



CITY PLANNING COMMISSION

September 12, 2005 / Calendar No. 1

C 050482 ZMQ

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

1. **eliminating from an existing R4 District a C1-2 District bounded by** 14th Avenue, College Point Boulevard, 14th Avenue, a line midway between College Point Boulevard and 123rd Street, 20th Avenue, a line midway between 121st Street and College Point Boulevard, 18th Avenue, 121st Street, 14th Road, a line 100 feet westerly of College Point Boulevard, the southerly and easterly boundary line of a park and its northerly prolongation;
2. **eliminating from an existing R4 District a C2-2 District bounded by:**
 - a. a line 150 feet northerly of 18th Avenue, 126th Street, a line 150 feet southerly of 18th Avenue, and a line midway between College Point Boulevard and 123rd Street; and
 - b. 20th Avenue, a line midway between College Point Boulevard and 123rd Street, 22nd Avenue, College Point Boulevard, 23rd Avenue, and a line midway between 121st Street and College Point Boulevard;
3. **changing from an R3A District to an R2A District property bounded by** 8th Avenue, 119th Street, a line 100 feet northerly of 9th Avenue, College Place, College Point Boulevard, a line 100 feet northerly of 14th Avenue, 121st Street, a line 100 feet southerly of 12th Avenue, 119th Street, a line 200 feet southerly of 12th Avenue, 117th Street, a line 80 feet southerly of 10th Avenue, 115th Street, 9th Avenue, and 117th Street;
4. **changing from an R3X District to an R2A District property bounded by** a line 100 feet southerly of 23rd Avenue, 128th Street, a line 200 feet southerly of 23rd Avenue, a line 100 feet westerly of 130th Street, 25th Avenue, a line midway between 125th Street and 126th Street, a line 370 feet southerly of 23rd Avenue, a line midway between 126th Street and 127th Street, a line 205 feet southerly of 23rd Street, and 127th Street;
5. **changing from an R3-2 District to an R2A District property bounded by** a line 100 feet northerly of 5th Avenue, a line 100 feet easterly of 127th Street, a line 150 feet northerly of 6th Avenue, 128th Street and its northerly centerline prolongation, 6th Avenue and its easterly centerline prolongation, a line midway between 129th Street and 130th Street and its northerly prolongation, 9th Avenue, 126th Street, a line 100 feet northerly of 9th Avenue, a line midway between College Point Boulevard and 123rd Street, a line 100 feet southerly of 7th Avenue, 125th Street, 7th Avenue, and a line midway between 126th Street and 127th Street;
6. **changing from an R4 District to an R2A District property bounded by:**
 - a. a line 100 feet southeasterly of Poppenhusen Avenue, 117th Street, 9th Avenue, 115th Street, a line 220 feet northerly of 9th Avenue, and a line midway between 115th Street and 117th Street;

- b. 12th Avenue, 117th Street, a line 100 feet northerly of 14th Avenue, a line midway between 116th Street and 117th Street, 14th Avenue, and 116th Street;
 - c. 9th Avenue and its westerly centerline prolongation, a westerly boundary line of Powell's Cove Park, a line 100 feet southerly of 9th Avenue and its westerly prolongation, and 128th Street;
 - d. a line 100 feet southerly of 23rd Avenue, a line 100 feet westerly of 130th Street, a line 200 feet southerly of 23rd Avenue, and 128th Street; and
 - e. 25th Avenue, the southerly prolongation of a line midway between 127th Street and 128th Street, a line 100 feet southerly of 25th Avenue, and 125th Street;
- 7. changing from an R4-1 District to an R2A District property bounded by:**
- a. a line 100 feet southerly of 12th Avenue, 121st Street, a line 100 feet northerly of 14th Avenue, a line 125 feet easterly of 120th Street, a line 200 feet southerly of 12th Avenue, and 119th Street;
 - b. a line 100 feet southerly of 23rd Avenue, 127th Street, a line 205 feet southerly of 23rd Avenue, and a line midway between 126th Street and 127th Street; and
 - c. a line 100 feet northerly of 25th Avenue, a line midway between 125th Street and 126th Street, 25th Avenue, and 125th Street;
- 8. changing from an R3-2 District to an R3A District property bounded by Powell's Cove Boulevard, 126th Street, a line 300 feet northerly of 5th Avenue, a line midway between 126th Street and 127th Street, 7th Avenue, 125th Street, a line 100 feet southerly of 7th Avenue, a line midway between College Point Boulevard and 123rd Street, a line 100 feet northerly of 9th Avenue, College Point Boulevard, a line 125 feet northerly of 6th Avenue, a line midway between College Point Boulevard and 123rd Street and its northerly prolongation, and Lax Avenue;**
- 9. changing from an R4 District to an R3A District property bounded by Poppenhusen Avenue, College Place, a line 125 feet northerly of 6th Avenue, College Point Boulevard, a line 100 feet northerly of 9th Avenue, College Place, 8th Avenue, a line 100 feet northeasterly of 119th Street, 7th Avenue, and 119th Street;**
- 10. changing from an R3-2 District to an R3-1 District property bounded by the westerly centerline prolongation of 5th Avenue, the westerly boundary line of Powell's Cove Park, 9th Avenue and its easterly centerline prolongation, a line midway between 129th Street and 130th Street and its northerly prolongation, and 6th Avenue;**
- 11. changing from an R4-1 District to an R4 District property bounded by:**
- a. 25th Road, 124th Street, a line 100 feet southerly of 25th Road, and 123rd Street; and

