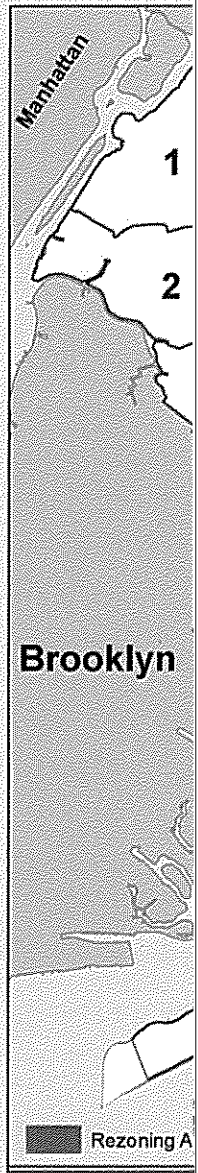


City Council – D

Ozone





THE UNIVERSITY OF CHICAGO PRESS

City



Ozone



114th Street (R4)

Ozone P



101st Avenue (R5)



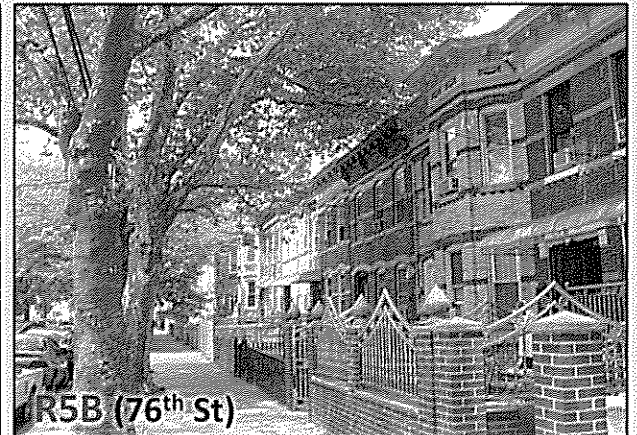
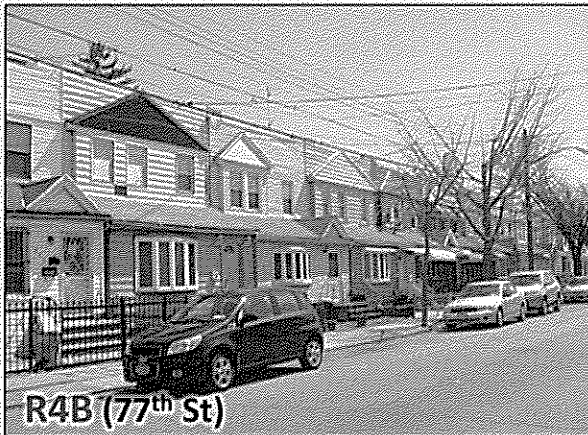
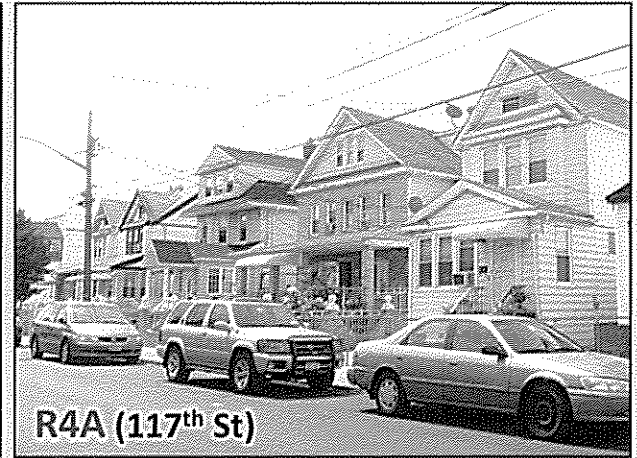
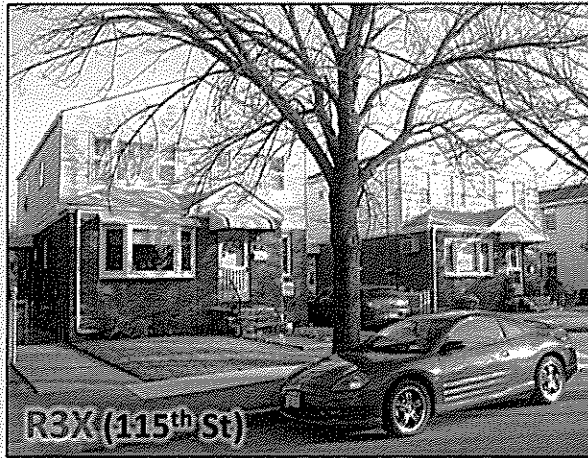
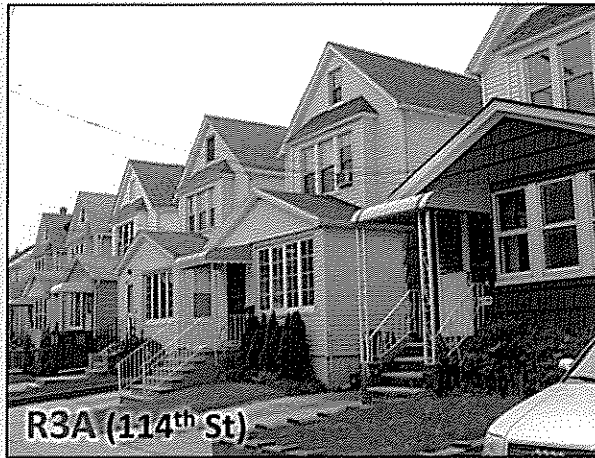
77th Street (R4)

Ozon



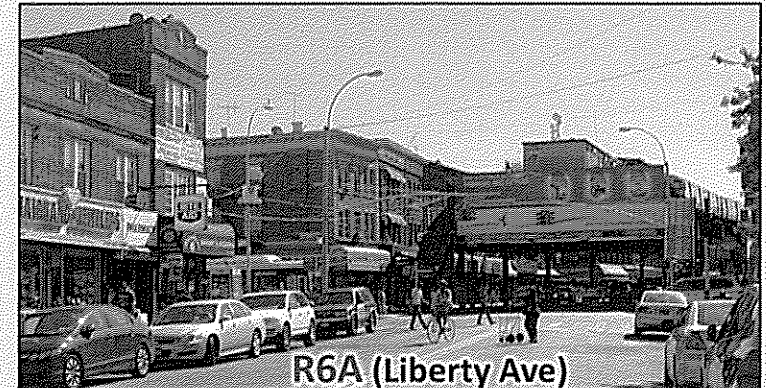
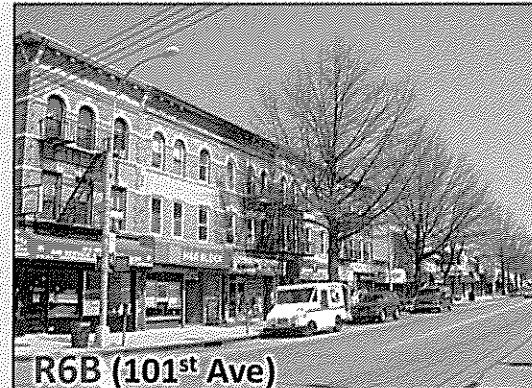
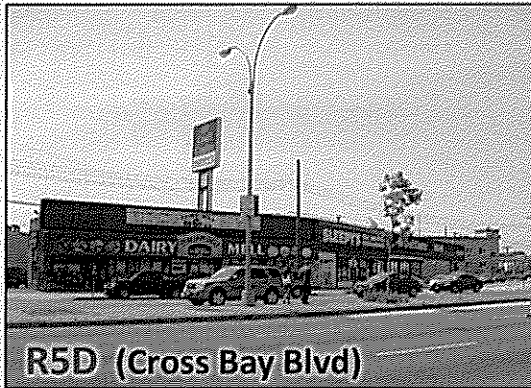
- Protect
- Strength
use deve
- Prevent
commer
overlays

