounded by 30th Avenue, 98th Street, 31st Avenue, and a line 125 feet westerly of 96th Street;
19. establishing within a proposed R4B District a C1-3 District bounded by:
 - a. a line 100 feet northerly of 31st Avenue, 89th Street, 31st Avenue, and a line midway between 88th Street and 89th Street; and
 - b. a line 100 feet northerly of 31st Avenue, 92nd Street, 31st Avenue, and 90th Street;
20. establishing within a proposed R6B District a C1-3 District bounded by Astoria Boulevard, 88th Street, a line 100 feet northeasterly of Astoria Boulevard, a line 100 feet northerly of 25th Avenue, 92nd Street, a line 100 feet northeasterly of Astoria Boulevard, 99th Street, Astoria Boulevard, 31st Avenue, 100th Street, a line 100 feet southwesterly of

Astoria Boulevard, 98th Street, Astoria Boulevard, 96th Street, a line 100 feet southwesterly of Astoria Boulevard, a line 100 feet southerly of 25th Avenue, a line midway between 88th Street and 89th Street, 25th Avenue, and 87th Street;

21. establishing within an existing R4 District a C2-3 District bounded by Astoria Boulevard, a westerly boundary line of a park and its southerly prolongation, a northerly boundary line of a park and its easterly prolongation, 83rd Street, 24th Avenue, 85th Street, a line 100 feet southwesterly of Astoria Boulevard, and 82nd Street;
23. establishing within a proposed R6B District a C2-3 District bounded by Astoria Boulevard, 108th Street, a line 100 feet southwesterly of Astoria Boulevard, a line 100 feet southerly of 31st Avenue, 103rd Street, and 31st Avenue;

B. CD 4

1. eliminating from within an existing R6B District a C1-2 District bounded by:
 - a. Roosevelt Avenue, Junction Boulevard, 40th Road, and Warren Street; and
 - b. Roosevelt Avenue, 104th Street, 41st Avenue, and National Street;
2. eliminating from within an existing R6 District a C1-3 District bounded by Roosevelt Avenue, Aske Street, Whitney Avenue, a line 100 feet southerly of Roosevelt Avenue, a line perpendicular to the northeasterly street line of Case Street distant 175 feet southeasterly (as measured along the street line) from the point of intersection of the northeasterly street line of Case Street and the southeasterly street line of Elmhurst Avenue, Case Street, and Elmhurst Avenue;
3. eliminating from within an existing R6B District a C1-3 District bounded by Roosevelt Avenue, 98th Street, a line 100 feet southerly of Roosevelt Avenue, a line midway between Junction Boulevard and 97th Street, 40th Road, and Junction Boulevard;
4. eliminating from within an existing R5 District a C2-2 District bounded by Roosevelt Avenue, Warren Street, a line 100 feet southerly of Roosevelt Avenue, and 94th Street;
5. eliminating from within an existing R6 District a C2-2 District bounded by Roosevelt Avenue, 94th Street, a line 100 feet southerly of Roosevelt Avenue, and Aske Street;
6. eliminating from within an existing R6B District a C2-2 District bounded by:
 - a. Roosevelt Avenue, National Street, 41st Avenue, and a line 150 feet westerly of National Street; and
 - b. Roosevelt Avenue, 114th Street, a line midway between Roosevelt Avenue and 41st Avenue, and a line 100 feet southwesterly of 111th Street;

7. establishing within an existing R6B District a C1-4 District bounded by:
 - a. Roosevelt Avenue, 98th Street, a line 100 feet southerly of Roosevelt Avenue, a line midway between Junction Boulevard and 97th Street, 40th Avenue, Junction Boulevard, 40th Road, and Warren Street; and
 - b. Roosevelt Avenue, 108th Street, a line midway between Roosevelt Avenue and 41st Avenue, a line 100 feet northeasterly of 104th Street, 41st Avenue, 104th Street, 41st Avenue, National Street, 41st Avenue, 102nd Street, a line 100 feet westerly of National Street, a line 100 feet southerly of Roosevelt Avenue, 102nd Street, Spruce Avenue, and 100th Street;
8. establishing within an existing R5 District a C2-4 District bounded by Roosevelt Avenue, Warren Street, a line 100 feet southerly of Roosevelt Avenue, and 94th Street;
9. establishing within an existing R6 District a C2-4 District bounded by Roosevelt Avenue, 94th Street, a line 100 feet southerly of Roosevelt Avenue, a line perpendicular to the northeasterly street line of Case Street distant 175 feet southeasterly (as measured along the street line) from the point of intersection of the northeasterly street line of Case Street and the southeasterly street line of Elmhurst Avenue, Case Street, and Elmhurst Avenue; and
10. establishing within an existing R6B District a C2-4 District bounded by Roosevelt Avenue, 114th Street, a line midway between Roosevelt Avenue and 41st Avenue, and 111th Street;

Borough of Queens, Community Districts 3 & 4, as shown on a diagram (for illustrative purposes only) dated June 3, 2013 and subject to the conditions of CEQR Declaration E-314.

The application for an amendment of the Zoning Map was filed by the Department of City Planning on May 29, 2013 to rezone all or portions of 127 blocks in East Elmhurst, Community District 3, and to change or add commercial overlays, on 14 block fronts located on the south side of Roosevelt Avenue between Elmhurst Avenue and 114th Street in Queens, Community District 4. The proposed East Elmhurst zoning will replace existing R3-2 and R4 districts with R2A, R3A, R3X, R3-1, R4-1, R4B, R4 and R6B zones and update certain commercial overlay districts. The proposal is intended to prevent out-of-character development, reinforce established building, and direct opportunities for moderate residential and commercial growth to locations

along Astoria Boulevard. The new commercial overlay districts on the south side of Roosevelt Avenue will reinforce the avenue as a major shopping thoroughfare.

BACKGROUND

The Department of City Planning (DCP) proposes an amendment to the Zoning Map on all or portions of 141 blocks in the neighborhoods of East Elmhurst and Corona, community districts 3 and 4. The 127 block East Elmhurst rezoning area is generally bounded by the Grand Central Parkway on the north and east, 32nd Avenue on the south, and on the west by a stepped line from 91st Street at 32nd Avenue to the Grand Central Parkway at 80th Street. The Corona rezoning area is comprised of 14 block fronts on the south side of Roosevelt Avenue between Elmhurst Avenue and 114th Street in Community District 4.

East Elmhurst is a diverse and growing neighborhood in north central Queens. Its population increased 5.4 percent within the past decade. Its appeal can be attributed, in part, to having a range of existing one- and two-family housing types that includes detached, semi-detached and attached row-houses built in a variety of traditional styles. The neighborhood's low-density housing, combined with its attractive, tree-lined streets, gives the area a suburban feel, but it is conveniently located near LaGuardia Airport and has good access to mass transit, including bus lines that readily connect it with additional transportation resources in Jackson Heights, Downtown Flushing and Astoria.

The area's growth has not resulted in new development that is consistent with established built contexts. Recent residential developments have resulted in the demolition of detached one- and two-family wood-frame houses that have been replaced with attached and multi-family buildings that do not match the surrounding building stock. Major corridors, such as Astoria Boulevard, that have access to transit and can accommodate growth have not seen new development due to a combination of existing lower-density residential zoning and outdated commercial overlay districts. Lots on the south side of Roosevelt Avenue located east of Elmhurst Avenue in Corona have a higher density residential zoning than the Astoria Boulevard block fronts, but they lack consistent commercial overlays that would allow new locations for mixed-use residential and retail development on this major shopping thoroughfare.

The East Elmhurst rezoning was undertaken in response to concerns raised by Community Board 3, civic organizations and local elected officials that existing zoning does not closely reflect established building patterns or guide new development to appropriate locations. The proposed rezoning seeks to reinforce the predominant one- and two-family character typically found on residential blocks, while directing new residential and mixed-use development to locations along Astoria Boulevard, the area's main commercial corridor, and near mass transit resources on Roosevelt Avenue. This balance of objectives is consistent with DCP's prior rezonings in nearby portions of North Corona located between the East Elmhurst rezoning area and block fronts on the south side of Roosevelt Avenue in Corona. The Department's 2003 and 2009 rezonings in North Corona (C 030403 ZMQ and C 090112 ZMQ) provided lower-density contextual districts along residential side streets and higher density districts on major thoroughfares. Commercial overlays were comprehensively updated within North Corona as well, including on the block fronts on the north side of Roosevelt Avenue alongside the # 7 elevated train between Elmhurst Avenue and 114th Street.

