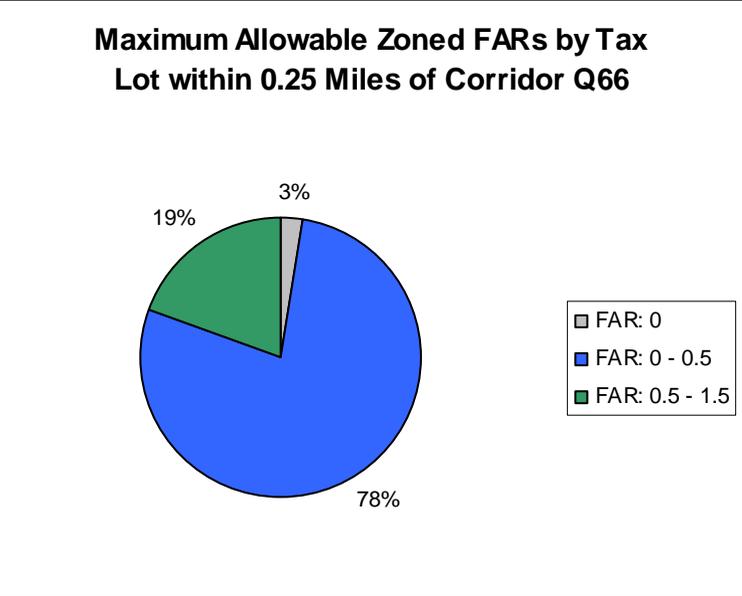
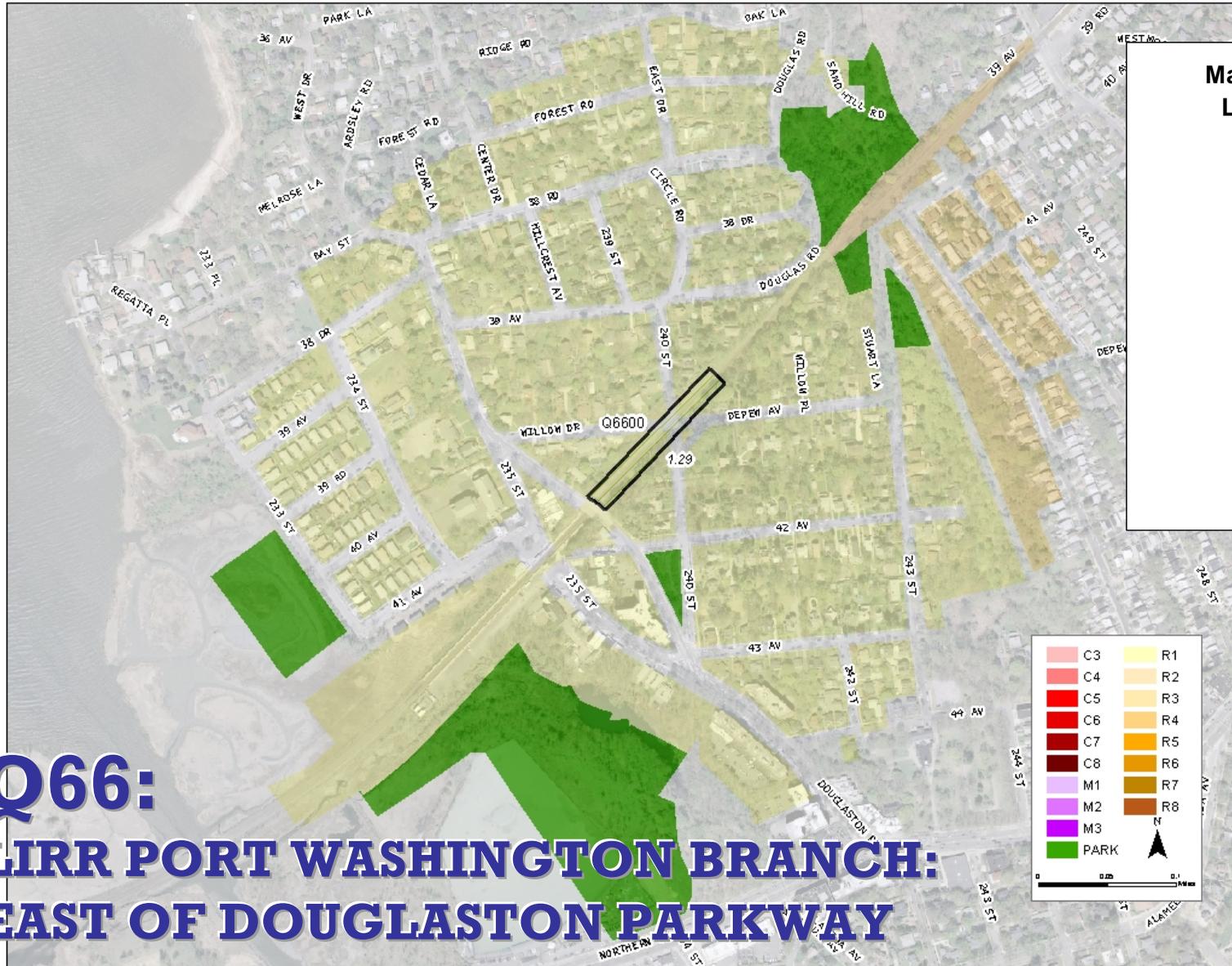


