



Queens Civic Congress

Presents

Land Use Forum 2009

** New R1-2A Text **

**Getting More Nabes Re-Zoned*

*Getting More Nabes Landmarked **

Monday, March 30, 2009, 7:00 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) [Email: [Bearak@aol.com](mailto: Bearak@aol.com)]

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Legislation / Paul Kerzner
Newsletter / David Kulick
Nominations / Helene Zaro
Parks & Cultural Affairs / Barbara Larkin & Kim Ohanian
Planning & Land Use / Patricia Dolan
Public Safety / Nagassar Ramgarib
Tenants & Affordable Housing / Florence Fisher
Transportation / Jim Trent & Kathy Masi
Zoning & Code Enforcement / Joseph Amoroso & Harbachan Singh

Land Use Forum 2009

◆ *New R1-2A Text* ◆ *Getting More Nabes Re-Zoned and/ or Nabes Landmarked* ◆

The Program:

Keynote Address:

Hon. Tony Avella

Chair, City Council Zoning & Franchises Committee

Speakers:

John Young

Queens Director

Department of City Planning

Simeon Bankoff

Executive Director

Historic Districts Council

Panelists:

Paul Kerzner*

President

Ridgewood Property

Owners & Civic Association

Mel Siegel

Past President

Broadway-Flushing

Homeowners

Chuck Apelian

Zoning Chair

Community Board 7

Queens

Breakout Sessions:

- ▶ *New Zoning – R1-2A and your neighborhood*
- ▶ *The Tool Box – new contextual zones needed*
- ▶ *Landmarking – getting the ball rolling: state and federal registration; surveys*
- ▶ *Neighborhood stability: historic preservation and contextual zoning*

Summing Up

Henry Euler

Zoning & Housing Chair

Auburndale Improvement

Association

Paul Graziano

Independent Urban Planner

President, Historic Districts

Council

Ed Westley*

Jackson Heights

Beautification

Group

*also a Queens Civic Congress Vice President

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.

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>

About the Landmarks Preservation Commission

The Landmarks Preservation Commission is the New York City agency that is responsible for identifying and designating the City's landmarks and the buildings in the City's historic districts. The Commission also regulates changes to designated buildings.

The agency consists of eleven Commissioners and a full-time staff.

The Landmarks Preservation Commission was established in 1965 when Mayor Robert Wagner signed the local law creating the Commission and giving it its power. The Landmarks Law was enacted in response to New Yorkers' growing concern that important physical elements of the City's history were being lost despite the fact that these buildings could be reused. Events like the demolition of the architecturally distinguished Pennsylvania Station in 1963 increased public awareness of the need to protect the city's architectural, historical, and cultural heritage.

Mission of the Landmarks Preservation Commission

The Landmarks Preservation Commission is the New York City agency responsible for identifying and designating the city's landmarks and the buildings in the city's historic districts. The Commission also regulates changes to designated buildings. The agency consists of eleven Commissioners and about fifty full-time staff members, including architects, architectural historians, restoration specialists, planners, and archaeologists, as well as administrative, legal, and clerical personnel. Although it is one of the smallest New York City agencies, the Commission is the largest municipal preservation agency in the United States. The Landmarks Preservation Commission was established by the Landmarks Law in 1965 in order to:

- Safeguard the city's historic, aesthetic, and cultural heritage.
- Help stabilize and improve property values in historic districts.
- Encourage civic pride in the beauty and accomplishments of the past.
- Protect and enhance the city's attractions for tourists.
- Strengthen the city's economy.
- Promote the use of landmarks for the education, pleasure, and welfare of the people of New York City

Frequently asked questions about the Landmarks Preservation Commission

What is a landmark?

A landmark is a building, property, or object that has been designated by the Landmarks Preservation Commission because it has a special character or special historical or aesthetic interest or value as part of the development, heritage, or cultural characteristics of the city, state, or nation.

Landmarks are not always buildings. A landmark may be a bridge, a park, a water tower, a pier, a cemetery, a building lobby, a sidewalk clock, a fence, or even a tree. A property or object is eligible for landmark status when at least part of it is thirty years old or older.

Why is it important to designate and protect landmarks and historic districts?

As the Landmarks Law states, protection of these resources serves the following purposes:

1. Safeguarding the city's historic, aesthetic, and cultural heritage;
2. Helping to stabilize and improve property values in historic districts;
3. Encouraging civic pride in the beauty and accomplishments of the past;
4. Protecting and enhancing the city's attractions for tourists, thereby benefitting business and industry;
5. Strengthening the city's economy; and
6. Promoting the use of landmarks for the education, pleasure, and welfare of the people of the city.