The East Elmhurst rezoning area is comprised of two residential zoning districts: R3-2 and R4. C1-2 and C2-2 commercial overlay districts are located along sections of Astoria Boulevard, 25th and 31st avenues. These zoning districts have remained unchanged since 1961 when the current Zoning Resolution was adopted.

R3-2

An R3-2 district is located generally north of Astoria Boulevard, east of Junction Boulevard, and north of 32nd Avenue. R3-2 zoning is a general residential district that allows all building types, including multi-family residences. The maximum residential floor area ratio (FAR) is 0.6, which includes a 0.1 attic allowance. For detached development the minimum lot area is 3,800 square feet, and the minimum lot width is 40 feet. For semi-detached or attached development, the minimum lot area is 1,700 square feet and the minimum lot width is 18 feet. The maximum perimeter wall height is 21 feet, and the maximum building height is 35 feet. Front yards must have a minimum depth of 15 feet. One parking space is required for each dwelling unit. Community facilities are permitted a maximum 1.0 FAR.

R4

An R4 district is generally located south of Astoria Boulevard and west of Junction Boulevard. R4 zoning allows the same variety of housing types as the R3-2 district but at a slightly higher density. The maximum residential FAR is 0.9, which includes a 0.15 attic allowance. In a predominately built up area, a maximum FAR of 1.35 is permitted through R4 infill provisions. For detached development, the minimum lot area is 3,800 square feet and the minimum lot width is 40 feet. All other housing types require lots with a minimum area of 1,700 square feet and a minimum lot width of 18 feet. The maximum perimeter wall height is 25 feet, and the maximum building height is 35 feet. A 10-foot or 18-foot minimum front yard is required. One parking space is required for each dwelling unit. Community facilities are allowed a maximum 2.0 FAR.

Commercial Overlay Districts

C1-2 and C2-2 commercial overlay districts are located along portions of Astoria Boulevard and C1-2 overlay districts are located on certain block fronts facing 25th and 31st avenues. Block fronts along the southern side of Roosevelt Avenue have a mix of C1-2, C1-3 and C2-2 commercial overlay districts. C1 overlays allow commercial Use Groups 5 and 6, which include the kinds of daily retail and service establishments frequently used by neighborhood residents. C2 overlays allow a wider range of commercial uses including those in Use Groups 5 through 9 and 14. When C1 and C2 overlay districts are mapped within R1 through R5 residential districts the maximum commercial FAR is 1.0, and when these overlay districts are mapped within R6 districts the maximum commercial FAR is 2.0. Commercial uses are limited to the first floor of mixed-use buildings. Off-street parking requirements vary with the use. In C1-2 and C2-2 overlays, most retail uses require one accessory parking space per 300 square feet of commercial floor space, although the requirements can range between one space per 200 square feet and one space per 800 square feet. In C1-3 overlays, most retail uses require one accessory parking space per 400 square feet of commercial floor space, though requirements may range between one space per 300 square feet and one space per 1,000 square feet.

The proposed rezoning would affect more than 3,777 lots on 141 blocks. The proposed rezoning would replace all or portions of existing R3-2 and R4 districts with R2A, R3A, R3X, R3-1, R4-1, R4B, R4 and R6B districts, replace existing C1-2 and C2-2 overlays on Astoria Boulevard with C1-3 and C2-3 overlays, eliminate some existing C1-2 overlays, and establish new C1-3 overlays on 23rd, 25th and 31st avenues. On the south side of Roosevelt Avenue, this proposal would replace existing C1-2, C1-3 and C2-2 overlays and add new C1-4 and C2-4 overlays. The proposed rezoning in East Elmhurst would reinforce the area's one- and two-family residential character with contextual zoning, direct moderate new mixed-use development opportunities to the area's major corridor – Astoria Boulevard, and update commercial overlay zones to support economic development along commercial corridors and ensure that business uses do not encroach on residential side-streets.

The proposed rezoning was developed through close consultation with area residents, civic organizations, local elected officials and community boards 3 and 4, and it would complement contextual and commercial zoning changes adopted in the 2003 and 2009 North Corona rezonings.

Proposed R2A (from R4)

R2A districts are proposed in two areas located south of Astoria Boulevard. The first area is comprised of block fronts on both sides of 90th Street between 30th Avenue and Astoria Boulevard. The second area lies on the west side of 84th Street between 25th and 30th avenues. The R2A district will more closely reflect the predominant single-family, detached housing found on these block portions.

R2A zoning allows only single-family, detached residences on lots that have a minimum area of 3,800 square feet and a minimum lot width of 40 feet. The maximum FAR is 0.5. The maximum perimeter wall height is 21 feet, and the maximum building height is 35 feet. The front yard must be at least 15 feet deep and match the depth of an adjacent front yard up to 20 feet deep. One off-street parking space is required for each dwelling unit. Community facilities are permitted at 0.5 FAR and up to a maximum FAR of 1.0 by special permit.

Proposed R3A (from R3-2)

Three R3A districts are proposed in three areas on all or portions of 11 blocks. Two areas are located south of Astoria Boulevard between 91st and 94th streets; the third area is located north of the boulevard between 100th and Curtis streets. The R3A districts will reinforce existing one- and two-family, detached, residential buildings on narrow lots typically found on these blocks.

R3A zoning permits one- and two-family, detached, residential buildings with a maximum 0.6 FAR, which includes a 0.1 attic allowance. R3A districts require a minimum lot area of 2,375 square feet and a minimum lot width of 25 feet. The maximum building height is 35 feet, with a maximum perimeter wall height of 21 feet. The front yard of a new building must be at least as deep as an adjacent front yard with a minimum depth of 10 feet and a maximum depth of 20 feet. One off-street parking space is required for each dwelling unit. Community facilities are permitted a maximum FAR of 1.0.

Proposed R3X (from R3-2 and R4)

R3X districts are proposed in three areas located north of Astoria Boulevard between 92nd Street and the Grand Central Parkway on all or portions of 44 blocks. The first area is generally located south of 25th Avenue, west of the Grand Central Parkway, north of Astoria Boulevard and east of Kearney and Gillmore streets. The second R3X district is located south of Ditmars Boulevard, north of 24th Avenue between 95th and 100th streets. The third R3X district is north of Astoria Boulevard and south of 24th Avenue between 92nd and 96th streets. The R3X districts will more closely reflect the predominant one- and two-family, detached housing found on these blocks.

R3X zoning allows one- and two-family, detached, residential buildings with a maximum 0.6 FAR, which includes a 0.1 attic allowance. R3A districts require a minimum lot area of 3,325 square feet and a minimum lot width of 35 feet. The maximum building height is 35 feet, with a maximum perimeter wall height of 21 feet. The front yard of a new building must be at least as deep as an adjacent front yard, with a minimum depth of 10 feet and a maximum depth of 20 feet. One off-street parking space is required for each dwelling unit. Community facilities are permitted a maximum 1.0 FAR.

Proposed R3-1 (from R3-2)

R3-1 districts are proposed for two areas located north of Astoria Boulevard on all or portions of 19 blocks. The first R3-1 district is generally located north of 27th Avenue and south of 23rd Avenue between 98th and Gillmore Streets. The second R3-1 district is located between 23rd Avenue and Ditmars Boulevard between 92nd and 97th streets. These R3-1 districts will more closely reflect the predominant one- and two-family, detached and semi-detached housing found on these blocks.

R3-1 zoning allows one- and two-family detached or semi-detached residences. The maximum FAR is 0.6, which includes a 0.1 attic allowance. The minimum lot width and lot area depend upon the housing configuration: detached residences require a minimum 40-foot lot width and 3,800 square feet of lot area; semi-detached residences require at least 18 feet of width and 1,700 square feet of lot area. The maximum building height is 35 feet, with a maximum perimeter wall height of 21 feet. The minimum front yard depth is 15 feet. One off-street parking space is required for each dwelling unit. Community facilities are permitted a maximum FAR of 1.0.

Proposed R4-1 (from R3-2)

An R4-1 district is proposed on all or portions of 16 blocks north of 32nd Avenue and south of Astoria Boulevard and 31st Avenue between 94th and 108th streets. The R4-1 district will reinforce the predominant semi-detached configuration and greater density of existing residences in this portion of the rezoning area.