- b. a line 100 feet northerly of 26th Avenue, a line midway between 125th Street and 126th Street, 26th Avenue, and a line midway between 124th Street and 125th Street;
- 12. changing from an R3-2 District to an R4A District property bounded by a line 100 feet northerly of 9th Avenue, 126th Street, 9th Avenue, and College Point Boulevard;**
- 13. changing from an R4 District to an R4A District property bounded by:**
- a. a line 100 feet northerly of 9th Avenue, College Point Boulevard, 9th Avenue, 126th Street, a line 100 feet southerly of 9th Avenue, a line midway between 124th Street and 125th Street, 11th Avenue, a line midway between 130th Street and 131st Street, 14th Avenue, 132nd Street, 15th Avenue, 130th Street, 14th Avenue, 126th Street, 20th Avenue, 127th Street, 22nd Avenue, a line midway between College Point Boulevard and 123rd Street, a line perpendicular to the westerly street line of 123rd Street distant 100 feet southerly (as measured along the street line) from the point of intersection of the westerly street line of 123rd Street and the southeasterly street line of 15th Avenue, 123rd Street, 14th Avenue, College Point Boulevard, and College Place;
 - b. 14th Avenue, 119th Street, a line 100 feet southerly of 14th Avenue, 121st Street, the southerly boundary line of a park and its westerly prolongation, a line 100 feet westerly of College Point Boulevard, 14th Road, a line midway between 121st Street and College Point Boulevard, 25th Avenue, 120th Street, 23rd Avenue, 119th Street, a line 100 feet southerly of 15th Avenue, 120th Street, 14th Road, and a line midway between 117th Street and 118th Street; and
 - c. a line 100 feet southerly of 25th Avenue, the southerly prolongation of a line midway between 127th Street and 128th Street, 25th Avenue, the center line of former 128th Street, the centerline of former 25th Road, 127th Street, a line 100 feet southerly of 25th Road, and a line midway between 125th Street and 126th Street;
- 14. changing from an R4-1 District to an R4A District property bounded by:**
- a. 22nd Avenue, a line midway between 127th Street and 128th Street, 23rd Avenue, 126th Street, a line 370 feet southerly of 23rd Avenue, a line midway between 125th Street and 126th Street, a line 100 feet northerly of 25th Avenue, 125th Street, 25th Avenue, and a line 100 feet westerly of 123rd Street; and
 - b. 25th Road, 123rd Street, a line 100 feet southerly of 25th Road, 124th Street, 25th Road, a line midway between 125th Street and 126th Street, a line 100 feet northerly of 26th Avenue, a line midway between 124th Street and 125th Street, 26th Avenue, a line 130 feet easterly of 124th Street, a line 100 feet southerly of 26th Avenue, and a line 100 feet westerly of 123rd Street;

- 15. changing from an M1-1 District to an R4A District property bounded by:**
- a. 11th Avenue, 131st Street, a line 200 feet southerly of 11th Avenue, and a line midway between 130th Street and 131st Street; and
 - b. 14th Road, 119th Street, a line 100 feet southerly of 14th Road, and 118th Street;
- 16. changing from an R3A District to an R4-1 District property bounded by** a line 100 feet northerly of 14th Avenue, College Point Boulevard, 14th Avenue, and 121st Street;
- 17. changing from an R3-2 District to an R4-1 District property bounded by** Lax Avenue, a line midway between College Point Boulevard and 123rd Street and its northerly prolongation, a line 125 feet northerly of 6th Avenue, and College Point Boulevard;
- 18. changing from an R4 District to an R4-1 District property bounded by:**
- a. 5th Avenue, Lax Avenue, College Point Boulevard, a line 125 feet northerly of 6th Avenue, and College Point Boulevard;
 - b. 9th Avenue, 128th Street, a line 100 feet southerly of 9th Avenue and its easterly prolongation, a westerly and southerly boundary line of Powell's Cove Park, the northerly centerline prolongation of 131st Street, 11th Avenue, a line midway between 124th Street and 125th Street, a line 100 feet southerly of 9th Avenue, and 126th Street;
 - c. a line 80 feet southerly of 10th Avenue, 117th Street, 12th Avenue, 116th Street, 14th Avenue, a line midway between 116th Street and 117th Street, a line 100 feet northerly of 14th Avenue, 117th Street, a line 200 feet southerly of 12th Avenue, 119th Street, a line 100 feet northerly of 14th Avenue, 120th Street, 14th Avenue, College Point Boulevard, the southerly boundary line of a park and its easterly and westerly prolongations, 121st Street, a line 100 feet southerly of 14th Avenue, 119th Street, 14th Avenue, a line midway between 117th Street and 118th Street, 14th Road, 114th Street, 14th Avenue, and 115th Street;
 - d. 14th Road, 112th Street, 15th Avenue, and 110th Street; and
 - e. 22nd Avenue, 129th Street, a line 100 feet southerly of 22nd Avenue, a line midway between 128th Street and 129th Street, a line 50 feet northerly of 23rd Avenue, 129th Street, 23rd Avenue, 130th Street, 25th Avenue, a line 100 feet westerly of 130th Street, a line 100 feet southerly of 23rd Avenue, and a line midway between 127th Street and 128th Street;
- 19. changing from an M1-1 District to an R4-1 District property bounded by** 14th Avenue, 114th Street, 15th Avenue, 112th Street, 14th Road, and 113th Street;
- 20. changing from an M2-1 District to an R4-1 District property bounded by** 14th Avenue, 112th Street, a line 100 feet southerly of 14th Avenue, a line midway between 111th Street and 112th Street, 14th Road, 110th Street, a line 200 feet northerly of 14th

Road, and 111th Street;

21. changing from an R4 District to an R5B District property bounded by:

- a. 14th Avenue, 123rd Street, a line perpendicular to the westerly street line of 123rd Street distant 100 feet southerly (as measured along the street line) from the point of intersection of the westerly street line of 123rd Street and the southeasterly street line of 15th Avenue, a line midway between College Point Boulevard and 123rd Street, 22nd Avenue, College Point Boulevard, 25th Avenue, a line midway between 121st Street and College Point Boulevard, 14th Road, a line 100 feet westerly of College Point Boulevard, the southerly boundary line of a park and its easterly prolongation, and College Point Boulevard; and
- b. 25th Road, College Point Boulevard, 28th Avenue, a line perpendicular to the northerly street line of 28th Avenue distant 100 feet westerly (as measured along the street line) from the point of intersection of the northerly street line of 28th Avenue and the southwesterly street line of College Point Boulevard, a line midway between 27th Avenue and 28th Avenue, a line perpendicular to the souther street line of 27th Avenue distant 100 feet westerly (as measured along the street line) from the point of intersection of the southerly street line of 27th Avenue and the southwesterly street line of College Point Boulevard, 27th Avenue, and a line 100 feet westerly of College Point Boulevard (between Graham Court and 26th Avenue) and its northerly and southerly prolongations;