Ozone Park: Proposed Zoning



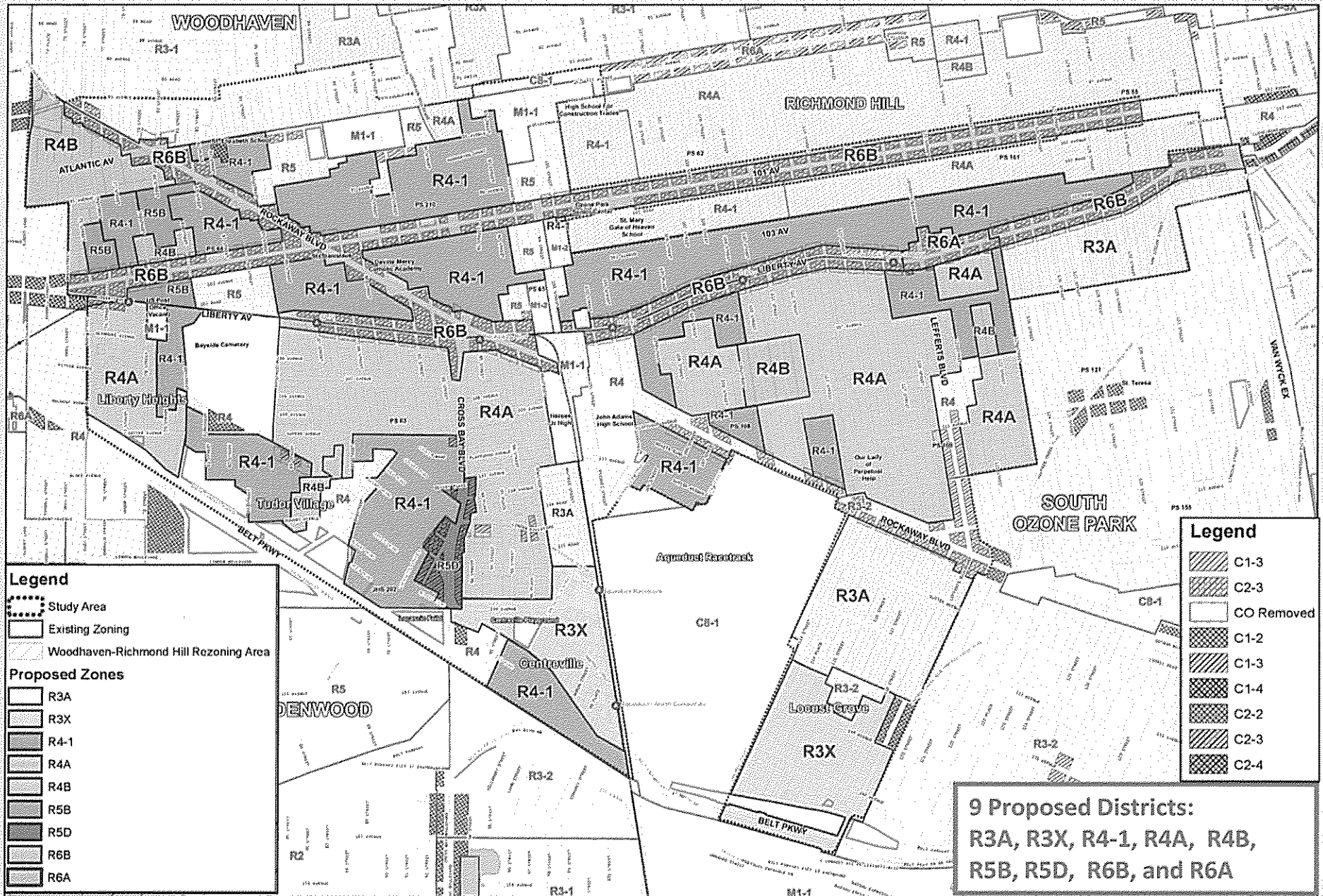
- R3A, R3X, R4A, R4-1, R4B, and R5B contextual zoning districts are proposed to more closely match one- and two-family residential building patterns found among Ozone Park's residential blocks. These zoning changes will ensure that future development will reinforce surrounding residential contexts.

Ozone Park: Proposed Zoning

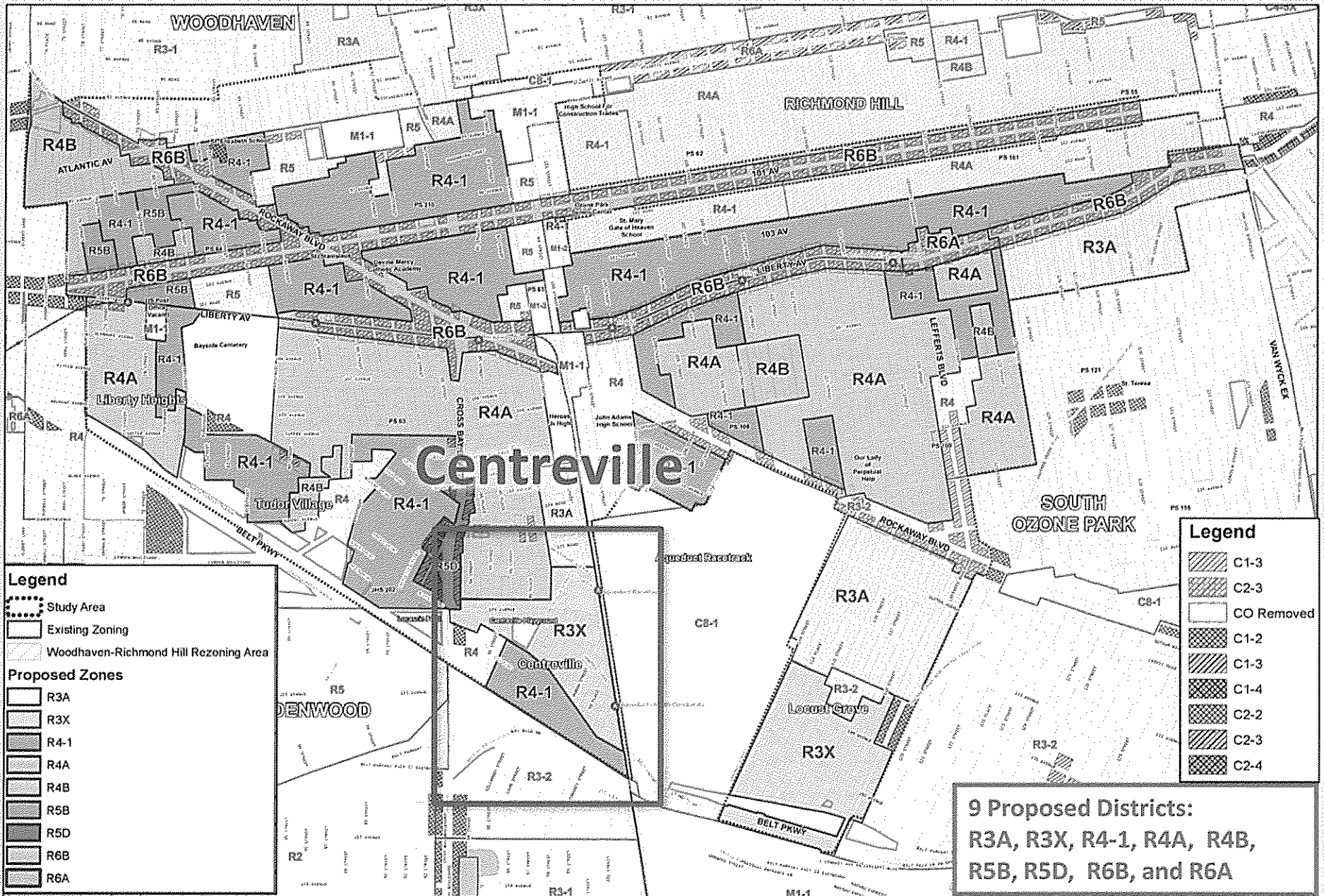


- R5D, R6B, and R6A districts are proposed for portions of Cross Bay Boulevard, Rockaway Boulevard, 101st Avenue, and Liberty Avenue. These proposed districts will provide a moderate increase in development potential where it can support and strengthen already established mixed-use areas along wider streets and locations near mass transit resources.
- C2-3 commercial overlays are proposed along the area's major corridors to support existing retail and service uses and provide future business location opportunities.
- The proposal would also update and reduce the depth of the commercial districts along the major corridors to prevent commercial uses from encroaching onto residential side streets.
- New overlays are proposed to be established at locations to reflect the location of existing commercial uses and to provide new business location opportunities.


