

COMMUNITY BOARD #7, QUEENS

LAND USE RESOLUTION – COMMUNITY FACILITIES

FEBRUARY 14, 2000

WHEREAS, Community Board #7, Queens, which is one of the largest Community Boards within the City of New York that encompasses many homes situated on large desirable lots in low density Residential Districts, and

WHEREAS, many organizations who desire to build Community Facilities are attracted to these large lots and who simultaneously seem disinterested in preserving the residential character of our neighborhoods, and

WHEREAS, the location of Community Facilities within residential districts were originally focused to serve the residents within our neighborhoods, and now many of these facilities attract people outside of our City and outside of our State, and

WHEREAS, Community Facilities create the unregulated increases in pedestrian & vehicle traffic, inadequate on-site parking, and increased neighborhood double parking, and

WHEREAS, Community Facilities have over-saturated our residential neighborhoods, and

WHEREAS, new construction of Community Facilities has become a major zoning and public safety issue, and current zoning laws governing Community Facilities, which date back to 1961, are no longer sensitive to current conditions, and

WHEREAS, all these factors contribute to the demolition of many valuable and historic homes, and to the elimination of the quiet enjoyment of our stable residential communities that are so vital to this City,

BE IT RESOLVED, that Community Board #7, Queens strongly urges all Civic Associations and Community Boards within the City of New York to summon and work jointly with all our municipal and elected officials to make changes in the existing New York City zoning regulations as follows:

- 1) Community Facilities should no longer be allowed to be built “as-of-right” within residential districts. A review procedure should be established which includes Civic Associations and Community Board input.
- 2) Community Facilities should not be permitted in areas that are over-saturated with similar facilities.
- 3) Community Facilities should be built with architectural context to surrounding neighborhood.
- 4) Parking for all accessory buses, vans, and commercial vehicles should be provided on-site.
- 5) On-site parking requirements should be calculated in relation to the building’s floor area, intended occupancy, and fire safety.
- 6) Community Facilities should be regulated by hours of operation and use.