

Laurelton Neighborhood Rezoning Proposal
John Young, Director
Queens Office, Dept. of City Planning

City Council Subcommittee on Zoning and Franchises
September 2, 2008

Good morning, Chair Avella, Chair Katz, City Council Members, Ladies and Gentlemen.

My name is John Young, and I am the Director of the Queens Office of the Department of City Planning. On behalf of City Planning Director, Amanda Burden, I am very pleased to be here this morning to present the Department's efforts to update zoning designations for 220 blocks in the Laurelton neighborhood in southeast Queens. I am joined by Liz Errico who will present our rezoning proposal to you.

The Laurelton rezoning proposal is a comprehensive effort to provide zoning designations that more closely match building patterns and will ensure more predictable and orderly development. It will complement rezonings that the City Council has adopted for two adjacent communities – Brookville, which was rezoned in 2004, and Cambria Heights, rezoned in 2005. This rezoning is the 30th one that City Planning has sponsored since 2002 to protect the character of Queens' cherished neighborhoods and build on the borough's strengths. With the Laurelton rezoning, more the 3,900 blocks will have been rezoned in Queens, or more than one-quarter of the borough.

As you learn in today's hearing, if you are not already aware, Laurelton is a very well-tended and beloved Queens community, and its desirability has in recent years caused a worrisome increase in new development, since much of it has been out-of-context with traditional building types and density. For this proposal, the Department has developed a carefully delineated rezoning strategy to ensure that future housing more closely corresponds to established development patterns of one- or two-family residences that predominate in most of the neighborhood, while allowing moderate density, mixed-use developments to strengthen a portion of the community's main street – Merrick Boulevard – where residential use is currently prohibited. The proposal will also update commercial overlay designations to ensure that non-residential uses do not encroach on residential block portions. This contextual rezoning is consistent with many of the Department's

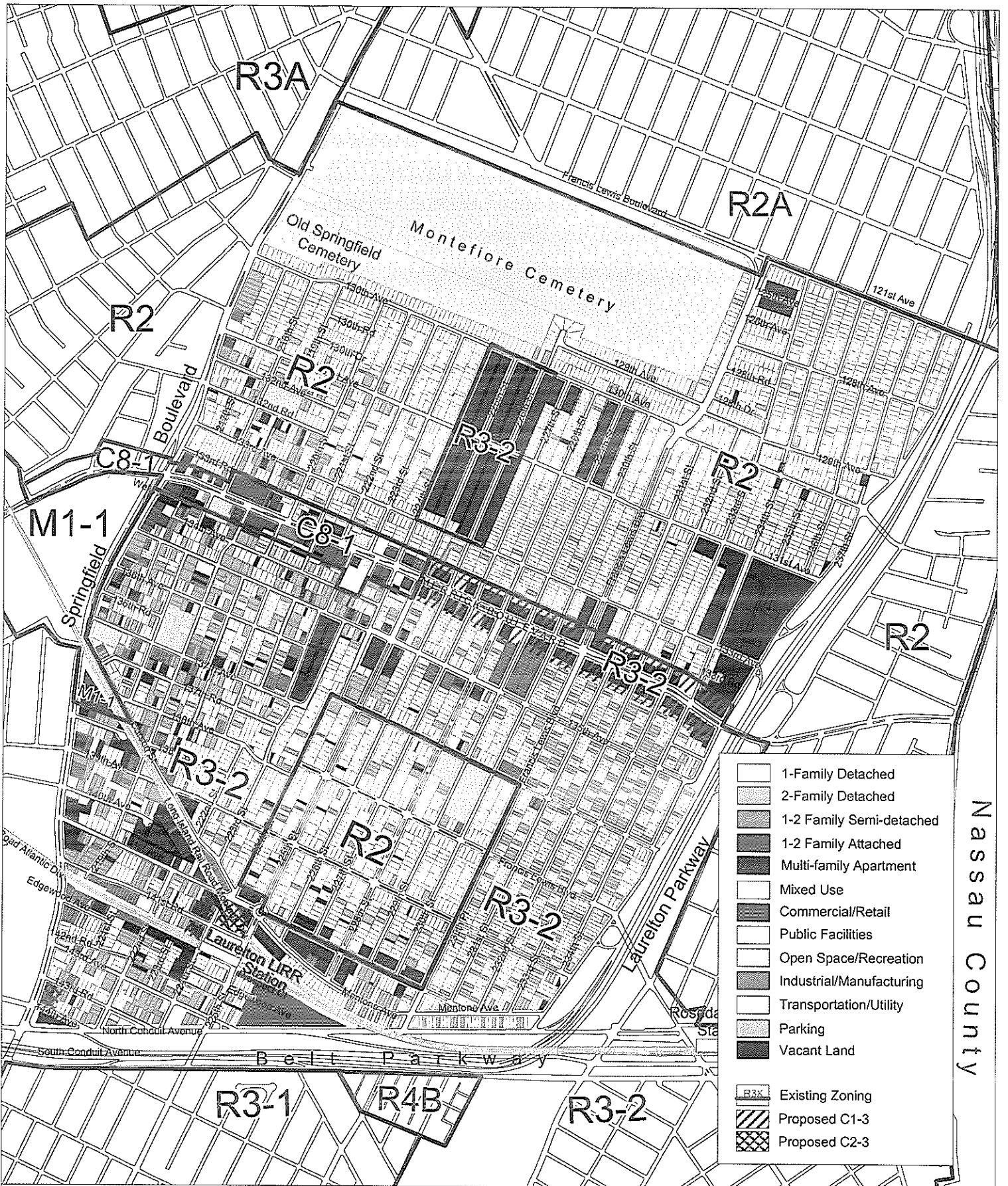
recent rezoning efforts to support orderly growth that curbs inappropriate development and provides for targeted future development opportunities to strategically spur reinvestment.