Ozone Park: Proposed Zoning




Ozone Park: Proposed Zoning



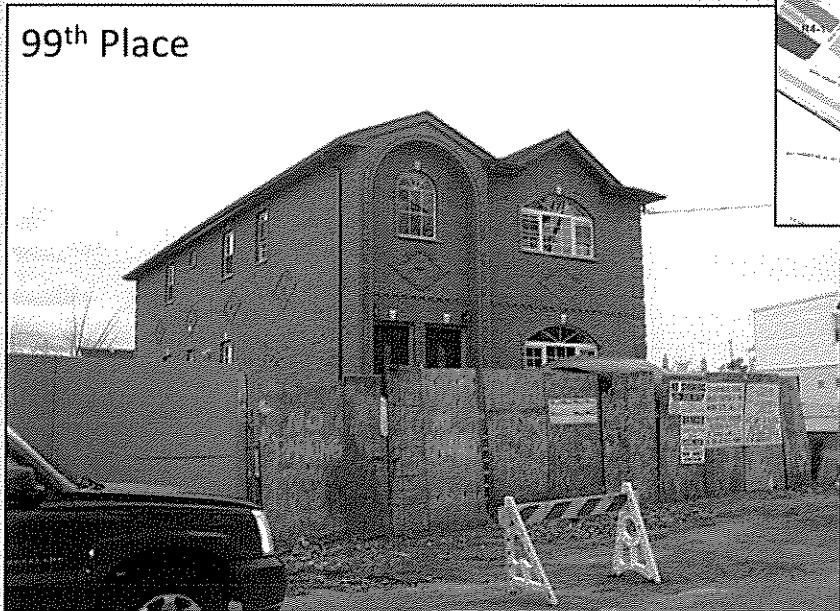
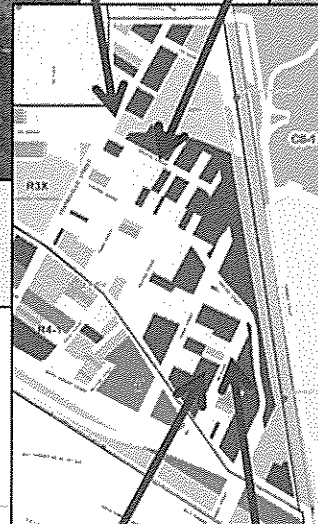
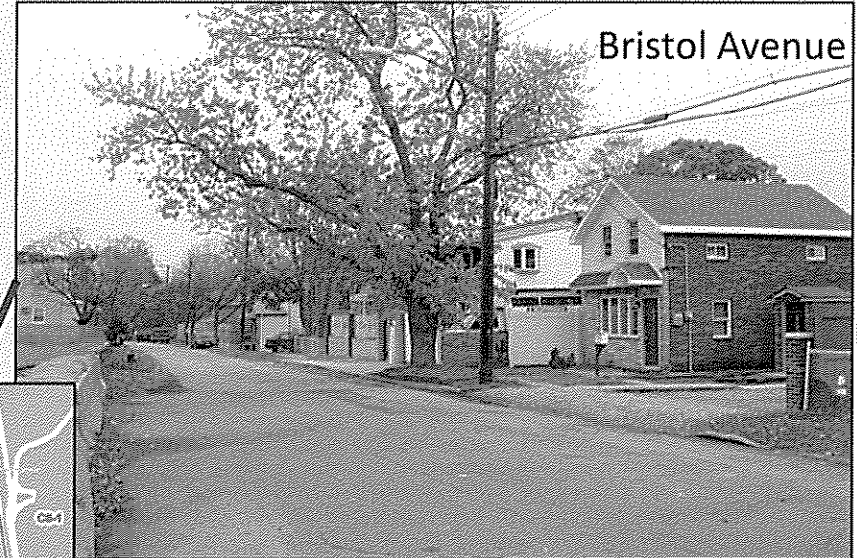
Ozone Park: Centreville Looking East