Who are the Landmarks Commissioners?

According to the Landmarks Law, the eleven Commissioners must include at least three architects, one historian, one city planner or landscape architect, and one realtor. There must be at least one resident of each borough on the Commission. Ten Commissioners serve part-time and receive no salary; the Chairman is a full-time, paid Commissioner. The Commissioners are appointed by the Mayor, with the advice and consent of the City Council, for three-year terms. The Chairman and the Vice-Chairman are designated by the Mayor.

What are the Commissioners' duties?

The Commissioners meet several times a month for public hearings and public meetings. At these meetings, they address Commission policies; review, discuss, and vote on landmark designations and applications to make changes to designated properties; and establish guidelines for future alterations to designated buildings.

Who are the Commission's staff members?

The agency's staff includes architects, architectural historians, restoration specialists, planners, and archaeologists, as well as administrative, legal, and clerical personnel. The Landmarks Preservation Commission has about fifty full-time staff members. Although it is one of the smallest New York City agencies, the Commission is the largest municipal preservation agency in the United States.

What does the Commission's staff do?

The Research Department carries out research, makes presentations to the Commissioners on the history and significance of proposed landmark properties, and prepares detailed reports on proposed landmarks and historic districts.

The Preservation Department works with applicants who propose alterations or additions to designated properties or new construction in historic districts, and prepares permits for changes that the Commission has found to be appropriate.

The Commission also includes smaller departments such as the environmental review division which assesses and reports on the impact of development proposals on the city's architectural and archaeological resources. The Commission administers several other programs such as the Historic Preservation Grant Program, which awards grants to low and moderate-income homeowners and not-for-profit organizations.

How can I learn more about the Landmarks Preservation Commission?

If you would like more information, call or write the Landmarks Commission at 1 Centre Street, 9th Floor North, New York, NY 10007; telephone: 212-669-7817, TTY: 212-669-7788.

Frequently Asked Questions About the Designation Process

What types of properties can be designated?

The Landmarks Law requires that, to be designated, a potential landmark must be at least 30 years old and must possess "a special character or special historical or aesthetic interest or value as part of the development, heritage, or cultural characteristics of the city, state, or nation."

What is a landmark?

There are four types of landmarks:

* **Individual Landmarks** (individual structures that can range from bridges to rowhouses to skyscrapers; examples include the Woolworth Building, the Langston Hughes House in Harlem, and the Wonder wheel at Coney Island);

* **Interior Landmarks** (building interiors that are "customarily open or accessible to the public," such as the Marine Air Terminal at LaGuardia Airport, the RCA Building Lobby, and the Ed Sullivan Theater);

* **Scenic Landmarks** (city-owned parks or other landscape features, such as Prospect Park, Central Park, and Ocean Parkway); and

* **Historic Districts** (areas of the city that possess architectural and historical significance and a distinct "sense of place," such as Ladies Mile in Manhattan, Cobble Hill in Brooklyn, and St. George-New Brighton in Staten Island).

What is the LPC's procedure for considering and designating potential landmarks?

1. Requests for Evaluation.

The LPC receives a steady stream of suggestions for designation from interested citizens, property owners, community groups, public officials, and others.

Landmarks Commissioners and staff also may identify potential buildings and areas of interest. The Commission asks members of the public who propose properties for potential designation to fill out a Request for Evaluation (RFE) form. This form requests the individual to provide as much information about the property as possible, including photographs and/or slides.

2. Evaluation.

Once the LPC receives a request, an RFE Committee, consisting of the Chairman, the Executive Director, the Chief of Staff, the Director of Research, and other agency staff members, review the materials submitted and discuss whether the property meets the criteria for designation. The Director of Research then sends a letter to the person who submitted the request, informing him or her of the committee's determination.

3. Calendaring and Commission Review.

If the RFE Committee determines that a proposed historic property merits further consideration a photograph, statement of significance and the committee's recommendation is sent to each individual commissioner for their comment. Ultimately the decision whether to bring the property forward to the full Commission for review is made by the Chair.

The full Commission reviews such potential landmarks at public meetings. At these meetings the Commission can vote to schedule a public hearing on the properties they believe merit further review.

For structures being considered as individual landmarks, the LPC staff usually contacts the owner after the Chair decides to send the item to the full Commission to discuss the meaning of landmark designation and the designation process. One or more meetings and/or site visits are scheduled with the owner or owner's representative to discuss potential regulatory issues.