Protecting the low-density and appealing qualities of the Laurelton neighborhood has been an important goal for its many very committed civic groups, including the Concerned Citizens of Laurelton and the Federated Blocks of Laurelton, as well Community Board 13 and local elected officials. It has been the Department's privilege to have worked closely and intensively with them for more than three years to shape and refine this proposal. We know it has taken a considerable effort to reach this point, with substantial discussion and debate, but we could not have made it here without their contributions. Likewise Councilmember James Sanders Jr. has provided valuable leadership and advocacy during the rezoning process, and we are very grateful for his partnership in achieving consensus on the proposal.

Following the June 2nd certification of the proposal, we are very pleased with the support received from Community Board 13, as well as Borough President Helen Marshall, and thank them for expediting their reviews of the proposal. We know how important it is for the community stakeholders that the rezoning proposal be implemented as quickly as possible.

We hope that you, too, will support this well-considered rezoning initiative to reinforce the built character and development patterns of the highly prized Laurelton neighborhood.

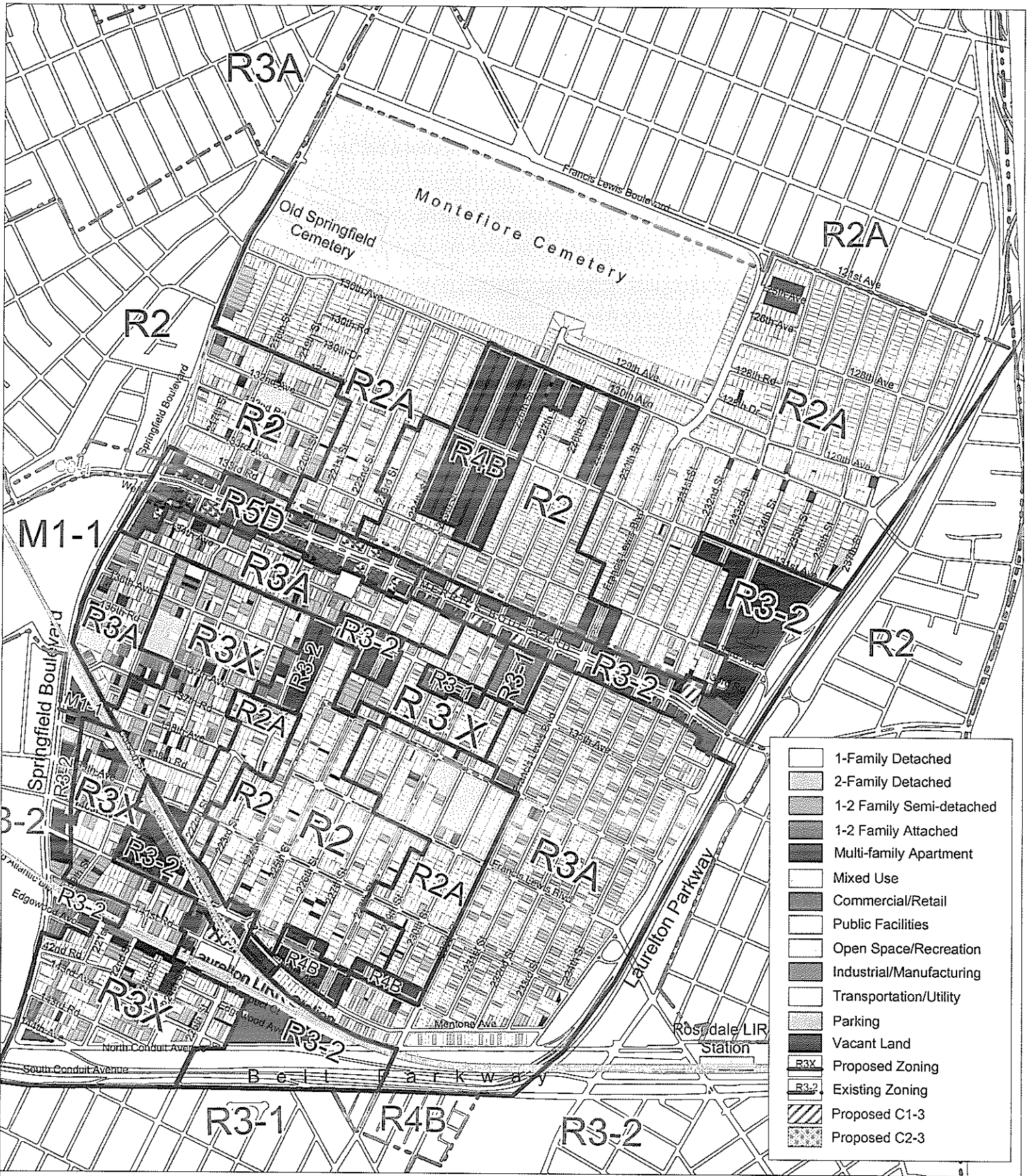
Now Liz will review the details of the proposal.