 Proposed Rezoning

 Developers' Properties



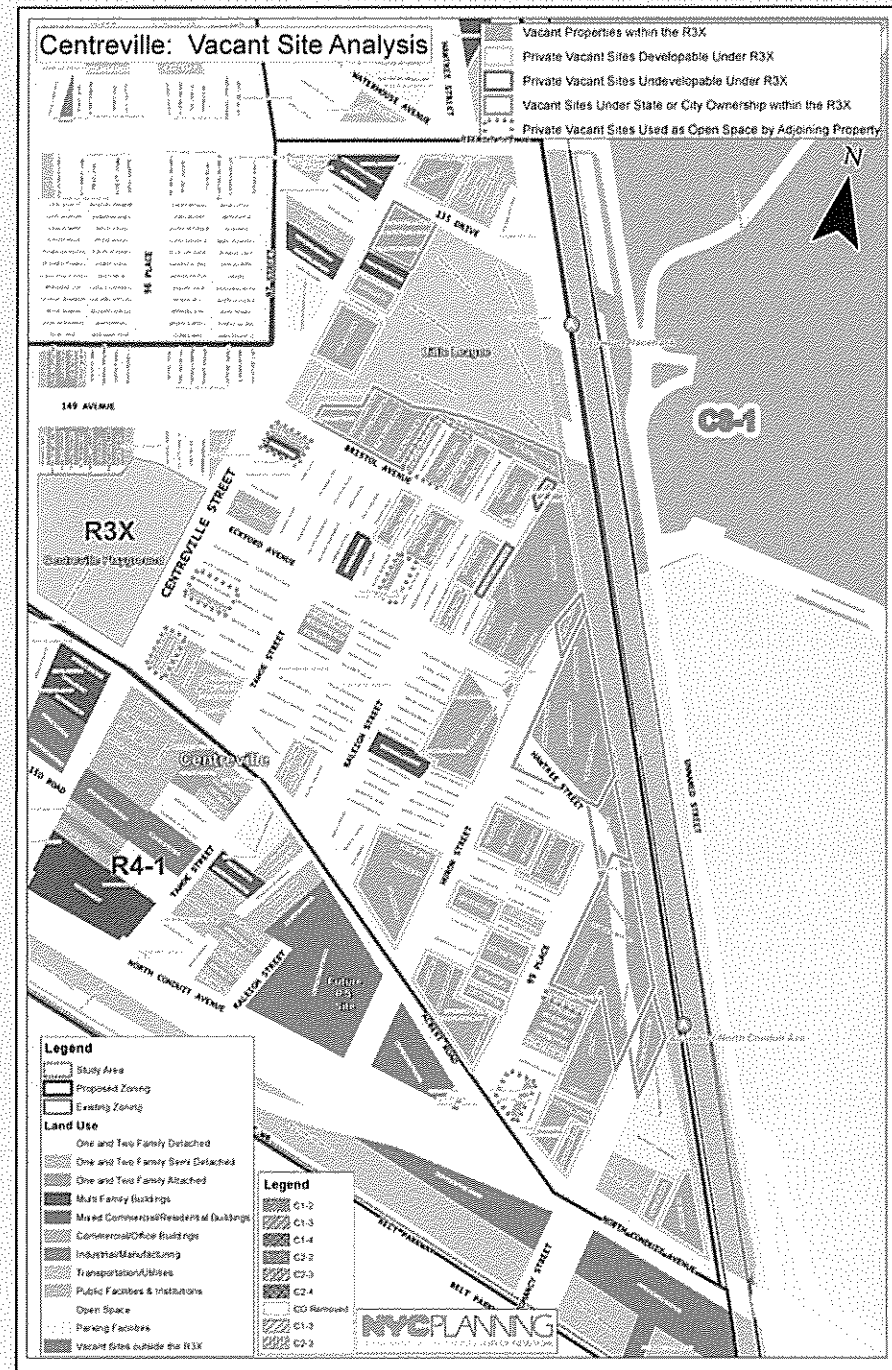
Ozone Park: Centreville



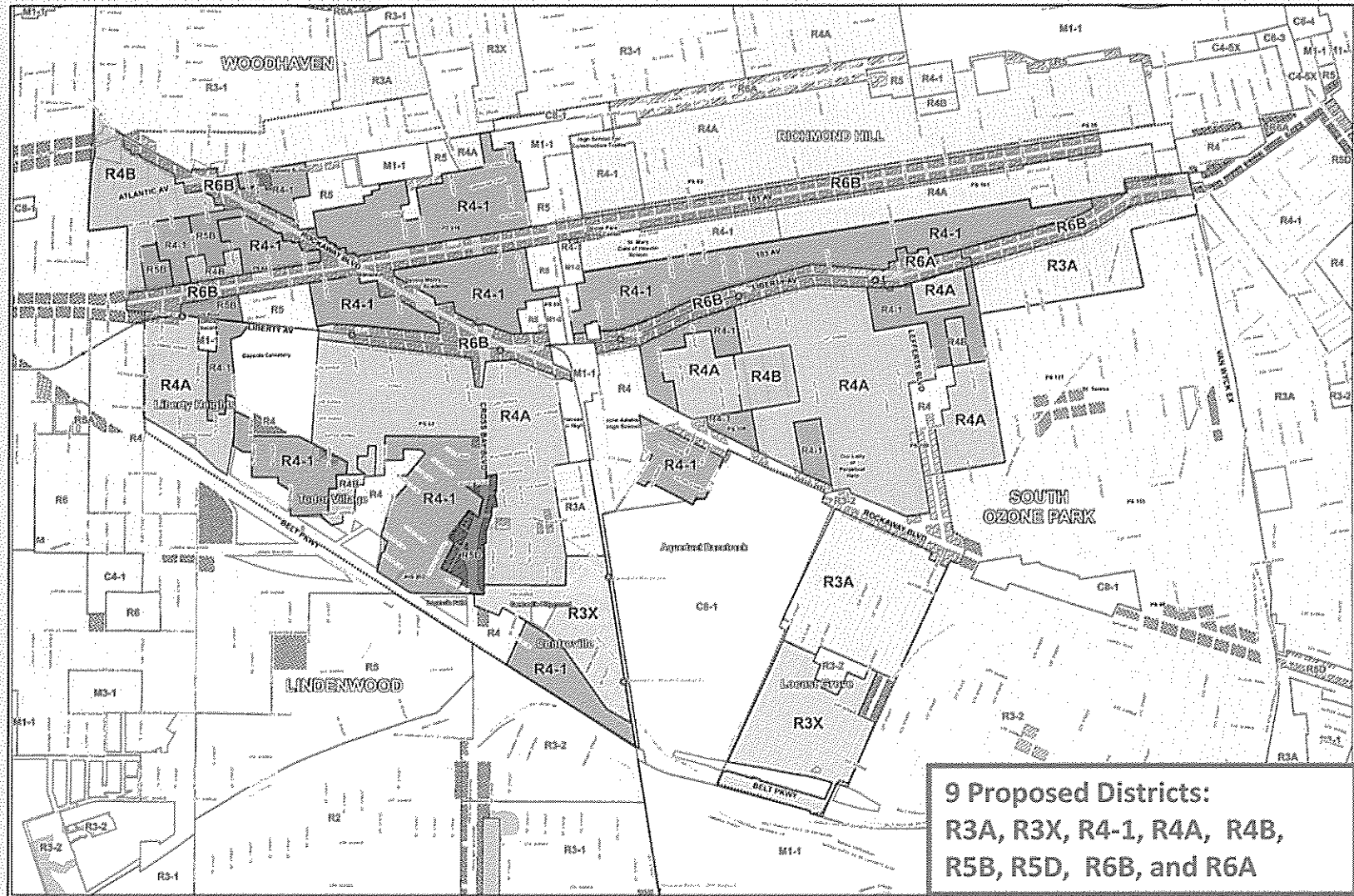
Ozone Park: Centreville

Vacant Site Analysis

- 85 vacant Sites
- 23 are under State or City ownership.
- 62 are privately owned.
 - 8 are used by adjoining properties as yard space.
 - 52 are privately owned and would be developable under the R3X.
 - 2 are privately owned and would be undevelopable under the R3X.

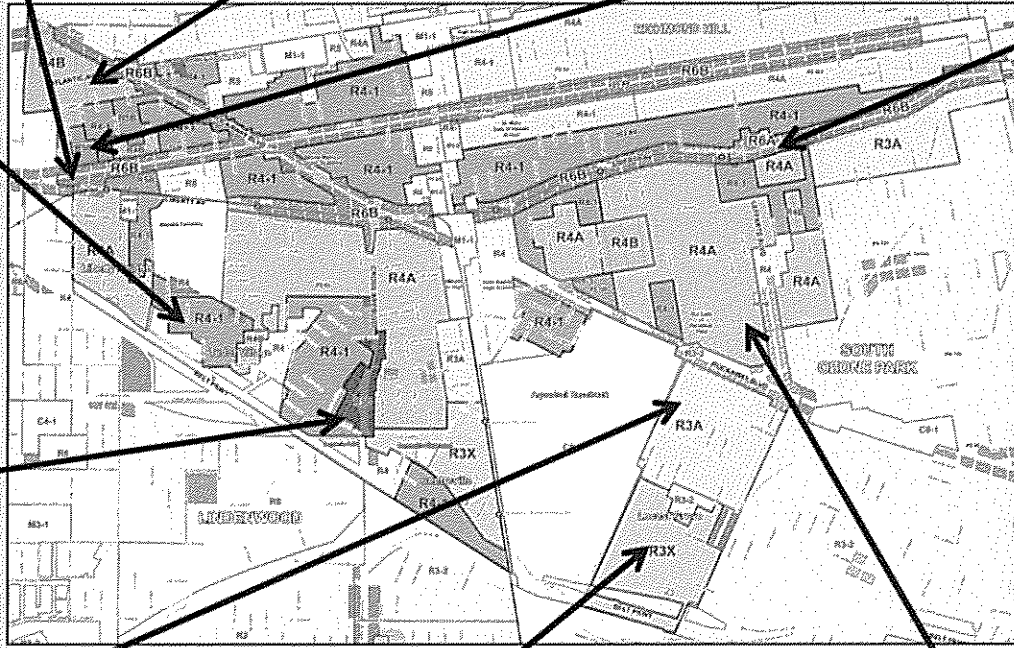
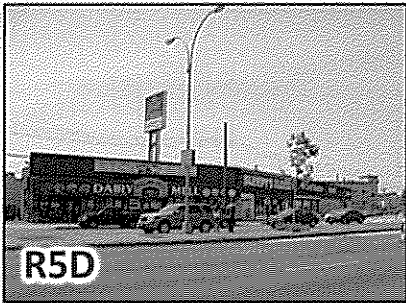
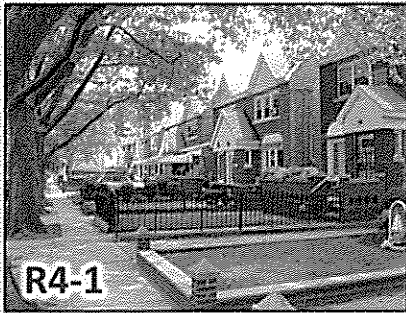
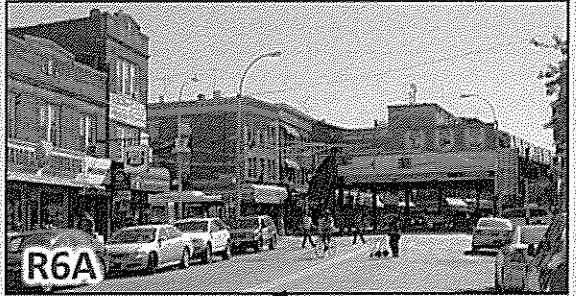
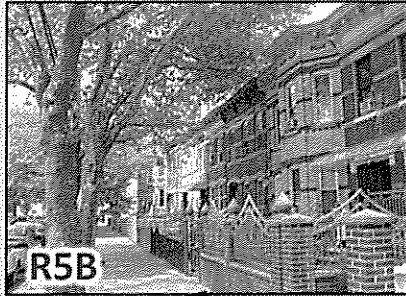
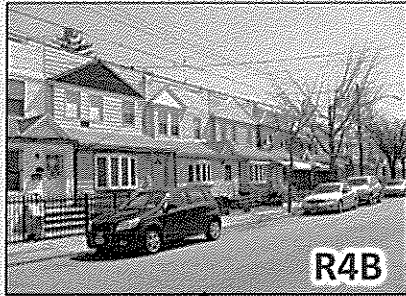
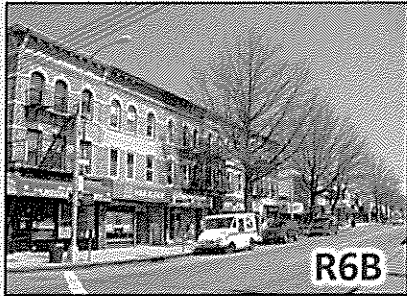


Ozone Park Rezoning – 530 Blocks



- Protect neighborhood character and reinforce existing development patterns.
- Strengthen the character of neighborhood's commercial corridors and support mixed-use development.
- Prevent commercial encroachment onto residential blocks and matching land use patterns with commercial overlays.

Ozone Park: Proposed Zoning

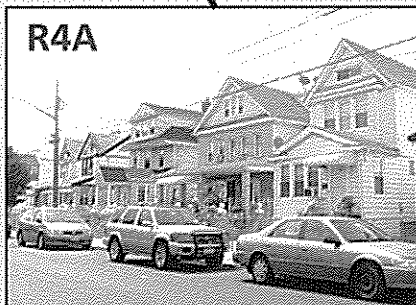


Legend

- Study Area
- Existing Zoning
- Woodhaven-Richmond Hill Rezoning Area

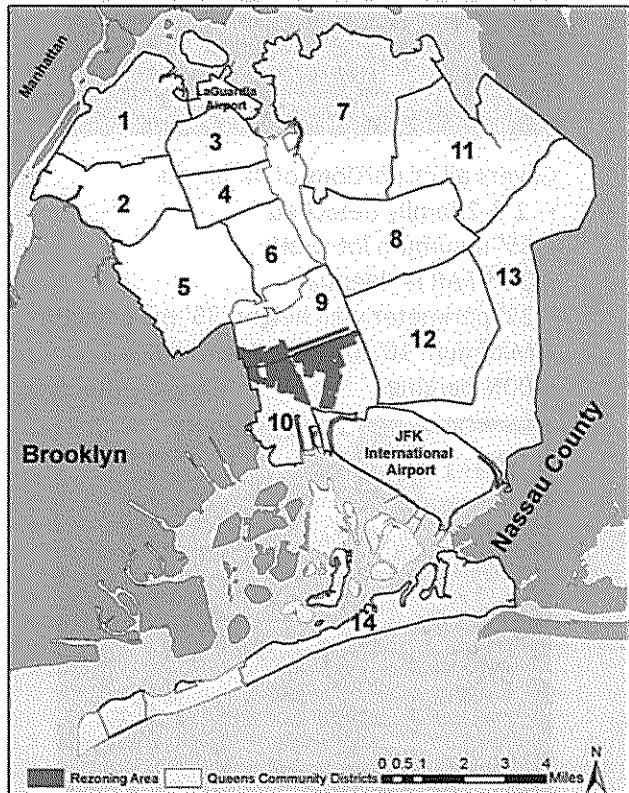
Proposed Zones

- R3A
- R3X
- R4-1
- R4A
- R4B
- R5B
- R5D
- R6B
- R6A



The Ozone Park Rezoning

LOCATION OF PROPOSED REZONING - OZONE PARK



The Ozone Park Rezoning - NYC Department of City Planning - Queens Office

The New York City Department of City Planning proposes to change the Zoning Map for all or portions of approximately 530 blocks within Ozone Park and small portions of adjacent neighborhoods in Queens Community Districts 9 and 10. The rezoning area is generally bounded by: Rockaway Boulevard, Atlantic Avenue, and 101st Avenue to the north; the Van Wyck Expressway and Lefferts Boulevard to the east; the Belt Parkway to the south; and the Brooklyn borough line to the west.