R4-1 zoning allows one- and two-family, detached and semi-detached residential buildings with a maximum 0.9 FAR, which includes a 0.15 attic allowance. For detached development, the minimum lot area is 2,375 square feet and the minimum lot width is 25 feet. For semi-detached development, the minimum lot area is 1,700 square feet and the minimum lot width is 18 feet. The maximum perimeter wall height is 25 feet, and the maximum building height is 35 feet. The front yard of a new building must be at least as deep as an adjacent front yard with a minimum depth of 10 feet and a maximum depth of 20 feet. One parking space is required for each dwelling unit. Community facilities are permitted a maximum FAR of 2.0.

Proposed R4B (from R4)

An R4B district is proposed for all or portions of 26 blocks south of Astoria Boulevard and north of 32nd Avenue between 82nd and 95th streets. The R4B district will more closely reflect the one- and two-family, attached housing, with accessory parking in rear yards, typically found on these blocks.

R4B zoning allows one- and two-family detached, semi-detached and attached residences. The maximum FAR is 0.9. The maximum building height is 24 feet. For detached buildings, lot width must be at least 25 feet, for all others the lot width must be a minimum of 18 feet. The required minimum lot area is 2,375 square feet for detached residences or 1,700 square feet for other housing types. The front yard can be a minimum of 5 feet deep, but it must be as deep as one adjacent front yard up to 20 feet. One off-street parking space per dwelling unit is required. Front yard parking is prohibited in R4B districts; parking must be accessed from the rear of the site for lots that are at least 40 feet in width. Community facilities are permitted a maximum FAR of 2.0.

Proposed R4 (from R3-2)

R4 zoning is proposed for 10 full and partial blocks in two areas south of Astoria Boulevard. The first R4 district is generally located north of 31st Avenue and south of Astoria Boulevard between 95th and 100th streets. The second R4 district is located north of 25th Avenue and south of Astoria Boulevard between 85th and 87th streets. The proposed R4 districts will more closely reflect the density of developments in this portion of the rezoning area, which predominantly consist of attached housing with front yard parking.

The R4 zone is a general residential district which permits a full range of residential building types: detached, semi-detached and attached at a slightly higher density than is allowed for R3-2 districts. The maximum allowable FAR is 0.9, which includes a 0.15 attic allowance. Detached residences require a minimum lot area of 3,800 square feet and a minimum lot width of 40 feet. Semi-detached and attached residences require a minimum lot area of 1,700 square feet and a minimum lot width of 18 feet. The maximum building height is 35 feet, with a maximum perimeter wall height of 25 feet. In a predominantly built up area, a maximum FAR of 1.35 is permitted with the R4 infill provision.

The R4 zone is a general residential district that allows all housing types. The maximum residential FAR is 0.9 with the 0.15 attic allowance. In a predominately built up area, a maximum FAR of 1.35 is permitted through R4 infill provisions. The maximum street wall height is 25 feet, and the maximum building height is 35 feet. For detached development, the minimum lot area is 3,800 square feet and the minimum lot width is 40 feet. All other housing types require lots with a minimum area of 1,700 square feet and a minimum lot width of 18 feet. Front yards must be 10 feet deep or, if deeper, a minimum of 18 feet. One parking space is required for each dwelling unit. Community facilities are permitted a maximum 2.0 FAR.

Proposed R6B (from R3-2 and R4)

An R6B district is proposed for all or portions of 32 block fronts in the rezoning area, including block portions on the north side of Astoria Boulevard and 25th Avenue between 88th and 99th streets, and block portions on the south side of the boulevard between 87th and 108th streets. The R6B district will strengthen and reinforce the main street character along East Elmhurst's primary commercial corridor, which is a 120-foot wide thoroughfare well-served by bus lines.

R6B zoning permits all housing types. The maximum FAR for residential development is 2.0. Above a maximum base height of 30 to 40 feet, buildings must provide a set back of at least 10 feet for any wall facing a wide street and 15 feet for walls on a narrow street before rising to a maximum building height of 50 feet. The street wall of a new building can be no closer to the street line than any building within 150 feet on the same block, up to a depth of 15 feet. Off-street parking is required for 50 percent of a building's dwelling units, or waived if five or fewer spaces are required. Community facilities are permitted a maximum 2.0 FAR.

Proposed commercial overlay districts

The proposed rezoning would replace C1-2 and C2-2 commercial overlay districts along Astoria Boulevard with C1-3 and C2-3 overlays and generally reduce the depth of commercial overlays from 150 feet to 100 feet in order to prevent commercial uses from encroaching onto residential side streets. Existing C1-2 overlays on the north side of Astoria Boulevard between 29th and 31st avenues would be eliminated since these two block fronts have predominantly residential uses, while new C1-3 and C2-3 commercial overlays are proposed in certain locations along Astoria

Boulevard and 23rd and 31st avenues to recognize existing commercial uses. Along Roosevelt Avenue, C1-4 and C2-4 commercial overlays are proposed along most block fronts between Elmhurst Avenue and 114th Street to reflect existing commercial uses and provide new business location opportunities.

Parking requirements in overlay zones vary with use. Most retail uses in C1-3 and C2-3 districts require one parking space per 400 square feet of commercial floor area, and most retail uses in C1-4 and C2-4 overlay zones require one accessory parking space per 1,000 square feet of commercial floor area.

ENVIRONMENTAL REVIEW

This application (C 130344 ZMQ) was reviewed pursuant to the New York State Environmental Quality Review Act (SEQRA), and the SEQRA regulations set forth in Volume 6 of the New York Code of Rules and Regulations, Section 617.00 et. seq. and the New York City Environmental Quality Review (CEQR) Rules of Procedure of 1991 and Executive Order No. 91 of 1977. The designated CEQR number is 13DCP138Q. The lead is the City Planning Commission.

After a study of the potential environmental impact of the proposed action (C 130344 ZMQ), a Negative Declaration was issued on June 3, 2013. The Negative Declaration included (E) designations to avoid the potential for significant adverse impacts related to air quality, noise and hazardous materials (E-314) as described below:

The (E) designation requirements related to air quality would apply to the following properties which include three (3) projected development sites and two (2) potential sites:

Projected Development Sites

Block 1101, Lots 40, 144 (*Site B*)

Block 1102, Lot 47 (*Site C*)

Block 1370, Lot 39 (*Site D*)

Potential Development Sites

Block 1365, Lot 22 (*Site 4*)

Block 1366, Lot 32 (*Site 5*)

The text for the (E) designations for each of the above sites is as follows:

Any new residential and/or commercial development on the above-referenced properties must ensure that the heating, ventilating and air conditioning stack(s) use exclusively Natural Gas as the type of fuel for space heating and hot water (HVAC) systems, to avoid any potential significant adverse air quality impacts.

The (E) designation related to noise requires 35dBA of window/wall attenuation.

The following sites require 35 dBA of noise attenuation in order to avoid the potential for significant adverse impacts related to noise. The proposed action includes (E) designations on the following properties which include five (5) projected and seven (7) potential development sites:

Projected Development Sites

Block 1362, Lot 6 (*Site A*)
Block 1101, Lots 40, 144 (*Site B*)
Block 1102, Lot 47 (*Site C*)
Block 1370, Lot 39 (*Site D*)
Block 1688, Lot 30 (*Site E*)

Potential Development Sites

Block 1099, Lots 50, 55, 60 (*Site 1*)
Block 1100, Lot 43 (*Site 2*)
Block 1363, Lot 5 (*Site 3*)
Block 1365, Lot 22 (*Site 4*)
Block 1366, Lot 32 (*Site 5*)
Block 1367, Lot 25 (*Site 6*)
Block 1694, Lot 1 (*Site 7*)

The text of the (E) designation for noise for the above properties is as follows:

In order to ensure an acceptable interior noise environment, future residential/commercial uses must provide a closed window condition with a minimum of 35 dB(A) window/wall attenuation in all façades in order to maintain an interior noise level of 45 dB(A). In order to maintain a closed-window condition, an alternate means of ventilation must also be provided. Alternate means of ventilation include, but are not limited to, central air conditioning.