22. changing from an M2-1 District to an M1-2 District property bounded by a line 100 feet southerly of 14th Avenue, 112th Street, 14th Road, and a line midway between 111th Street and 112th Street;

23. establishing within a proposed R4A District a C1-3 District bounded by 14th Road, a line midway between 121st Street and College Point Boulevard, 18th Avenue, and 121st Street;

24. establishing within a proposed R5B District a C1-3 District bounded by 14th Avenue, 123rd Street, a line perpendicular to the westerly street line of 123rd Street distant 100 feet southerly (as measured along the street line) from the point of intersection of the westerly street line of 123rd Street and the southeasterly street line of 15th Avenue, a line midway between College Point Boulevard and 123rd Street, 20th Avenue, a line midway between 121st Street and College Point Boulevard, 14th Road, a line 100 feet westerly of College Point Boulevard, the southerly boundary line of a park and its easterly prolongation, and College Point Boulevard;

25. establishing within a proposed R4A District a C2-3 District bounded by a line 100 feet northerly of 18th Avenue, 125th Street, a line 100 feet southerly of 18th Avenue, and a line midway between College Point Boulevard and 123rd Street; and

26. establishing within a proposed R5B district a C2-3 District bounded by 20th Avenue, a line midway between College Point Boulevard and 123rd Street, 22nd Avenue, College Point Boulevard, 23rd Avenue, and a line midway between 121st Street and College Point Boulevard;

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

The application for an amendment of the Zoning Map was filed by the Department of City Planning (DCP) on June 17, 2005, to comprehensively rezone approximately 161 blocks in College Point, Queens, in Community District 7.

BACKGROUND

The Department of City Planning proposes Zoning Map amendments for approximately 161 blocks in the College Point, a community located on the North Shore of Queens. The rezoning area, a peninsula, is generally bounded by the East River on the north, Powell's Cove on the north-east and Flushing Bay on the west. The landward boundaries of the rezoning area are defined by 130th Street on the east and 28th Avenue on the south.

College Point is located east of LaGuardia Airport and north of Downtown Flushing, a regional center with shopping and subway access. Malba and Whitestone are neighborhoods located to the east along the north shore of Queens. College Point Boulevard links the community to Downtown Flushing to the south, and 11th, 14th and 20th avenues allow access to areas of Queens to the east. The Whitestone Expressway runs to the east and south of College Point, and this highway and adjacent tracts of industrial, commercial and wetland areas limit access routes into the College Point community. Public open space in College Point includes the centrally-located Poppenhusen Playground and the 29-acre Hermon A. MacNeil Park on the East River at the northern edge of the peninsula. There are several community facilities that serve the community, notably the Poppenhusen Institute, a neighborhood center and meeting hall, a public library, several churches and both public and parochial schools. Marinas located on the East River and Flushing Bay provide recreational boat storage and water access.

College Point grew into a bustling small town during the 19th century, taking advantage of its ample waterfront perimeter for manufacturing, recreational and residential uses. Inland areas were developed with blocks of wood-frame and masonry detached residences fronting on relatively narrow streets, with retail and service activities located primarily along College Point Boulevard, the town's main street. Marsh land to the south of the town isolated the peninsula from Queens for much of its development history, although Long Island Rail Road service ran to the town until the 1930's.

Since 1961, much of the community has been zoned with R3-2 and R4 general residence districts, which allow a broad range of housing types to be developed, including attached and multiple-family buildings. Recent trends have seen increasing replacement for older, detached buildings with semi-detached and attached developments. Additionally, several areas developed primarily with residences have been long-zoned for manufacturing and commercial uses and limited the ability for property owners to upgrade their residences.

The proposed Zoning Map amendments to comprehensively update zoning designations in residentially developed areas of College Point are part of the Department of City Planning's lower-density zoning initiatives in Queens. The zoning changes respond to concerns raised by the College Point community, Community Board 7, the Borough President's Zoning Task Force and the area's elected representatives that the existing zoning encourages replacement of one- and two-family homes with multi-family structures. The community is also concerned that several areas that were zoned for manufacturing do not reflect the predominately residential development on those lots.

Existing Zoning

In 1961 when the current Zoning Resolution became effective College Point was zoned primarily R3-2 and R4. Since then, limited portions of the neighborhood have had R3A, R3X, R4-1 and R5B zones

replace some of the 1961 zoning designations, and the last such change was made in 1991. However, nearly two-thirds of the blocks within the College Point rezoning study area retain R4 zoning.

The R3-2 and R4 zones are general residence districts that allow detached, semi-detached, attached and multiple-family development. The difference between them is a floor area ratio (FAR) of 0.6 for R3-2 and 0.9 for R4 zoning when the attic allowance is included. Additionally, because College Point has several blocks where the infill provisions of the Zoning Resolution can apply, development of lots with R4 zoning for these blocks are allowed a maximum 1.35 FAR, a 50 percent increase in floor area. Recent development within the R4 District has increasingly seen detached residences replaced by rows of attached, two and three-story structures, with the front yards often used as driveways and for parking. Also attached and semi-detached buildings have been built against the side walls of existing detached structures. Development within the R3-2 District includes new semi-detached and detached two-family buildings. In the R3A and R3X districts new two-family, detached homes have replaced single-family residences. These new developments are generally out of character with existing residential contexts.

On College Point Boulevard there is an existing R5B District located on the east side of the boulevard between 26th and 22nd avenues. Here development consists of a mix of small apartment buildings, attached, semi-detached and detached residential buildings. The R5B zone allows development of all housing types at a maximum of 1.35 FAR, the same density allowed under R4 infill zoning. Lots with frontage on College Point Boulevard north of the existing R5B District are zoned R4 with commercial overlays (C1-2 and C2-2). These overlays reflect the existing retail and mixed-use context of the boulevard. The C2-2 overlay on 18th Avenue east of the boulevard has been mostly developed with commercial uses, except on the blockfronts between 125th and 126th streets.

