



# Queens Civic Congress

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FOR IMMEDIATE RELEASE:  
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## QUEENS CIVICS URGE CITY TO DOWNZONE MORE NABES

The City needs to down more Queens neighborhoods and do so quickly, according to Queens Civic Congress, the borough-wide coalition of civic and condo, cooperative, tenant and other community organizations. At a meeting tonight (Tuesday, February 19, 2008) of the Auburndale Improvement Association, Queens Civic Congress Executive Vice President Patricia Dolan called on the Department of City Planning to move ahead with the long-delayed rezonings of residential communities through the borough. Queens Civic Congress Corey Bearak raised the same concern last week (Thursday, February 14) at a meeting of the Dutch Kills Civic Association of Long Island City. There Bearak released a letter written that day to the Mayor which “identifies the compelling need for your administration to direct the Department of City Planning to move ahead with the residential downzonings promised since the year you sought re-election.”

In their letter, Bearak and Dolan, also QCC's Land Use and Planning chair, also wrote, “These communities – including Auburndale, Dutch Kills, Floral Park, North Flushing Laurelton, Rosedale, the entire Rockaway peninsula, Maspeth, Glendale, Waldheim/ Holly, Kew Gardens Hills and Bellerose – face delay after delay while developers lay siege to these low density neighborhoods.” Queens Civic Congress also calls on City Hall to “intervene against those who take advantage of the failure to re-zone communities to their existing density.”

Queens Civic Congress finds the delays incredible since the Bloomberg administration was able to marshal resources for the Jamaica re-zoning with many features we found abhorrent.

The Department of City Planning had worked hard and with excellent effect to rezone more than 25 Queens neighborhoods. Over the past three years, the Department's pace has diminished to a point where all we hear is delay and excuses. The delays are inexcusable and the excuses are beyond the pale. The actions do not require full environmental reviews. The actions involve simple Negative Declarations that would allow City Planning to certify the zonings for review by community and borough boards, the City Planning Commission and the City Council. At each level expedited review remains possible and absolutely necessary.

The Queens Civic Congress and our member civics stand ready to work with the Department of City Planning to expedite these re-zonings and the needed text amendments for R1-2 ("R1-2A"), Narrow Lots and Row Houses. Queens needs City Hall to focus its administration to save thousands of New York City neighborhood blocks before we lose them.

*(The text of the Queens Civic Congress letter to the Mayor follows on the reverse side)*

Hon. Michael Bloomberg  
Mayor  
City Hall  
New York, NY 10007

Dear Mr. Mayor:

The Queens Civic Congress, as the voice of the civic and condo, cooperative, tenant and other community organizations in our borough, respectfully identifies the compelling need for your administration to direct the Department of City Planning to move ahead with the residential [downzonings](#) promised since the year you sought re-election. These communities – including Auburndale, Dutch Kills, Floral Park, North Flushing Laurelton, Rosedale, the entire Rockaway peninsula, Maspeth, Glendale, Waldheim/ Holly, Kew Gardens Hills and Bellerose – face delay after delay while developers lay siege to these low density neighborhoods. Your administration must intervene against those who take advantage of the failure to re-zone communities to their existing density. The Queens Civic Congress and our member civics stand ready to work with the Department of City Planning to expedite these re-zonings and the needed text amendments for R1-2 ("R1-2A"), Narrow Lots and Row Houses.

The administration was able to marshal resources for the Jamaica re-zoning with many features we found abhorrent. Fortunately, the increases in allowable density there have not created the run on housing lots that already occur in other communities such as Dutch Kills, which clearly is experiencing spillover development from Williamsburg and Greenpoint.

The Department of City Planning had worked hard and with excellent effect to rezone more than 25 Queens neighborhoods. Over the past three years, the Department's pace has diminished to a point where all we hear is delay and excuses. The delays are inexcusable and the excuses are beyond the pale. The actions do not require full environmental reviews. The actions involve simple Negative Declarations that would allow City Planning to certify the zonings for review by community and borough boards, the City Planning Commission and the City Council. At each level expedited review remains possible and absolutely necessary.

The Civic Congress looks forward to working with your administration and the Department of City Planning and with the City Council on behalf of neighborhoods across the city. Please focus your administration to save thousands of New York City neighborhood blocks before we lose them.