The (E) designation requirements related to hazardous materials would apply to the following development sites:

Projected Development Sites

Block 1362 Lot 6 (*Site A*)
Block 1101 Lots 40, 144 (*Site B*)
Block 1102 Lot 47 (*Site C*)
Block 1688 Lot 30 (*Site E*)
Block 1608/1609 Lots 1, 2, 3, 5, 13 (*Site F*)
Block 1996 Lot 25 (*Site H*)

Potential Development Sites

Block 1099 Lots 50, 55, 60 (*Site 1*)
Block 1100 Lot 43 (*Site 2*)
Block 1363 Lot 5 (*Site 3*)
Block 1365 Lot 22 (*Site 4*)
Block 1366 Lot 32 (*Site 5*)
Block 1367 Lot 25 (*Site 6*)
Block 1694 Lot 1 (*Site 7*)

The text for the (E) designations related to hazardous materials is as follows:

Task 1-Sampling Protocol

The applicant submits to OER, for review and approval, a Phase 1A of the site along with a soil and groundwater testing protocol, including a description of methods and a site map with all sampling locations clearly and precisely represented.

If site sampling is necessary, no sampling should begin until written approval of a protocol is received from OER. The number and location of sample sites should be selected to adequately characterize the site, the specific source of suspected contamination (i.e., petroleum based contamination and non-petroleum based contamination), and the remainder of the site's condition. The characterization should be complete enough to determine what remediation strategy (if any) is necessary after review of sampling data. Guidelines and criteria for selecting sampling locations and collecting samples are provided by OER upon request.

Task 2-Remediation Determination and Protocol

A written report with findings and a summary of the data must be submitted to OER after completion of the testing phase and laboratory analysis for review and approval. After receiving such results, a determination is made by OER if the results indicate that remediation is necessary. If OER determines that no remediation is necessary, written notice shall be given by OER.

If remediation is indicated from the test results, a proposed remediation plan must be submitted to OER for review and approval. The applicant must complete such remediation as determined necessary by OER. The applicant should then provide proper documentation that the work has been satisfactorily completed.

A OER-approved construction-related health and safety plan would be implemented during evacuation and construction and activities to protect workers and the community from potentially significant adverse impacts associated with contaminated soil and/or groundwater. This plan would be submitted to OER for review and approval prior to implementation.

All demolition or rehabilitation would be conducted in accordance with applicable requirements for disturbance, handling and disposal of suspect lead-paint and asbestos-containing materials. For all projected and potential development sites where no E-designation is recommended, in addition to the requirements for lead-based paint and asbestos, requirements (including those of NYSDEC) should petroleum tanks and/or spills be identified and for off-site disposal of soil/fill would need to be followed.

With the implementation of the above (E) designation (E-314), no significant adverse impacts related to air quality, noise and hazardous materials would occur.

UNIFORM LAND USE REVIEW

This application (C 130344 ZMQ) was certified as complete by the Department of City Planning on June 3, 2013, and was duly referred to community boards 3 and 4, the Queens Borough President and the Queens Borough Board in accordance with Title 62 of the Rules of the City of New York, Section 2-02(b).

Community Board Public Hearing

Community Board 4 held a public hearing on this application (C 130344 ZMQ) on June 11, 2013, and on that date, by a vote of 27 in favor, 0 opposed and no abstentions adopted a resolution recommending approval of the application.

Community Board 3 held a public hearing on this application (C 130344 ZMQ) on June 20, 2013, and on that date, by a vote of 36 in favor, 0 opposed and 1 abstention, adopted a resolution recommending approval of the application.

Borough Board Review

The Queens Borough Board at a meeting on this application (C 130344 ZMQ) on July 8, 2013 recommended approval of this application by a vote of 8 in favor, 0 against and 5 abstentions.

Borough President Recommendation

The application (C 130344 ZMQ) was considered by the Queens Borough President, who issued a recommendation approving the application on July 31, 2013.

City Planning Commission Public Hearing

On August 7, 2013 (Calendar No. 2), the City Planning Commission scheduled August 21, 2013 for a public hearing on this application (C 130344 ZMQ). The hearing was duly held on August 21, 2013 (Calendar No. 44).

There were no speakers, and the hearing was closed.

Waterfront Revitalization Program Consistency Review

This application (C 130344 ZMQ), was reviewed by the Department of City Planning for consistency with policies of the New York Waterfront Revitalization Program (WRP), as amended, approved by the City Council on October 13, 1999 and by the New York State Department of State on May 28, 2002, pursuant to the New York State Waterfront Revitalization and Coastal Act of 1981 (New York State Executive Law, Section 910 et seq.). The designated WRP number is 13-045.

The City Planning Commission, acting as the City Coastal Commission, having reviewed the waterfront aspects of this action, finds that the actions will not substantially hinder the achievement of any WRP policy and hereby determines that this action is consistent with WRP policies.

CONSIDERATION

The Commission believes that this application to amend the Zoning Map (C 130344 ZMQ) is appropriate.

The Commission believes that this rezoning proposal is consistent with the Department of City Planning's efforts to update zoning in areas where it has not changed in over 50 years, including zoning changes for nearby portions of North Corona approved in 2003 and 2009. The Commission notes that zoning in East Elmhurst has not been changed since 1961 which has increasingly resulted in demolitions of existing one- and two-family residences to be replaced by out-of-character semi-detached, attached, and multi-family buildings.

The Commission also notes that the proposal, which was developed in response to community concerns about recent out-of-character development, was refined over the last two years by DCP through an extensive public outreach process and in close collaboration with Community Board 3, area residents and civic groups, the Queens Borough President and the local City Council member.

The Commission believes that the proposed R2A, R3A, R3X, R3-1 and R4B, contextual zoning districts will more closely match one- and two-family residential building patterns found among East Elmhurst's residential blocks, and that these zoning changes will ensure future development will reinforce surrounding residential contexts. The Commission believes the proposed rezoning of certain blocks from R3-2 zoning to slightly higher density R4-1 and R4 districts will better reflect the built floor area and residential configuration typically found for buildings in these locations. The Commission also believes the proposed R6B district on more than 30 block fronts along Astoria Boulevard, in conjunction with C1-3 and C2-3 updates to the boulevard's commercial overlay districts, will provide a moderate increase in development potential where it can support and strengthen the neighborhood's primary shopping street, which is a wide thoroughfare well-served by bus mass transit.

The Commission further believes the other proposed C1-3, C1-4, C2-3 and C2-4 commercial overlay districts, including overlays along 14 block fronts on the south side of Roosevelt Avenue between Elmhurst Avenue and 114th Street, will support existing retail and service uses and provide future business location opportunities, while the reduction in overlay depths from 150 feet to 100 feet will prevent the intrusion of commercial uses onto residential streets.

Overall, the Commission believes the proposed rezoning represents a comprehensive and carefully balanced planning strategy that will reinforce the one- and two-family residential character of East Elmhurst's very appealing neighborhood blocks, while directing new mixed-use development opportunities to two important commercial corridors. This proposal will protect the established residential contexts of East Elmhurst and provide a framework for more orderly and sustainable growth.

RESOLUTION

RESOLVED, that the City Planning Commission finds that the action described herein will have no significant impact on the environment; and be it further

RESOLVED, that the City Planning Commission, having reviewed the waterfront aspects of this action finds that the action will not substantially hinder the achievement of any WRP policy and hereby determines that this action is consistent with WRP policies; and be it further

RESOLVED, by the City Planning Commission, pursuant to Section 200 of the New York City Charter, that based on the environmental determination and the consideration described in this report, the Zoning Resolution of the City of New York, effective as of December 15, 1961, and as subsequently amended, is further amended by changing the Zoning Map, Section Nos. 9c, 9d, 10a and 10b:

A. CD 3

1. eliminating from within an existing R3-2 District a C1-2 District bounded by:
 - a. a line 150 feet northeasterly of Astoria Boulevard, 95th Street, Astoria Boulevard, 96th Street, a line 150 feet southwesterly of Astoria Boulevard, and 94th Street;
 - b. a line 150 feet northeasterly of Astoria Boulevard, 99th Street, Astoria Boulevard, 100th Street, a line 150 feet southwesterly of Astoria Boulevard, 98th Street, Astoria Boulevard, and 97th Street; and