Proposed Zoning Map Amendments

The Department is proposing Zoning Map amendments for all or portions of approximately 161 blocks in College Point. The existing R3X, R3A, R3-2, R4, R4-1 districts would be replaced by R2A, R3A, R3-1 and R4A and R4-1 districts. The existing C1-2 and C2-2 commercial overlay districts would be replaced by C1-3 and C2-3 overlays which would be mapped to a depth of 100 feet. A C1-3 overlay would be added on 14th Avenue at College Point Boulevard and two C2-2 overlays on 18th Avenue would be eliminated. All or portions of five blocks currently zoned for manufacturing (M1-1 and M2-1) would be rezoned to R4A and R4-1 to reflect their predominant residential use.

The proposed zoning changes seek to preserve the predominant character of the College Point neighborhood and ensure that new development would be consistent with the area's scale, context and existing building patterns. The proposed contextual and lower-density residential zoning districts would prevent out-of-character development in the areas that are developed primarily with one- and two-family detached buildings. The proposed modifications to the commercial overlay districts would prevent commercial uses from encroaching into the residential side streets and reflect the existing built conditions along the area's commercial corridors. Rezoning some areas from manufacturing to residential districts would recognize the existing residential development of these lots, and it would allow new residences to be built or existing dwellings to be improved and expanded.

An R2A District is proposed for three separate areas that are comprised of clusters of full and partial blocks. Two of the proposed areas are located in the northern half of the rezoning area and the third is near the southeast corner of the rezoning area boundary. These three areas include 17 full or partial blocks located mostly north of 12th Avenue and east of College Place; 15 full or partial blocks located west of College Point Boulevard and north of 9th Avenue; and eight partial blocks located east of 125th Street and south of 23rd Avenue.

The proposed R2A District is a contextual zone that will reflect the prevailing single-family, detached character of the houses in these areas and ensure that new development reflects the existing scale of surrounding buildings. The R2A District limits new development to single-family detached buildings on lots with a minimum area of 3,800 square feet and a minimum width of 40 feet. A minimum 15- to 20-foot front yard is required, depending on the depth of adjacent front yards. Two side yards are required that total 13 feet, with the smaller of the side yards measuring a minimum of 5 feet, and one 20-foot side yard would be required on all corner lots. The maximum floor area ratio (FAR) permitted by R2A zoning is 0.5 for both residential and community facility development. There is a maximum building height of 35 feet at the ridgeline and a maximum perimeter wall height of 21 feet. One parking space is required per dwelling unit. Within the proposed R2A zone, single-family, detached buildings constitute two-thirds of the houses in this area.

The R2A District regulations include limits on exceptions from floor area definitions. Under the R2A regulations, the maximum allowable floor area that may be exempted for providing enclosed accessory parking is limited to 300 square feet. Attic space that could be exempt from floor area calculations must have ceiling heights less than five feet. The maximum lot coverage is 30 percent, which includes any accessory parking structure. The tighter building wall and envelope regulations of the proposed R2A District will ensure that new buildings will more closely match the scale of existing houses, and 60 percent of existing houses comply with the maximum FAR of 0.5.

A small R3-1 District is proposed to replace R3-2 zoning on portions of three blocks near Powell's Cove in the northeast corner of the rezoning area. This proposed zone will allow only one- or two-family detached or semi-detached structures at the same maximum 0.6 FAR as the R3-2 zone. New attached and multi-family buildings would be prohibited. Yard requirements, parking and community facility FAR are the same as R3-2 regulations. The proposed R3-1 zone would preserve the character of this area, which

consists of more than 80 percent one- and two-family, semi-detached and detached buildings.

The expanded R3A District is a contextual zone that replaces zoning on all or portions of 24 blocks currently zoned R3-2 and R4 north of 9th Avenue. This zone will limit new development to detached, one- or two-family buildings on lots having a minimum area of 2,375 square feet and a minimum width of 25 feet. Building height is limited to 35 feet, with a maximum height of 21 feet at the perimeter wall. One or two side yards must be provided, with a minimum total width of 8 feet. The minimum front yard depth is 10 feet, with the front yard required to be at least as deep as one of the adjacent front yards up to 20 feet in depth. The maximum FAR of 0.6, including the 0.1 FAR attic allowance, is the same FAR allowed in the R3-2 District, but it is lower than the maximum 0.9 FAR for the R4 zone. Within the proposed R3A zone, more than 70 percent of the lots have one- and two-family, detached buildings.

An R4A District is proposed for nearly half of the 161 blocks in the rezoning area. These blocks will be rezoned from R3-2, R4, R4-1 and M1-1 districts, and they are located in three portions of the College Point neighborhood. The largest of the proposed R4A zoning areas is bounded on the north by 9th and 11th avenues, on the east by 127th and 132nd streets, on the south 25th Avenue and on the west by lots on the west side of 123rd Street. A second proposed R4A area is located on portions of blocks south of 25th Avenue, from 123rd Street on the west to 128th Street on the east. The third R4A rezoning area is located east of College Point Boulevard, from 14th Avenue on the north to 25th Avenue on the south.

The R4A zone allows only detached, one- or two-family residential development on lots having a minimum area of 2,850 square feet and a minimum width of 30 feet. The maximum FAR is 0.9, including a 0.15 FAR attic allowance. The maximum building wall height is 25 feet at the perimeter, and the maximum building height is 35 feet at the peak of the roof. The R4A District sets a minimum front yard of 10 feet, with the front yard required to be at least as deep as one of the adjacent front yards up to

20 feet. The proposed R4A zone reflects that nearly three-quarters of existing buildings consist of one- and two-family, detached structures.

An extension of existing R4-1 zoning is proposed to replace R4, M1-1 and M2-1 districts. R4-1 zoning also is proposed for areas currently zoned R3-2 and R4. In all, four areas that are widely separated within the rezoning area are proposed to have R4-1 zoning. These areas include portions of two blocks located at the northern end of College Point Boulevard at 5th Avenue; seven full or partial blocks located in the northeast portion of the rezoning area between 9th and 11th avenues and from 125th to 130th streets; six partial blocks located in the southeast portion of the rezoning area centered on 128th Street and 23rd Avenue; and 17 full or partial blocks located west of College Point Boulevard between 12th and 15th avenues.