Nassau County



Laurelton Rezoning Existing Zoning



Laurelton Rezoning

Proposed Zoning And Land Use



June, 2008

Laurelton Zoning Comparison Chart

June, 2008

Zoning District	Existing Districts				Proposed Districts				
	R2	R3-2	C8-1	R2A	R3A	R3-1	R3X	R4B	R5D
Permitted Uses	Detached One-Family	All Housing Types	Automotive and Heavy Commercial Uses	Detached One-Family	Detached One- and Two-Family	Detached or Semi-Detached One- or Two-Family	Detached One- or Two-Family	All One- and Two-Family	All Housing Types
Floor Area Ratio (FAR)	0.5	0.6*	1.0	0.5	0.6*	0.6*	0.6*	0.9	2.0
Min. Lot Area in square feet	3,800	3,800 Det 1,700 Other	-	3,800	2,375	3,800 Det 1,700 Other	3,325	2,375 Det 1,700 Other	2,375 Det 1,700 Other
Min. Lot Width	40'	40' Det 18' Other	-	40'	25'	40' Det 18' Other	35'	25' Det 18' Other	25' Det 18' Other
Max. Streetwall Height	25'	21'	-	21'	21'	21'	21'	24'	40'
Max. Building Height	Sky exposure plane	35'	Sky exposure plane	35'	35'	35'	35'	24'	40'
Lot Coverage	Open Space Ratio 150	35%	-	30%	-	35%	-	55%	80%-corner lots 60%-interior & through lots
Minimum Front Yard	15'	15'	None Required	15'; Line up with 1 adjacent lot, 20' max.	10'; Line up with 1 adjacent lot, 20' max.	15'	10'; Line up with 1 adjacent lot, 20' max.	5'; If adj. is >5', depth must be bet. 2 adj. depths	5'; If adj. is >5', depth must be bet. 2 adj. depths
Minimum Side Yard	2 req., 13' total, 5' min.	Det: 2 req., 13' total, 5' min SD: 1 req. 8'	None Required	2 req., 13' total, 5' min	2 req., 13' total, 5' min	Det: 2 req., 13' total, 5' min SD: 1 req. 8'	2 req., 10' total, 2' min.	Det: 2 req., 8' min. SD: 1 req., 4' min.	None required on lots < 30' wide; 8' min. bet. bldgs. for lots > 30'
Required Parking	1 per dwelling	1 per dwelling	Use-Related	1 per dwelling	1 per dwelling	1 per dwelling	1 per dwelling	1 per dwelling	66% of dwelling units

* Includes 20% attic allowance

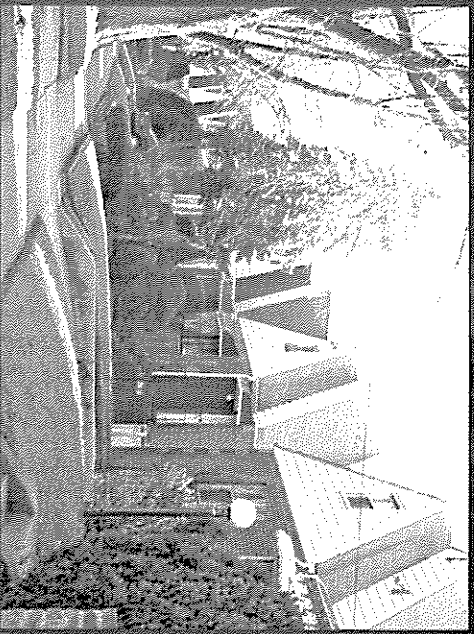
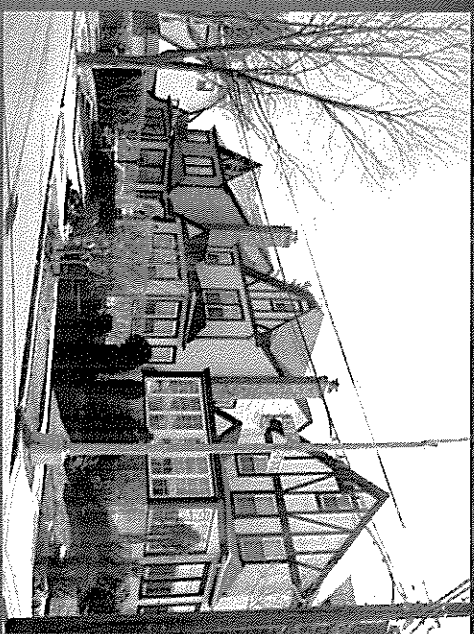
LAURELTON

