



Queens Civic Congress

Presents

a

A Special Forum on Zoning & Land Use

Unfinished Business

Neighborhoods waiting for re-zoning ♦ New zones to protect the R1 zone (“R1A”)
♦ One-family row houses and single-family occupancy houses on narrow lots ♦
Queens Civic Congress responds to the American Institute of Architecture (AIA)
zoning proposals ♦ Neighborhoods that don't get the zoning plan they need ♦
Getting ready for the City Planning Commission ♦ More.

Monday, March 31, 2008, 7:30 p.m

**The Queens Community House/ Kew Gardens Community Center
80-02 Kew Gardens Road, Suite 202
at Union Turnpike & Queens Boulevard, Kew Gardens, NY 11415**

Queens Civic Congress Officers

President

Corey B. Bearak (North Bellerose Civic Association)

Executive Vice President

Patricia Dolan (Kew Gardens Hills Civic Association)

Treasurer

James Trent (Creedmoor Civic Association)

Secretary

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Dorothy Woo (Holly Civic Association)

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Barbara Larkin (Belle Harbor Property Owners Association)

Kathy Masi (Glendale Civic Association of Queens)

Founders:

President Emeritus Sean M. Walsh (Douglaston Civic Association)

Albert Greenblatt, Esq.

Robert I. Harris

Queens Civic Congress Committee Chairs

Audit / Phil Ragusa, CPA

By Laws / Albert Greenblatt

Aviation & Noise / Seymour Schwartz

City Infrastructure & Capital Program / Dorothy Woo

Community & Civic Outreach / Robert Harris & Audrey Lucas

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Planning & Land Use / Patricia Dolan

Public Safety / Nagassar Ramgarib

Tenants & Affordable Housing / Florence Fisher

Transportation / Jim Trent

Zoning & Code Enforcement / Joseph Amoroso & Harbachan Singh

Unfinished Business

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♦ One-family row houses and single-family occupancy houses on narrow lots ♦
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Getting ready for the City Planning Commission ♦ More.*

The Program:

Panelists:

Hon. Tony Avella
Chair, City Council Zoning & Franchises Committee

Christopher Collins, Esq.
Vice Chair, NYC Board of Standards & Appeals

John Young
Queens Director, Department of City Planning

Sandra Atwell
President, Hollis 11423 Block Association

Paul DiBenedetto
President, Bayside Civic Database

Henry Euler
Zoning & Housing Chair, Auburndale Improvement Association

Paul Graziano
Independent Urban Planner & President, Historic Districts Council

Moderator

Sean M. Walsh, Esq.
QCC Founder/ President Emeritus; Douglaston Civic Association

Chaired by

Patricia Dolan
*Queens Civic Congress Executive Vice President
Chair, Land Use and Planning Committee*

The Queens Civic Foundation provided additional support, including this program.



Queens Civic Congress

P.O. Box 238, Flushing, NY 11363 (718) 343-6779 fax: (718) 225-3366
www.queensciviccongress.org queensciviccongr@aol.com

President:
Corey Bearak

Executive Vice President:
Patricia Dolan

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Seymour Schwartz

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Vice Presidents:

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Walsh

Barbara Larkin Audrey Lucas Kathy Masi Nagassar Ramgarib
Harbachan Singh Edwin Westley Dorothy Woo

Founders:

President Emeritus Sean
Albert Greenblatt
Robert Harris

February 14, 2008

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 action 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 the 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.