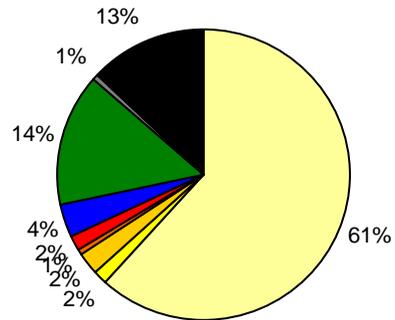
# Q66: LIRR PORT WASHINGTON BRANCH: EAST OF DOUGLASTON PARKWAY



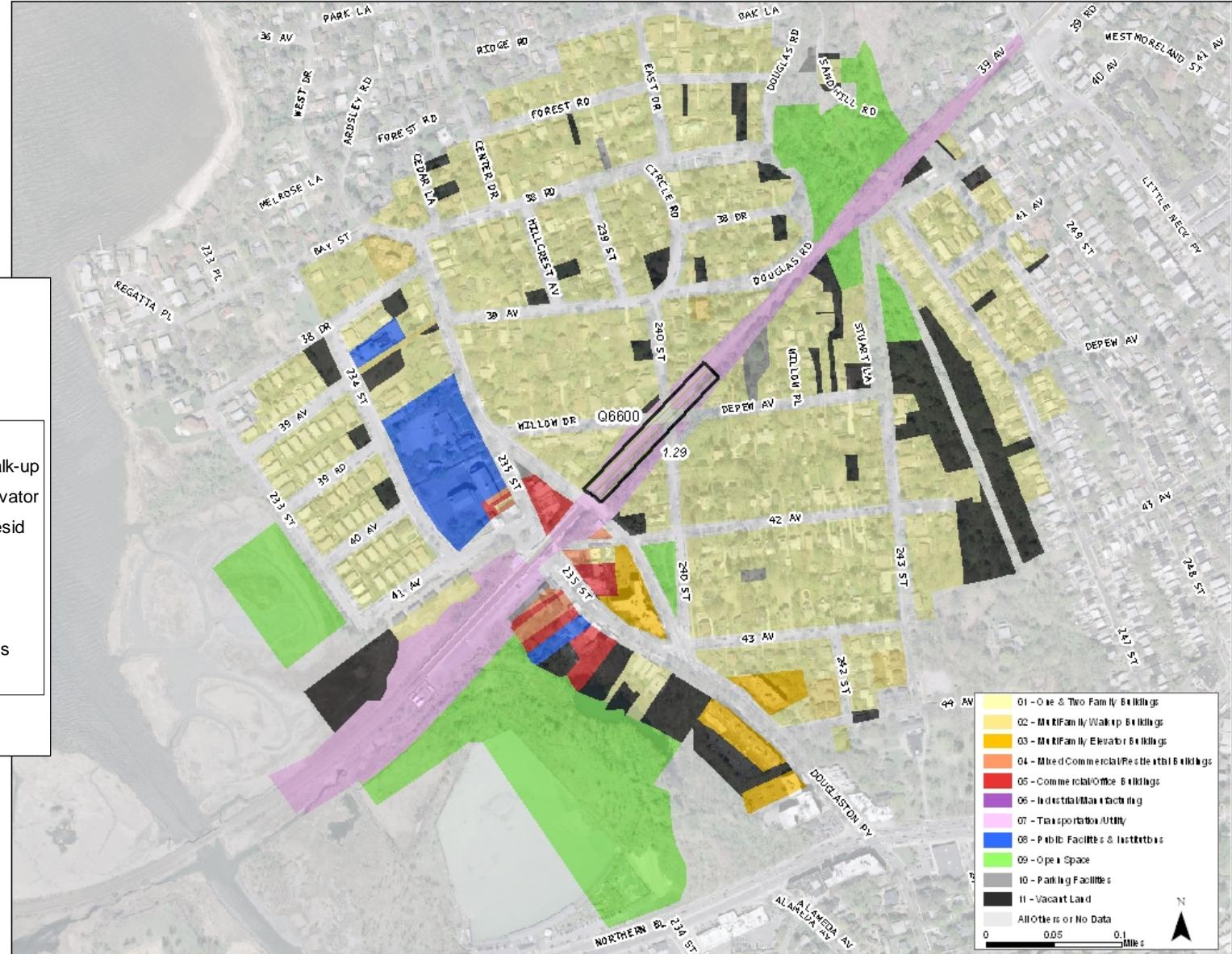
## ZONING

# LAND USE

Land Use by Percentage of Square Feet within 0.25 Miles of Corridor Q66



- 1 & 2 family
- multi-family w walk-up
- multi-family elevator
- mixed comm/resid
- commercial
- public facility
- open space
- parking facilities
- vacant land



- 01 - One & Two Family Buildings
- 02 - Multi-Family Walk-up Buildings
- 03 - Multi-Family Elevator Buildings
- 04 - Mixed Commercial/Residential Buildings
- 05 - Commercial/Office Buildings
- 06 - Industrial/Manufacturing
- 07 - Transportation/Utility
- 08 - Public Facilities & Institutions
- 09 - Open Space
- 10 - Parking Facilities
- 11 - Vacant Land
- All Other is or No Data

**GENERAL INFORMATION:**

**DESCRIPTION** This single parcel lies in the heavily wooded northeastern corner of Queens, across the street from the Douglaston LIRR station. The Port Washington Branch provides half-hourly service seven days a week, except for late nights. The area is zoned R1-2.