Rezoning Area and Background

The Ozone Park rezoning was undertaken in response to concerns raised by Community Boards 9 and 10, local civic organizations, and local elected officials that existing zoning does not closely reflect established building patterns or guide new development to appropriate locations. The rezoning study builds upon the Woodhaven-Richmond Hill rezoning adopted last year and examines the 101st Avenue corridor in its entirety. The recommended zoning changes would reinforce the area's predominant one- and two-family residential character and direct moderate amounts of new residential and mixed-use development to locations along the area's main commercial corridors and near mass transit resources.

Existing development is predominantly residential in character consisting of one- and two-family detached and semi-detached buildings. Clusters of attached one- and two-family residential buildings can be found throughout the study area, although they are most common along the western boundary of the study area. Atlantic Avenue, Rockaway Boulevard, 101st Avenue, and Liberty Avenue are major west-to-east thoroughfares and are centers for neighborhood shopping. Cross Bay and Lefferts Boulevards are major north-to south thoroughfares but lack a strong commercial character on portions within the rezoning area.

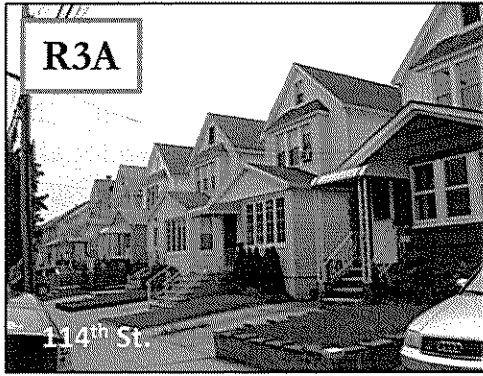
Rezoning Goals and Objectives

Residential zoning in the rezoning area has remained unchanged since 1961 and allows a wide range of building types that may not be compatible with the traditional building character of Ozone Park. In general, the study will recommend contextual zoning designations to more closely reflect established built contexts and land use patterns. The three major goals of this study are as follows:

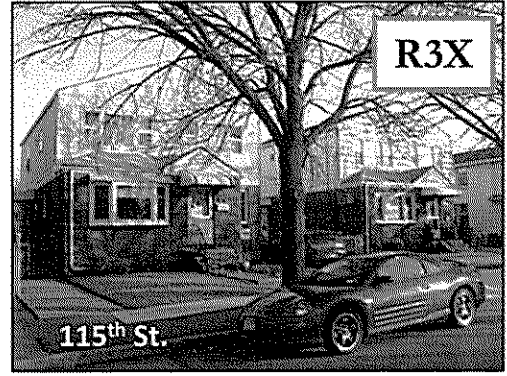
- Protect neighborhood character and reinforce existing 1- and 2-family developments;
- Direct a moderate amount of new residential and mixed-use development opportunities to major corridors and locations near mass transit resources;
- Prevent commercial encroachment into residential areas and more closely match existing land use patterns with commercial overlay zoning.



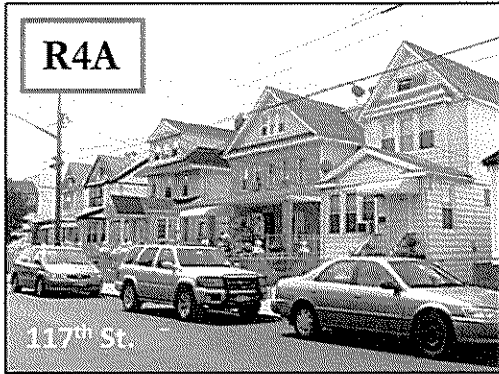
The Ozone Park Rezoning: Proposed Zoning Districts



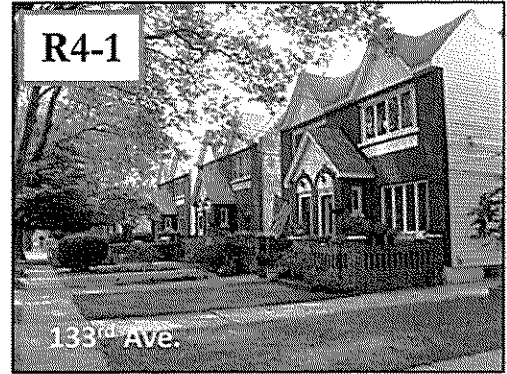
- R3A**
- Covers all or portions of 50 blocks
- 1 & 2 family detached
 - 25' minimum lot width
 - 0.6* FAR residential
 - 25' perimeter wall height, 35' max. height
 - Minimum 10' front yard with line up
 - 100% parking
- *Including attic allowance.



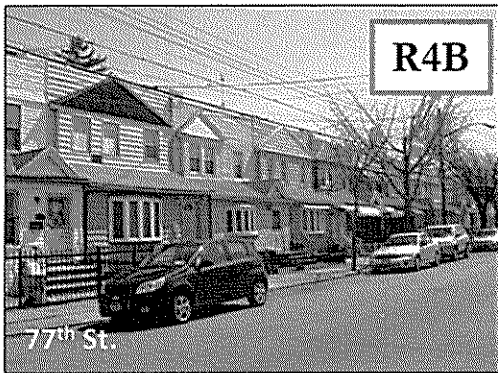
- R3X**
- Covers all or portions of 46 blocks
- 1 & 2 family detached
 - 35' minimum lot width
 - 0.6* FAR residential
 - 25' perimeter wall height, 35' max. height
 - Minimum 10' front yard with line up
 - 100% parking
- *Including attic allowance.



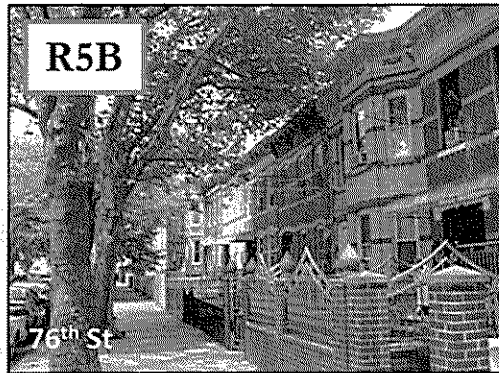
- R4A**
- All or portions of 130 blocks
- 1 & 2 family detached
 - 0.9* FAR residential
 - 25' perimeter wall height, 35' max. height
 - Minimum 10' front yard with line up
 - 100% parking
- *Including attic allowance.



- R4-1**
- All or portions of 223 blocks
- 1 & 2 family detached or semi detached
 - .09* FAR residential
 - 25' perimeter wall height, 35' max. height
 - Minimum 10' front yard with line up
 - 100% parking
- *Including attic allowance.



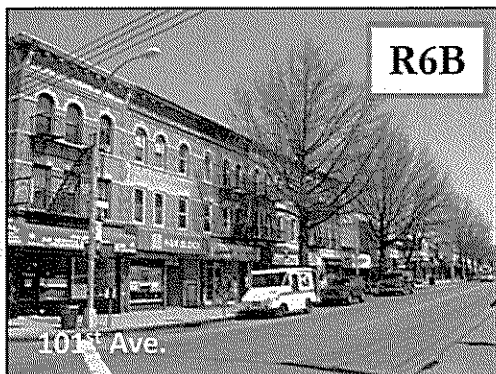
- R4B**
- All or portions of 31 blocks
- All housing types - 1 & 2 family
 - 0.9 FAR residential,
 - 24' max. height
 - Minimum 5' front yard with lineup
 - 100 % parking



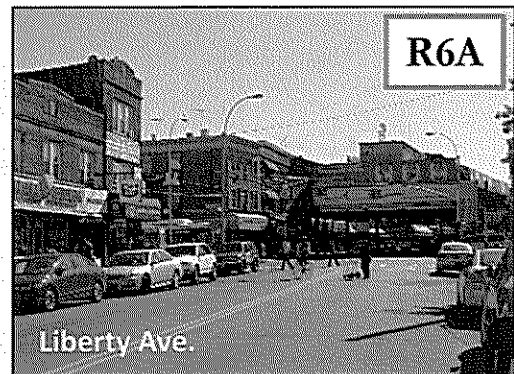
- R5B**
- All or portions of 11 blocks
- All housing types
 - 1.35 FAR residential,
 - 30' perimeter wall height, 33' max. height
 - Minimum 10' front yard with lineup
 - 66% parking



- R5D**
- All or portions of 8 blocks
- All housing types
 - 2.0 FAR residential
 - 40' max. height
 - Minimum 5' front yard with lineup
 - 66% parking