ZONING RECOMMENDATIONS

NYC Department of City Planning

Queens Office

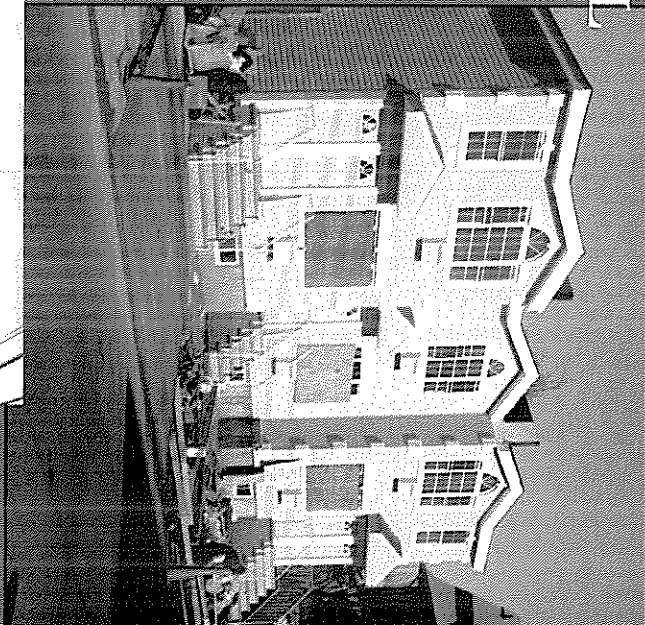
Laurelton Study: Context



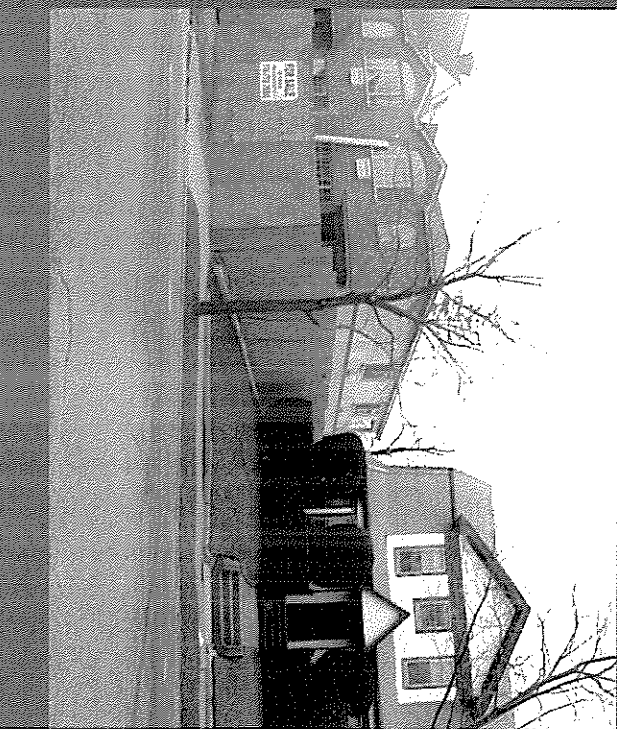
Laurelton Study: Issues

NEW DEVELOPMENT OUT-OF-CONTEXT WITH EXISTING RESIDENTIAL CHARACTER

Attached
development in
R3-2 District



Out of scale
enlargement in
R2 District

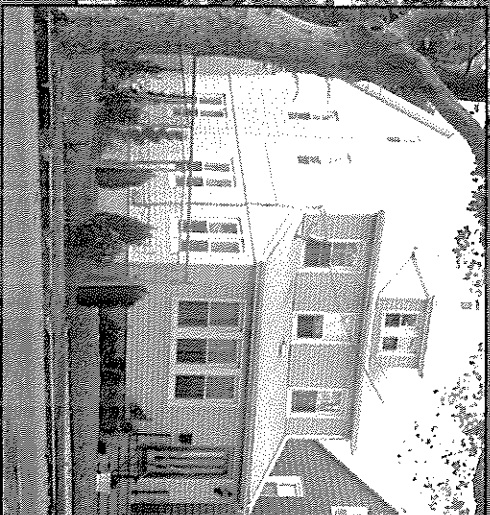
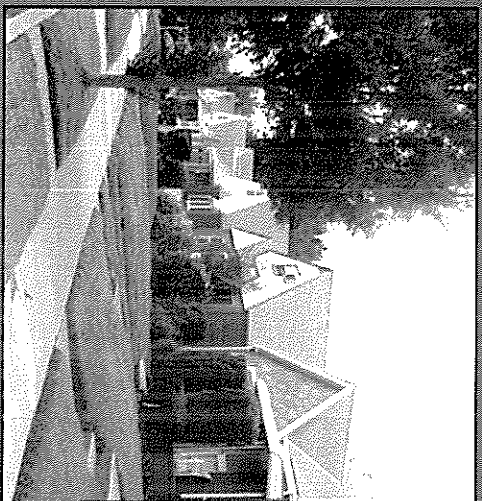