**OWNERSHIP** Parcel Q6600 abuts private property. Aside from the political difficulties of building a platform through such a corridor, legal protections that allow sufficient light and air to reach these adjacent properties may exist. Further PLUTO records are unavailable. MTA Long Island Rail Road is the operator.

**TOPOGRAPHY** Due to variations in the surrounding topography, it appears that a deck would be below the surrounding land at the following locations:

- Q6600: Along the parcel's northwestern edge, for the approximately 600 feet closest to Douglaston Parkway. Also, along the parcel's southeastern edge, for the approximately 550 feet closest to Douglaston Parkway.

**VENTILATION** No issues related to this corridor are evident.



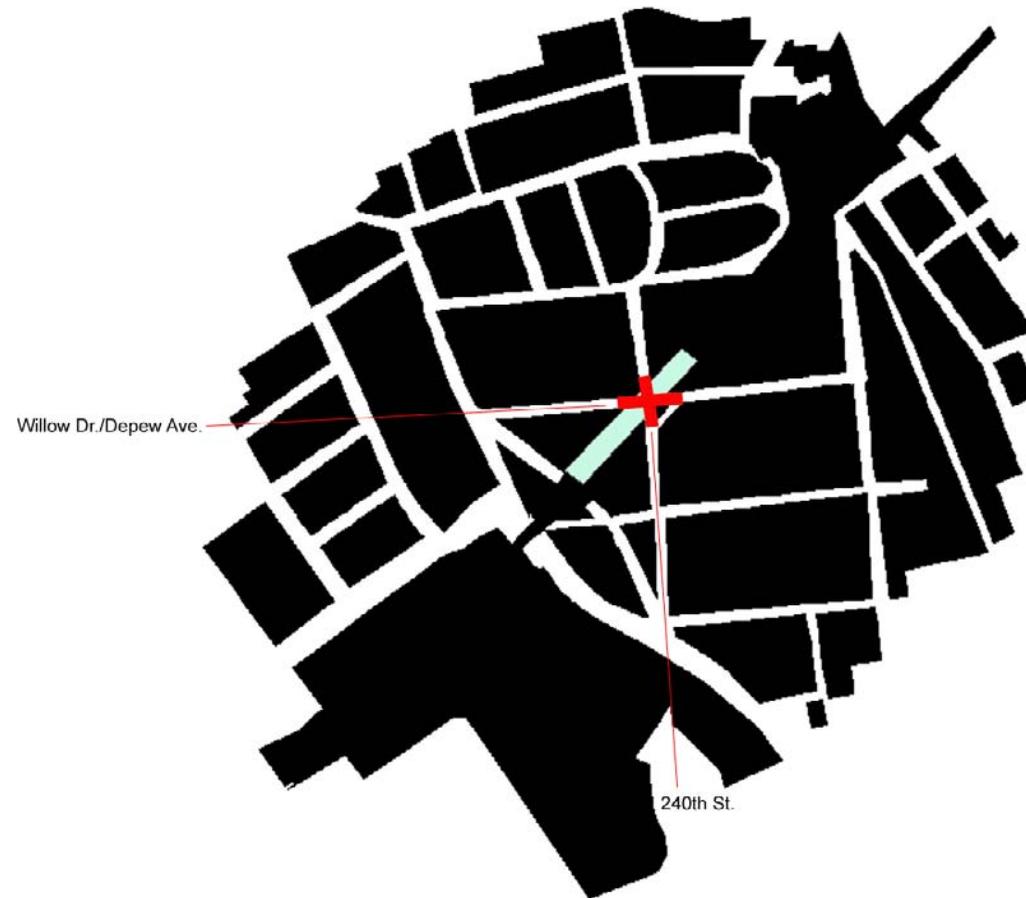
Parcel Q6600 looking east from 240<sup>th</sup> Street.

