

**City of Yes – Housing Opportunity**  
**in**  
**Queens County – Douglaston & Little Neck**  
**Brief Study and Analysis**

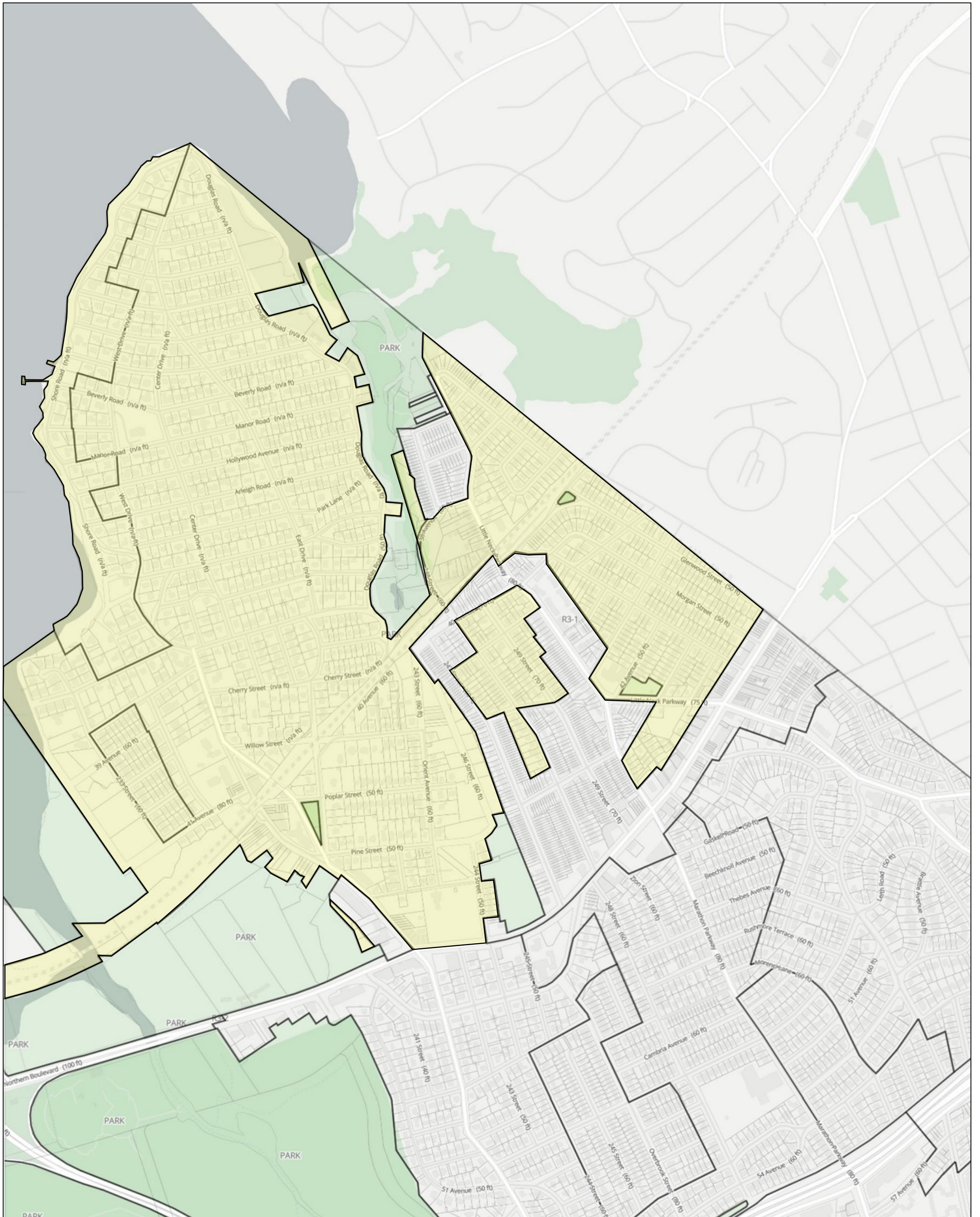
November 2023

***This year, Mayor Eric Adams has initiated the City of Yes set of zoning proposals – Carbon Neutrality, Economic Opportunity and Housing Opportunity. In this report, we will be addressing Housing Opportunity, which focuses heavily on lower-density zones in New York City. Some of the proposed zoning changes include:***

- ***AUTHORIZE Accessory Dwelling Units (ADUs) on all one- and two-family properties in New York City, particularly those in single-family zones (R1-1, R1-2, R1-2A, R2, R2A and R2X zoning) and lower-density two-family zones (R3X, R3A, R3-1, R4A, R4B, R4-1 and R5A zoning). This would include attics, basements/cellars, garage conversions and new houses up to 800 sf in backyards. Note: one- and two-family zoning constitutes (in total) less than 25% of the residential zoning in New York City.***
- ***IMPOSE Transit Oriented Development (TODs) zoning, which would allow high density apartment building development on all wide streets (75'+) and corner lots on narrow streets on properties 5,000 sf or larger, including assemblages created specifically for that purpose. This would affect all R1 through R5 zoning and specifically targets the lowest density one- and two-family zoning near transit (as defined by the map provided by the Department of City Planning). Some neighborhoods in Queens that would be particularly affected include Auburndale, Bayside, Broadway-Flushing, Douglaston, Forest Hills Gardens/Cord Meyer, Hollis, Holliswood and Hollis Park Gardens, Howard Beach, Jamaica Estates, Kew Gardens, Laurelton, Little Neck, Richmond Hill, Rockaway Park, Rosedale, St. Albans, Springfield Gardens and many, many others.***
- ***ESTABLISH “Town Center” Zoning Regulations on all Commercial Overlays in R1-R5 zones allowing high density apartment buildings up to 4 stories of residential on top of ground floor retail/commercial.***
- ***DISMANTLE the Zoning Resolution by making massive changes to the basic framework to encourage bigger, denser development on smaller lots in all R1-R5 zones.***
- ***ELIMINATE all parking requirements for all new development throughout New York City.***

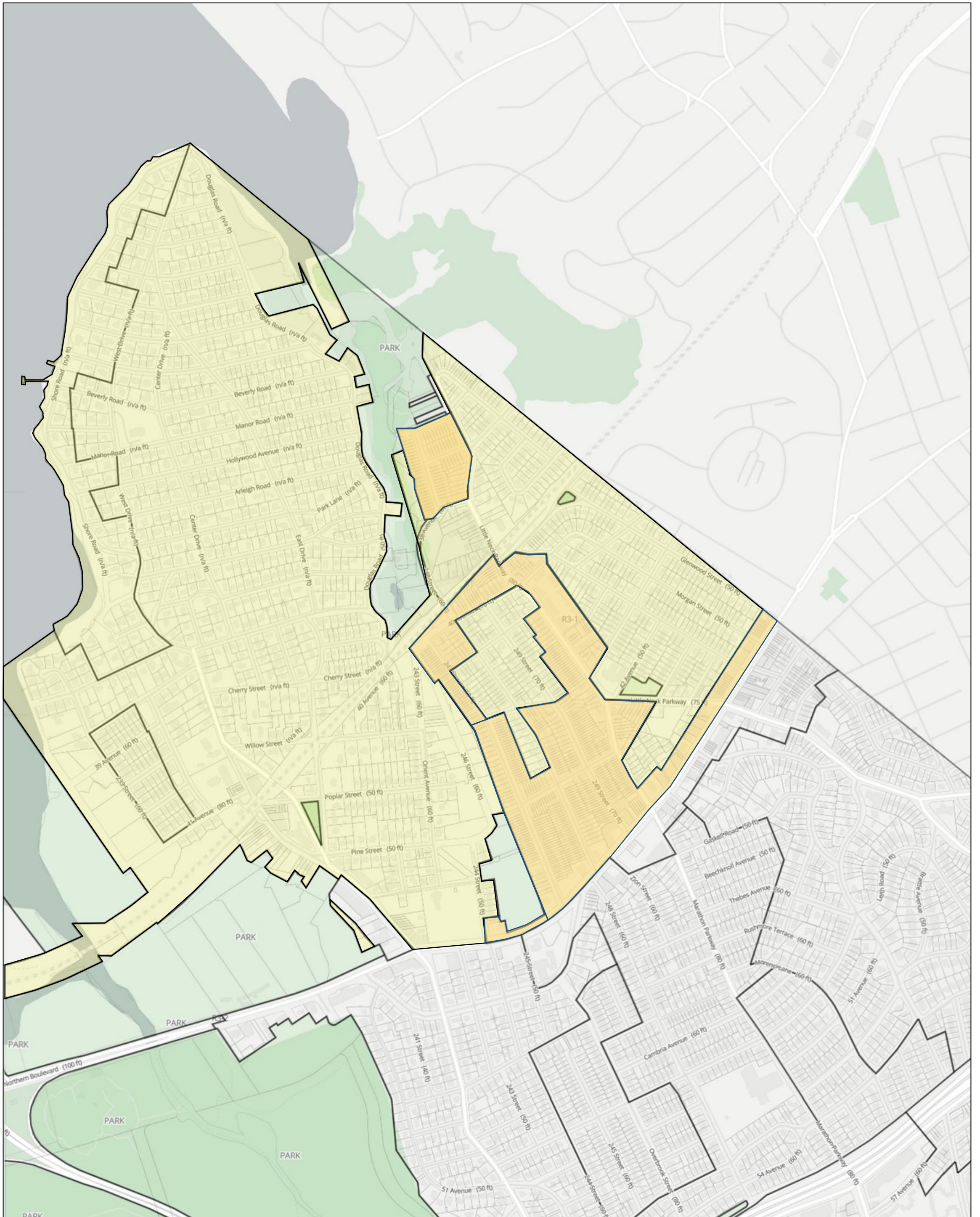
**If any of these OUTRAGEOUS proposals are implemented, they will allow unbridled development throughout our communities, which will literally be unrecognizable within a decade.**