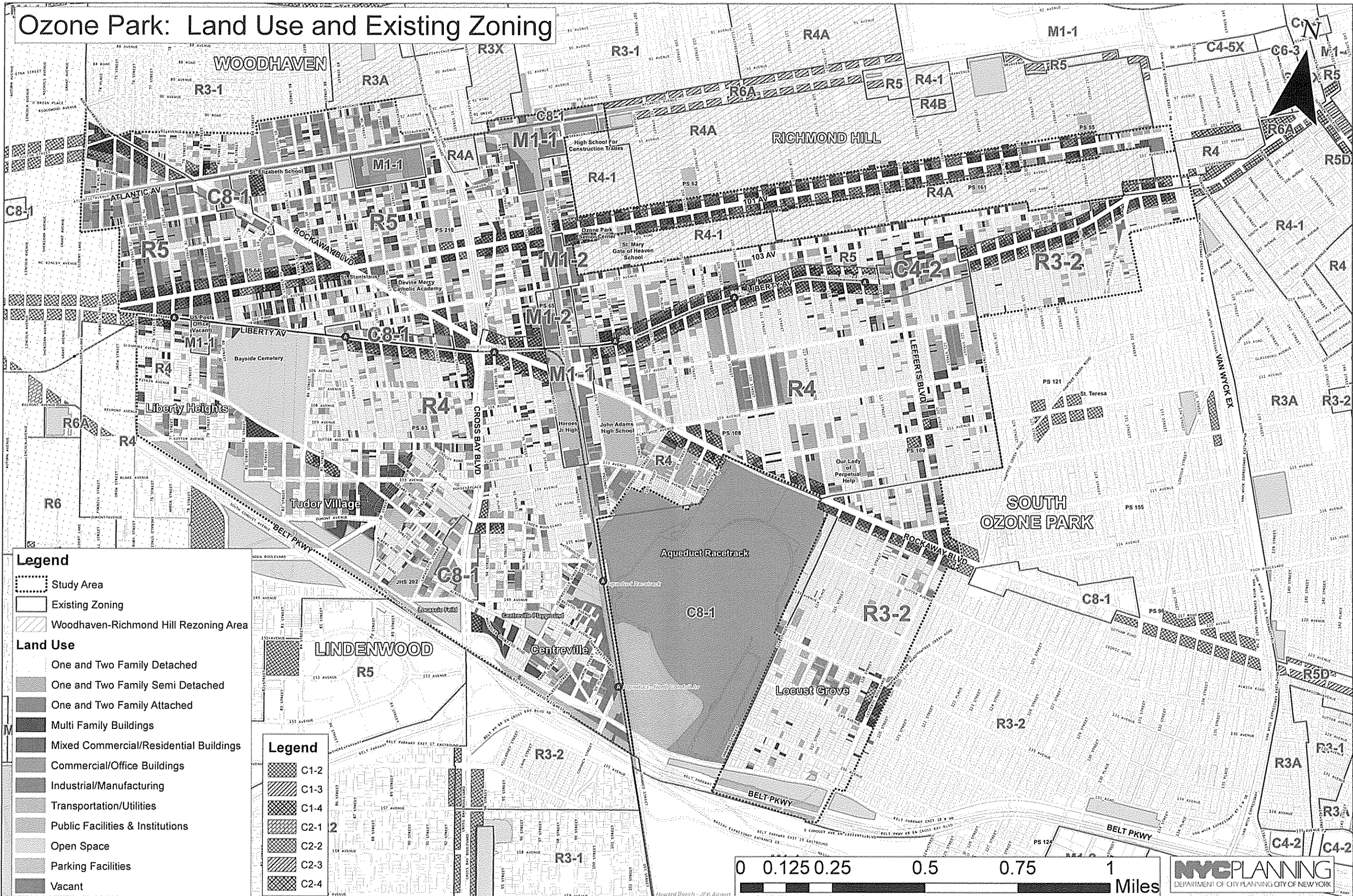


- R6B**
- All or portions of 215 blocks
- All housing types
 - 2.0 FAR residential
 - 30'-40' baseheight
 - 50' max. height
 - *50% parking



- R6A**
- All or portions of 9 blocks
- All housing types
 - 3.0 FAR residential
 - 40'-60' baseheight
 - 70' max. height
 - *50% parking

Ozone Park: Land Use and Existing Zoning



Legend

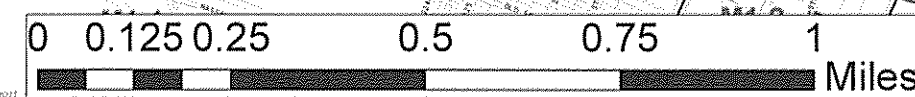
- Study Area
- Existing Zoning
- Woodhaven-Richmond Hill Rezoning Area

Land Use

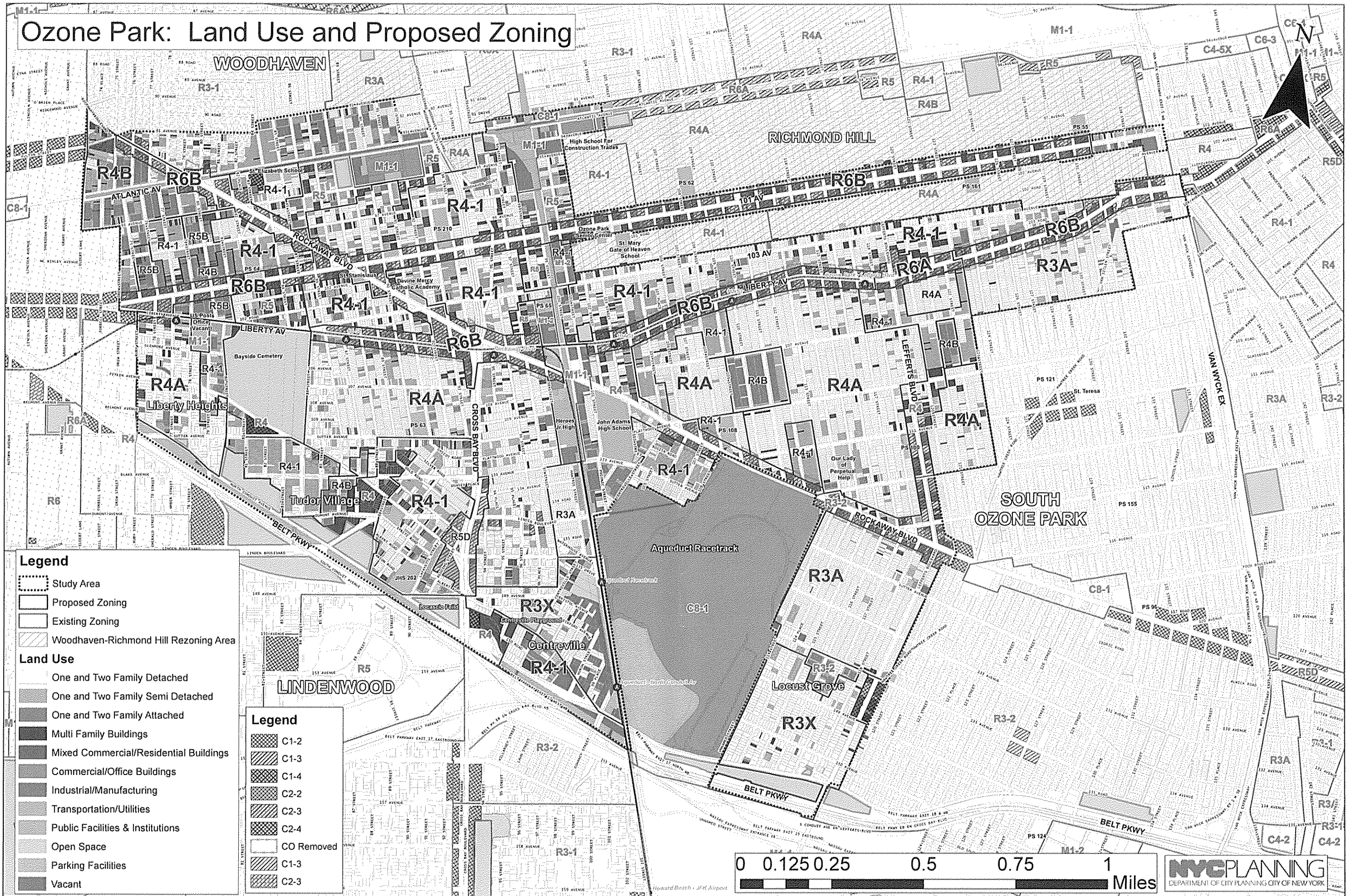
- One and Two Family Detached
- One and Two Family Semi Detached
- One and Two Family Attached
- Multi Family Buildings
- Mixed Commercial/Residential Buildings
- Commercial/Office Buildings
- Industrial/Manufacturing
- Transportation/Utilities
- Public Facilities & Institutions
- Open Space
- Parking Facilities
- Vacant