The proposed R4-1 zone would limit new development in these areas to one- and two-family, detached and semi-detached buildings. The R4-1 zone has the same maximum 0.9 FAR as the R4 District, but it recognizes the narrower lots that are typical in these areas. It has a minimum 25-foot lot width for detached buildings, compared to a 40-foot minimum width for detached buildings in the R4 zone.

Minimum lot width and area requirements would be unchanged for semi-detached buildings, and the required maximum perimeter wall and building height are also the same as R4 regulations. The R4-1 District has a minimum front yard depth of 10 feet, with the front yard required to be at least as deep as one of the adjacent front yards up to 20 feet in depth. Within the proposed R4-1 zone, three-quarters of the buildings are one- and two-family, detached and semi-detached structures.

An existing R4 District is proposed to be extended to replace an R4-1 zone on the southern frontage along 25th Road between 123rd and 124th streets. This blockfront contains 11 lots developed with attached and semi-detached buildings, with single- to multiple-family occupancy. The proposed R4 rezoning will

reflect this pattern of development and not increase the maximum 0.9 FAR allowed.

Extension of an existing R5B District on College Point Boulevard is proposed to reinforce the role of the boulevard as the community's traditional main thoroughfare where three- and four-story buildings can often be found. The existing R5B District is located on the east side of the boulevard between 22nd and 26th avenues, and it generally is proposed to extend it to both sides of the boulevard from 26th and 28th avenues on the south to 14th Avenue on the north. The extension of the R5B zone would replace existing R4 zoning. The R5B District would continue to allow the full range of detached, semi-detached and attached residential building types at a maximum 1.35 FAR. Under the existing R4 zoning the maximum FAR is also 1.35 for a residential building if the infill provisions can be applied. For community facility or mixed community facility and residential buildings, a maximum 2.0 FAR is allowed for both the proposed R5B zone and the R4 District it would replace. The maximum building height in the R5B District of 33 feet is slightly less than the 35-foot maximum in the R4 District.

Two zoning changes are proposed for the block bounded by 111th and 112th streets north of 14th Road, which is currently zoned M2-1. Most of the lots in this block have existing residential development and would be rezoned from M2-1 to R4-1. Lots on the southeast corner of the block predominantly contain light manufacturing uses, and the existing M1-2 zone to the east would be extended to include this portion of the block to reflect this use pattern.

In addition, the Department is proposing several changes to existing commercial overlays. Existing commercial overlays are located on College Point Boulevard, between 14th Avenue on the north and 23rd Avenue on the south, and 18th Avenue, from College Point Boulevard to 126th Street. The overlays on the boulevard are C1-2 and C2-2 with a depth of 100 feet. The overlay zone on 18th Avenue is C2-2 and has a depth of 150 feet.

The proposed rezoning would change the commercial overlays in several ways. The C1-2 and C2-2 overlays of College Point Boulevard area proposed to be changed to C1-3 and C2-3, respectively. The proposed overlays would reduce required accessory parking spaces, from one space per 300 square feet of commercial floor area to one space per 400 square feet, to more closely match existing use patterns. A new C1-3 overlay is proposed on the north side of 14th Avenue between College Point Boulevard and 123rd Street at a depth of 100 feet. The lots within this proposed overlay are developed with commercial buildings with accessory parking. Existing C2-2 overlays on 18th Avenue are proposed to be changed to C2-3 and the depth reduced from 150 feet to 100 feet to match use patterns and prevent commercial intrusion on residential streets. Existing C2-2 overlays on both sides of 18th Avenue between 125th and 126th streets are proposed to be removed since most of the lots are residentially developed.

ENVIRONMENTAL REVIEW

This application (C 050482 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 City Environmental Quality Review (CEQR) Rules of Procedure of 1991 and Executive Order No. 91 of 1977. The designated CEQR number is 05DCP092Q. The lead is the City Planning Commission.

After a study of the potential environmental impact of the proposed action, a Negative Declaration was issued on June 20, 2005. The Negative Declaration included (E) designations for hazardous materials, noise and air quality. A Revised Negative Declaration was issued on August 8, 2005. Based on a memorandum to the file dated August 5, 2005, which concluded that the (E) designations for air quality were no longer warranted, the Revised Negative Declaration eliminated the (E) designations for air quality.

The (E) designations for hazardous materials were placed on the following blocks and lots:

Block 4256, Lots 16 & 94
Block 4128, Lot 5
Block 4164, Lot 29
Block 4070, Lot 25
Block 4046, Lots 18 & 20
Block 4048, Lots 7 & 8
Block 4048, Lot 23

The (E) designations for noise were placed on the following blocks and lots:

Block 4070, Lot 25
Block 4046, Lots 18 & 20
Block 4048, Lots 7 & 8
Block 4048, Lot 23.

UNIFORM LAND USE REVIEW

This application (C 050482 ZMQ) was certified as complete by the Department of City Planning on June 20, 2005, and was duly referred to Community Board 7 and the Borough President, in accordance with Article 3 of the Uniform Land Use Review Procedure (ULURP) rules.

Community Board Public Hearing

Community Board 7 held a public hearing on this application on June 27, 2005, and on that date, by a vote of 34 to 1 with 2 abstentions, adopted a resolution recommending approval of the application.

Borough President Recommendation

This application was considered by the Borough President, who issued a recommendation approving the application on July 14, 2005.

City Planning Commission Public Hearing

On July 27, 2005 (Calendar No. 4), the City Planning Commission scheduled August 10, 2005, for a public hearing on this application (C 050482 ZMQ). The hearing was duly held on August 10, 2005 (Calendar No. 20). There was one speaker in favor and one speaker in opposition.

The City Councilmember from the 19th District spoke in favor of the application. He explained that unless this long overdue rezoning is approved, development pressures will inalterably change the character of the community creating higher densities with related traffic and parking concerns on the existing narrow street grid.

A homeowner's statement was read by his son, and the owner opposed the rezoning of his property from R3A to R2A. The homeowner contended that the proposed zoning change would make the currently allowed two-family occupancy of his house non-conforming, and it would prevent him from subdividing his lot as he had long-planned to do. Additionally, he pointed out that several lots north of his were developed as two-family homes.