- c. a line 150 feet northeasterly of Astoria Boulevard, Gillmore Street, Astoria Boulevard, 105th Street, a line 150 feet southwesterly of Astoria Boulevard, 103rd Street, Astoria Boulevard, and 29th Avenue;
2. eliminating from within an existing R4 District a C1-2 District bounded by a line 150 feet northerly of 31st Avenue, 92nd Street, 31st Avenue, and 90th Street;
3. eliminating from within an existing R3-2 District a C2-2 District bounded by Astoria Boulevard, 88th Street, a line perpendicular to the easterly street line of 88th Street distant 140 feet northerly (as measured along the street line) from the easterly street line of 88th Street and the northeasterly street line of Astoria Boulevard, 89th Street, a line 100 feet northeasterly of Astoria Boulevard, a line 100 feet northerly of 25th Avenue, 90th Place, a line 150 feet northerly of 25th Avenue, 92nd Street, 25th Avenue, and 87th Street;
4. eliminating from within an existing R4 District a C2-2 District bounded by:
 - a. Astoria Boulevard, 24th Avenue, 85th Street, a line 150 feet southwesterly of Astoria Boulevard, and 82nd Street; and
 - b. 25th Avenue, 92nd Street, a line 125 feet southwesterly of Astoria Boulevard, 91st Street, a line 150 feet southwesterly of Astoria Boulevard, 90th Street, Astoria Boulevard, the westerly boundary line of a park and its northerly prolongation, a line 150 feet southerly of 25th Avenue, and 88th Street;
5. changing from an R4 District to an R2A District property bounded by:
 - a. 25th Avenue, 84th Street, 30th Avenue, and a line midway between 83rd Street and 84th Street; and
 - b. a line 100 feet southwesterly of Astoria Boulevard, a line midway between 90th Street and 91st Street, 30th Avenue, and a line midway between 89th Street and 90th Street;
6. changing from an R3-2 District to an R3A District property bounded by:
 - a. a line 100 feet southwesterly of Astoria Boulevard, a line midway between 94th Street and 95th Street, 30th Avenue, and 94th Street; and
 - b. Ditmars Boulevard, 102nd Street, Ericsson Street, a line 87 feet southeasterly of 24th Avenue, Curtis Street, a line 100 feet northwesterly of 25th Avenue, Humphreys Street, 100th Street, 24th Avenue, and 101st Street and its northwesterly centerline prolongation;

7. changing from an R4 District to an R3A District property bounded by:
 - a. a line 100 feet southwesterly of Astoria Boulevard, 94th Street, 30th Avenue, a line midway between 93rd Street and 94th Street, 31st Avenue, 93rd Street, 30th Avenue, 92nd Street, a line 100 feet northerly of 31st Avenue, and 91st Street; and
 - b. 31st Avenue, 92nd Street, 32nd Avenue, and a line midway between 91st Street and 92nd Street;

8. changing from an R3-2 District to an R3X District property bounded by:
 - a. Ditmars Boulevard, 100th Street, 23rd Avenue, a line midway between 99th Street and 100th Street, a line 100 feet northerly of 24th Avenue, 98th Street, 24th Avenue, a line 90 feet westerly of 95th Street, a line 400 feet northerly of 24th Avenue, 97th Street, 23rd Avenue, a line midway between 97th Street and 98th Street, a line 600 feet northerly of 23rd Avenue, and 97th Street and its northerly centerline prolongation;
 - b. a line 100 feet northerly of 25th Avenue, a line midway between 92nd Street and 93rd Street, a line 340 feet northerly of 25th Avenue, 93rd Street, a line 160 feet southerly of 24th Avenue, 95th Street, a line 100 feet southerly of 24th Avenue, a line midway between 96th Street and 97th Street, a line 100 feet northerly of 25th Avenue, 96th Street, a line 200 feet southerly of 25th Avenue, a line midway between 96th Street and 97th Street, a line 100 feet northeasterly of Astoria Boulevard, 94th Street, 25th Avenue, and 92nd Street; and
 - c.
 - i 27th Avenue, Gillmore Street,
 - ii 25th Avenue,
 - iii Curtis Street,
 - iv a line perpendicular to the northeasterly street line of Curtis Street distant 88 feet northwesterly (as measured along the street line) from the point of intersection of the northeasterly street line of Curtis Street and the northwesterly street line of 25th Avenue,
 - v a line 95 feet northeasterly of Curtis Street,
 - vi a line connecting two points: the first point on Course v distant 35 feet southeasterly (as measured along such course) from its intersection with Course iv, and the second point on the southwesterly street line of Ditmars Boulevard distant 106 feet northwesterly (as measured along the street line

from its point of intersection with the northwesterly street line of 25th Avenue,

- vii Ditmars Boulevard,
- viii a line 125 feet northwesterly of 25th Avenue,
- ix Grand Central Parkway,
- x 31st Drive and its northeasterly centerline prolongation,
- xi Ditmars Boulevard,
- xii Astoria Boulevard, and
- xiii Kearney Street;

9. changing from an R4 District to an R3X District property bounded by 25th Avenue, 94th Street, a line 100 feet northeasterly of Astoria Boulevard, and 92nd Street;

10. changing from an R3-2 District to an R3-1 District property bounded by:

a. Ditmars Boulevard, 97th Street and its northerly centerline prolongation, a line 600 feet northerly of 23rd Avenue, a line midway between 97th Street and 98th Street, 23rd Avenue, a line 100 feet westerly of 92nd Street, a line connecting two points: the first point on the last named course distant 504 feet northerly (as measured on such course) from its intersection with the northerly street line of 23rd Avenue, and the second point on a line perpendicular to the westerly street line of 92nd Street distant 155 feet southerly (as measured along the street line) from the point of intersection of the westerly street line of 92nd Street and the southerly street line of Ditmars Boulevard, and 92nd Street distant 74.5 feet westerly from its intersection with the westerly street line of 92nd Street; and

b. a line 100 feet northerly of 24th Avenue, a line midway between 99th Street and 100th Street, 23rd Avenue, 101st Street, 24th Avenue, 100th Street, Humphreys Street, a line 100 feet northwesterly of 25th Avenue, Curtis Street, 25th Avenue, Gillmore Street, 27th Avenue, a line midway between McIntosh Street and Humphreys Street, a line 425 feet northwesterly of 27th Avenue, McIntosh Street, 100th Street, a line 200 feet southerly of 25th Avenue, 99th Street, a line 100 feet southerly of 25th Avenue, and 98th Street;

11. changing from an R3-2 District to an R4 District property bounded by:

a. Astoria Boulevard, 87th Street, 25th Avenue, and 85th Street; and

- b. a line 100 feet southwesterly of Astoria Boulevard, 100th Street, 31st Avenue, and a line midway between 94th Street and 95th Street;
- 12. changing from an R3-2 District to an R4B District property bounded by 30th Avenue, a line midway between 94th Street and 95th Street, 31st Avenue, a line midway between 95th Street and 96th Street, Jackson Mill Road, and 94th Street;
- 13. changing from an R4 District to an R4B District property bounded by a line 100 feet southwesterly of Astoria Boulevard, 85th Street, 25th Avenue, 86th Street, a line 100 feet northerly of 30th Avenue, 88th Street, 25th Avenue, a line midway between 88th Street and 89th Street, a line 100 feet southerly of 25th Avenue, a line 100 feet southwesterly of Astoria Boulevard, a line midway between 89th Street and 90th Street, 30th Avenue, a line midway between 90th Street and 91st Street, a line 100 feet southwesterly of Astoria Boulevard, 91st Street, a line 100 feet northerly of 31st Avenue, 92nd Street, 30th Avenue, 93rd Street, 31st Avenue, a line midway between 93rd Street and 94th Street, 30th Avenue, 94th Street, 32nd Avenue, 92nd Street, 31st Avenue, 86th Street, 30th Avenue, 84th Street, 25th Avenue, a line midway between 83rd Street and 84th Street, 30th Avenue, a line midway between 82nd Street and 83rd Street, 25th Avenue, and 82nd Street;
- 14. changing from an R3-2 District to an R4-1 District property bounded by 31st Avenue, 103rd Street, a line 100 feet southerly of 31st Avenue, a line 100 feet southwesterly of Astoria Boulevard, 108th Street, 32nd Avenue, 94th Street, Jackson Mill Road, and a line midway between 95th Street and 96th Street;
- 15. changing from an R3-2 District to an R6B District property bounded by:
 - a. a line 100 feet northeasterly of Astoria Boulevard, 99th Street, Astoria Boulevard, 108th Street, a line 100 feet southwesterly of Astoria Boulevard, a line 100 feet southerly of 31st Avenue, 103rd Street, 31st Avenue, 100th Street, a line 100 feet southwesterly of Astoria Boulevard, and 94th Street;
 - b. Astoria Boulevard, 88th Street, a line 100 feet northeasterly of Astoria Boulevard, a line 100 feet northerly of 25th Avenue, 92nd Street, 25th Avenue, and 87th Street;
- 16. changing from an R4 District to an R6B District property bounded by 25th Avenue, 92nd Street, a line 100 feet northeasterly of Astoria Boulevard, 94th Street, a line 100 feet southwesterly of Astoria Boulevard, a line 100 feet southerly of 25th Avenue, and a line midway between 88th Street and 89th Street;
- 17. establishing within an existing R3-2 District a C1-3 District bounded by ;
 - a. 24th Avenue, a line midway between 85th Street and 86th Street, Astoria Boulevard, and 85th Street;

