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**CITY PLANNING REZONING STRATEGY TO PRESERVE BROOKVILLE, QUEENS GOES OUT FOR PUBLIC REVIEW**

May 10, 2004 - The Department of City Planning (DCP) today certified a rezoning proposal designed to preserve the neighborhood character of more than 80 blocks of Brookville located north of JFK International Airport and Idlewild Park in southeast Queens, City Planning Director Amanda M. Burden announced. Recent building trends threaten to alter the neighborhood's character through the construction of multi-family structures which are permitted by zoning that has governed the area since 1961. The proposed rezoning will ensure that any new construction would more closely match the one- and two-family homes that typify the area's development. City Planning's proposed rezoning now goes to Community Board 13, to begin its official public review.

"City Planning's rezoning proposal provides guidelines for compatible development at an appropriate density to preserve the Brookville's longstanding low-density character," said Director Burden, "in keeping with the Bloomberg administration's commitment to reinforcing the distinctive character of residential neighborhoods that are among the city's most precious assets."

The rezoning proposal affects an area bounded by South Conduit Avenue, Brookville Park, Idlewild Park and Springfield Park that is nearly entirely zoned R3-2 today. The R3-2 zoning has allowed the construction of an out-of-context, 25-unit apartment development adjacent to Brookville Park at the eastern end of the rezoning area. Several large vacant parcels remain in the area, and the prospect of construction on the vacant sites or the assembling of lots for more out-of-scale construction adds urgency to the drive to preserve the neighborhood character. The rezoning would replace the current R3-2 zoning district, under which a variety of housing types, including multi-family apartments and row houses, may be constructed. The new zoning to be mapped in most of the area is R3-1, which permits only one- and two-family detached and semi-detached homes. A four-block area in the northeast corner of Brookville, adjoining South Conduit Avenue and Brookville Park will be rezoned to R4B to more closely reflect a fully built series of Old English-style row houses.

The new rezoning proposal enjoys the support of Councilmember James Saunders, the Springfield-Rosedale Community Action Association and the Eastern Queens Alliance.

The community board now has 60 days to review the proposal, after which it will go to the Borough President, the City Planning Commission and the City Council as part of the City's Uniform Land Use Review Procedure (ULURP). The proposed rezoning is one of several studies in the works to preserve the character of similar low scale residential neighborhoods in Queens and Brooklyn.

Please visit the DCP website for information on other [projects and proposals](#) and the [ULURP process](#).

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**City Planning**

The Department of City Planning is responsible for the City's physical and socioeconomic planning, including land use and environmental review; preparation of plans and policies; and provision of technical assistance and planning information to government agencies, public officials, and community boards.