

COMMUNITY BOARD 13, QUEENS
LAND USE RESOLUTION – COMMUNITY FACILITIES
ADOPTED DECEMBER 16, 2002

WHEREAS, Community Board 13, Queens, which is one of the largest Community Boards within the City of New York that encompasses many homes situated on highly desirable lots in low density Residential Districts, and

WHEREAS, as a community, we are highly desirous of preserving the residential character of our neighborhoods, and

WHEREAS, many organizations desire to build Community Facilities, which often replace residences with bulky, out of character buildings, and

WHEREAS, the location of Community Facilities within residential districts originally served community residents, but now often attract people outside of our city and even outside of our state, and

WHEREAS, Community Facilities create congestion by unregulated increases in pedestrian & vehicular traffic, and additional parking on neighborhood streets, and

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

WHEREAS, 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 13, Queens strongly calls upon the City Planning Commission, the City Council and the Mayor City of New York to forthwith amend the present New York City Zoning Resolution as follows:

- 1) Community Facilities should no longer be allowed “as of right” to exceed bulk provisions that affect residential buildings in any district. Community Facilities seeking to utilize or increase any exception or allowance under bulk provisions must be subject to community review under established procedures, 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 in the architectural context of the surrounding neighborhood.
- 4) Daytime Parking for all accessory buses, vans and commercial vehicles should be provided on-site. Overnight parking restrictions must be consistent with applicable provisions for other buildings.
- 5) On-site parking requirements should be calculated in relation to the building’s floor area without regard to fixed/non-fixed seating, intended occupancy, and fire safety.
- 6) Hours of operation and use of Community Facilities in residential areas should be regulated and reasonable for the respective community.