Sincerely,

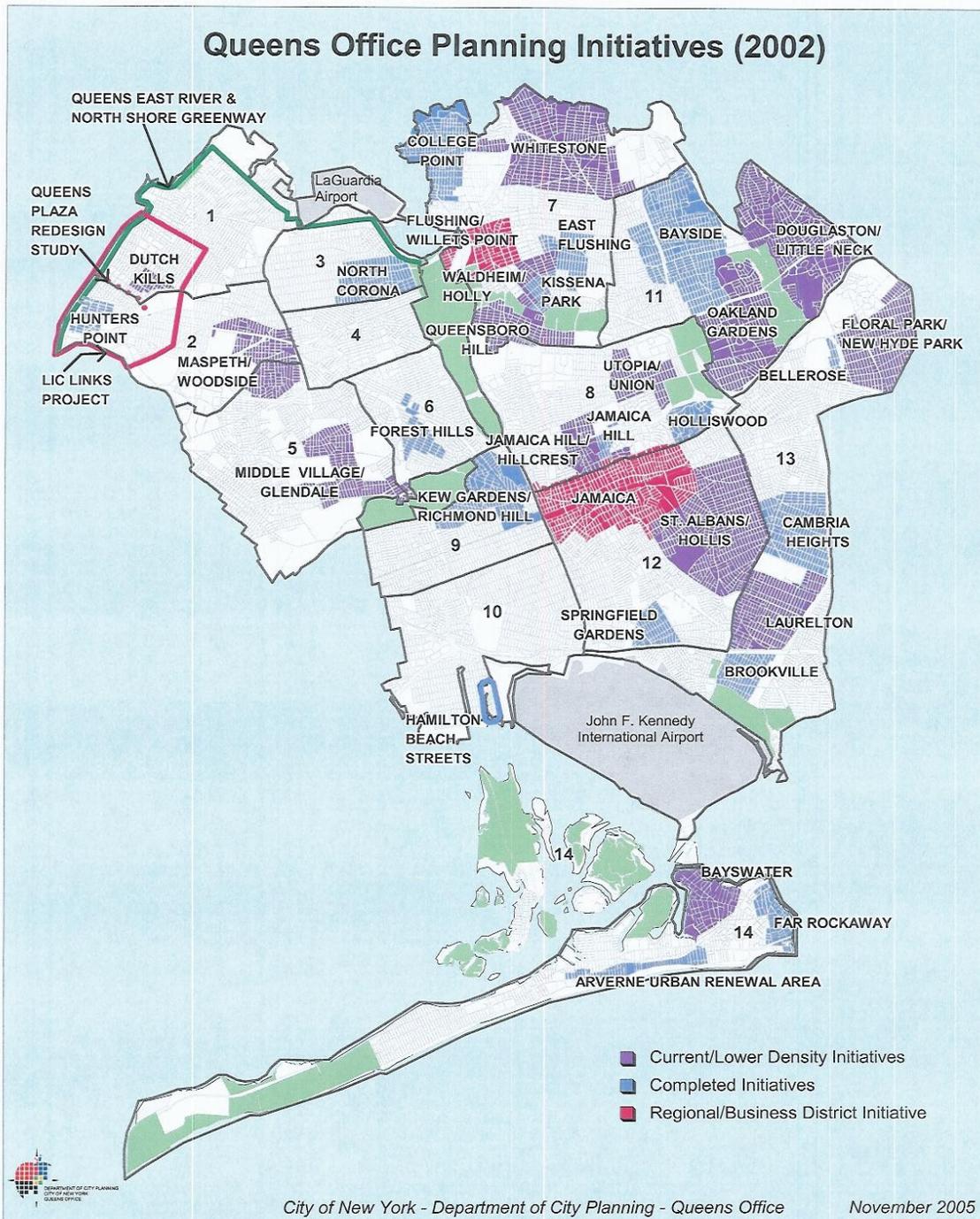
Corey Bearak

Corey Bearak
President

Patricia Dolan

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



Excerpts from CIVIC 2030 on zoning:

*Create additional contextual districts to protect existing residential configurations, density and uses not reflected in existing zoning districts. For example, there is no zone which adequately describes and protects single-family row houses or narrow lots with single-family homes.

*Apply R2A restrictions to R1 and R3 districts.

*Establish a new zone for single family detached homes on narrow lots of less than 40 feet wide. The current R3A zone encourages conversion of single family homes to two-family, increasing congestion and affecting the quality of life.

LAND USE AND ZONING

Queens and New York City require a land use policy based on community input and review with consideration of current availability of the requisite city services and infrastructure. Such a policy is essential to preserve and enhance the fundamental character and viability of our city’s neighborhoods. Planning must be sufficiently flexible to respond to demographic and environmental dynamics of our city by creating new opportunities for the orderly development of housing, business, and community facilities. An example is the recently enacted R2A zone which maintains traditional affordable housing stock. Zoning maps and text must keep pace with new building, construction, and signage technologies. The ideal plan will engage early in their formulation process all the stakeholders. Top-down initiatives not only attract skepticism but essentially fail to garner support (e.g. NYC2012, Far West Side Stadium).

The Mayor has recently embarked on a planning exercise, called PlaNYC, to be prepared for significant population growth in the next 23 years, projected at 900,000 additional people. Planning is necessary to ensure infrastructure and social resources to handle the growth, but QCC and civics must ensure the protection of quality neighborhoods in our borough. In addition, the City must provide funding to community boards to enable independent, professional planning assistance to review rezoning or other land use changes intended to accommodate the expected population growth. By preserving existing good housing in stable neighborhoods, we are saving affordable housing.