4. Public Hearing.

The LPC holds a public hearing for each property that the full Commission has voted to consider for designation. Notice of the hearing is published in the City Record and sent to the property owner, the City Planning Commission, and the affected community boards and elected officials.

At the hearing a member of the Research Department makes a brief presentation about the property under consideration. The Chairman then asks whether the owner or a representative of the owner would like to speak. All other interested parties are then encouraged to present their opinions on the proposed designation. Interested parties can also submit written statements about the proposed designation at the hearing or after the hearing, up to the time that the Commission votes on the proposed designation.

5. Discussion and Designation Report.

While a historic district is under consideration by the Landmarks Preservation Commission, the Research Department writes a detailed report, describing the architectural, historical, and/or cultural significance of the historic district and a detailed description of each building within the proposed district. Building owners are mailed a draft copy of their building's description for review and comment. The Commissioners also review the draft report and use this report, along with public testimony, as the basis for their decision-making.

6. Commission Vote.

The Commission then votes on the designation at a public meeting. Six votes are needed to approve or deny a designation. By law, landmark designation is effective upon the Commission's vote, and all rules and regulations of the Landmarks Law are applicable. Within ten days, the LPC files copies of the final designation report with the City Council, the City Planning Commission, and other city agencies. The LPC also sends a Notice of Designation to the property owner and registers the Notice at the City Register's or County Clerk's Office.

7. City Planning Commission Report.

For all designations, the City Planning Commission has 60 days in which to submit their report to the City Council on the effects of the designation as it relates to zoning, projected public improvements, and any other city plans for the development or improvement of the area involved. For historic districts, the City Planning Commission must hold a public hearing prior to issuing their report.

8. City Council Vote.

The City Council has 120 days from the time of the LPC filing to modify or disapprove the designation. A majority vote is required. The Mayor can veto the City Council vote within five days; the City Council can override a Mayoral veto by two-thirds vote within 10 days.

Working With Landmarks: Document a Landmark

People seeking a letter confirming the landmark status of a building may fax the address, borough, and block & lot of the building to 212-669-3844, or they may mail a letter containing that information to the Commission's office. A Landmark Status letter will be issued within two to three weeks of receipt of the request.

These letters state whether or not a particular address is designated a New York City Landmark.

If the address is designated, the letter states whether the structure is an Individual Landmark or designated as part of a Historic District



Queens Civic Congress

Presents

Legislative Forum 2009: "The Race for City Hall"

Sunday May 17, 2009, 9:30 a.m.

Samuel Field Y, 58-20 Little Neck Parkway

Invited:

Our Mayor & Those (All) Who Would Be Our Mayor

Sponsored by:

New York Post and Community Newspaper Group (CNG)

Queens Civic Congress

Northeast Queens Jewish Community Council

Parker Jewish Institute for Health Care & Rehabilitation

The Samuel Field Y

UJA-Federation of New York

Queens Hadassah

Metropolitan Council on Jewish Poverty

Jewish Community Relations Council of New York

[In Formation]

Moderator: New York Post City Hall Bureau Chief David Seifman

****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

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.

*****Updated 2009 Meeting Schedule*****

Monday, April 20, 2009, 7:30 p.m.

Queens Civic Congress Regular meeting featuring Buildings Commissioner LiMandri

Tuesday, May 19, 2009, 8:30 p.m.

Queens Civic Congress Regular Meeting and Parks Forum

co-sponsored by Queens Coalition for Parks and Green Spaces and the Belle Harbor Property Owners Association at PS 114 – the Belle Harbor School, Cronston Avenue and Beach 134 Street in The Rockaways [NOTE: The Belle Harbor Property Owners Association meets at 7:15 p.m. and the QCC Parks Forum follows at 8:30 p.m.]

Monday, June 15, 2009, 7:30 p.m.

Queens Civic Congress Regular Meeting: City Transportation Commissioner Janette Sadik-Khan

Additional special issue meetings and workshops will be announced as they get added to the schedule

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

PARKS 2009

With New Yorkers for Parks, Queens Civic Congress and Queens Coalition for Parks and Green Spaces plan Parks2009 voter forums in every Queens City Council District. We have commitments already in district 19, 23 and 24, Watch www.QueensCivicCongress.org for dates, additional forums and the Parks2009 Voters Guide. Civics and Parks coalition members interested in hosting or co-sponsoring a forum should contact Corey Bearak @ (718) 343-6779 or email [Bearak@aol.com](mailto: 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. ♦ Bay Terrace Cooperative Section 1 ♦ 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 Elmhurst Corona Civic Association ♦ 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 ♦ Newtown Historical Society ♦ 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