**Douglaston/Little Neck North of N. Blvd – 1-Family Zoning (R1-1/R1-2/R2/R2A)**

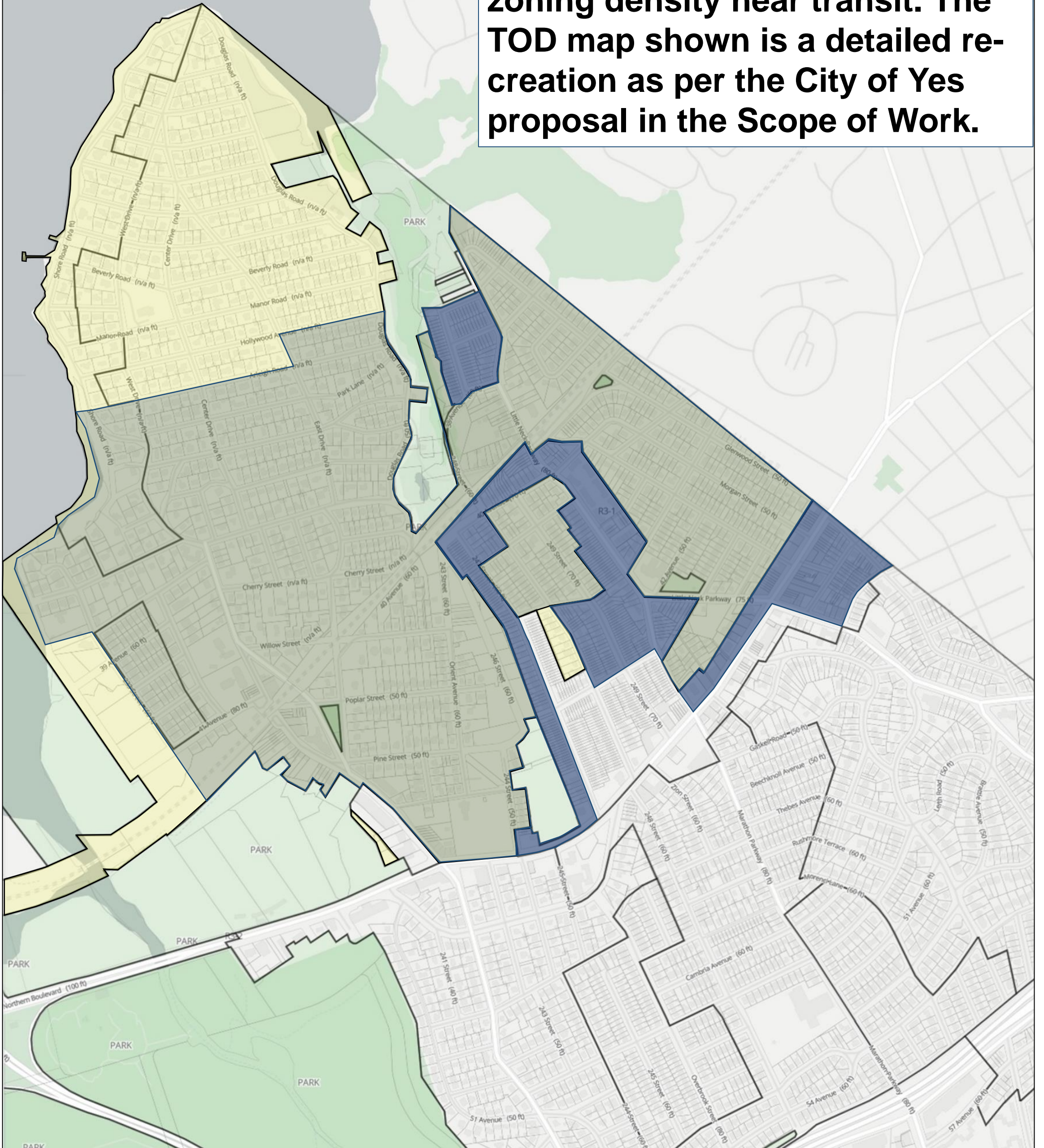




**Douglaston/Little Neck North of N. Blvd – 2-Family Zoning (R3-1)**

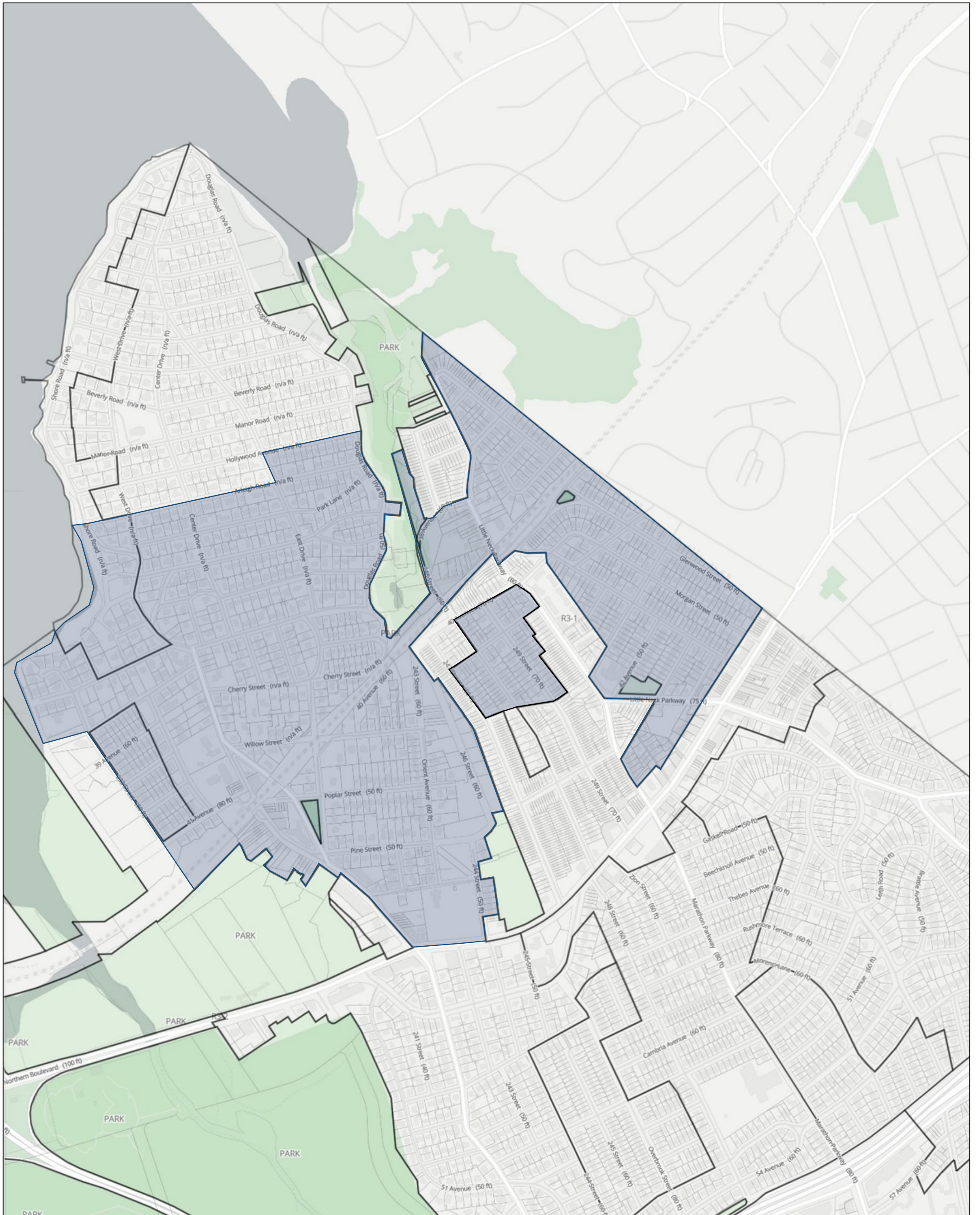


**Transit-Oriented Development (TOD) is a theoretical basis of planning centered on increasing zoning density near transit. The TOD map shown is a detailed recreation as per the City of Yes proposal in the Scope of Work.**



**Douglaston/Little Neck North of N. Blvd – TOD Coverage**





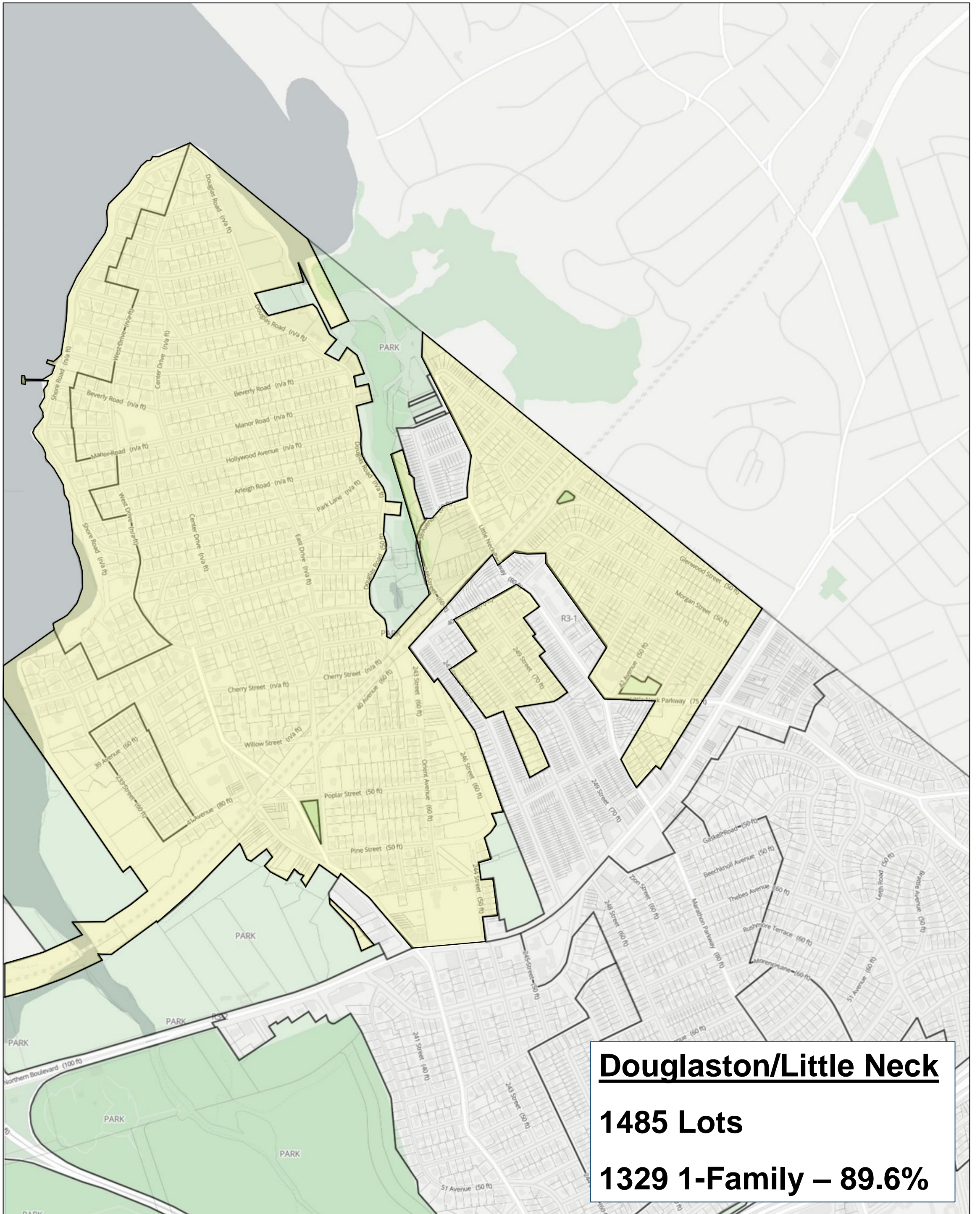
**Douglaston/Little Neck North of N. Blvd – TOD Coverage – 1-Family Zoning**





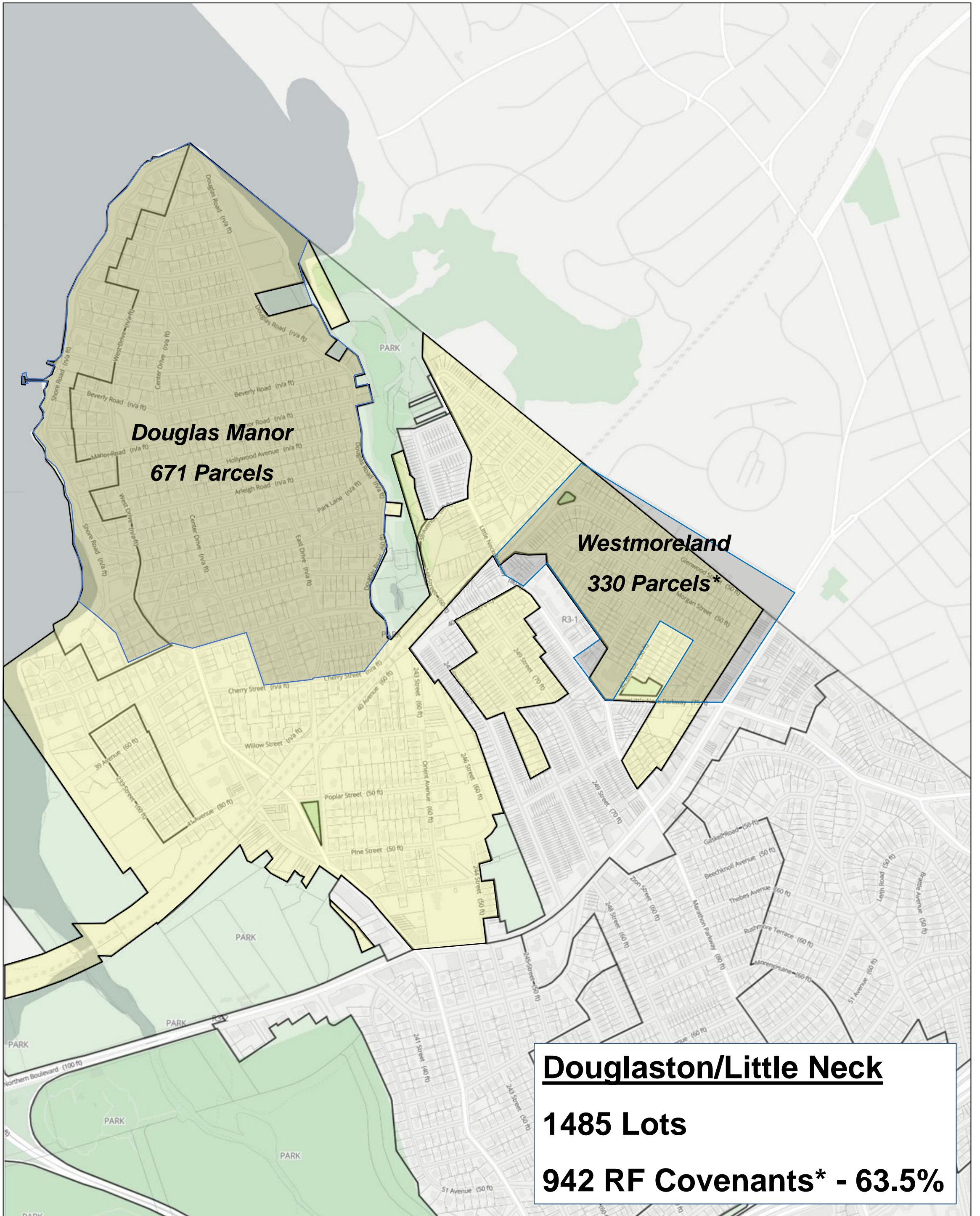
**Douglaston/Little Neck North of N. Blvd – TOD Wide Streets**