**PARCEL INFORMATION:**

<b><i>Parcel Code</i></b>	<b><i>Name</i></b>	<b><i>Size (acres)</i></b>	<b><i>Existing Corridor Uses</i></b>	<b><i>Surrounding zoning</i></b>
Q6600	LIRR Port Washington Branch: E. of Douglaston Parkway	1.29	LIRR Port Washington Branch	R1-2

**POTENTIAL FOR CONNECTING STREETS:**

240th Street; Willow Drive/Depew Avenue (E-W)

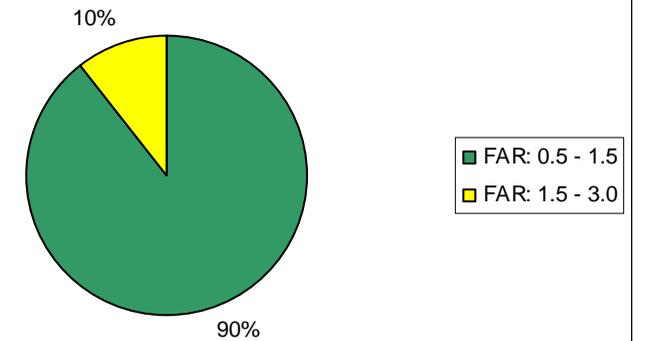




# Q67: LIRR MAIN LINE: EAST AND WEST OF GRAND AVENUE

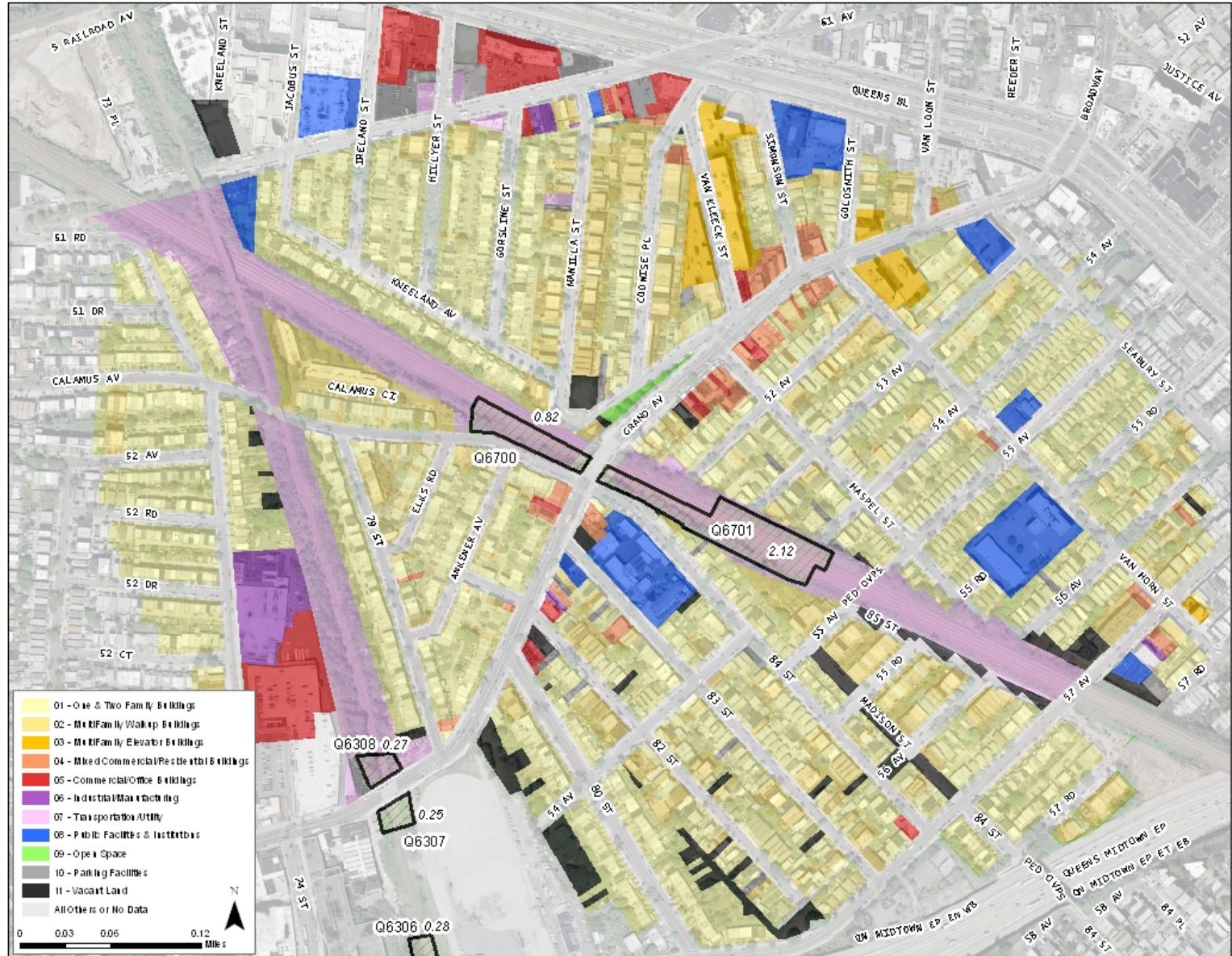
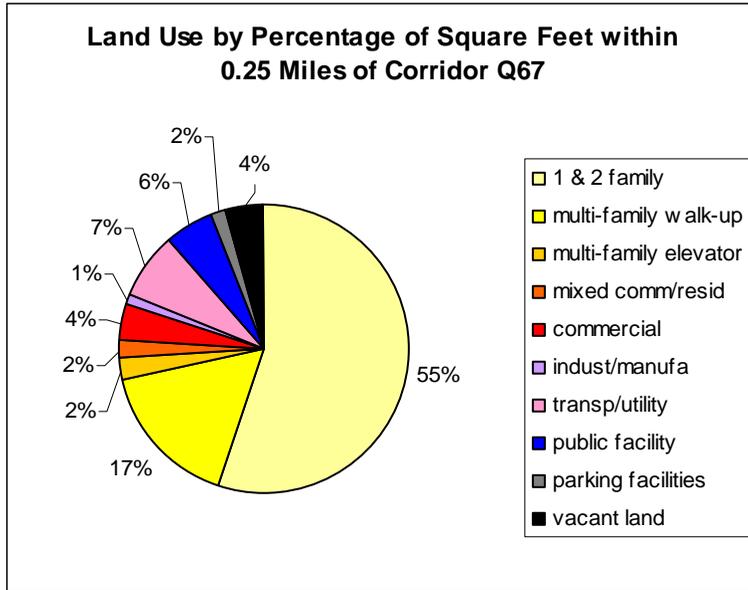
## ZONING

Maximum Allowable Zoned FARs by Tax Lot within 0.25 Miles of Corridor Q67



# LAND USE

Land Use by Percentage of Square Feet within 0.25 Miles of Corridor Q67



## **GENERAL INFORMATION:**

**DESCRIPTION** Two parcels totaling approximately 3 acres of deckable airspace bracket Grand Avenue as it passes over the LIRR Main Line in Elmhurst. Parcel Q6700 is zoned R4 and Q6701 is zoned R5; a C1-3 overlay envelopes most of Grand Avenue along this stretch of the road. The parcels are served by the Q58 and Q59 bus routes, and are approximately 2,000 feet southwest of the Grand Avenue subway station on the G, R and V (Queens Boulevard) lines.

**OWNERSHIP** Both parcels abut private property. Aside from the political difficulties of building a platform through such a corridor, legal protections that allow sufficient light and air to reach these adjacent properties may exist.

Further PLUTO records are unavailable for these parcels. MTA Long Island Rail Road is the operator.

