



Brookville Rezoning - **Approved!** Overview

The Department of City Planning (DCP) has proposed zoning map changes for more than 85 blocks in the Brookville neighborhood in southeast Queens, Community District 13. The rezoning, one of the Department's lower-density rezoning initiatives in Queens, aims to maintain the prevailing one- and two-family character of the neighborhood and ensure that new residential development fits the context and scale of the area's existing housing mix.



Two-family, semidetached home -- typical development in the proposed R3-1 zoning district

The Brookville rezoning area is located just north of JFK International Airport and is surrounded on three sides by parkland. Its general boundaries are South Conduit Avenue to the north, Brookville Park and 232nd Street to the east, 149th Avenue and Idlewild Park to the south and Springfield Park and Springfield Boulevard to the west. Most of the area is zoned R3-2 but typically developed with one- and two-family detached and semi-detached homes. In the northeastern section of the neighborhood there is a small cluster of one-family row houses. Two blocks in the center of the rezoning area are zoned M1-1 and developed with single-story light industrial buildings. These blocks will not be rezoned as part of this action.

The proposed zoning changes, the first in the area since 1961, respond to community concerns about the construction of multifamily apartment buildings on parcels of vacant land or replacing existing single-family homes. Under the existing R3-2 zoning, which is the city's lowest density zoning district permitting all types of housing, a 25-unit apartment development was constructed as-of-right adjacent to Brookville Park in 2001.

Proposed Zoning

DCP proposes to rezone the area from R3-2 to R3-1 and R4B districts. An R4B district, which allows row house development, is proposed for a section of a small five-block area generally bounded by South Conduit Avenue, Brookville Park and Lansing Avenue in the northeast part of the neighborhood. An R3-1 zoning district is proposed for the remainder of the rezoning area and would limit the type of housing that could be built to detached or semi-detached homes. Both zoning districts would limit new residential development to one- and two-family homes. The new zoning districts will reflect the area's existing one- and two-family character and will ensure that any new development will be consistent with neighborhood development patterns.

DCP also proposes to establish a C1-3 overlay districts on four block fronts in Brookville that have long been developed with commercial uses serving the local community. Commercial overlays would be mapped on two sections of the east side of 228th Street between 147th Avenue and 145th Road opposite the manufacturing area and at the corner of South Conduit Avenue and Lansing Avenue. An existing C2 overlay district on South Conduit Avenue between Springfield Boulevard and 224th Street would be changed to C1-3 to limit commercial uses to local retail and personal service shops that would serve the immediate residential neighborhood.



Existing Zoning and Land Use

[View a larger image](#)



Proposed Zoning and Housing Type

[View a larger image](#)

Public Review

On May 10, 2004, the Department of City Planning certified the ULURP application for the proposed zoning map amendments (C 040446 ZMQ) ([Read the CPC Report](#)). The application was referred to Community Board 13 which held its public hearing on June 24, 2004 and voted June 28, 2004 to adopt a resolution recommending approval of the

rezoning action. The Queens Borough President subsequently held a public hearing on July 15, 2004 and issued a recommendation on July 20, 2004 in support of the rezoning. The City Planning Commission held its public hearing on August 11, 2004 and on August 25, 2004 unanimously approved the zoning changes. On September 28, 2004 the City Council adopted the Brookville zoning changes which are now in effect.

For more information contact the Queens Office of the Department of City Planning at (718) 286-3170.

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Photos

Development in Brookville between 1920 and 1940 was a mix of single-family frame buildings and brick row houses.



1920's-style house on 221st Street at 145th Avenue



1930's-style house on 224th Street at 145th Avenue



1940's-style house on 232nd Street at South Conduit Avenue

During the post-war decades, development was predominantly detached one- and two-family houses.



222nd Street



227th Street near 143rd Road



226th Street near 145th Road

During the last five years, more than 90 new housing units have been added, mostly two-family, semi-detached houses built on vacant land throughout the area.



224th Street at 145th Avenue



147th Avenue at 223rd Street



228th Street at 146th Avenue

Under the existing R3-2 zoning, multi-family apartments are allowed as-of-right, such as this 25-unit apartment complex constructed on lots previously occupied by single family houses.




The proposed R3-1 zoning district will prevent future multi-family buildings, which would be inconsistent with the character and scale of the surrounding area, while continuing to allow one- and two-family detached and semi-detached houses.



View from Brookville Park toward 232nd Street between 145th and 146th Avenue

Related Notes

-  Items accompanied by this symbol require the [free Adobe Acrobat Reader](#).