There were no other speakers, and the hearing was closed.

Waterfront Revitalization Program Consistency Review

This application was reviewed by the Department of City Planning for consistency with the policies of the New York City Waterfront Revitalization Program (WRP), as amended, approved by the New York 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 Resources Act of 1981 (New York State Executive Law, Section 910 et seq.). The designated WRP number is 05-043.

This action was determined to be consistent with the New York City Waterfront Revitalization Program.

CONSIDERATION

The Commission believes that the application for an amendment to the Zoning Map, as modified herein, is appropriate.

The Commission notes that the properties in the rezoning area are characterized predominantly by

detached, one- and two-family residences. The Commission also notes that existing zoning designations of R4, R3-2, R3X, M1-1 and M2-1 do not accurately reflect established development patterns in much of College Point and, in many instances, are allowing out-of-character new developments. The Commission believes that comprehensively updating the area's zoning designations is required to protect the established character and quality of life in the neighborhood and ensure that new development is consistent with the scale of surrounding buildings. The Commission believes that the proposed R2A, R3-1 and R4A districts and the extension of existing R3A, R4-1 and R5B zones will more closely reflect the area's development patterns and better preserve the low-density character of the neighborhood.

The Commission notes that the proposed R2A zoning would limit new development to single-family detached structures and that the regulations of this zone restrict floor area deductions and impose limits on building wall heights and lot coverage in order to prevent over-scaled alterations and new construction. The Commission believes that this zone will protect the existing single-family character in the areas where it is proposed and ensure that enlargements and new buildings will be more closely in scale with surrounding buildings.

The Commission carefully considered the testimony at its public hearing that portions of blocks where the R2A zone is proposed are less consistent in their single-family, detached development pattern, and consequently is modifying the application for the block front on the north side of 9th Avenue between 119th Street and College Place and the block front on the west side of College Place between a between 8th Avenue and 9th Road to remove these areas from the proposed R2A zone and retain their R3A zoning. The Commission believes this modification is appropriate given the existing mix of one- and two-family residential developments on these block fronts.

The Commission believes that the proposed extension of the R5B zoning district on College Point Boulevard would ensure that future development would complement and reinforce the existing character

of the boulevard. The Commission notes that the range of detached, semi-detached and attached building types and maximum 1.35 FAR allowed by the R5B district are consistent with the existing provisions for R4 infill zoning which is available along many of these block fronts. The Commission believes that extending the R5B district to apply on more portions of College Point Boulevard will provide a consistent building scale and street wall condition along these corridors.

The Commission believes that the proposed change from C1-2 and C2-2 to C1-3 and C2-3 commercial overlays on College Point Boulevard and the new C1-3 overlay on 14th Avenue between College Point Boulevard and 123rd Street will also better reflect established use patterns and continue to support commercial and mixed-use buildings along this corridor. The Commission also believes that changing the existing C2-2 overlay on 18th Avenue to a C2-3 overlay, reducing the depth of the overlay from 150 feet to 100 feet and eliminating commercial overlays between 125th and 126th streets will better reflect existing land use patterns and prevent intrusion of commercial uses onto residential side streets.

Overall, the Commission recognizes that the need to protect low-density neighborhoods from overdevelopment is important to continue to provide a range of housing choices to the City's residents, and the Commission believes that the modified rezoning proposal for College Point incorporates a range of contextual zones to ensure that future development will be consistent with the array of building types and development patterns that contribute to the distinct character of this community.

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, in its capacity as the City Coastal Commission, has reviewed the waterfront aspects of this application and finds that the proposed action is consistent with

WRP policies; and be it further

RESOLVED, by the City Planning Commission, pursuant to Sections 197-c and 200 of the New York City Charter, that based on the environmental determination, and the consideration and findings 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. 7b and 10a:

1. eliminating from an existing R4 District a C1-2 District bounded by 14th Avenue, College Point Boulevard, 14th Avenue, a line midway between College Point Boulevard and 123rd Street, 20th Avenue, a line midway between 121st Street and College Point Boulevard, 18th Avenue, 121st Street, 14th Road, a line 100 feet westerly of College Point Boulevard, the southerly and easterly boundary line of a park and its northerly prolongation;
2. eliminating from an existing R4 District a C2-2 District bounded by:
 - a. a line 150 feet northerly of 18th Avenue, 126th Street, a line 150 feet southerly of 18th Avenue, and a line midway between College Point Boulevard and 123rd Street; and
 - b. 20th Avenue, a line midway between College Point Boulevard and 123rd Street, 22nd Avenue, College Point Boulevard, 23rd Avenue, and a line midway between 121st Street and College Point Boulevard;
3. changing from an R3A District to an R2A District property bounded by 8th Avenue, 119th Street, 9th Avenue, a line 100 feet southwesterly of College Place, 9th Road, College Place, College Point Boulevard, a line 100 feet northerly of 14th Avenue, 121st Street, a line 100 feet southerly of 12th Avenue, 119th Street, a line 200 feet southerly of 12th Avenue, 117th Street, a line 80 feet southerly of 10th Avenue, 115th Street, 9th Avenue, and 117th Street;
4. changing from an R3X District to an R2A District property bounded by a line 100 feet southerly of 23rd Avenue, 128th Street, a line 200 feet southerly of 23rd Avenue, a line 100 feet westerly of 130th Street, 25th Avenue, a line midway between 125th Street and 126th Street, a line 370 feet southerly of 23rd Avenue, a line midway between 126th Street and 127th Street, a line 205 feet southerly of 23rd Street, and 127th Street;
5. changing from an R3-2 District to an R2A District property bounded by a line 100 feet northerly of 5th Avenue, a line 100 feet easterly of 127th Street, a line 150 feet northerly of 6th Avenue, 128th Street and its northerly centerline prolongation, 6th Avenue and its easterly centerline prolongation, a line midway between 129th Street and 130th Street and its northerly prolongation, 9th Avenue, 126th Street, a line 100 feet northerly of 9th Avenue, a line midway between College Point Boulevard and 123rd Street, a line 100 feet southerly of 7th Avenue, 125th Street, 7th Avenue, and a line midway between 126th Street and 127th Street;