/s/ Corey Bearak  
President

Sincerely,  
/s/ Patricia Dolan  
Executive Vice President, Land Use and Planning Chair

c. Hon. Melinda Katz, Chair, City Council Committee on Land Use  
Hon. Amanda Burden, Chairperson/ Director, Department of City Planning

#### **Queens Civic Congress Members**

Association of Old Forest Hills ♦ Auburndale Improvement Association ♦ Bayside Civic Database ♦ Bayside Clear-Spring Council ♦ Bayside Hills Civic Association ♦ Bayswater Civic Association ♦ Bay Terrace Community Alliance, Inc. ♦ Bellaire-BellVill Civic Association ♦ Belle Harbor Property Owners Association ♦ Bellerose Commonwealth Civic Association ♦ Bellerose Hillside Civic Association ♦ Bell Park Manor Terrace Community Council ♦ Bowne Park Civic Association ♦ Briarwood Community Association ♦ Cambria Heights Civic Association ♦ Civic Association of Utopia Estates ♦ C.O.M.E.T. (Communities of Maspeth-Elmhurst Together) ♦ Concerned Citizens of Laurelton ♦ Cornucopia Society ♦ Creedmoor Civic Association ♦ Deerfield Area Association ♦ Doug-Bay Manor Civic Association ♦ Douglas Manor Association ♦ Douglaston Civic Association ♦ Dutch Kills Civic Assn. of Long Island City ♦ East Flushing Civic Association ♦ Federated Block Associations of Laurelton ♦ Federation of Civic Associations of Southeast Queens ♦ Floral Park Community Council ♦ Flushing Heights Civic Association ♦ Flushing on the Hill Taxpayers Association ♦ Forest Hills Chamber of Commerce ♦ Forest Hills Crescents Association ♦ Forest Hills-Van Court Association ♦ Fresh Meadows Homeowners Association ♦ Georgetown Mews ♦ Glendale Civic Association of Queens ♦ Glen Oaks Village Owners, Inc. ♦ Greater Astoria Historical Society ♦ Greater Whitestone Taxpayers Civic Association ♦ Harding Heights Civic Association ♦ Hillcrest Estates Civic Association ♦ Hilltop Village Co-Op #1 ♦ Hilltop Village Co-Op #2 ♦ Hilltop Village Co-Op #3 ♦ Hilltop Village Co-Op #4 ♦ Hollis 11423 Block Association ♦ Hollis Hills Civic Association ♦ Holliswood Civic Association ♦ Hollis Park Gardens Civic Association ♦ Holly Civic Association ♦ Hyde Park Gardens Cooperative ♦ Jackson Heights Beautification Group ♦ Jamaica Estates Association ♦ Jamaica Hill Community Association ♦ Juniper Park Civic Association ♦ Kew Gardens Civic Association ♦ Kew Gardens Hills Homeowners Association ♦ Kew Gardens Improvement Association ♦ Kissena Park Civic Association ♦ Little Neck Bay Civic Association ♦ Little Neck Pines ♦ Long Island City Alliance ♦ Malba Civic Association ♦ Meadowlark Gardens Owners ♦ Middle Village Property Owners Association ♦ Mitchell Linden Civic Association ♦ Neponsit Property Owners Association ♦ Newtown Civic Association ♦ North Bellerose Civic Association ♦ North Flushing Civic Association ♦ North Hills Estates Civic Association ♦ Northwest Clearview Homeowners Association ♦ Norwood Civic Association ♦ Oakland Terrace/ Gardens Community Council ♦ Off Broadway Homeowners Association ♦ Our Neighborhood Improvement Association ♦ Our Neighbors Association of Ozone Park, Inc. ♦ Parkway Village Historical Society ♦ Queensboro Hill Neighborhood Association ♦ Queens Colony Civic Association ♦ Queens Community Civic Corp. ♦ Queens Village Civic Association ♦ Ramblersville-Hawtree Civic Association ♦ Richmond Hill Historical Society ♦ Ridgewood Property Owners and Civic Association ♦ Rockaway Park Homeowners/ Residents ♦ Rocky Hill Civic Association ♦ Rosedale Civic Association ♦ Royal Ranch Association. ♦ Southeast Queens Concerned Neighbors ♦ South Ozone Park West Civic Association ♦ Springfield/Rosedale Community Action Association ♦ Station Road Civic Assoc. of Auburndale ♦ Sunnyside Gardens/Harrison Place Homeowners ♦ Surrey Estates Civic Association ♦ Union Turnpike Merchants Association ♦ United Forties Civic Association ♦ United Neighbors Civic Association ♦ Waldheim Neighborhood Association ♦ Wayanda Civic Association ♦ West Cunningham Park Civic Association ♦ Westmoreland Association ♦ Woodside Community Council