



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

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**CITY PLANNING COMMISSION  
MONDAY, DECEMBER 4, 2006**

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



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

**[No. 22]**

**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)**

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**CITY PLANNING COMMISSION**

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GENERAL RULES OF PROCEDURE AS PERTAINING TO  
PUBLIC MEETINGS

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

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

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

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

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

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

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

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

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

- AMANDA M. BURDEN, AICP, Chair**
- KENNETH J. KNUCKLES, Esq., Vice Chairman**
- ANGELA M. BATTAGLIA**
- IRWIN G. CANTOR, P.E.**
- ANGELA R. CAVALUZZI, R.A.**
- ALFRED C. CERULLO, III**
- RICHARD W. EADDY**
- JANE D. GOL**
- LISA A. GOMEZ**
- CHRISTOPHER KUI**
- JOHN MEROLO**
- KAREN A. PHILLIPS**
- DOLLY WILLIAMS, Commissioners**
- YVETTE V. GRUEL, Calendar Officer**

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

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**MONDAY, DECEMBER 4, 2006**

Roll Call; ..... 1

I. Reports.....1

**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 December 6, 2006 at Spector Hall 22 Reade Street, New York, at 10:00 a.m.

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**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 \_\_\_\_\_ Identification No.: \_\_\_\_\_ CB No.: \_\_\_\_\_

Position:       Opposed \_\_\_\_\_

                  In Favor \_\_\_\_\_

Comments:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

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

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

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

**DECEMBER 4, 2006**

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**I. REPORTS**

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**BOROUGH OF QUEENS**

**Nos. 1 & 2**

***DOUGLASTON LITTLE NECK REZONING/R2 A TEXT***

**No. 1**

**CD 11**

**C 060562 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. 11a, 11b, 11c, and 11d:

1. eliminating from an existing R1-2 District a C1-2 District bounded by Douglaston Parkway, 235th Street, and a line 200 feet southerly of 42nd Avenue;
2. eliminating from an existing R3-1 District a C1-2 District bounded by:
  - a. a boundary line of the City of New York, a line 100 feet northwesterly of Northern Boulevard, a line 200 feet northeasterly of Marathon Parkway, and a line 150 feet northwesterly of Northern Boulevard; and
  - b. a boundary line of the City of New York, Pembroke Avenue, 254th Street, and a line 100 feet southeasterly of Northern Boulevard;
3. eliminating from an existing R4 District a C1-2 District bounded by a boundary line of the City of New York, a line 100 feet northwesterly of Nassau Boulevard, Little Neck Parkway and a line 235 feet northwesterly of Nassau Boulevard;
4. eliminating from an existing R3-1 District a C2-2 District bounded by 249th Street, a line 100 feet northwesterly of Northern Boulevard, 248th Street, and a line 150 feet northwesterly of Northern Boulevard;
5. changing from an R1-2 District to an R1-1 District property bounded by West Drive and its northerly centerline prolongation, Bayview Avenue, a line 170 feet northwesterly of West Drive, Kenmore Road, a line 200 feet northwesterly of West Drive, Knollwood Avenue, a line 250 feet northwesterly of West Drive, a line midway between Knollwood Avenue and Richmond Road, West Drive, a line midway between Grosvenor Street and Beverly Road, a line 260 feet northwesterly of West Drive, Beverly Road, a line 300 feet westerly of West Drive, Manor Road, West Drive, Hollywood Avenue, a line 200 feet westerly of West Drive, Arleigh Road, West Drive, Bay Street, 233rd Place, a line 125 feet southeasterly of 37th Avenue, a line 120 feet southwesterly of 233rd Place and its northwesterly prolongation, Little Neck Bay, and a boundary line of the City of New York;
6. changing from an R3-1 District to an R1-2 District property bounded by:
  - a. 246th Street and its northwesterly centerline prolongation, the southwesterly centerline prolongation of 41st Avenue, and 243rd Street; and
  - b. the southwesterly centerline prolongation of 41st Avenue, a line 100 feet southwesterly of

247th Street, the southwesterly centerline prolongation of Depew Avenue, a line 115 feet southwesterly of 247th Street, 43rd Avenue, the northwesterly prolongation of the northeasterly boundary line of a park, the northwesterly boundary line of a park, and 246th Street and its southeasterly centerline prolongation;