6. changing from an R4 District to an R2A District property bounded by:
 - a. a line 100 feet southeasterly of Poppenhusen Avenue, 117th Street, 9th Avenue, 115th Street, a line 220 feet northerly of 9th Avenue, and a line midway between 115th Street and 117th Street;
 - b. 12th Avenue, 117th Street, a line 100 feet northerly of 14th Avenue, a line midway between 116th Street and 117th Street, 14th Avenue, and 116th Street;
 - c. 9th Avenue and its westerly centerline prolongation, a westerly boundary line of Powell's Cove Park, a line 100 feet southerly of 9th Avenue and its westerly prolongation, and 128th Street;
 - d. a line 100 feet southerly of 23rd Avenue, a line 100 feet westerly of 130th Street, a line 200 feet southerly of 23rd Avenue, and 128th Street; and
 - e. 25th Avenue, the southerly prolongation of a line midway between 127th Street and 128th Street, a line 100 feet southerly of 25th Avenue, and 125th Street;

7. changing from an R4-1 District to an R2A District property bounded by:
 - a. a line 100 feet southerly of 12th Avenue, 121st Street, a line 100 feet northerly of 14th Avenue, a line 125 feet easterly of 120th Street, a line 200 feet southerly of 12th Avenue, and 119th Street;
 - b. a line 100 feet southerly of 23rd Avenue, 127th Street, a line 205 feet southerly of 23rd Avenue, and a line midway between 126th Street and 127th Street; and
 - c. a line 100 feet northerly of 25th Avenue, a line midway between 125th Street and 126th Street, 25th Avenue, and 125th Street;

8. changing from an R3-2 District to an R3A District property bounded by Powell's Cove Boulevard, 126th Street, a line 300 feet northerly of 5th Avenue, a line midway between 126th Street and 127th Street, 7th Avenue, 125th Street, a line 100 feet southerly of 7th Avenue, a line midway between College Point Boulevard and 123rd Street, a line 100 feet northerly of 9th Avenue, College Point Boulevard, a line 125 feet northerly of 6th Avenue, a line midway between College Point Boulevard and 123rd Street and its northerly prolongation, and Lax Avenue;

9. changing from an R4 District to an R3A District property bounded by Poppenhusen Avenue, College Place, a line 125 feet northerly of 6th Avenue, College Point Boulevard, a line 100 feet northerly of 9th Avenue, College Place, 8th Avenue, a line 100 feet northeasterly of 119th Street, 7th Avenue, and 119th Street;

10. changing from an R3-2 District to an R3-1 District property bounded by the westerly centerline prolongation of 5th Avenue, the westerly boundary line of Powell's Cove Park, 9th Avenue and its easterly centerline prolongation, a line midway between 129th Street

- and 130th Street and its northerly prolongation, and 6th Avenue;
11. changing from an R4-1 District to an R4 District property bounded by:
 - a. 25th Road, 124th Street, a line 100 feet southerly of 25th Road, and 123rd Street; and
 - b. a line 100 feet northerly of 26th Avenue, a line midway between 125th Street and 126th Street, 26th Avenue, and a line midway between 124th Street and 125th Street;
 12. changing from an R3-2 District to an R4A District property bounded by a line 100 feet northerly of 9th Avenue, 126th Street, 9th Avenue, and College Point Boulevard;
 13. changing from an R4 District to an R4A District property bounded by:
 - a. a line 100 feet northerly of 9th Avenue, College Point Boulevard, 9th Avenue, 126th Street, a line 100 feet southerly of 9th Avenue, a line midway between 124th Street and 125th Street, 11th Avenue, a line midway between 130th Street and 131st Street, 14th Avenue, 132nd Street, 15th Avenue, 130th Street, 14th Avenue, 126th Street, 20th Avenue, 127th Street, 22nd Avenue, a line midway between College Point Boulevard and 123rd Street, a line perpendicular to the westerly street line of 123rd Street distant 100 feet southerly (as measured along the street line) from the point of intersection of the westerly street line of 123rd Street and the southeasterly street line of 15th Avenue, 123rd Street, 14th Avenue, College Point Boulevard, and College Place;
 - b. 14th Avenue, 119th Street, a line 100 feet southerly of 14th Avenue, 121st Street, the southerly boundary line of a park and its westerly prolongation, a line 100 feet westerly of College Point Boulevard, 14th Road, a line midway between 121st Street and College Point Boulevard, 25th Avenue, 120th Street, 23rd Avenue, 119th Street, a line 100 feet southerly of 15th Avenue, 120th Street, 14th Road, and a line midway between 117th Street and 118th Street; and
 - c. a line 100 feet southerly of 25th Avenue, the southerly prolongation of a line midway between 127th Street and 128th Street, 25th Avenue, the center line of former 128th Street, the centerline of former 25th Road, 127th Street, a line 100 feet southerly of 25th Road, and a line midway between 125th Street and 126th Street;
 14. changing from an R4-1 District to an R4A District property bounded by:
 - a. 22nd Avenue, a line midway between 127th Street and 128th Street, 23rd Avenue, 126th Street, a line 370 feet southerly of 23rd Avenue, a line midway between 125th Street and 126th Street, a line 100 feet northerly of 25th Avenue, 125th Street, 25th Avenue, and a line 100 feet westerly of 123rd Street; and
 - b. 25th Road, 123rd Street, a line 100 feet southerly of 25th Road, 124th

Street, 25th Road, a line midway between 125th Street and 126th Street, a line 100 feet northerly of 26th Avenue, a line midway between 124th Street and 125th Street, 26th Avenue, a line 130 feet easterly of 124th Street, a line 100 feet southerly of 26th Avenue, and a line 100 feet westerly of 123rd Street;