Legend

- C1-2
- C1-3
- C1-4
- C2-1
- C2-2
- C2-3
- C2-4



Ozone Park: Land Use and Proposed Zoning



Legend

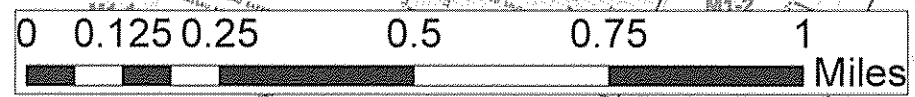
- Study Area
- Proposed Zoning
- Existing Zoning
- Woodhaven-Richmond Hill Rezoning Area

Land Use

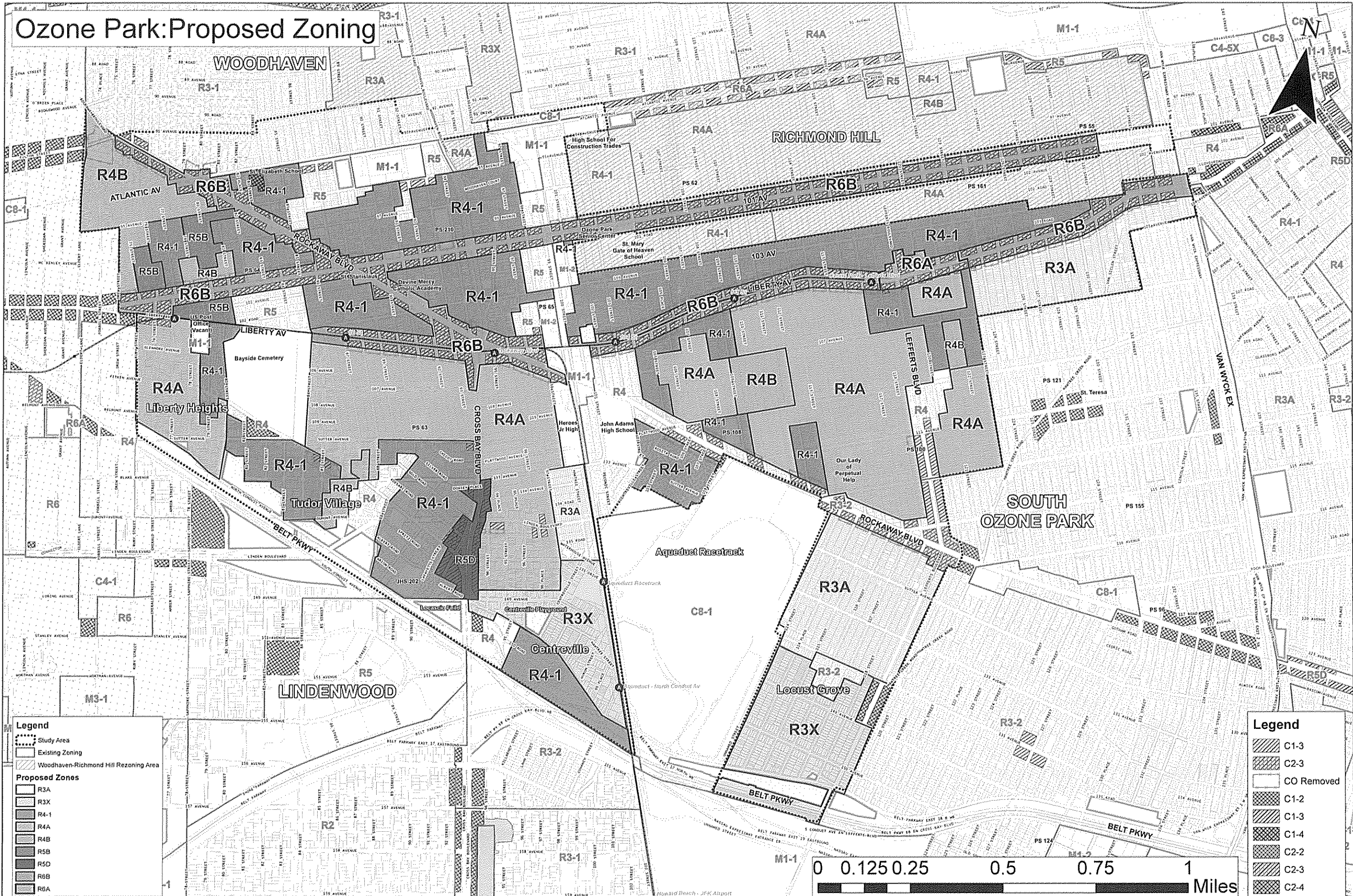
- One and Two Family Detached
- One and Two Family Semi Detached
- One and Two Family Attached
- Multi Family Buildings
- Mixed Commercial/Residential Buildings
- Commercial/Office Buildings
- Industrial/Manufacturing
- Transportation/Utilities
- Public Facilities & Institutions
- Open Space
- Parking Facilities
- Vacant

Legend

- C1-2
- C1-3
- C1-4
- C2-2
- C2-3
- C2-4
- CO Removed
- C1-3
- C2-3



Ozone Park: Proposed Zoning



Legend

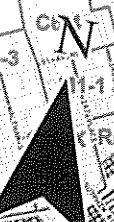
- Study Area
- Existing Zoning
- Woodhaven-Richmond Hill Rezoning Area

Proposed Zones

- R3A
- R3X
- R4-1
- R4A
- R4B
- R5B
- R5D
- R6B
- R6A

Legend

- C1-3
- C2-3
- CO Removed
- C1-2
- C1-3
- C1-4
- C2-2
- C2-3
- C2-4



SHORE HOMES INC.

35 N. Tyson Avenue
Floral Park, NY 11001

Telephone (718) 380-9000
Fax (718) 380-2822

December 10, 2013

The New York City Council
250 Broadway
New York, NY

Re: Ozone Park Rezoning Plan Public Hearing

Premises: 138-39 Centreville Street, Ozone Park, NY
Block 11535, Lot 121

Current Zoning: R4

Proposed Zoning: R3X

My name is David Dilmanian of Shore Homes Inc., the owner of property in the proposed rezoning area on the east side of Centreville St, between 135th Dr. and Bristol Av, in the Centreville North area.

While I generally agree with the intent of the rezoning in most of areas of Ozone Park, I strongly disagree with the rezoning in the blocks along both sides of CENTREVILLE Street, the area highlighted in the attached map, as Centreville North, and Centreville South.

The reasons for my opposition are as follows:

1. We, and other lot owners along Centreville St., have been patiently waiting for the start of the upcoming sewer project (project# HWQ411B) by the City of New York. As part of that project, a street widening would occur on Centreville St. that would take a portion of land from the owners. The lack of sewer is the reason that we have not been able to build on our lot. To down-zone this stretch before the sewer project starts would effectively prevent us to build what we intended, and would create a tremendous hardship for us.
2. One of the goals of the rezoning is to maintain existing neighborhood character of 1- and 2-family detached homes. Contrary to this goal, there are numerous semi-attached homes surrounding Centreville St.
3. Another stated goal of the rezoning is to direct a moderate amount of new residential development to locations near mass transit. Centreville St. is well served by the A Train

station, one block away. It is also one or two blocks away from the highway. I submit to you that the existing R4 zoning along Centreville St. will serve this goal, whereas the proposed R3X zoning will not. R3X zoning would result in 50% less square footage than the existing R4 zoning in terms of residential construction.