- b. 23rd Avenue, 94th Street, a line 125 feet southerly of 23rd Avenue, and 93rd Street;
 - c. 23rd Avenue, 97th Street, a line 125 feet southerly of 23rd Avenue, and 96th Street; and
 - d. a line perpendicular to the southwesterly street line of Kearney Street distant 130 feet northwesterly (as measured along the street line) from the point of intersection of the southwesterly street line of Kearney Street and the northeasterly street line of Astoria Boulevard, Kearney Street, Astoria Boulevard, and 100th Street;
18. establishing within a proposed R4 District a C1-3 District bounded by 30th Avenue, 98th Street, 31st Avenue, and a line 125 feet westerly of 96th Street;
19. establishing within a proposed R4B District a C1-3 District bounded by:
- a. a line 100 feet northerly of 31st Avenue, 89th Street, 31st Avenue, and a line midway between 88th Street and 89th Street; and
 - b. a line 100 feet northerly of 31st Avenue, 92nd Street, 31st Avenue, and 90th Street;
20. establishing within a proposed R6B District a C1-3 District bounded by Astoria Boulevard, 88th Street, a line 100 feet northeasterly of Astoria Boulevard, a line 100 feet northerly of 25th Avenue, 92nd Street, a line 100 feet northeasterly of Astoria Boulevard, 99th Street, Astoria Boulevard, 31st Avenue, 100th Street, a line 100 feet southwesterly of Astoria Boulevard, 98th Street, Astoria Boulevard, 96th Street, a line 100 feet southwesterly of Astoria Boulevard, a line 100 feet southerly of 25th Avenue, a line midway between 88th Street and 89th Street, 25th Avenue, and 87th Street;
21. establishing within an existing R4 District a C2-3 District bounded by Astoria Boulevard, a westerly boundary line of a park and its southerly prolongation, a northerly boundary line of a park and its easterly prolongation, 83rd Street, 24th Avenue, 85th Street, a line 100 feet southwesterly of Astoria Boulevard, and 82nd Street;
23. establishing within a proposed R6B District a C2-3 District bounded by Astoria Boulevard, 108th Street, a line 100 feet southwesterly of Astoria Boulevard, a line 100 feet southerly of 31st Avenue, 103rd Street, and 31st Avenue;

B. CD 4

- 1. eliminating from within an existing R6B District a C1-2 District bounded by:
 - a. Roosevelt Avenue, Junction Boulevard, 40th Road, and Warren Street; and
 - b. Roosevelt Avenue, 104th Street, 41st Avenue, and National Street;

2. eliminating from within an existing R6 District a C1-3 District bounded by Roosevelt Avenue, Aske Street, Whitney Avenue, a line 100 feet southerly of Roosevelt Avenue, a line perpendicular to the northeasterly street line of Case Street distant 175 feet southeasterly (as measured along the street line) from the point of intersection of the northeasterly street line of Case Street and the southeasterly street line of Elmhurst Avenue, Case Street, and Elmhurst Avenue;
3. eliminating from within an existing R6B District a C1-3 District bounded by Roosevelt Avenue, 98th Street, a line 100 feet southerly of Roosevelt Avenue, a line midway between Junction Boulevard and 97th Street, 40th Road, and Junction Boulevard;
4. eliminating from within an existing R5 District a C2-2 District bounded by Roosevelt Avenue, Warren Street, a line 100 feet southerly of Roosevelt Avenue, and 94th Street;
5. eliminating from within an existing R6 District a C2-2 District bounded by Roosevelt Avenue, 94th Street, a line 100 feet southerly of Roosevelt Avenue, and Aske Street;
6. eliminating from within an existing R6B District a C2-2 District bounded by:
 - a. Roosevelt Avenue, National Street, 41st Avenue, and a line 150 feet westerly of National Street; and
 - b. Roosevelt Avenue, 114th Street, a line midway between Roosevelt Avenue and 41st Avenue, and a line 100 feet southwestwardly of 111th Street;
7. establishing within an existing R6B District a C1-4 District bounded by:
 - a. Roosevelt Avenue, 98th Street, a line 100 feet southerly of Roosevelt Avenue, a line midway between Junction Boulevard and 97th Street, 40th Avenue, Junction Boulevard, 40th Road, and Warren Street; and
 - b. Roosevelt Avenue, 108th Street, a line midway between Roosevelt Avenue and 41st Avenue, a line 100 feet northeasterly of 104th Street, 41st Avenue, 104th Street, 41st Avenue, National Street, 41st Avenue, 102nd Street, a line 100 feet westerly of National Street, a line 100 feet southerly of Roosevelt Avenue, 102nd Street, Spruce Avenue, and 100th Street;
8. establishing within an existing R5 District a C2-4 District bounded by Roosevelt Avenue, Warren Street, a line 100 feet southerly of Roosevelt Avenue, and 94th Street;
9. establishing within an existing R6 District a C2-4 District bounded by Roosevelt Avenue, 94th Street, a line 100 feet southerly of Roosevelt Avenue, a line perpendicular to the northeasterly street line of Case Street distant 175 feet southeasterly (as measured along the street line) from the point of intersection of the northeasterly street line of Case Street

and the southeasterly street line of Elmhurst Avenue, Case Street, and Elmhurst Avenue;
and

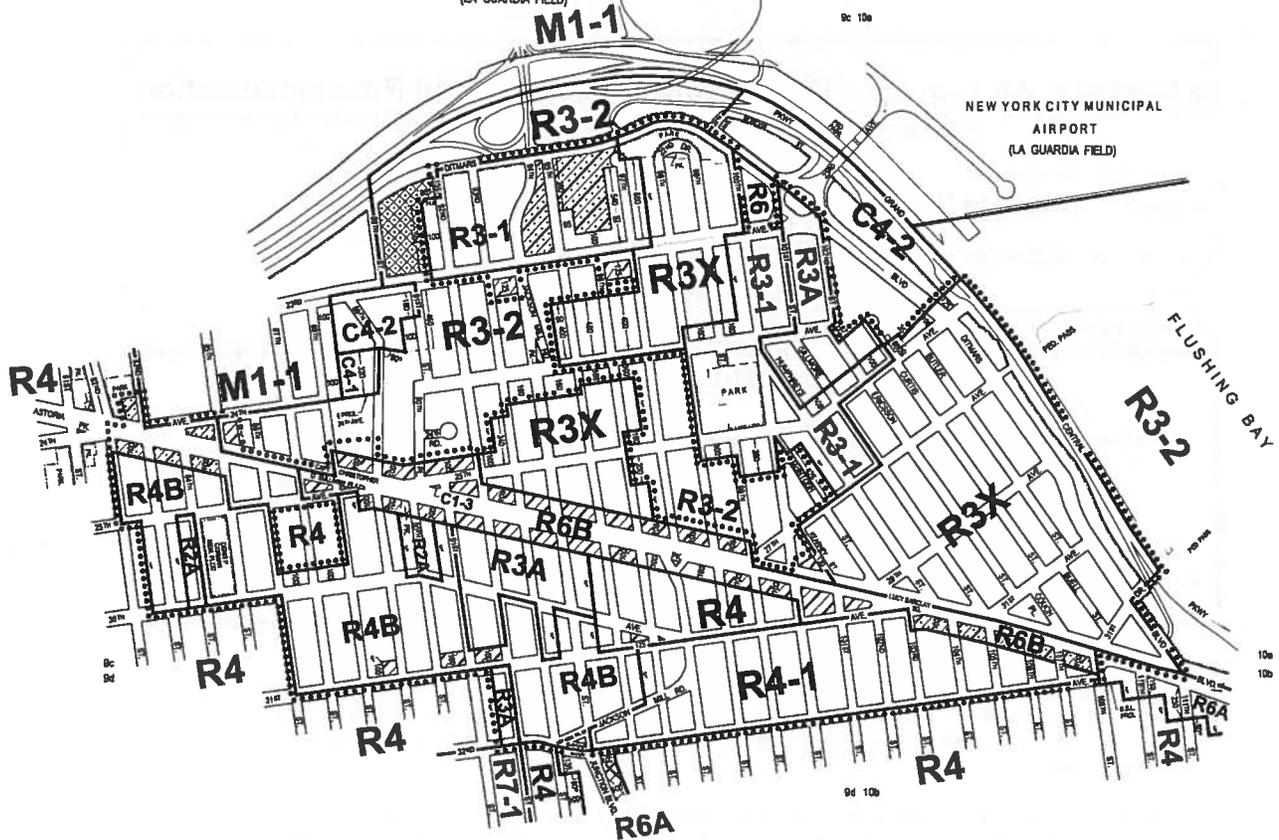
10. establishing within an existing R6B District a C2-4 District bounded by Roosevelt Avenue, 114th Street, a line midway between Roosevelt Avenue and 41st Avenue, and 111th Street;

Borough of Queens, Community Districts 3 & 4, as shown on a diagram (for illustrative purposes only) dated June 3, 2013 and subject to the conditions of CEQR Declaration E-314.