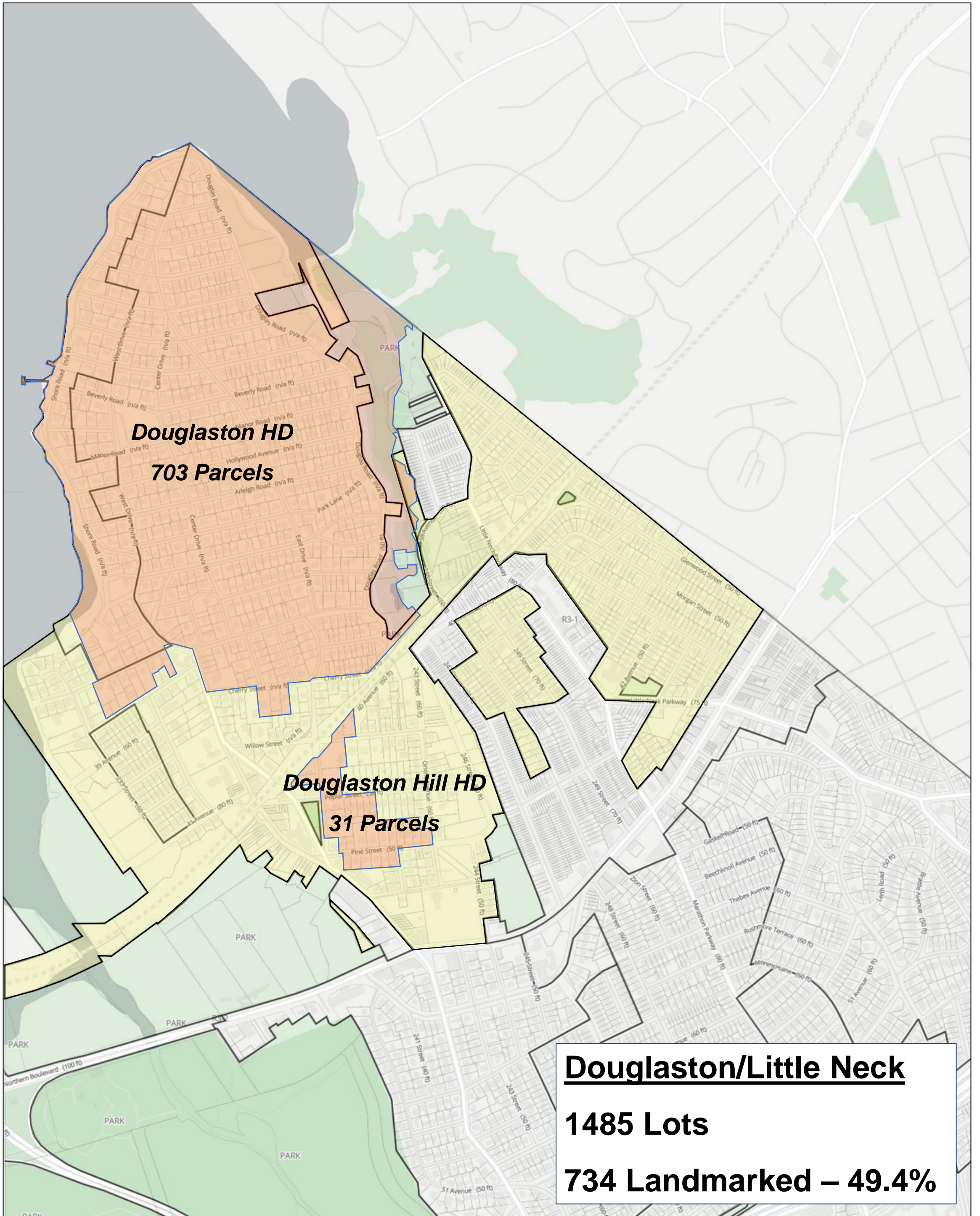
**Douglaston/Little Neck North of N. Blvd – 1-Family Zoning (R1-1/R1-2/R2/R2A)**