7. changing from an R4 District to an R1-2 District property bounded by a boundary line of the City of New York, a line 100 feet northwesterly of Nassau Boulevard, Little Neck Parkway, and a line 235 feet northwesterly of Nassau Boulevard;
8. changing from a C3 District to an R1-2 District property bounded by a boundary line of the City of New York, the centerline of former Little Neck Parkway, Little Neck Parkway, the southeasterly boundary line of a park and its northeasterly prolongation, the northeasterly boundary line of a park, the centerline of former 35th Avenue, the centerline of former 248th Street, and a proposed Pierhead & Bulkhead Line;
9. changing from an R4 District to an R2 District property bounded by 73rd Avenue, the northwesterly service road of Grand Central Parkway, a line 100 feet southwesterly of 244th Street, a line 150 feet southerly of 73rd Avenue, and a line perpendicular to the southerly street line of 73rd Avenue distant 195 feet westerly (as measured along the street line) from the point of intersection of the southerly street line of 73rd Avenue and the westerly street line of 244th Street;
10. changing from an R1-2 District to an R2A district property bounded by:
  - a. 38th Drive, a line 95 feet southwesterly of 234th Street, 39th Avenue, a line 85 feet southwesterly of 234th Street, 40th Avenue, a line 90 feet southwesterly of 234th Street, 41st Avenue, and 233rd Street;
  - b. a line 150 feet southeasterly of Northern Boulevard, 251st Street, Gaskell Road, the southeasterly prolongation of a line 450 feet northeasterly of 251st Street, a line 140 feet northwesterly of Deepdale Place and its southwesterly prolongation, Morenci Lane, and a line 100 feet northeasterly of Marathon Parkway; and
  - c. Thornhill Avenue, Browvale Lane, a line perpendicular to the northeasterly street line of Browvale Lane distant 300 feet (as measured along the street line) from the point of intersection of the northeasterly street line of Browvale Lane and the northwesterly street line of Horace Harding Expressway, a line 100 feet westerly of 252nd Street, the northwesterly service road of Horace Harding Expressway, and Morenci Lane;
11. changing from an R2 District to an R2A District property bounded by:
  - a. Little Neck Parkway, the centerline of former Little Neck Parkway, a boundary line of the City of New York, a line 150 feet northwesterly of Northern Boulevard, Little Neck Parkway, 41st Drive, a line 210 feet northeasterly of Little Neck Parkway (straight line portion) and its northwesterly prolongation, Westmoreland Street, 39th Road, Little Neck Parkway, the southeasterly boundary line of the Long Island Rail Road right-of-way (Northside Division), 248th Street, and 38th Avenue;
  - b. Northern Boulevard, Zion Street, the southwesterly centerline prolongation of Gaskell Road, Marathon Parkway, a line 150 feet southeasterly of Northern Boulevard, a line 100 feet northeasterly of Marathon Parkway, Morenci Lane, a northwesterly service road of Horace Harding Expressway, 244th Street, Thornhill Avenue, a line 100 feet southwesterly of 248th Street, Van Zandt Avenue, Overbrook Street, Deepdale Avenue, a line 100 feet southwesterly of 248th Street, a line 150 feet southeasterly of Northern Boulevard, Alameda Avenue, and 245th Street;
  - c. Nassau Boulevard, a boundary line of the City of New York, the southerly service road of Grand Central Parkway, the northwesterly centerline prolongation of 267th Street, Grand Central Parkway, a former service road of Grand Central Parkway, Commonwealth

Boulevard, Marathon Parkway, 64th Avenue and its northeasterly centerline prolongation, 255th Street, Little Neck Parkway, 61st Avenue, 262nd Street, 60th Avenue, 260th Street, 59th Avenue, Little Neck Parkway, the northerly service road of Horace Harding Expressway, and 260th Street; and