15. changing from an M1-1 District to an R4A District property bounded by:
 - a. 11th Avenue, 131st Street, a line 200 feet southerly of 11th Avenue, and a line midway between 130th Street and 131st Street; and
 - b. 14th Road, 119th Street, a line 100 feet southerly of 14th Road, and 118th Street;
16. changing from an R3A District to an R4-1 District property bounded by a line 100 feet northerly of 14th Avenue, College Point Boulevard, 14th Avenue, and 121st Street;
17. changing from an R3-2 District to an R4-1 District property bounded by Lax Avenue, a line midway between College Point Boulevard and 123rd Street and its northerly prolongation, a line 125 feet northerly of 6th Avenue, and College Point Boulevard;
18. changing from an R4 District to an R4-1 District property bounded by:
 - a. 5th Avenue, Lax Avenue, College Point Boulevard, a line 125 feet northerly of 6th Avenue, and College Point Boulevard;
 - b. 9th Avenue, 128th Street, a line 100 feet southerly of 9th Avenue and its easterly prolongation, a westerly and southerly boundary line of Powell's Cove Park, the northerly centerline prolongation of 131st Street, 11th Avenue, a line midway between 124th Street and 125th Street, a line 100 feet southerly of 9th Avenue, and 126th Street;
 - c. a line 80 feet southerly of 10th Avenue, 117th Street, 12th Avenue, 116th Street, 14th Avenue, a line midway between 116th Street and 117th Street, a line 100 feet northerly of 14th Avenue, 117th Street, a line 200 feet southerly of 12th Avenue, 119th Street, a line 100 feet northerly of 14th Avenue, 120th Street, 14th Avenue, College Point Boulevard, the southerly boundary line of a park and its easterly and westerly prolongations, 121st Street, a line 100 feet southerly of 14th Avenue, 119th Street, 14th Avenue, a line midway between 117th Street and 118th Street, 14th Road, 114th Street, 14th Avenue, and 115th Street;
 - d. 14th Road, 112th Street, 15th Avenue, and 110th Street; and
 - e. 22nd Avenue, 129th Street, a line 100 feet southerly of 22nd Avenue, a line midway between 128th Street and 129th Street, a line 50 feet northerly of 23rd Avenue, 129th Street, 23rd Avenue, 130th Street, 25th Avenue, a line 100 feet westerly of 130th Street, a line 100 feet southerly of 23rd Avenue, and a line midway between 127th Street and 128th Street;
19. changing from an M1-1 District to an R4-1 District property bounded by 14th Avenue,

- 114th Street, 15th Avenue, 112th Street, 14th Road, and 113th Street;
20. changing from an M2-1 District to an R4-1 District property bounded by 14th Avenue, 112th Street, a line 100 feet southerly of 14th Avenue, a line midway between 111th Street and 112th Street, 14th Road, 110th Street, a line 200 feet northerly of 14th Road, and 111th Street;
 21. changing from an R4 District to an R5B District property bounded by:
 - a. 14th Avenue, 123rd Street, a line perpendicular to the westerly street line of 123rd Street distant 100 feet southerly (as measured along the street line) from the point of intersection of the westerly street line of 123rd Street and the southeasterly street line of 15th Avenue, a line midway between College Point Boulevard and 123rd Street, 22nd Avenue, College Point Boulevard, 25th Avenue, a line midway between 121st Street and College Point Boulevard, 14th Road, a line 100 feet westerly of College Point Boulevard, the southerly boundary line of a park and its easterly prolongation, and College Point Boulevard; and
 - b. 25th Road, College Point Boulevard, 28th Avenue, a line perpendicular to the northerly street line of 28th Avenue distant 100 feet westerly (as measured along the street line) from the point of intersection of the northerly street line of 28th Avenue and the southwesterly street line of College Point Boulevard, a line midway between 27th Avenue and 28th Avenue, a line perpendicular to the southern street line of 27th Avenue distant 100 feet westerly (as measured along the street line) from the point of intersection of the southerly street line of 27th Avenue and the southwesterly street line of College Point Boulevard, 27th Avenue, and a line 100 feet westerly of College Point Boulevard (between Graham Court and 26th Avenue) and its northerly and southerly prolongations;
 22. changing from an M2-1 District to an M1-2 District property bounded by a line 100 feet southerly of 14th Avenue, 112th Street, 14th Road, and a line midway between 111th Street and 112th Street;
 23. establishing within a proposed R4A District a C1-3 District bounded by 14th Road, a line midway between 121st Street and College Point Boulevard, 18th Avenue, and 121st Street;
 24. establishing within a proposed R5B District a C1-3 District bounded by 14th Avenue, 123rd Street, a line perpendicular to the westerly street line of 123rd Street distant 100 feet southerly (as measured along the street line) from the point of intersection of the westerly street line of 123rd Street and the southeasterly street line of 15th Avenue, a line midway between College Point Boulevard and 123rd Street, 20th Avenue, a line midway between 121st Street and College Point Boulevard, 14th Road, a line 100 feet westerly of College Point Boulevard, the southerly boundary line of a park and its easterly prolongation, and College Point Boulevard;
 25. establishing within a proposed R4A District a C2-3 District bounded by a line 100 feet northerly of 18th Avenue, 125th Street, a line 100 feet southerly of 18th Avenue, and a line midway between College Point Boulevard and 123rd Street; and

26. establishing within a proposed R5B district a C2-3 District bounded by 20th Avenue, a line midway between College Point Boulevard and 123rd Street, 22nd Avenue, College Point Boulevard, 23rd Avenue, and a line midway between 121st Street and College Point Boulevard;

Borough of Queens, Community District 7, as shown on a diagram (for illustrative purposes only) dated June 20, 2005, modified by the City Planning Commission on September 12, 2005, which includes CEQR Designation E-148.

The above resolution (C 050482 ZMQ), duly adopted by the City Planning Commission on September 12, 2005 (Calendar No.1), is filed with the Office of the Speaker, City Council, and the Borough President in accordance with the requirements of Section 197-d of the New York City Charter.

AMANDA M. BURDEN, AICP, Chair
KENNETH J. KNUCKLES, Esq., Vice Chairman
IRWIN G. CANTOR, P.E., ANGELA R. CAVALUZZI, R.A., ALFRED C. CERULLO, III,
RICHARD W. EADDY, JANE D. GOL, LISA A. GOMEZ, JOHN MEROLO,
KAREN A. PHILLIPS, Commissioners