**Douglaston/Little Neck North of N. Blvd – Rickert-Finlay Covenants**

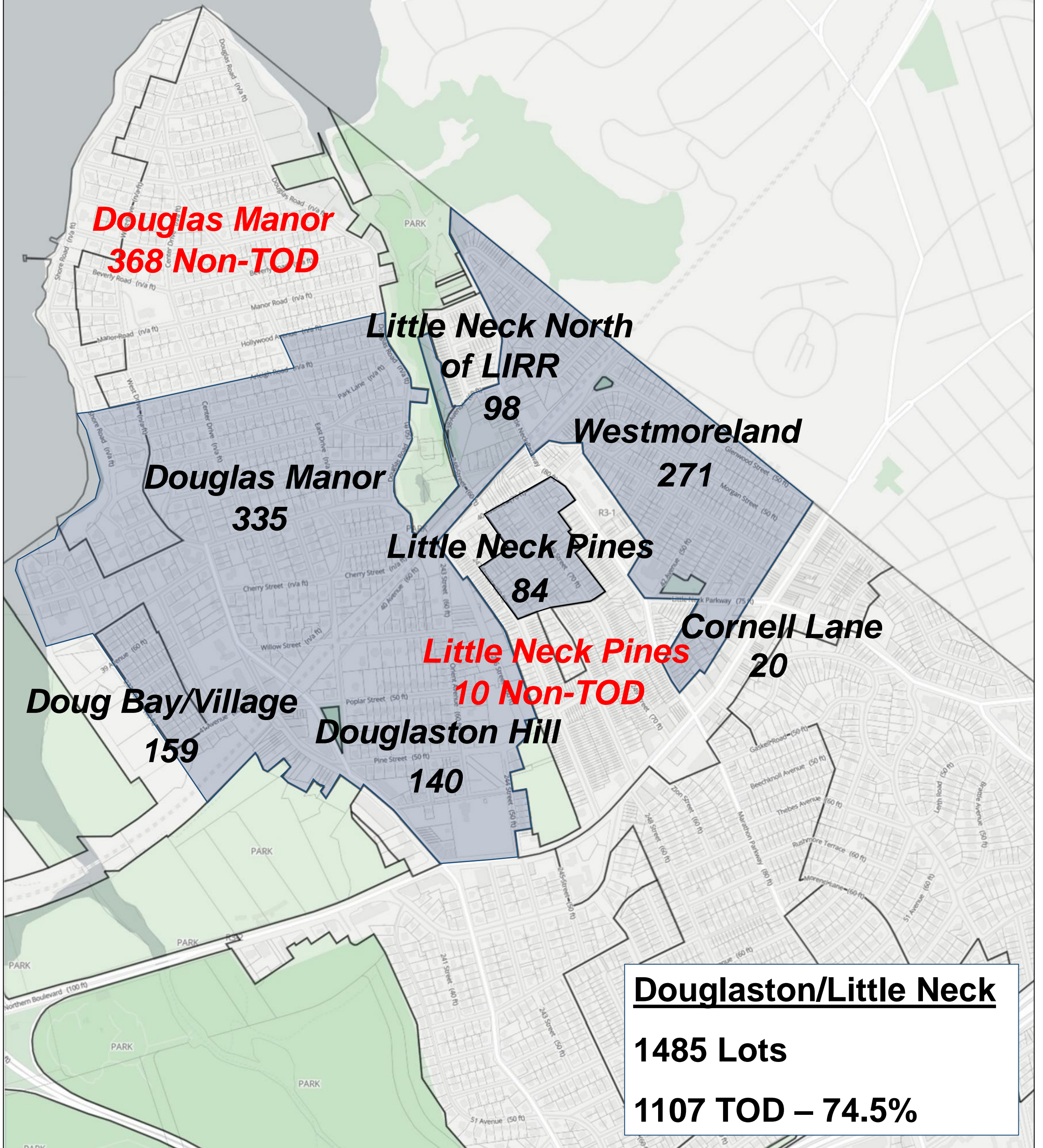




**Douglaston/Little Neck North of N. Blvd – NYC Landmark Historic Districts**

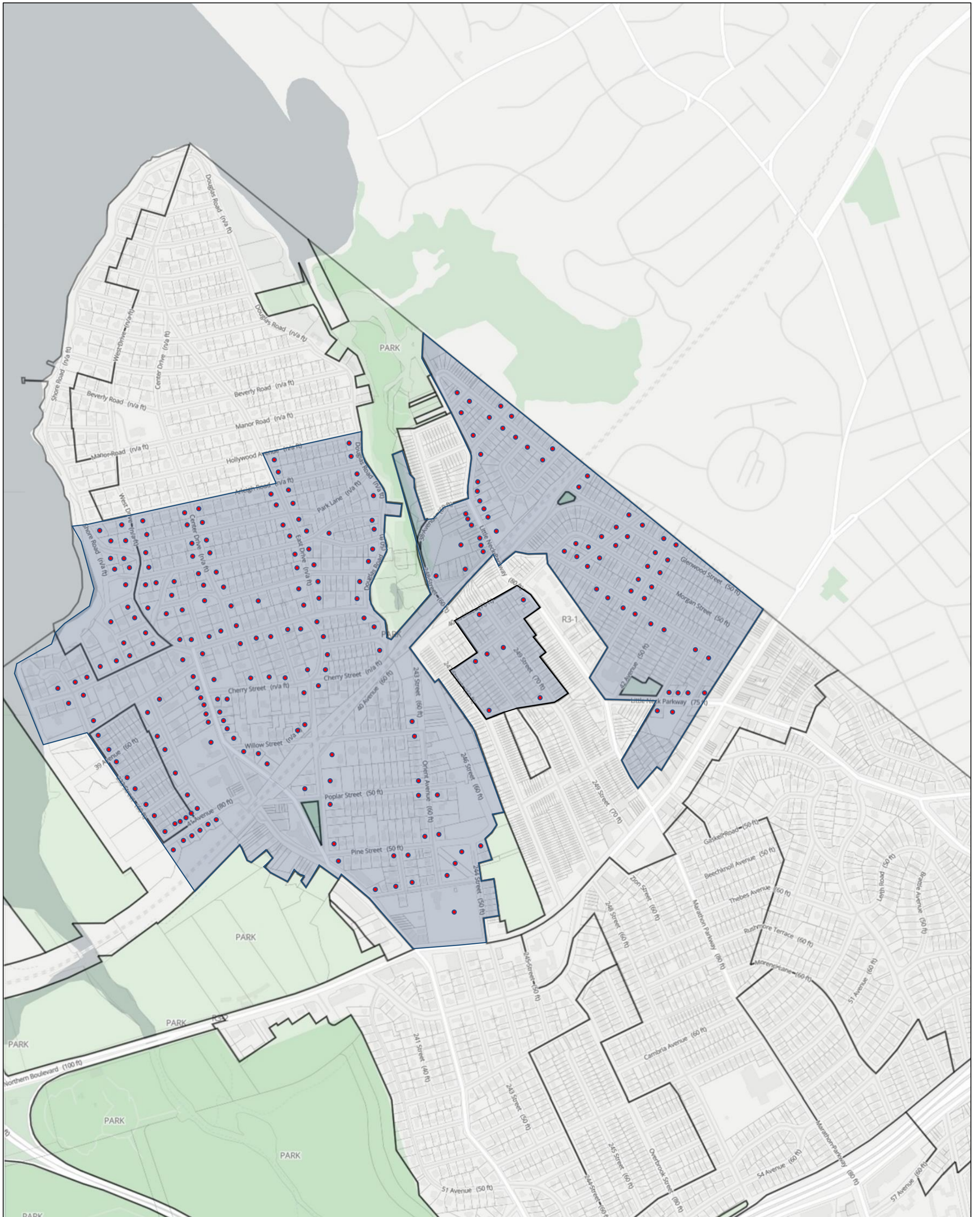


**Total 1-Family Zoning Parcels Affected – 1,107**



**Douglaston/Little Neck North of N. Blvd – TOD Coverage – 1-Family Zoning**

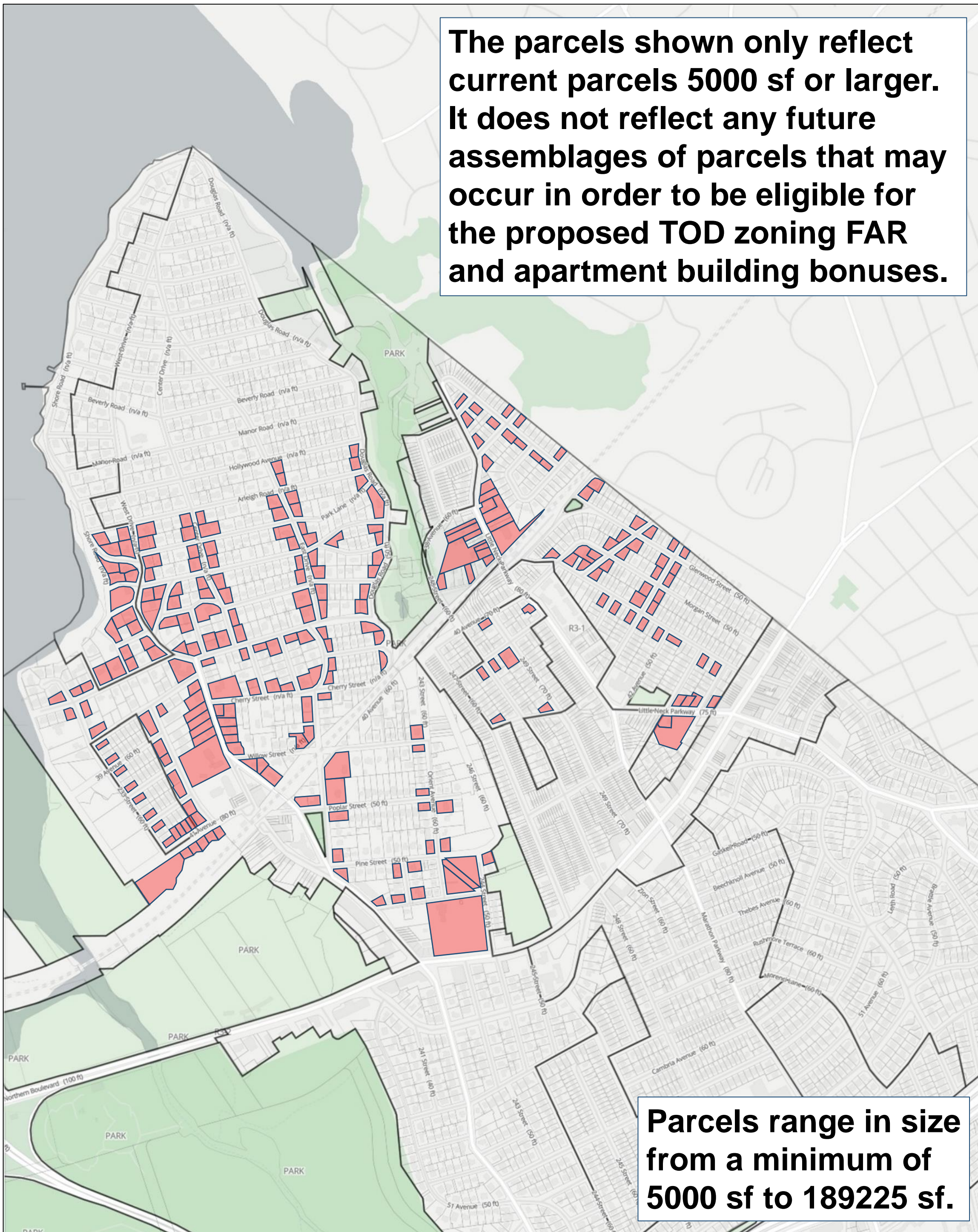




**Douglaston/Little Neck North of N. Blvd – TOD Coverage – 1-Family Zoning**



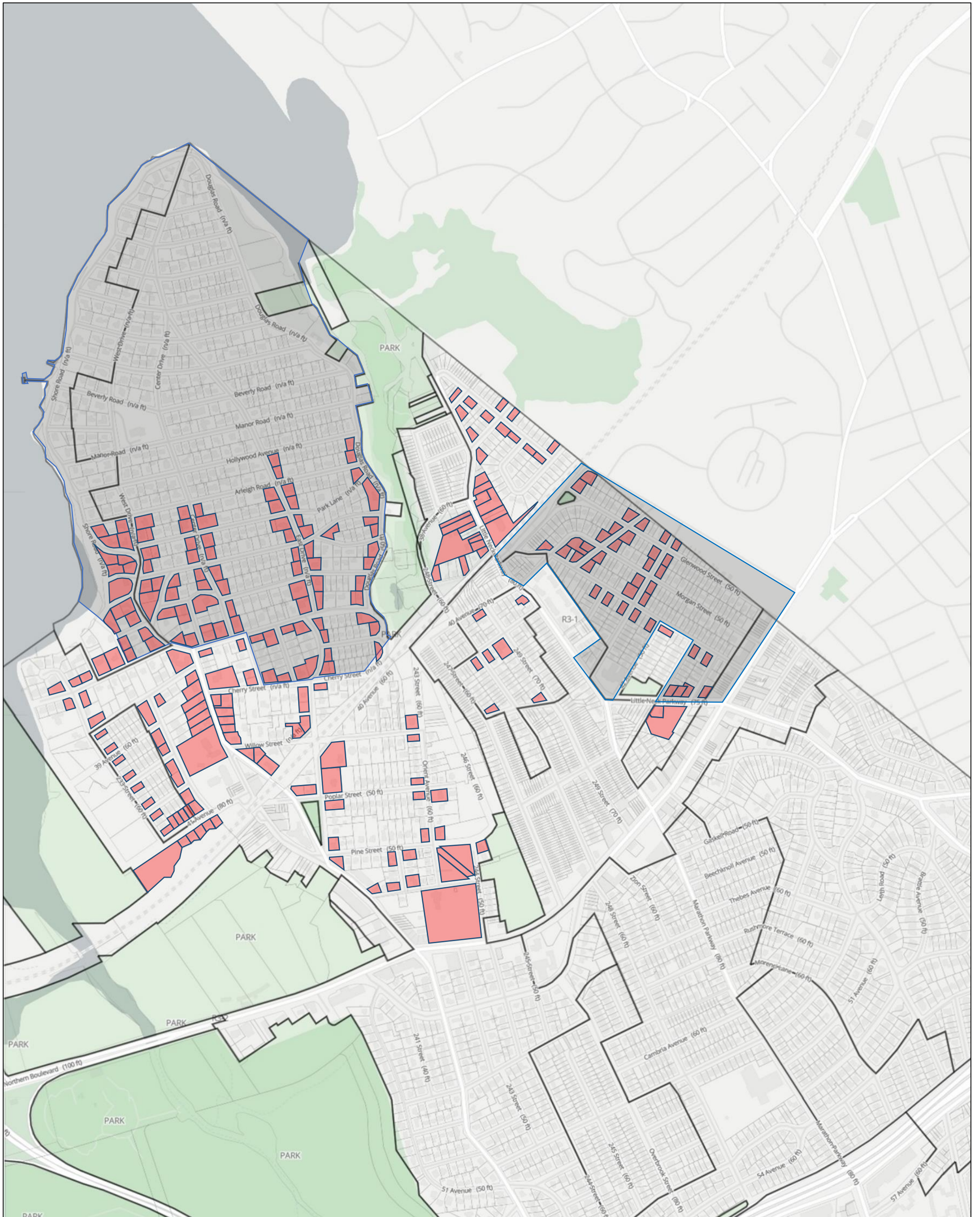
**The parcels shown only reflect current parcels 5000 sf or larger. It does not reflect any future assemblages of parcels that may occur in order to be eligible for the proposed TOD zoning FAR and apartment building bonuses.**



**Parcels range in size from a minimum of 5000 sf to 189225 sf.**

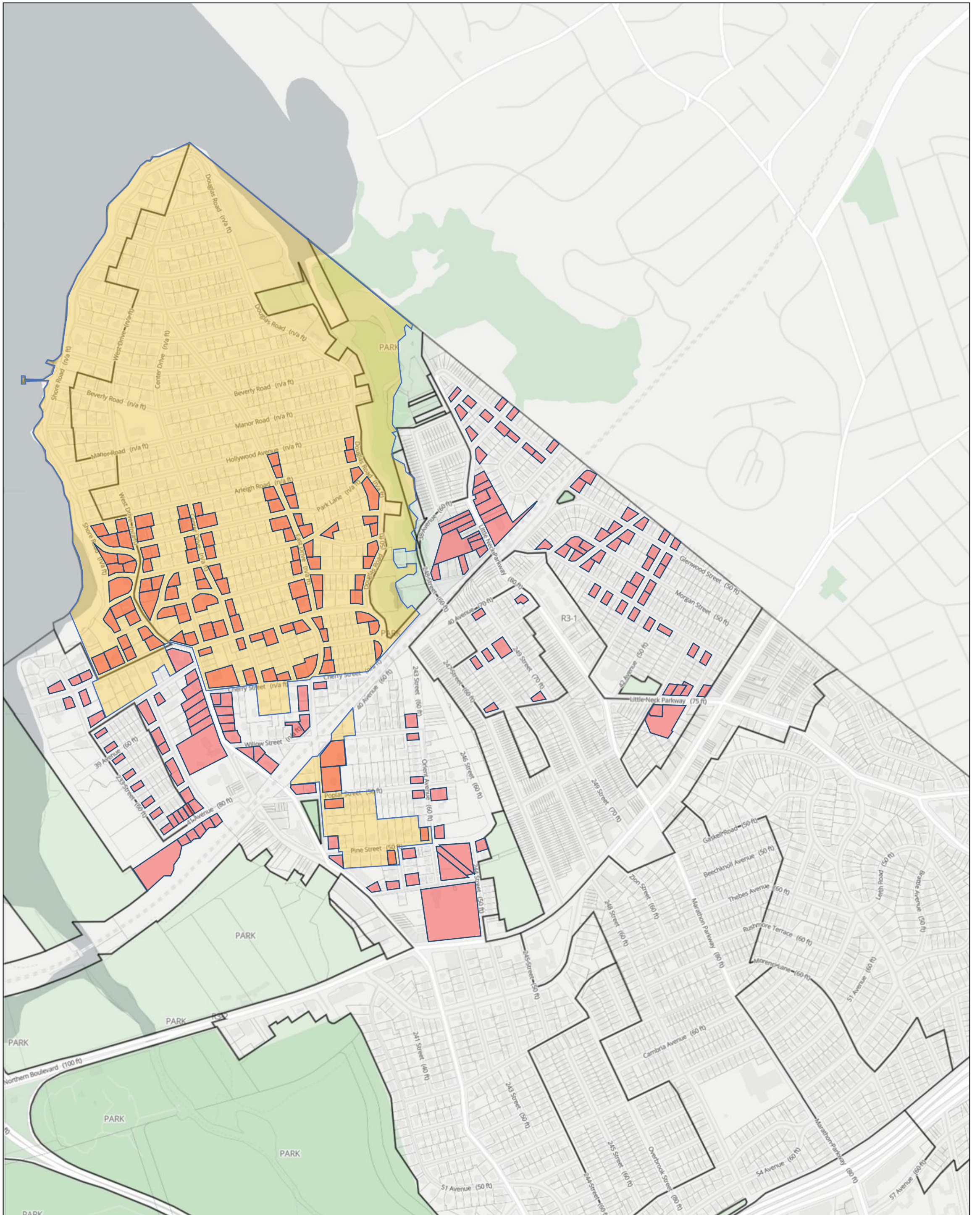
**Douglaston/Little Neck North of N. Blvd – TOD Coverage – 1-Family Zoning**