**TOPOGRAPHY** Along most of the north side of the right-of-way, the disparity between the surface and trackbed grade is insufficient to warrant a deck.

Due to variations in the surrounding topography, it appears that a deck would be above the surrounding land at the following locations:

- Q6700: Along the parcel's southern edge, excluding the 80 feet nearest Grand Avenue. A deck here would increasingly be above Calamus Avenue to the south at one heads west, but sufficient room exists between the trackbed and the road to arch the deck down to street level.

**VENTILATION** No issues related to this corridor are evident.



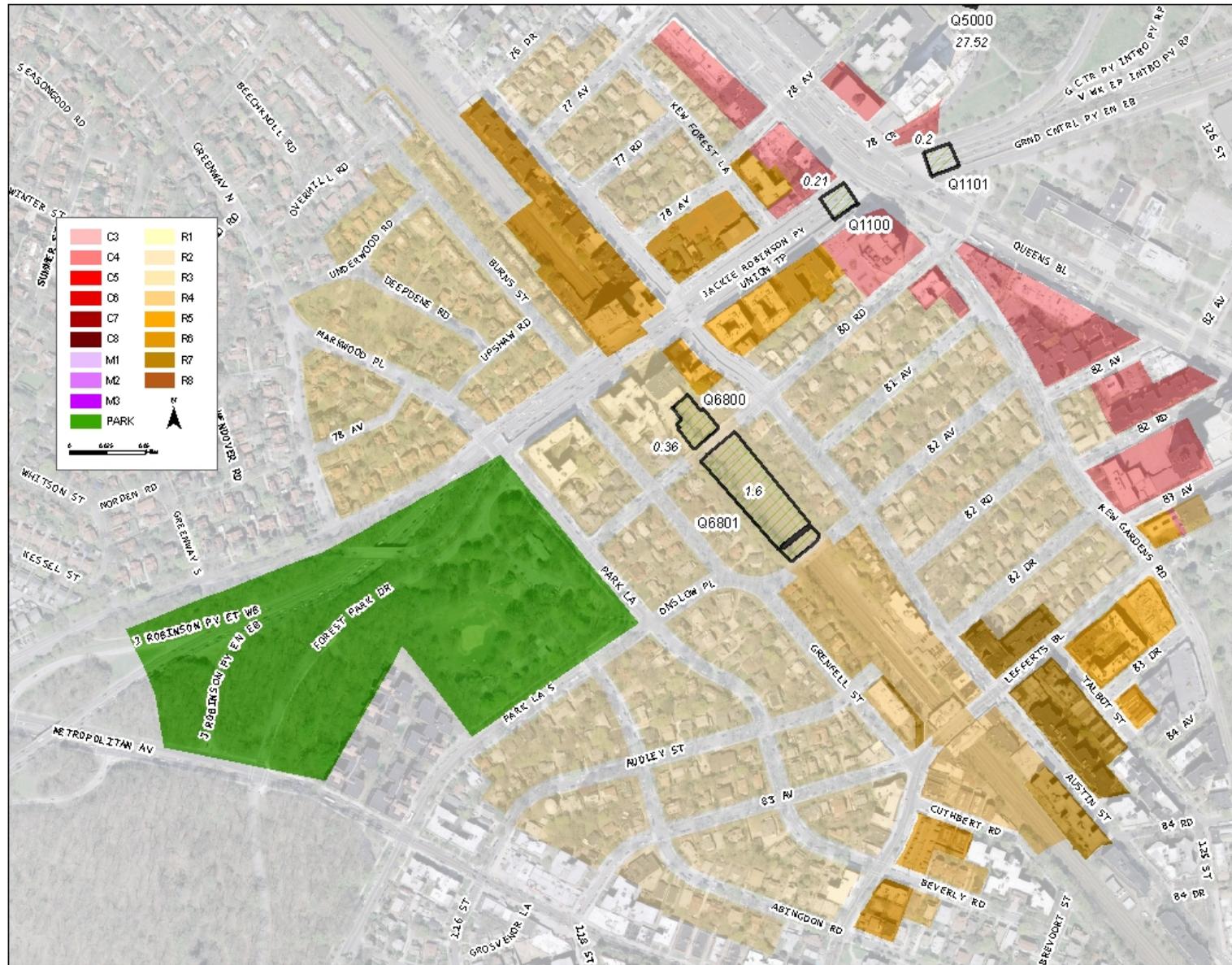
Parcel Q6701 looking west from the 55<sup>th</sup> Avenue pedestrian overpass towards Grand Avenue

