



# Queens Civic Congress

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FOR IMMEDIATE RELEASE:  
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## QUEENS CIVICS SUPPORT SPRINGFIELD GARDENS REZONING

Prepared and Presented  
By  
Patricia Dolan, Executive Vice President for Zoning & Planning  
to  
City Planning Commission  
February 16, 2005

The Queens Civic Congress is pleased to support the zoning changes proposed for Springfield Gardens. The Civic Congress is a coalition of more than 100 community and neighborhood associations representing residents of neighborhood across Queens.

The 1961 zoning of most of Springfield Gardens no longer reflects the existing character of this thriving community. Indeed, the current R 3-2 zone encourages replacement of sound one and two family homes with thoroughly out of context multiple dwellings.

The proposed R-3-1 and R-3X designations can protect this neighborhood from the continued intrusion by developers and speculators whose projects rob residents of the quality of life that makes their community a great place to put down roots and raise families.

Inappropriate development of out of context houses will continue in this part of Springfield Gardens so long as developers can continue to take advantage of loopholes that allow builders to build "exempt" uncounted basement and undercounted attic space. We urge the Commission to implement zoning changes that will eliminate these "exempt" spaces from the permitted FARs in R- 1, R-2, all R-3 districts and in the R-4A, R-4B and R-4-1 contextual districts.

The Congress also urges the Planning Commission to create a one family row house district, so that residents of the most common housing configuration in Queens can enjoy the same protections as those of other lower density neighborhoods.

The Queens Civic Congress thanks the Borough President's Zoning Task Force, United Neighbors Civic Association, City Planning Department Queens director John Young and all the

residents of Springfield Gardens for their vision, commitment and dedication to the best of Queens.

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[Note: Patricia Dolan can be reached at 718 263-1760.]

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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