**Douglaston/Little Neck North of N. Blvd – TOD Coverage – Covenants**

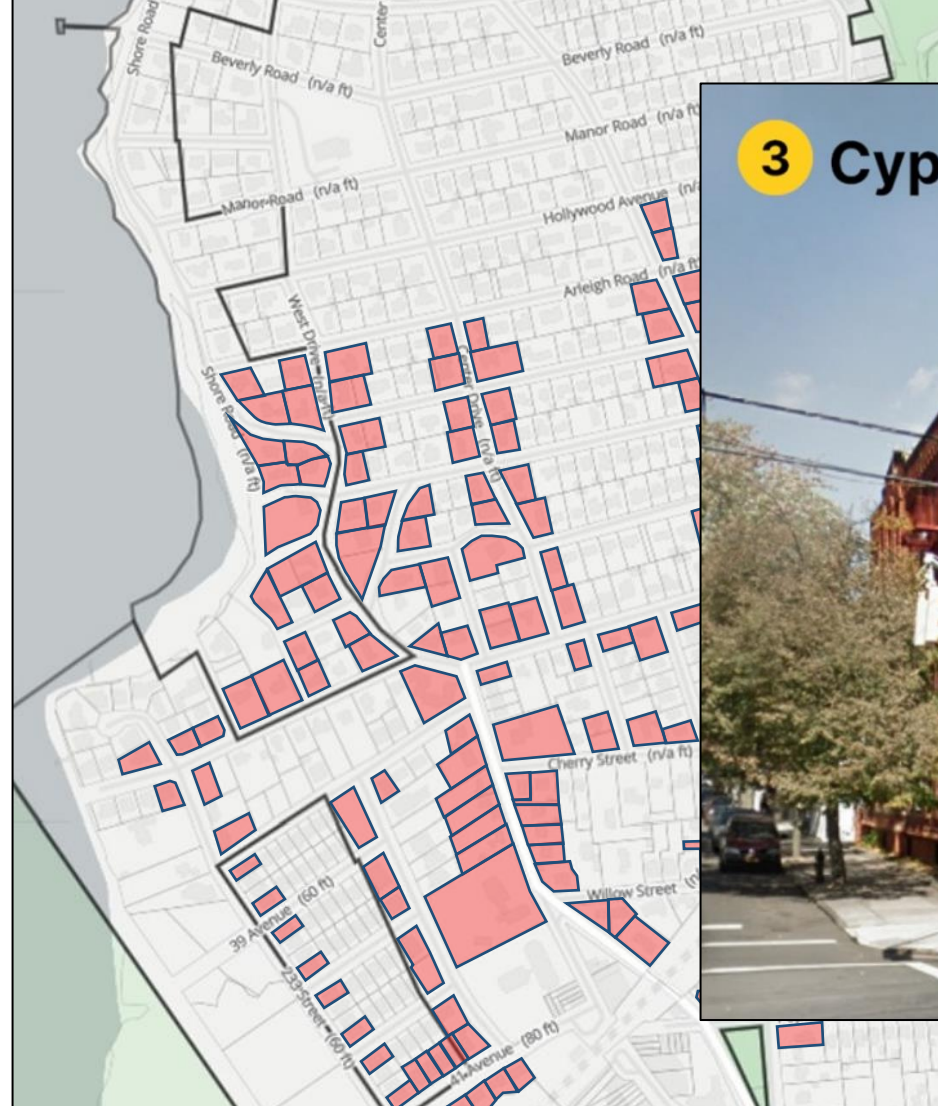




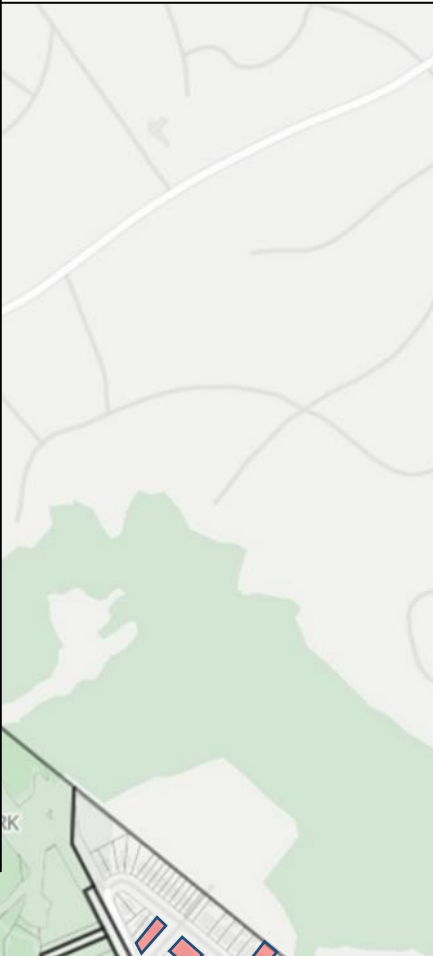
**Douglaston/Little Neck North of N. Blvd – TOD Coverage – Historic Districts**