**PARCEL INFORMATION:**

<b><i>Parcel Code</i></b>	<b><i>Name</i></b>	<b><i>Size (acres)</i></b>	<b><i>Existing Corridor Uses</i></b>	<b><i>Surrounding zoning</i></b>
Q6700	LIRR Main Line: W. of Grand Avenue	0.82	LIRR Main Line	C1-3, R4
Q6701	LIRR Main Line: E. of Grand Avenue	2.12	LIRR Main Line	C1-3, R5

**POTENTIAL FOR CONNECTING STREETS:**

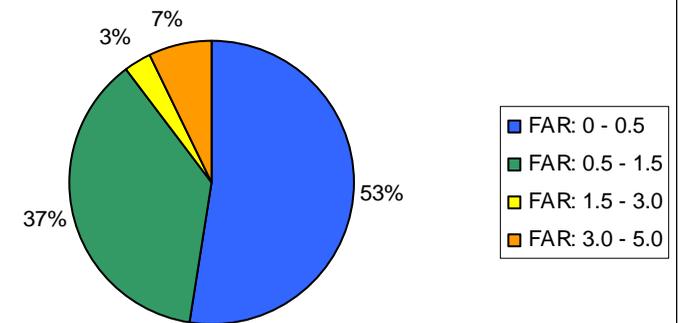
Decking over this ROW would not result in the potential for any street remapping. However, new streets could be constructed into the ROW to increase access into the new development there: 53rd Avenue (extended dead end); 54th Avenue (extended dead end)



# Q68: LIRR MAIN LINE: NORTH OF 80<sup>TH</sup> ROAD-82<sup>ND</sup> AVENUE

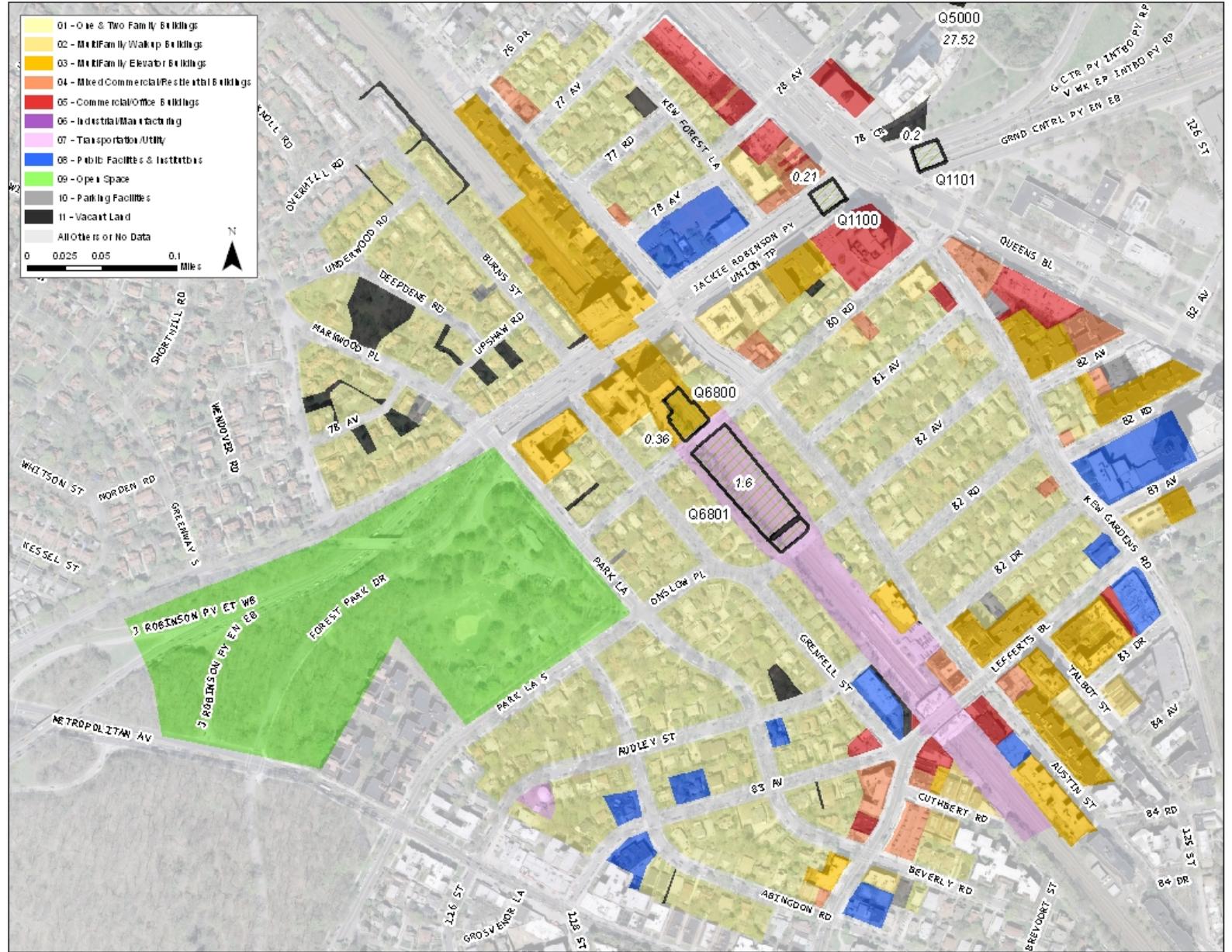
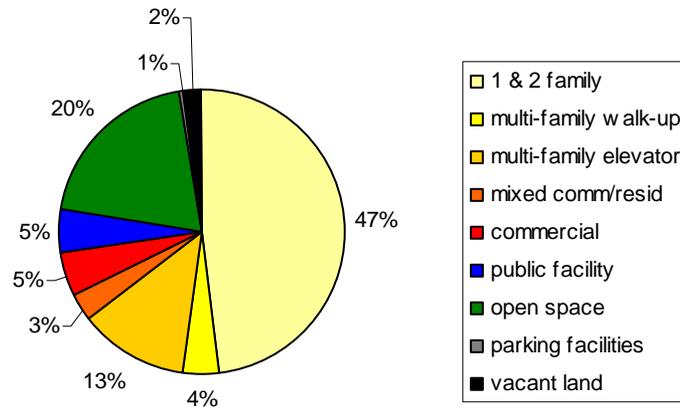
## ZONING