Queens, with only five historic districts and few designated landmark buildings, faces the rapid loss of its architectural legacy. The Landmarks Commission must increase its focus and attention to preserve our unique and important architectural heritage.

Strong neighborhoods strengthen the City and ensure its future.

ZONING RESOURCES:

- City Planning Zoning Maps.....<http://www.nyc.gov/html/dcp/html/zone/zmapintr.shtml>
- City Planning Dept. - Zoning.....<http://www.nyc.gov/html/dcp/html/subcats/zoning.shtml>
- City Planning - *What is Zoning?*.....<http://www.nyc.gov/html/dcp/html/zone/zonehis.shtml>
- New York City Zoning Resolution.....<http://www.nyc.gov/html/dcp/html/zone/zonetext.shtml>
- Residential Zoning Districts.....http://www.nyc.gov/html/dcp/html/zone/zh_resdistricts.shtml
- Special Purpose Zoning.....http://www.nyc.gov/html/dcp/html/zone/zh_special_purp_dist.shtml
- Zoning Glossary.....<http://www.nyc.gov/html/dcp/html/zone/glossary.shtml>
- City Planning Projects and Studies.....<http://www.nyc.gov/html/dcp/html/subcats/studies.shtml>
- City Planning Dept. Offices.....<http://www.nyc.gov/html/dcp/html/about/location.shtml>

QUEENS CIVIC CONGRESS FOUNDATION, INC.



presents its biennial

CIVIC CONVENTION & LUNCHEON

Sunday, April 6, 2008 at 1 P.M.

Guest Speaker:

Queens Borough President Helen Marshall

At Antun's Caterers

96-43 Springfield Boulevard, Queens Village, L. I.

Transportation: Auto: Cross Island Parkway to Jamaica Avenue Exit (27W), then 1 mile west to Springfield Boulevard. Bus: Q1/Queens Village, Q27, Q36, Q88. Rail: Long Island R.R. to Queens Village Station. Antun's is just steps from bus stops and LIRR Queens Village station. Plenty of free parking next to Antun's.

A convening of all the civic associations in Queens with invitations to all the elected officials in Queens and beyond. Tickets for members of the Civic Congress are \$36.00 if purchased in advance. Member tickets at the door: \$40.00. Non-members in advance are \$40.00, and \$45.00 at the door. Lunch includes a four-course meal of chicken or salmon with beverages. For ticket information and reservations please call James Trent, 718-343-8830 (jtrent8830@aol.com). Special Award Honoree: Sean Walsh, organizer and immediate past president of the Queens Civic Congress. Awards also to Queens Coalition for Parks and Green Spaces, Fred Kress, President; and Sunnyside Gardens Preservation Alliance, Herb Reynolds, Director.

Please note the catering hall will only take a few persons at the door without reservations, therefore it is imperative that you reserve in advance to assure admission.

Order Form

Civic or Individual Name: _____ Number of Tickets _____

Phone # _____ Amount enclosed _____ [Make checks payable to Queens Civic Congress Foundation.]

Mail to: James Trent, 242-33 90th Avenue, Bellerose Manor, NY 11426-1115
[We are not mailing out tickets. Your cancelled check is your receipt.]

Queens Civic Congress

Upcoming Events and Meetings:

All meetings, excluding Legislative Reception, unless otherwise noted take place at: Union Plaza Nursing Home, 33-23 Union Street, [five blocks north of Northern Boulevard]. Meetings of the Executive Committee are open to all QCC members and take place at 8:00 p.m. (unless otherwise noted) If you wish to add an agenda item, please call Corey Bearak (343-6779) or email [Bearak@aol.com](mailto: Bearak@aol.com) at least 24 hours in advance.

Monday, May 19, 2008, 6:30 p.m.

Queens Civic Congress Executive Committee

Location to be announced

Monday, June 16, 2008, 8:00 p.m.

Queens Civic Congress Executive Committee

Guest Speaker: Council Member Peter F. Vallone, Jr, chair, Committee on Public Safety. Topics: "The lack of Police Officers in our Precincts and its affect on Queens" and "An Update on the Graffiti Wars".

All Queens Civic Congress meetings are public and we welcome members of our member organizations and community-minded residents to attend.