**1 Wakefield, Bronx**



**2 Woodhaven, Queens**



**3 Cypress Hills, Brooklyn**



**4 Saint George, Staten Island**

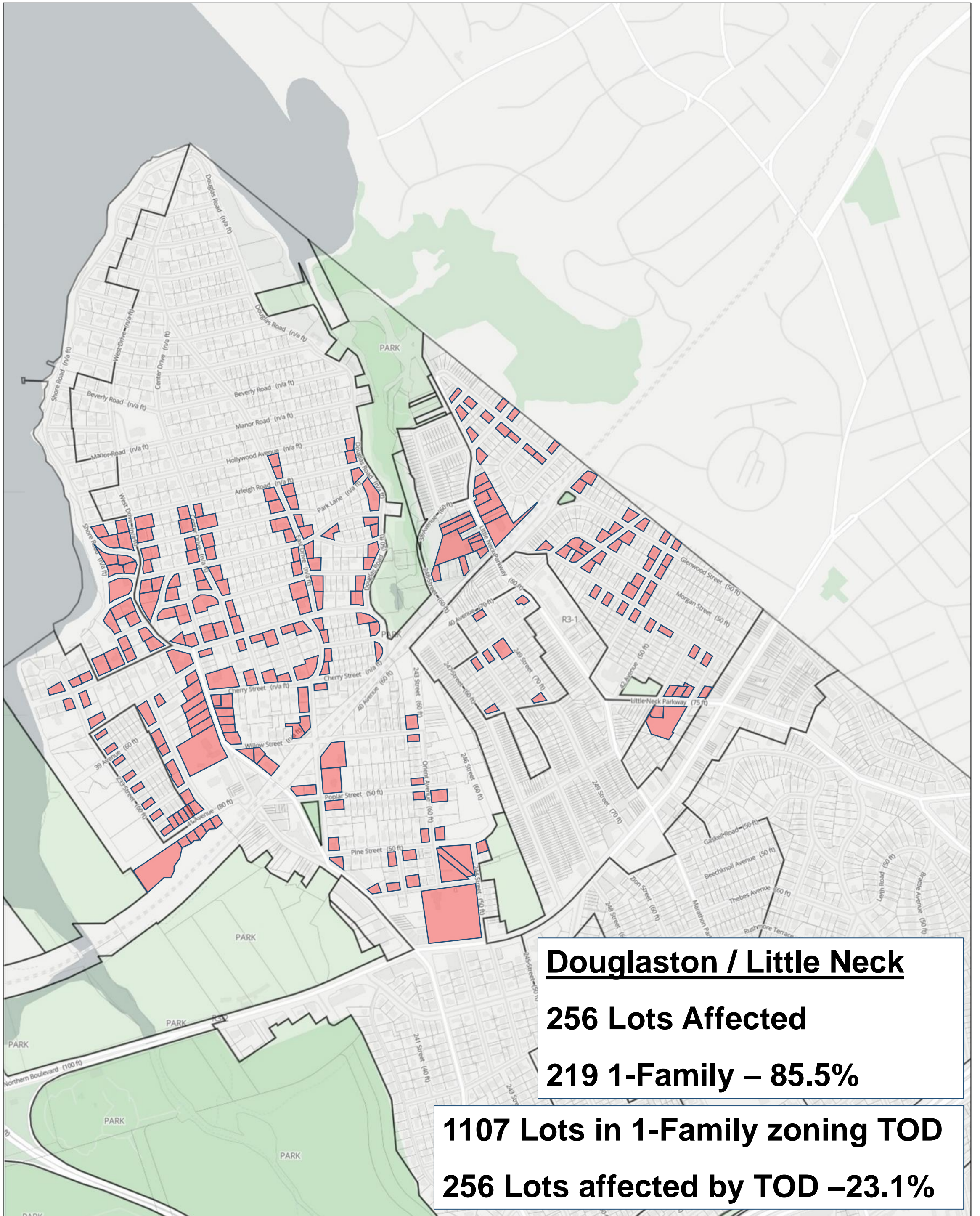


**5 Dongan Hills, Staten Island**



**Douglaston/Little Neck North of N. Blvd – TOD Coverage – 1-Family Zoning**



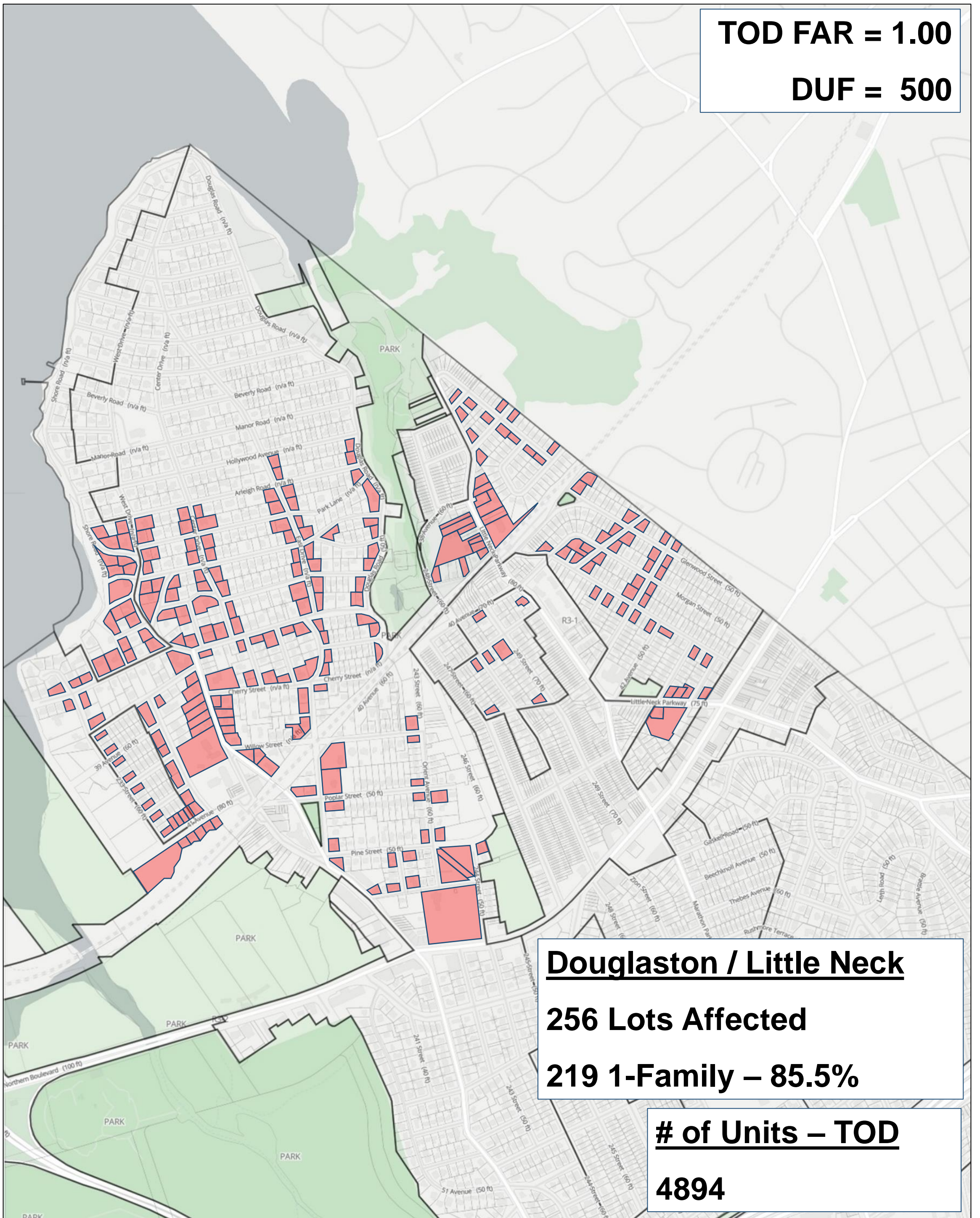


**Douglaston/Little Neck North of N. Blvd – TOD Coverage – 1-Family Zoning**



**TOD FAR = 1.00**

**DUF = 500**

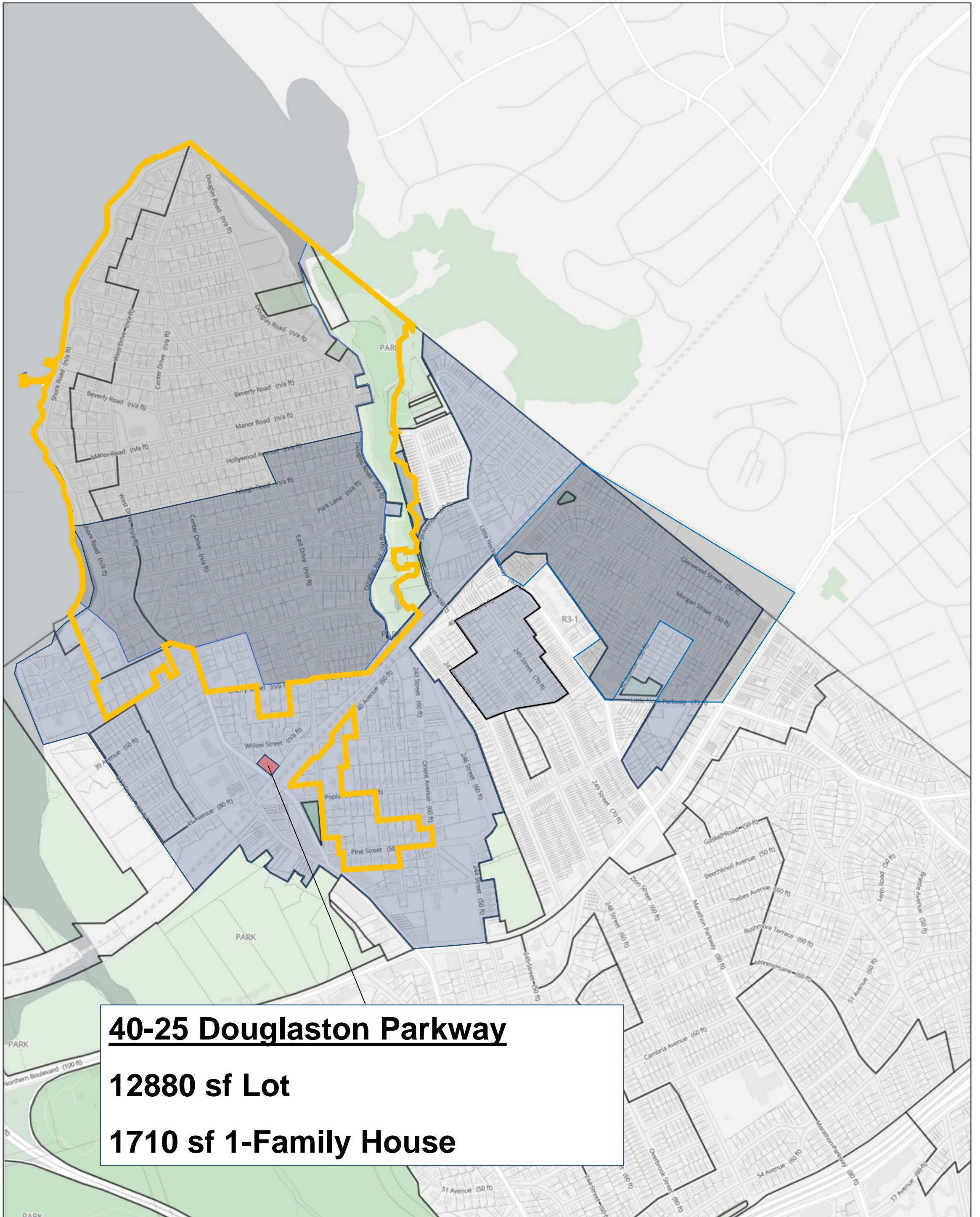


**Douglaston / Little Neck**  
**256 Lots Affected**  
**219 1-Family – 85.5%**

**# of Units – TOD**  
**4894**

**Douglaston/Little Neck North of N. Blvd – TOD Coverage – 1-Family Zoning**





**40-25 Douglaston Parkway**

**12880 sf Lot**

**1710 sf 1-Family House**

**Douglaston/Little Neck North of N. Blvd – TOD Coverage – 1-Family Zoning**





**40-25 Douglaston Parkway**

**12880 sf Lot**

**1710 sf 1-Family House**

**Douglaston/Little Neck North of N. Blvd – TOD Coverage – 1-Family Zoning**

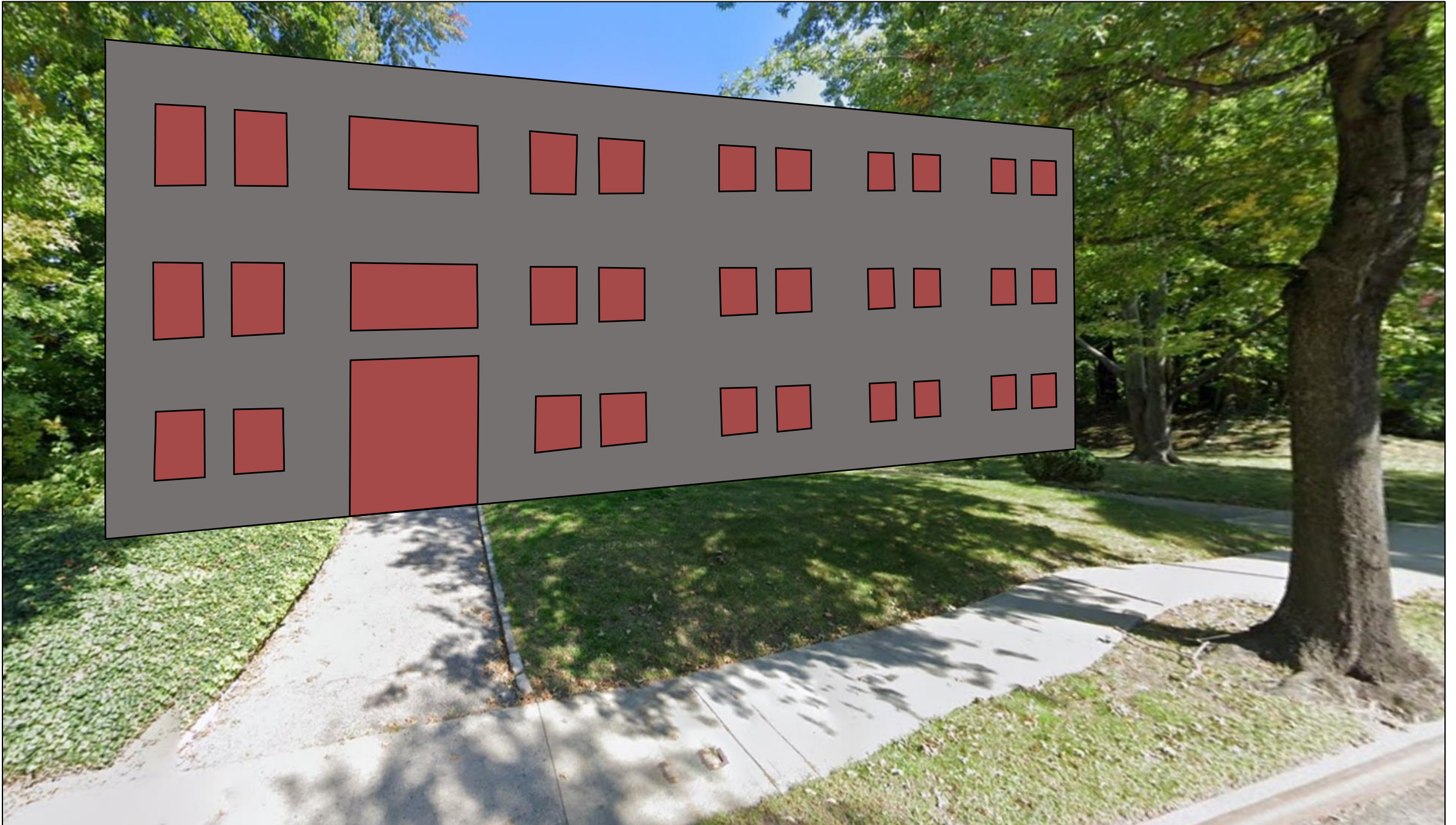