- d. Douglaston Parkway, the northwesterly street line of 242nd Street and its southwesterly and northeasterly prolongations, a southerly boundary line of a park, a westerly boundary line of a park and its southerly prolongation, and a line perpendicular to the northeasterly street line of Douglaston Parkway distant 100 feet southerly (as measured along the street line) from the point of intersection of the northeasterly street line of Douglaston Parkway and the southeasterly street line of 244th Street;
12. changing from an R3-1 District to an R2A District property bounded by:
- a. 40th Avenue, Little Neck Parkway, a line 275 feet southeasterly of 41st Avenue, a line 170 feet southwesterly of Little Neck Parkway, a line perpendicular to the northeasterly street line of 249th Street distant 50 feet northwesterly (as measured along the street line) from the point of intersection of the northerly street line of Depew Avenue and the northeasterly street line of 249th Street, 249th Street, Depew Avenue, 248th Street, a line 115 feet northwesterly of 43rd Avenue, a line 120 feet northeasterly of 247th Street, Depew Avenue, 247th Street, 41st Avenue, and 248th Street; and
  - b. Little Neck Parkway, a line 150 feet northwesterly of Northern Boulevard, a boundary line of the City of New York, a line 100 feet northwesterly of Northern Boulevard, a line 200 feet northeasterly of Marathon Parkway, a line 150 feet northwesterly of Northern Boulevard, Marathon Parkway, and the southwesterly centerline prolongation of 43rd Avenue;
13. changing from an R3-2 District to an R2A District property bounded 61st Avenue, Marathon Parkway, a northerly boundary line of a park and its easterly prolongation, a line 100 feet westerly and northerly of 63rd Avenue, and a line 100 feet southwesterly of Marathon Parkway;
14. changing an R3-2 District to an R3X District property bounded by:
- a. the northwesterly service road of Horace Harding Expressway, 255th Street and its northwesterly centerline prolongation, a line 100 feet southeasterly of 57th Avenue, 256th Street, a line 130 feet southerly of Horace Harding Expressway, a line midway between 256th Street and Little Neck Parkway, a line 120 feet northerly of 58th Avenue, Little Neck Parkway, 60th Avenue, a line 100 feet westerly of Little Neck Parkway, a line 100 feet southerly of 60th Avenue, a line 100 feet northeasterly of 255th Street, 61st Avenue, a line 100 feet southwesterly of 255th Street, 60th Avenue, a line 100 feet southwesterly of 254th Street, 58th Avenue, 251st Street, a line 150 feet southeasterly of 57th Avenue, the southeasterly centerline prolongation of Morenci Lane, 57th Avenue, and a line perpendicular to the southeasterly street line of Horace Harding Expressway distant 185 feet southwesterly (as measured along the street line) from the point of intersection of the southeasterly street line of Horace Harding Expressway and the westerly street line of 251st Street;
  - b. Marathon Parkway, 61st Avenue, a line 100 feet southwesterly of Marathon Parkway, a line 100 feet southerly of 61st Avenue, 245th Lane, 61st Avenue, 60th Avenue, a line forming an angle of 73 degrees with the northwesterly street line of 60th Avenue distant 200 feet southwesterly (as measured along the street line) of the intersection of the northwesterly street line of 60th Avenue and the southwesterly street line of 246th Place, a line 350 feet northwesterly of 60th Avenue, a line 100 feet northeasterly of 246th Place (straight line portion), and 60th Avenue; and
  - c. 57th Drive, 61st Avenue, a line perpendicular to the northwesterly street line of 61st Avenue distant 540 feet southwesterly (as measured along the street line) from the point of intersection of the northwesterly street line of 61st Avenue and the southwesterly street line of 57th Drive, a line 90 feet northwesterly of 61st Avenue, and the southwesterly prolongation of a line 350 feet northwesterly of 60th Avenue;

- 15. changing from an R2 district to an R3-1 District property bounded by Little Neck Parkway, 38th Avenue, the centerline of former 248th Street, and the centerline of former 35<sup>th</sup> Avenue and its southwesterly prolongation;
- 16. changing from a C3 District to an R3-1 District property bounded by Little Neck Parkway, the centerline of former 35th Avenue and its southwesterly prolongation, a northeasterly and southeasterly boundary line of a park and its northeasterly prolongation; and
- 17. changing from an R4 District to an R4-1 District property bounded by the southerly boundary line of a park and its easterly prolongation, the northwesterly service road of Grand Central Parkway, 73rd Avenue, a line perpendicular to the southerly street line of 73rd Avenue (straight line portion) distant 195 feet westerly (as measured along the street line) from the point of intersection of the southerly street line of 73rd Avenue and the westerly street line of 244th Street, the westerly prolongation of a line 150 feet southerly of 73rd Avenue (straight line portion), and a line 100 feet westerly of 243rd Road (straight line portion) and its northerly and southerly prolongations;

as shown on a diagram (for illustrative purposes only) dated July 10, 2006.

(On October 11, 2006, Cal. No. 7, the Commission scheduled October 25, 2006 for a public hearing. On October 25, 2006, Cal. No. 12, the hearing was closed.)

**For consideration.**

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**No. 2**

**CITYWIDE**

**N 060563 ZRY**

**IN THE MATTER OF** an application submitted by the Department of City Planning pursuant to Section 201 of the New York City Charter, for an amendment to the Zoning Resolution of the City of New York, to Article 1, Chapter 1 (Title, Establishment of Controls, and Interpretation of Regulations) concerning building permits within R2A districts after the effective date of any applicable Zoning Map amendment.

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

\* \* \*

**ARTICLE 1  
GENERAL PROVISIONS**

**Chapter 1  
Title, Establishment of Controls, and Interpretation of Regulations**

\* \* \*

**11-30  
BUILDING PERMITS ISSUED BEFORE EFFECTIVE DATE OF AMENDMENT**

\* \* \*

**11-33**

**Building Permits for Minor or Major Development or Other Construction  
Issued Before Effective Date of Amendment**

\* \* \*

**11-335**

**Building permits for other construction in R2A Districts**

In R2A Districts established on or after (the effective date of this amendment), if a building permit for other construction has been lawfully issued prior to the date establishing such R2A District, such construction may be continued, notwithstanding the provisions of Section 11-332(a) (Extension of period to complete construction), provided that the Department of Buildings determines that all of the requisite structural framing to perform the work authorized under the permit was completed on or before the date establishing such R2A District. If the Commissioner of Buildings determines that such framing was not complete on such date, the provisions of paragraph (a) of Section 11-332 shall apply.

\* \* \*

(On October 11, 2006, Cal. No. 8, the Commission scheduled October 25, 2006 for a public hearing. On October 25, 2006, Cal. No. 13, the hearing was closed.)

**For consideration.**