The above resolution (C 130344 ZMQ), duly adopted by the City Planning Commission on September 23, 2013 (Calendar No. 9), is filed with the Office of the Speaker, City Council, and the Queens Borough President in accordance with the requirements of Section 197-d of the New York City Charter.

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, ANNA HAYES LEVIN, ORLANDO MARIN, Commissioners



NEW YORK CITY MUNICIPAL
AIRPORT
(LA GUARDIA FIELD)

FLUSHING BAY

CITY PLANNING COMMISSION
CITY OF NEW YORK
DIAGRAM SHOWING PROPOSED
ZONING CHANGE
ON SECTIONAL MAP
9c, 9d, 10a & 10b
BOROUGH OF
QUEENS

J. Miraglia
J. Miraglia, Director
Technical Review Division

New York, Certification Date
JUNE 03, 2013



NOTE: Indicates Zoning District Boundary.

..... The area enclosed by the dotted line is proposed to be rezoned by eliminating C1-2, C1-3, and C2-2 Districts from within existing R3-2, R4, R5, R6 and R6B Districts, by changing R3-2 and R4 Districts to R2A, R3A, R3X, R3-1, R4, R4B, R4-1 and R6B Districts, and by establishing C1-3, C1-4, C2-3 and C2-4 Districts within existing and proposed R3-2, R4, R4B, R5, R6 and R6B Districts.

-  Indicates a C1-3 District.
-  Indicates a C1-4 District.
-  Indicates a C2-2 District.
-  Indicates a C2-3 District.
-  Indicates a C2-4 District.

THIS DIAGRAM IS FOR ILLUSTRATIVE PURPOSES ONLY.



Community/Borough Board Recommendation

Pursuant to the Uniform Land Use Review Procedure

Application # **C 130344 ZMQ**

Project Name: **East Elmhurst Rezoning**

CEQR Number 13DCP138Q

Borough(s) Queens
Community District Number(s) 3 & 4

Please use the above application number on all correspondence concerning this application

SUBMISSION INSTRUCTIONS

- Complete this form and return to the Department of City Planning by one of the following options:
 - EMAIL (recommended):** Send email to CalendarOffice@planning.nyc.gov and include the following subject line: (CB or BP) Recommendation + (6-digit application number), e.g., "CB Recommendation #C100000ZSQ"
 - MAIL:** Calendar Information Office, City Planning Commission, Room 2E, 22 Reade Street, New York, NY 10007
 - FAX:** (212) 720-3356 and note "Attention of the Calendar Office"
- Send one copy of the completed form with any attachments to the applicant's representative at the address listed below, one copy to the Borough President, and one copy to the Borough Board, when applicable.

IN THE MATTER OF an application submitted by the Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 9c, 9d, 10a and 10b:

Community Board 4 Queens, at its monthly meeting on June 11, 2013 reviewed the Department of City Planning's proposal to change commercial overlays on the block fronts on the south side of Roosevelt Avenue in Community District 4.

The current zoning lacks commercial overlays for lots with existing commercial uses. The commercial overlays will mirror the existing commercial overlays on the north side of Roosevelt Avenue and match the existing retail use with the proposed zoning.

Applicant(s): NYC Department of City Planning 120-55 Queens Boulevard Kew Gardens, NY 11424		Applicant's Representative: John Young, Director NYC Department of City Planning 120-55 Queens Boulevard Kew Gardens, NY 11424	
Recommendation submitted by: NYC Department of City Planning			
Date of public hearing: June 11, 2013		Location: VFW Post #150 51-11 108 Street, Corona, NY 11368	
Was a quorum present? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		A public hearing requires a quorum of 20% of the appointed members of the board, but in no event fewer than seven such members.	
Date of Vote: June 11, 2013		Location: VFW Post #150 51-11 108 Street, Corona, NY 11368	
RECOMMENDATION			
<input checked="" type="checkbox"/> Approve		<input type="checkbox"/> Approve With Modifications/Conditions	
<input type="checkbox"/> Disapprove		<input type="checkbox"/> Disapprove With Modifications/Conditions	
Please attach any further explanation of the recommendation on additional sheets, as necessary.			
Voting			
# In Favor:	# Against:	# Abstaining:	Total members appointed to the board:
27	0	0	48
Name of CB/BB officer completing this form Christian Cassagnol		Title District Manager	Date 7/16/13

City Planning Commission
Calendar Information Office
22 Reade Street, Room 2E
New York, N. Y. 10007

Corrected

APPLICATION: ***EAST ELMHURST REZONING- C 130344 ZMQ-***

DOCKET DESCRIPTION: IN THE MATTER OF an application submitted by the Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 9c, 9d, 10a and 10b: for all or portions of 127 blocks in East Elmhurst.

COMMUNITY BOARD NO. 3

BOROUGH Queens

BOROUGH BOARD _____

DATE OF PUBLIC HEARING 6/20/13

LOCATION: Diversity Plaza
37th Road – Betw 73rd and 74th Sts.
JHS, NY.11372

WAS QUORUM PRESENT? X YES ___ NO
VOTE ADOPTING RECOMMENDATION TAKEN

DATE 6/20/13

LOCATION: Same as above

RECOMMENDATION:

IN THE MATTER OF an application submitted by the Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 9c, 9d, 10a and 10b:

Community Board3, Queens at its monthly meeting and public hearing held on June 20, **2013** reviewed the Department of City Planning's proposal to change the Zoning Maps on all or portions of 127 blocks in East Elmhurst within CB3. The Rezoning area encompasses much of the East Elmhurst neighborhood south of LaGuardia Airport.

The existing zoning does not closely reflect established building patterns or guide development to appropriate locations.

Queens Borough Board Recommendation

APPLICATION: ULURP# C130344 ZMQ

COMMUNITY BOARD: Q03 & Q04

DOCKET DESCRIPTION

IN THE MATTER of an application submitted by the New York City Department of City Planning, pursuant to Sections 197-c and 201 of the NYC Charter, for an amendment to the Zoning Map rezoning all or a portions 141 blocks of an area generally bounded by the Grand Central Parkway to the north and east, 32nd Avenue to the south and to the west, by a line beginning at 91st Street and moving northwesterly to 80th Street at Astoria Boulevard. Additionally including the south side of Roosevelt Avenue generally bounded by Elmhurst Avenue and, 114th Street, Zoning Map sections 9c, 9d, 10a, and 10: Elmhurst and Corona, Borough of Queens.

PUBLIC HEARING

A meeting of the Queens Borough Board was held in the Borough President's Conference Room at 120-55 Queens Boulevard on Monday, July 8, 2013 at 5:30 P.M. pursuant to Section 85 of the New York City Charter. The applicant made a presentation.