**Douglaston/Little Neck North of N. Blvd – TOD Coverage – 1-Family Zoning**

ACRC





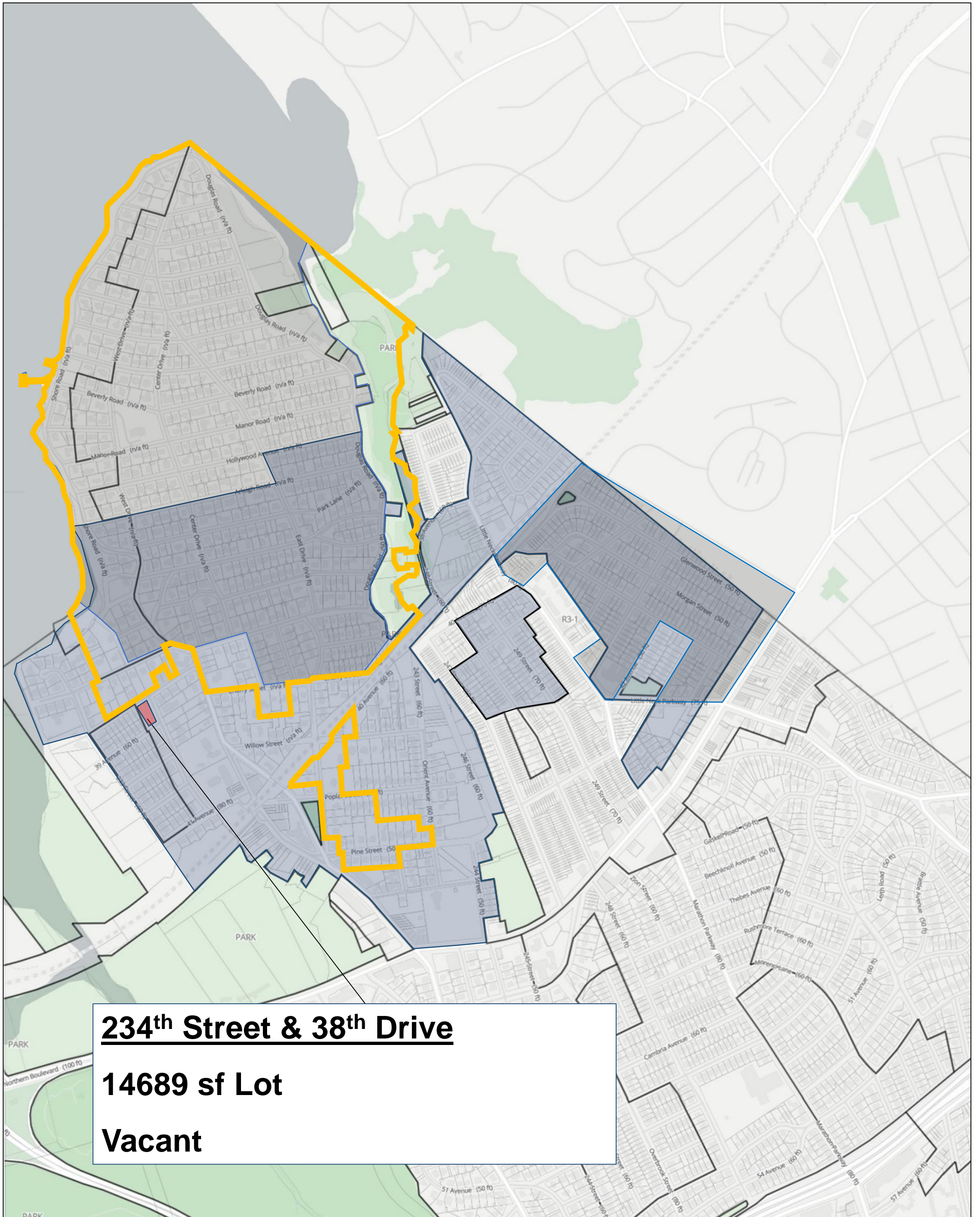
**40-25 Douglaston Parkway**

**12880 sf Lot**

**12880 sf 25-unit Building**

**Douglaston/Little Neck North of N. Blvd – TOD Coverage – 1-Family Zoning**





**234<sup>th</sup> Street & 38<sup>th</sup> Drive**

**14689 sf Lot**

**Vacant**

**Douglaston/Little Neck North of N. Blvd – TOD Coverage – 1-Family Zoning**





**234<sup>th</sup> Street & 38<sup>th</sup> Drive**

**14689 sf Lot**

**Vacant**

**Douglaston/Little Neck North of N. Blvd – TOD Coverage – 1-Family Zoning**





**234<sup>th</sup> Street & 38<sup>th</sup> Drive**

**14689 sf Lot**

**Vacant**

**Douglaston/Little Neck North of N. Blvd – TOD Coverage – 1-Family Zoning**





**234<sup>th</sup> Street & 38<sup>th</sup> Drive**

**14689 sf Lot**

**14689 sf 29-unit Building**

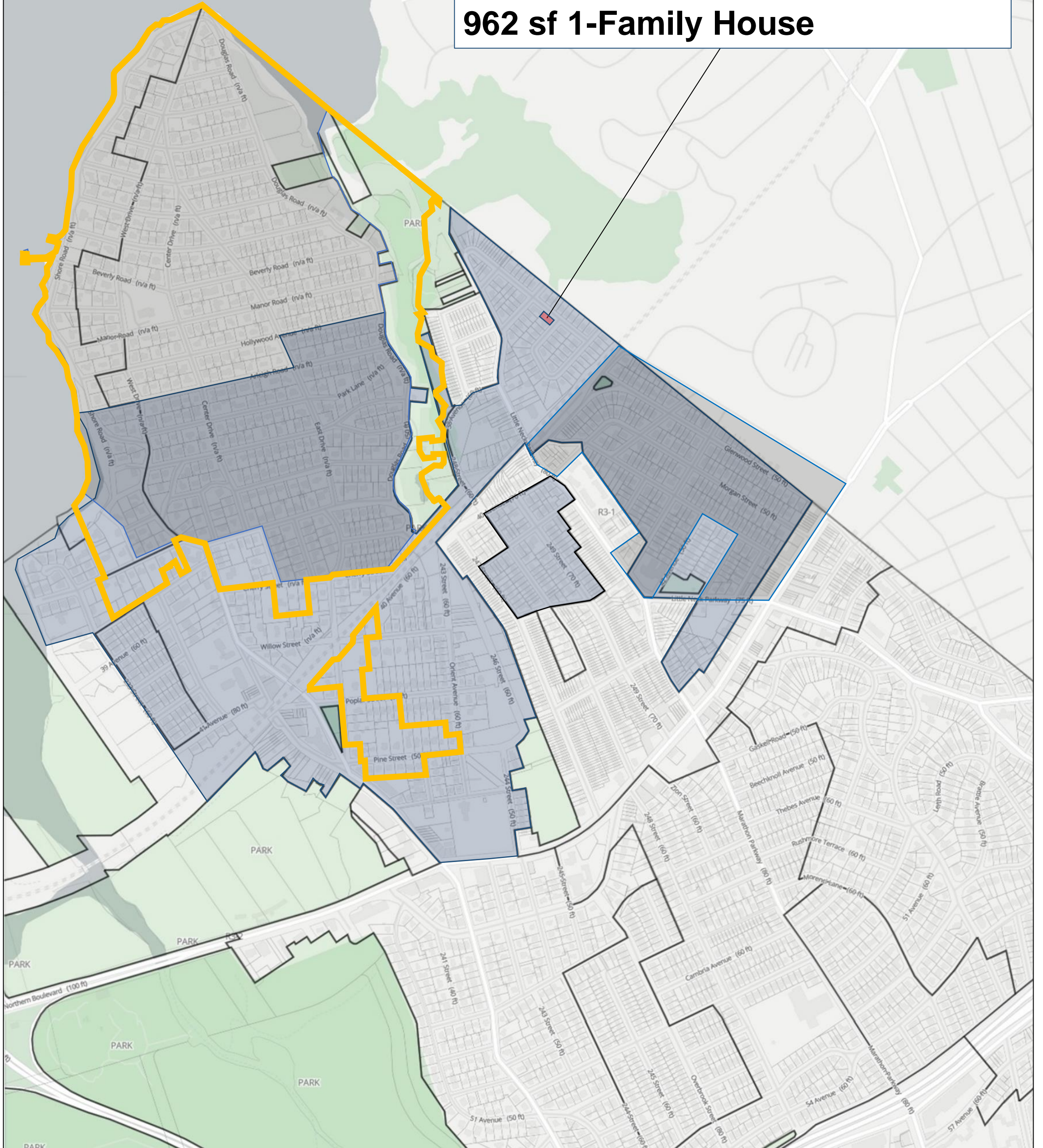
**Douglaston/Little Neck North of N. Blvd – TOD Coverage – 1-Family Zoning**