Maximum Allowable Zoned FARs by Tax Lot within 0.25 Miles of Corridor Q68



# LAND USE

Land Use by Percentage of Square Feet within 0.25 Miles of Corridor Q68



## **GENERAL INFORMATION:**

**DESCRIPTION** Nestled into a pocket of R2-zoned low-density housing, these two parcels are situated close to several mass transit options: the LIRR Kew Gardens station (500 feet to the northwest), the Kew Gardens-Union Turnpike subway station of the E and F lines (1,000 feet to the southwest), and the Q10, Q37, Q46 and Q74 bus route termini (1,000 feet to the southwest). The Q60 route and the X63, X64 and X68 express buses also serve Queens Boulevard.

Parcel Q6800, while situated in the same R2 zone as Q6801, sits immediately southeast of a high-rise apartment, creating a context for modest upzoning. Parcel Q6801 bisects a block of detached single-family houses.

**OWNERSHIP** Both parcels abut private property. Aside from the political difficulties of building a platform through such a corridor, legal protections that allow sufficient light and air to reach these adjacent properties may exist.

Further PLUTO records are unavailable for these parcels. MTA Long Island Rail Road is the operator.

**TOPOGRAPHY** Due to variations in the surrounding topography, it appears that a deck would be above the surrounding land at the following locations:

- Q6800: Along the parcel's northeastern edge, along the approximately 85 feet farthest from 80<sup>th</sup> Road.

Due to variations in the surrounding topography, it appears that a deck would be below the surrounding land at the following locations:

- Q6801: Along the parcel's northeastern and southwestern edges, excluding the approximately 50 feet along the northeastern edge closest to 82<sup>nd</sup> Avenue.

The surface land adjacent to the following parcel is on a slope; a deck here would need to be canted downward to conform to adjacent topography:

- Q6801: From northeast of Grenfell Street down to southwest of Austin Street.

**VENTILATION** No issues related to this corridor are evident.

**PARCEL INFORMATION:**

<b><i>Parcel Code</i></b>	<b><i>Name</i></b>	<b><i>Size (acres)</i></b>	<b><i>Existing Corridor Uses</i></b>	<b><i>Surrounding zoning</i></b>
Q6800	LIRR Main Line: N. of 80th Road	0.36	LIRR Main Line	R2, R3-2, R5
Q6801	LIRR Main Line: 80th Road-82nd Avenue	1.60	LIRR Main Line	R2

**POTENTIAL FOR CONNECTING STREETS:**

Decking over this ROW would not result in the potential for any street remapping.



Parcel Q6800 looking north from 80<sup>th</sup> Avenue towards the apartment deck to the north