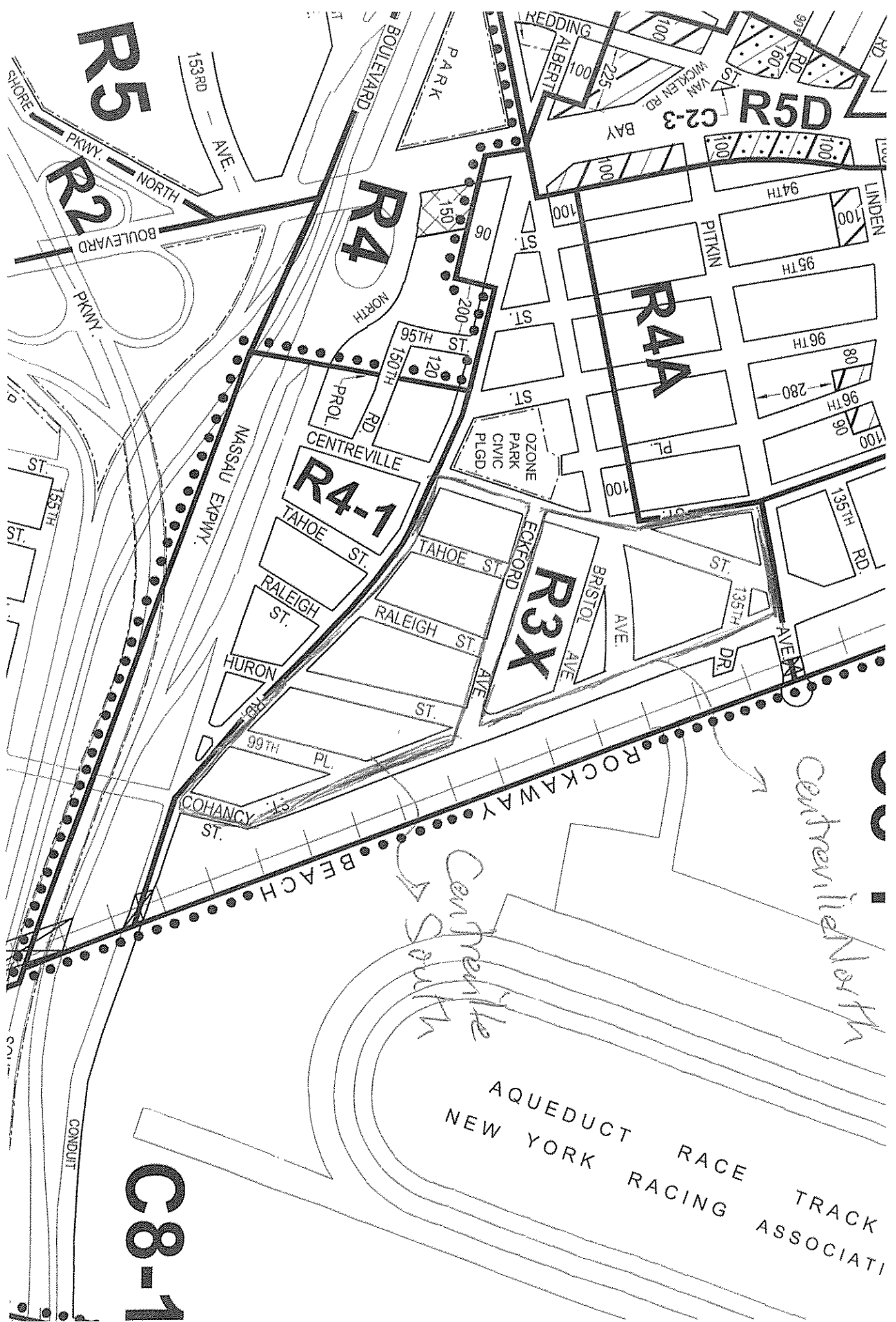
4. Maintaining the R4 zoning along Centreville St. will attract jobs to the area, and provide for much needed housing for the younger generation that depends on the subway to commute to work.
5. More than half of the tax lots in the highlighted area along Centreville St. **do not** meet the R3X minimum lot width (35') or lot area (3,325 sq. ft.) requirement. In effect, 58% of said lots will be non-conforming, and would not be developable as of right! The R3X rezoning would cause the property values of these lots and/or existing homes to plummet.

In closing, we urge the City Council to modify the rezoning plan to allow the R4 zoning to remain along Centreville St.

I thank you for your attention and consideration in this matter.

Very truly yours,
Shore Homes Inc.

By: 
David Dilmanian, President



R5

R5D

R4

R4A

R4-1

R3X

R2

C8-1

AQUEDUCT RACE TRACK ASSOCIATION
NEW YORK RACING TRACK

Centreville North

Centreville South

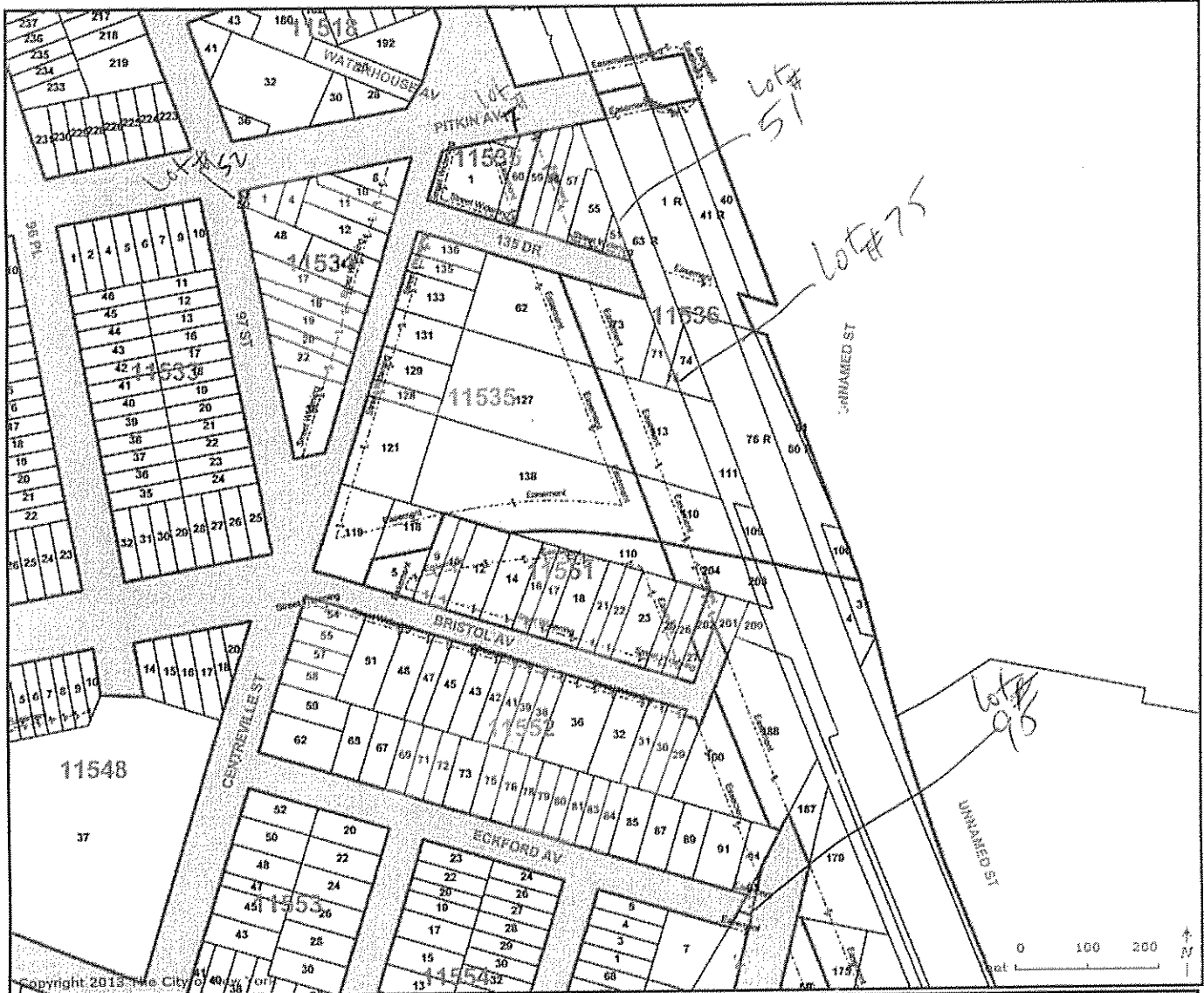
Area Boundary of Proposed R3X zoning from R4 Tax lots in same Area that do not meet the minimum lot width (35') and lot area (3325SF) requirement of R3X

City of New York City Map/Date rendered: Parcel / Building Outlines 10/01/2013 Generated: Wed Oct 23 18:45:58 2013





Place: NY - New York City Map/Date rendered: Parcel / Building Outlines 10/03/2013 Generated: Fri Nov 15 11:12:40 2013



Borough Boundary	C50 Condo Flag/Condo Number
Tax Block Boundary	A50 Air Right Flag/Lot Number
50 Tax Block Number	S50 Subterranean Right Flag/Lot Number
Tax Lot Boundary	R REUC Flag
50 Tax Lot Number	Under Water Tax Lot Boundary
Condo FKA Tax Lot Number	Other Boundary
50.5 Tax Lot Dimension	Possession Hook
+/-5.5 Approximate Tax Lot Dimension	Misc Miscellaneous Text
1200 - 1320 Condo Units Range Label	Small Tax Lot Dimension
Building Footprint	Surface Water



Copyright © 2013 The City of New York

Borough Boundary	C50 Condo Flag/Condo Number
Tax Block Boundary	A50 Air Right Flag/Lot Number
50 Tax Block Number	S50 Subterranean Right Flag/Lot Number
Tax Lot Boundary	R REUC Flag
50 Tax Lot Number	Under Water Tax Lot Boundary
Condo FKA Tax Lot Number	Other Boundary
50.5 Tax Lot Dimension	Possession Hook
+5.5 Approximate Tax Lot Dimension	Misc Miscellaneous Text
Condo Units Range Label	Small Tax Lot Dimension
Building Footprint	Surface Water

**THE COUNCIL
THE CITY OF NEW YORK**

*Olson
Park*

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: *12/10/13*

(PLEASE PRINT)

Name: *David Dilman*

Address: _____

I represent: *Shore Homes*

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: *Thomas Smith*

Address: _____

I represent: *DCP*

Address: *120-55 Queens Blvd.*

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: *John Young*

Address: _____

I represent: *DCP*

Address: *120-55 Queens Blvd.*

Please complete this card and return to the Sergeant-at-Arms