2008 Committee Chairs

Audit / Phil Ragusa, CPA

By Laws / Albert Greenblatt

Aviation & Noise / Seymour Schwartz

City Infrastructure & Capital Program / Dorothy Woo

Community & Civic Outreach / Robert Harris & Audrey Lucas

Community Facilities / Tyler Cassell

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Public Safety / Nagassar Ramgarib

Tenants & Affordable Housing / Florence Fisher

Transportation / Jim Trent

Zoning & Code Enforcement / Joseph Amoroso & Harbachan Singh



Queens Civic Congress

Presents

"Real Property Tax Reform"

Sunday May 18, 2008, 9:30 a.m.

Samuel Field Y, 58-20 Little Neck Parkway

Speakers:

*State Senator **Frank Padavan** (author S.7000A)*

*Assembly Member **Mark Weprin** ("prospects for legislative reform")*

*City Council Finance Chair **David Weprin** ("assessment reform")*

*City Council Environmental Protection Chair **James Gennaro** ("water taxes")*

*President **David Moog**, City Assessors and Appraisers Local 1757, DC37*

("fairness in City Assessment Policies")

(in formation)

*Moderator: **Corey B. Bearak, Esq.**, President, Queens Civic Congress*

Legislative Forum 2008 Sponsors:

Queens Civic Congress

Northeast Queens Jewish Community Council

Metropolitan Council on Jewish Poverty

Jewish Community Relations Council of Greater New York

Parker Jewish Institute for Health Care & Rehabilitation,

Queens Region-Hadassah

The Samuel Field Y

[In Formation]

For background on the issue, please look at

[www.queensciviccongress.org/Media/files/2007/2007-03-02 City Council Finance Hearing R-E Assess.pdf](http://www.queensciviccongress.org/Media/files/2007/2007-03-02%20City%20Council%20Finance%20Hearing%20R-E%20Assess.pdf)

Program Chairs:

William Rapfogel ("Met Council") & Jack Friedman (NEQJCC)

******A light FREE breakfast courtesy of Parker Jewish Institute will be served******

Admission FREE

Advance Reservations Recommended

RSVP (718) 225-6750 x247 or email Bearak@aol.com

Join Queens Civic Congress

Is your civic, condo co-op, tenant or other community organization a Queens Civic Congress member (see list on the back page)? If not, or if you know a group which is not and should be, please use or share this application:



The Queens Civic Congress
Post Office Box 238, Douglaston, New York 11363
(718) 343-6779

MEMBERSHIP APPLICATION

From the Queens Civic Congress By-laws (as last amended October 20, 2003)
ARTICLE III *MEMBERSHIP*

- Section 1 - Any Queens civic association or neighborhood organization that accepts and desires to further the purposes of the Congress as expressed in Article II hereof is eligible to join as a Regular Member.
- Section 2 - Each Regular Member in good standing at the Congress may cast one (1) vote on all matters.
- Section 3 - Regular Members shall pay dues as set by the Congress every year, payable no later than January 31 of each calendar year. The Congress may change the amount or frequency of dues.
- Section 4 - Each Regular Member shall send one delegate to General Meetings of the Congress.
- Section 5 - At the discretion of the Congress, Associate Membership may be conferred on an organization. While Associate Members are invited to send delegates to general meetings of the Congress, neither Associate Members or their delegates may vote or hold office in the Congress. The Congress may choose whether or not to levy dues on Associate Members and the frequency and amount thereof.

Name of Organization: _____

Organization Mailing Address (if any): _____

President: _____

Address: _____

Phone(s): _____ Fax: _____

E-Mail Address: _____ Web Page: _____

Address mail to the President Alternate person (below) to receive mail and communications:

Name: _____ Title _____

Address: _____

Phone(s): _____ Fax: _____ E-Mail: _____

Date of Founding: _____ Boundary Lines of Organization: _____

(Name of organization:) _____, has received a copy of the Queens Civic Congress by-laws. We approve its mission statement and shall abide by all member duties and responsibilities.

President _____

Please submit with this application the following: A copy of your organization's by-laws; list of officers and board members; your latest newsletter number of current paid membership; and a check in the amount of \$35 payable to the Queens Civic Congress. Thank you.

Queens Civic Congress Membership

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 Association 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 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 Neighborhood Association ♦ Oakland Terrace/ Gardens Community Council ♦ Off Broadway Homeowners Association ♦ Our Neighborhood Improvement Association ♦ Our Neighbors Civic 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 Association Civic ♦ 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 Mutual Veterans Housing, Inc. ♦ Waldheim Neighborhood Association ♦ Wayanda Civic Association ♦ West Cunningham Park Civic Association ♦ Westmoreland Association ♦ Woodside Community Council