CONSIDERATION

Subsequent to review of the application and consideration of testimony received at the public hearing, the following issues and impacts have been identified:

- The Department of City Planning (DCP) is proposing to contextually rezone all or portions of 127 blocks of East Elmhurst and a 14 block portion of the south side of Roosevelt Avenue. The goal of the proposed rezoning is to protect and reinforce the predominantly one-and two-family residential character, encourage new residential and mixed-use development to locations along the area's main commercial corridors and prevent commercial encroachment into residential areas;
- The East Elmhurst zoning study was initiated by DCP to address community concerns about out of character development patterns and the need to reinforce commercial and mixed-use development along major thoroughfares – i.e. Astoria Boulevard and Roosevelt Avenue. An advisory steering committee consisting of representatives of Community Board 3, local civic groups and local businesses was established to work with DCP to review study findings, proposed zoning recommendations and to receive community response and input;
- The existing development in East Elmhurst is primarily residential consisting of one- and two-family detached and semi-detached buildings north of Astoria Boulevard; and by mostly attached residences in the western portion. The study area is primarily mapped with two residential districts: R3-2 and R4. The R3-2 district is generally located north of Astoria Boulevard where the R4 to the west is developed with mostly attached residences. Astoria Boulevard, a major west to east thoroughfare is developed with clusters of local commercial uses which divides the two zoning districts. These zoning districts have remained unchanged since 1961 and allows an unpredictably wide range of building types that may not be compatible with the traditional residential character;
- The Department of City Planning's rezoning proposal recommends replacement of existing districts with contextual districts that were not available in 1961 and are summarized as follows:
 - Existing R4 to R2A for three block portions of 84th and 90th Street between Astoria Boulevard and 30th Avenue. The R2A district will more closely reflect the predominant single-family, detached housing found on these block portions;
 - Existing R3-2 & R4 to R3A in three areas on all or portions of 11 blocks. Two are located south of Astoria Boulevard between 91st and 94th Streets. The third is located north of the Boulevard between 100th and Curtis Streets;
 - Existing R3-2 & R4 to R3X in three areas north of Astoria Boulevard between 92nd Street and the Grand Central Parkway on all or portions of 44 blocks. The R3X district will more closely reflect the predominant one- and two-family, detached housing found on these blocks;
 - Existing R3-2 to R3-1 for two areas located north of Astoria Boulevard on all or portions of 19 blocks between 92nd and 101st Streets. The R3-1 will more closely reflect the predominant one- and two-family, detached and semi-detached housing found on these blocks;
 - Existing R3-2 & R4 to R4B for all or portions of 26 blocks south of Astoria Boulevard between 82nd and 95th Streets. The R4B district will more closely reflect the predominant one-and two-family, attached housing with accessory parking in rear yards found on those blocks;

- Existing R3-2 to R4-1 for 16 full and partial blocks north of 32nd Avenue and south of Astoria Boulevard between 94th and 108th Streets to reinforce the semi-detached configuration and greater density of existing residences in this portion of the rezoning area;
 - Existing R3-2 to R4 for 10 full and partial blocks in two areas south of Astoria Boulevard between 86th and 100th Streets to more closely reflect the density of buildings in this portion of the rezoning area which is predominantly comprised of attached housing with front yard parking;
 - Existing R3-2 & R4 to R6B on all or portions of 32 blocks mapped to a depth of 100 feet on both sides of Astoria Boulevard between 87th and 99th Streets including a portion of 25th Avenue. R6B is proposed on the south side of Astoria Boulevard between 99th and 108th Streets. The R6B districts typically fosters development of buildings between 3- to 5-stories;
 - Existing C1-2, C1-3 and C2-2 to C1-3, C1-4 and C2-4 Overlays Existing C1-2 and C2-2 overlays in East Elmhurst would be replaced with C1-3 and C2-3 overlays that would be reduced from 150 feet to 100 feet to prevent encroachment into residential side street. New C1-3 and C2-3 commercial overlays would be mapped on Astoria Boulevard and 23rd and 31st Avenues reflecting existing commercial uses. Existing C1-2 overlays on the north side of Astoria Boulevard between 29th and 31st Avenues that are developed residentially would be eliminated. Along Roosevelt Avenue between Elmhurst Avenue and 114th Street C1-4 and C2-4 commercial overlays would be mapped to reflect existing commercial uses and allow new commercial uses;
- o Community Board 4 approved this application by a unanimous vote of twenty-seven (27) in favor, none (0) opposed and none (0) abstaining at a public hearing held on June 11, 2013
 - o Community Board 3 approved this application by a unanimous vote of thirty-six (36) in favor, none (0) opposed and one (1) abstaining at a public hearing held on June 20, 2013
 - o The Queens Borough Board approved this application by a vote of eight (8) in favor with none (0) against and five (5) abstaining at a meeting held on Monday, July 8, 2013.

RECOMMENDATION

Based on the above consideration, the Queens Borough Board hereby recommends approval of this application.

Helen M. Marshall

PRESIDENT, BOROUGH OF QUEENS

August 6, 2013

DATE

Queens Borough President Recommendation

APPLICATION: ULURP# C130344 ZMQ

COMMUNITY BOARD: Q03 & Q04

DOCKET DESCRIPTION

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PUBLIC HEARING

A Public Hearing was held in the Borough President's Conference Room at 120-55 Queens Boulevard on Thursday, June 27, 2013, at 10:30 A.M. pursuant to Section 82(5) of the New York City Charter and was duly advertised in the manner specified in Section 197-c (i) of the New York City Charter. The applicant made a presentation. There was one (1) speaker in favor and none (0) against. The hearing was closed.

CONSIDERATION

Subsequent to review of the application and consideration of testimony received at the public hearing, the following issues and impacts have been identified:

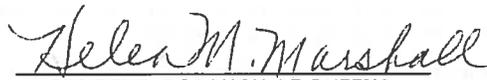
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- o The East Elmhurst zoning study was initiated by DCP to address community concerns about out of character development patterns and the need to reinforce commercial and mixed-use development along major thoroughfares – i.e. Astoria Boulevard and Roosevelt Avenue. An advisory steering committee consisting of representatives of Community Board 3, local civic groups and local businesses was established to work with DCP to review study findings, proposed zoning recommendations and to receive community response and input;
- o The existing development in East Elmhurst is primarily residential consisting of one- and two-family detached and semi-detached buildings north of Astoria Boulevard; and by mostly attached residences in the western portion. The study area is primarily mapped with two residential districts: R3-2 and R4. The R3-2 district is generally located north of Astoria Boulevard where the R4 to the west is developed with mostly attached residences. Astoria Boulevard, a major west to east thoroughfare is developed with clusters of local commercial uses which divides the two zoning districts. These zoning districts have remained unchanged since 1961 and allows an unpredictably wide range of building types that may not be compatible with the traditional residential character;
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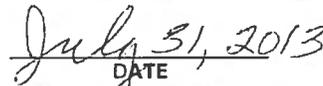
- Existing R3-2 to R4-1 for 16 full and partial blocks north of 32nd Avenue and south of Astoria Boulevard between 94th and 108th Streets to reinforce the semi-detached configuration and greater density of existing residences in this portion of the rezoning area;
 - Existing R3-2 to R4 for 10 full and partial blocks in two areas south of Astoria Boulevard between 86th and 100th Streets to more closely reflect the density of buildings in this portion of the rezoning area which is predominantly comprised of attached housing with front yard parking;
 - Existing R3-2 & R4 to R6B on all or portions of 32 blocks mapped to a depth of 100 feet on both sides of Astoria Boulevard between 87th and 99th Streets including a portion of 25th Avenue. R6B is proposed on the south side of Astoria Boulevard between 99th and 108th Streets. The R6B districts typically fosters development of buildings between 3- to 5-stories;
 - Existing C1-2, C1-3 and C2-2 to C1-3, C1-4 and C2-4 Overlays Existing C1-2 and C2-2 overlays in East Elmhurst would be replaced with C1-3 and C2-3 overlays that would be reduced from 150 feet to 100 feet to prevent encroachment into residential side street. New C1-3 and C2-3 commercial overlays would be mapped on Astoria Boulevard and 23rd and 31st Avenues reflecting existing commercial uses. Existing C1-2 overlays on the north side of Astoria Boulevard between 29th and 31st Avenues that are developed residentially would be eliminated. Along Roosevelt Avenue between Elmhurst Avenue and 114th Street C1-4 and C2-4 commercial overlays would be mapped to reflect existing commercial uses and allow new commercial uses;
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RECOMMENDATION

The Department of City Planning over the course of the last twelve years has rezoned nearly 50 neighborhoods covering thousands of blocks throughout Queens. In the process of conducting their studies, the Queens office has worked closely and met often with the respective community boards, elected officials and area community based civic organizations to present findings and recommendations, and to receive feedback and input. The resulting zoning proposals have been overwhelmingly well received while meeting the goals and objectives of maintaining well established residential areas, providing opportunities for new appropriate growth and supporting commercial activity.

Based on the above consideration, I hereby recommend approval of this application.


PRESIDENT, BOROUGH OF QUEENS


DATE