Multifamily development in R3-2 District.

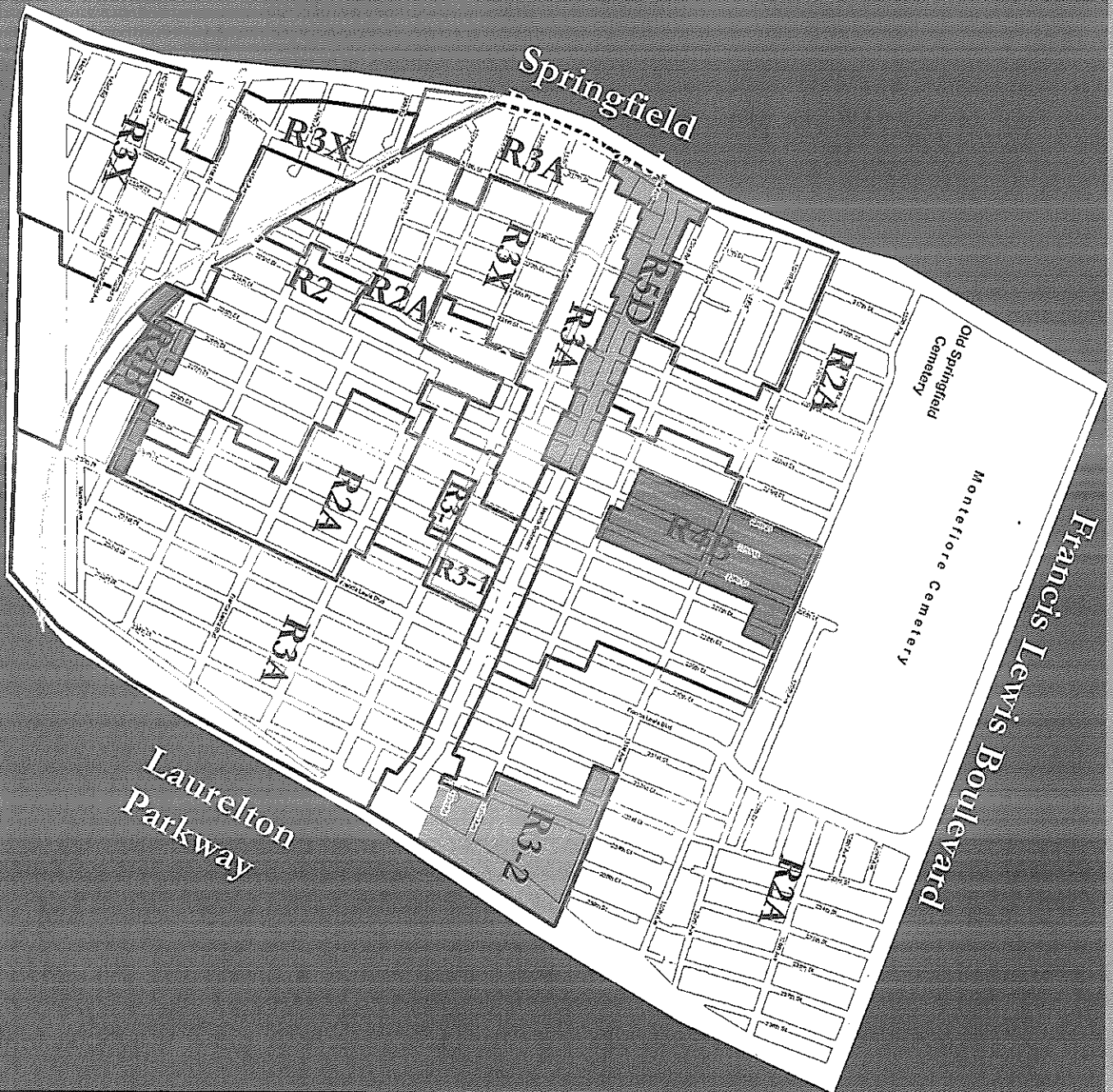
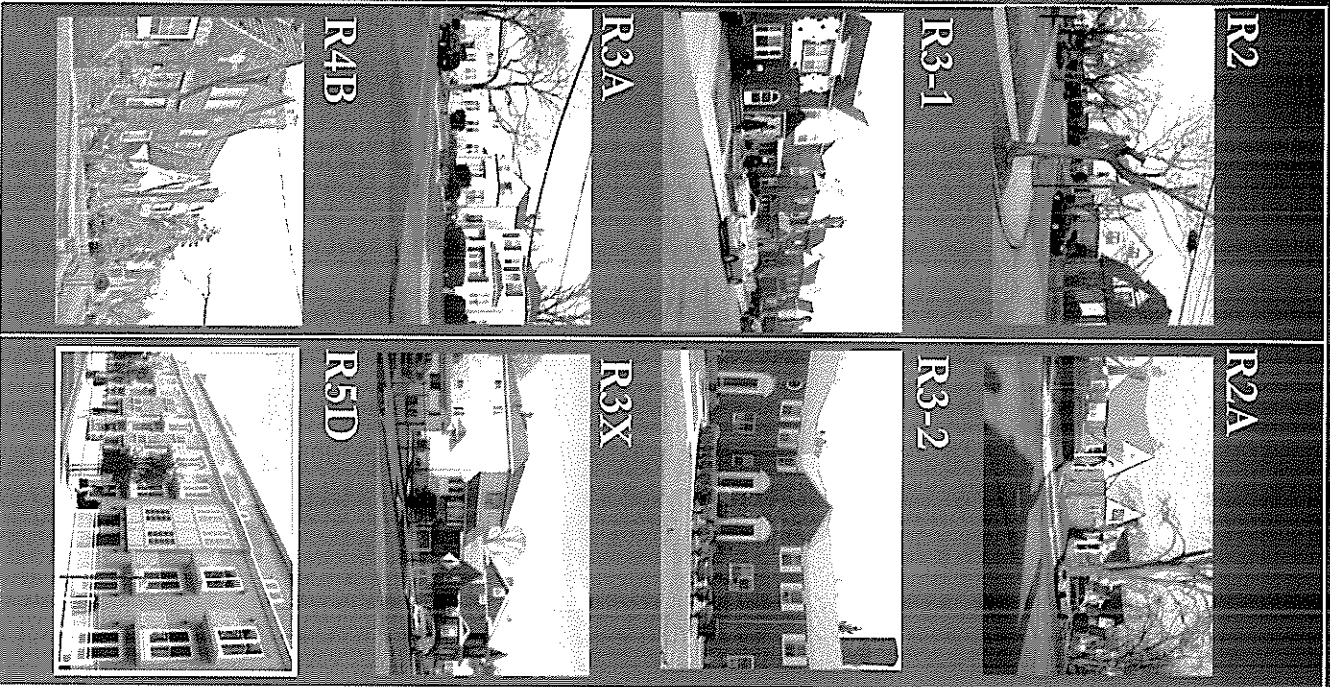


Laurelton Study: Objectives

- Reinforce neighborhood contexts
- Prevent commercial intrusion onto residential blocks
- Provide modest development and reinvestment opportunities on a main corridor



Recommendations



North Conduit Avenue