



Queens Civic Congress

P.O. Box 238, Flushing, NY 11363 (718) 225-2807 fax: (718) 225-2818
www.queensciviccongress.org queensciviccongr@aol.com

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FOR IMMEDIATE RELEASE:
THURSDAY, JANUARY 6, 2005

Contact:
Corey Bearak
(718) 343-6779

QUEENS CIVICS SUPPORT KISSENA PARK v. AMBULATORY MEDICAL FACILITY IN RESIDENTIAL ZONE

Prepared and Presented
By
Patricia Dolan, Executive Vice President for Zoning & Planning
to
Queens Borough President's Hearing

RE: 147-08 46 Avenue, BSA3-04BZ

I am Patricia Dolan the executive vice president of the Queens Civic Congress, a coalition of more than 110 Queens neighborhood and community associations representing tenants, co-op and condo owner and homeowners living in every part of the Borough of Queens.

Last summer after numerous public meetings and discussions, exhaustive coverage by the Queens media, the Queens Borough Board and City Council approved amendments to the New York City Zoning Resolution that bar ambulatory medical facilities from R-2 residential districts.

The prohibition is grounded in the burdens ambulatory medical facilities impose on their neighbors: increased traffic, noise and increased demands on public services as well as a general diminution of the quality of life. The new regulation recognizes the changed role of ambulatory medical facilities in local communities.

The applicant is seeking more than a change in permitted use. He is seeking greater bulk than allowed in an R-2 district and a reduction in the required side yards. He is seeking to build a facility thoroughly out of context with the surrounding community. These changes add up to a complete—and for the community--devastating change in the character of the property and neighborhood.

The applicant has demonstrated nothing beyond a desire to exploit his property far beyond the letter or the intent of the Zoning Resolution.

We urge the Board to reject this application, which flies in the face of the Planning

Commission, the Queens Borough Board and the City Council, which approved the community facilities zoning text amendments. To do otherwise will invite developers across the city to point to this case as a precedent.

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The entire Queens Civic Congress Platform may be viewed on the internet at:

<http://www.queensciviccongress.org/Platform/final2004Platform-forvote.pdf>

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