



Queens Civic Congress

P.O. Box 238, Flushing, NY 11363 (718) 225-2807 fax: (718) 225-2818
www.queensciviccongress.org queensciviccongr@aol.com

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Contact:
Corey Bearak
(718) 343-6779

QUEENS CIVICS SUPPORT KISSENA PARK REZONING

Prepared and Presented

By

Patricia Dolan, Executive Vice President for Zoning & Planning

to

Queens Borough President's Hearing

The Queens Civic Congress is a coalition of more than 110 community and neighborhood civic associations representing residents of every part of Queens. The Congress has long encouraged neighborhood seeking zoning changes that will reinforce the existing as-built physical character of their communities.

The Congress is especially pleased to support the proposed rezoning of Kissena Park, one of our borough's most beautiful neighborhoods.

Kissena Park epitomizes what Queens' residential neighborhoods are all about: well maintained houses existing side by side with newer homes. Unfortunately the current zoning, instead of protecting this stable housing stock, has provided builders and developers with a fertile field for development of inappropriate, non-contextual residential buildings, which have destroyed whole blocks.

The introduction of multiple dwellings into Kissena Park has produced overcrowded schools, burgeoning traffic and overburdened public services.

The Kew Gardens community has also sustained a steady loss of valuable residential buildings that in most cities would be recognized as part of the municipal legacy.

So this zoning proposal is timely if not overdue.

While the Congress would prefer that the plan be more protective of some of the blocks designated for denser occupancy, the plan does recognize and extend appropriate zoning to most blocks in Kissena Park. We do however suggest that the Department of City Planning amend

this application to rezone the existing and proposed R-2 districts R-2A, which will more effectively protect Kissena Park's one-family detached houses. At the same time, the Department and the Borough President should introduce the same protections in R-2A to those districts currently zoned R-3, R-3-1, R-3-2, R-3X, R-4, R-4-1 and R-4B.

This proposal will slow or stop the onslaught of out of context development and assure younger families who are putting down roots that they have invested in a stable community whose future is as great as its past.

The Congress wishes to thank the Borough President's Zoning Task Force, the Congress' friend and colleague, Paul Graziano and especially Queens City Planning Director John Young for their work on behalf of Kissena Park.

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The entire Queens Civic Congress Platform may be viewed on the internet at:
<http://www.queensciviccongress.org/Platform/final2004Platform-forvote.pdf>

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