**37-16 255<sup>th</sup> Street**

**5309 sf Lot**

**962 sf 1-Family House**



**Douglaston/Little Neck North of N. Blvd – TOD Coverage – 1-Family Zoning**





**37-16 255<sup>th</sup> Street**

**5309 sf Lot**

**962 sf 1-Family House**

**Douglaston/Little Neck North of N. Blvd – TOD Coverage – 1-Family Zoning**

ACRC

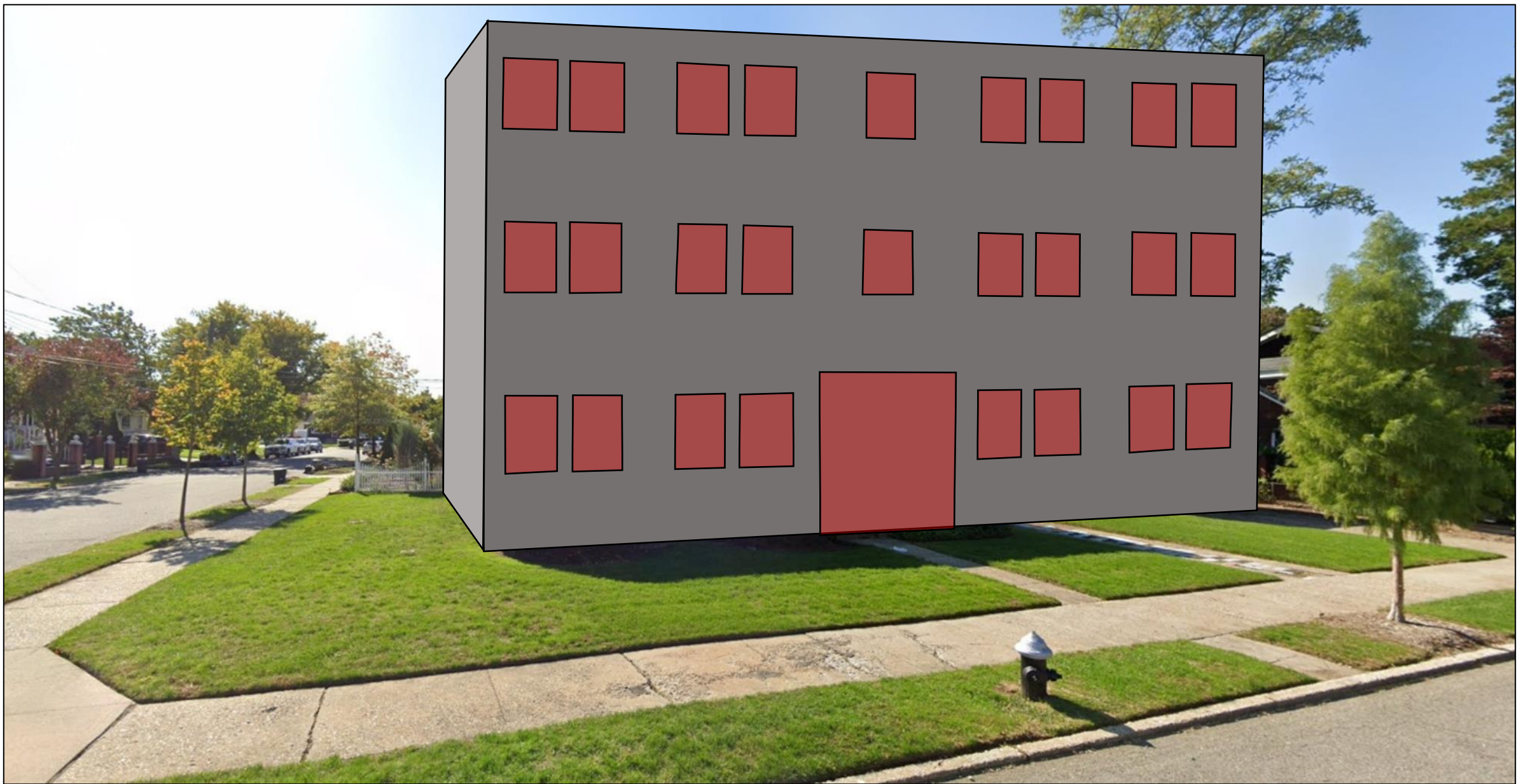




**Douglaston/Little Neck North of N. Blvd – TOD Coverage – 1-Family Zoning**

ACRC





**37-16 255<sup>th</sup> Street**

**5309 sf Lot**

**5309 sf 10-unit Building**

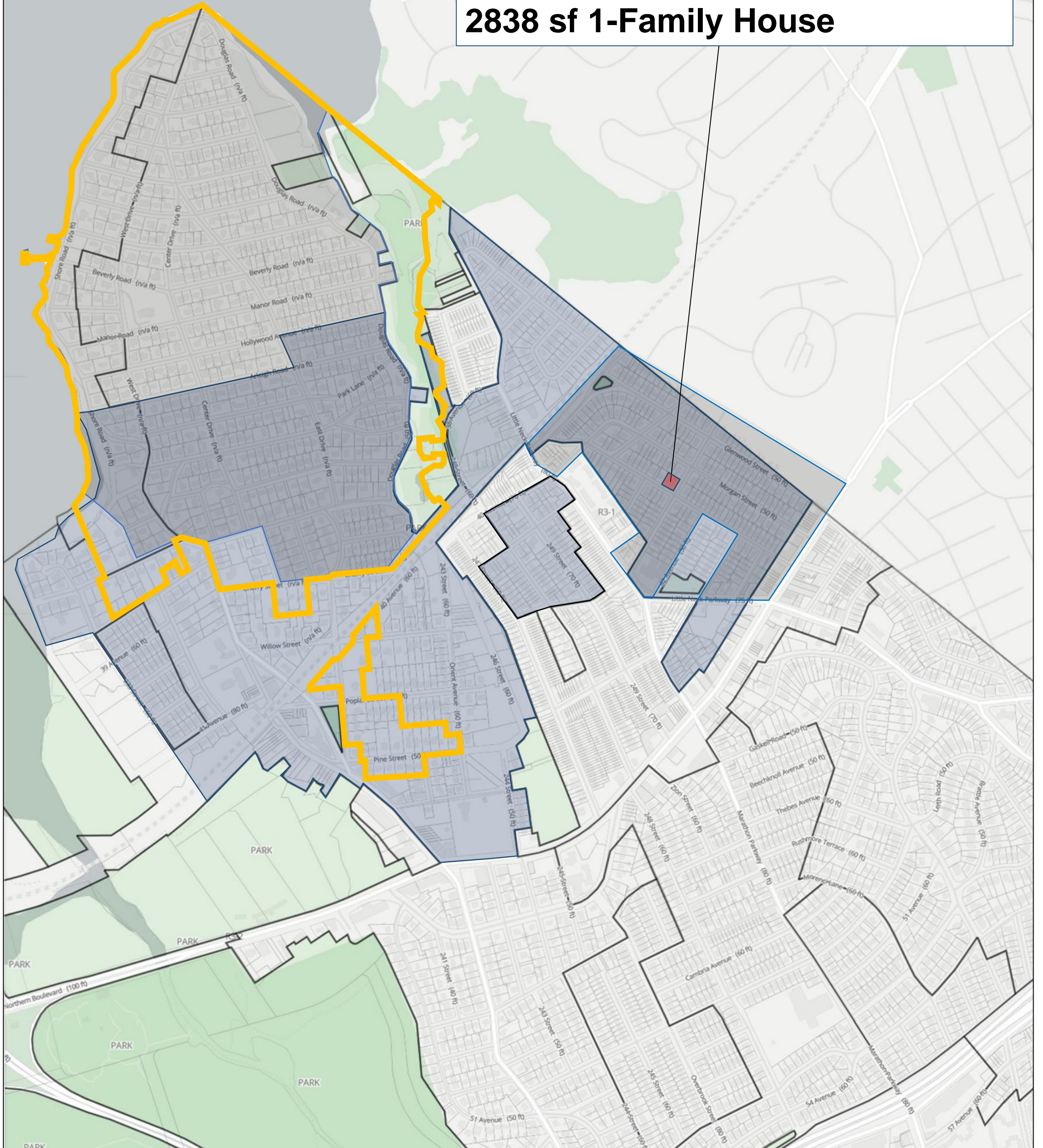
**Douglaston/Little Neck North of N. Blvd – TOD Coverage – 1-Family Zoning**



**41-45 Westmoreland Street**

**10000 sf Lot**

**2838 sf 1-Family House**



**Douglaston/Little Neck North of N. Blvd – TOD Coverage – 1-Family Zoning**





**41-45 Westmoreland Street**

**10000 sf Lot**

**2838 sf 1-Family House**

**Douglaston/Little Neck North of N. Blvd – TOD Coverage – 1-Family Zoning**

ACRC





**Douglaston/Little Neck North of N. Blvd – TOD Coverage – 1-Family Zoning**





**41-45 Westmoreland Street**

**10000 sf Lot**

**10000 sf 20-unit Building**

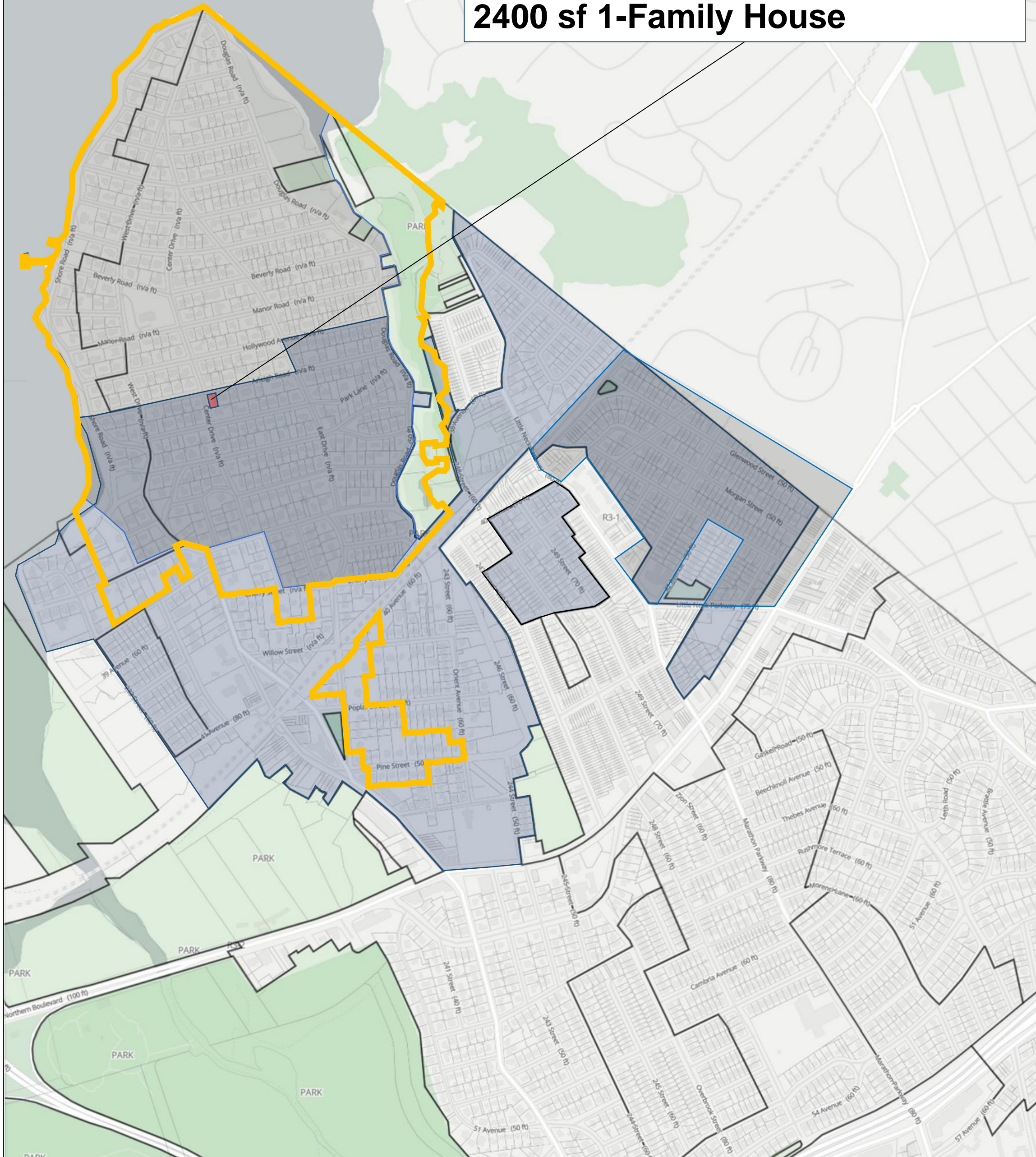
**Douglaston/Little Neck North of N. Blvd – TOD Coverage – 1-Family Zoning**



**200 Arleigh Road**

**6300 sf Lot**

**2400 sf 1-Family House**



**Douglaston/Little Neck North of N. Blvd – TOD Coverage – 1-Family Zoning**





**200 Arleigh Road**

**6300 sf Lot**

**2400 sf 1-Family House**

**Douglaston/Little Neck North of N. Blvd – TOD Coverage – 1-Family Zoning**

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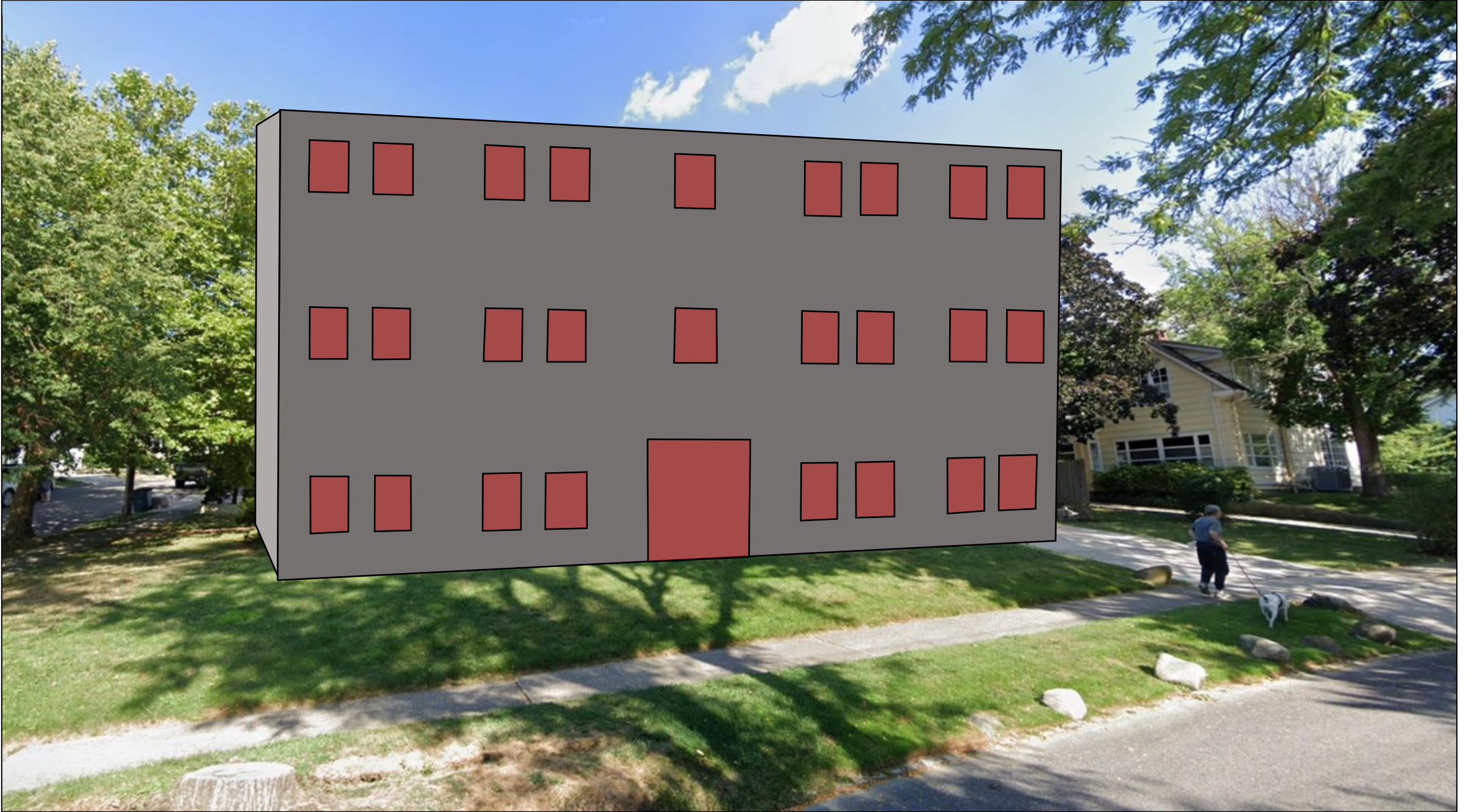




**Douglaston/Little Neck North of N. Blvd – TOD Coverage – 1-Family Zoning**

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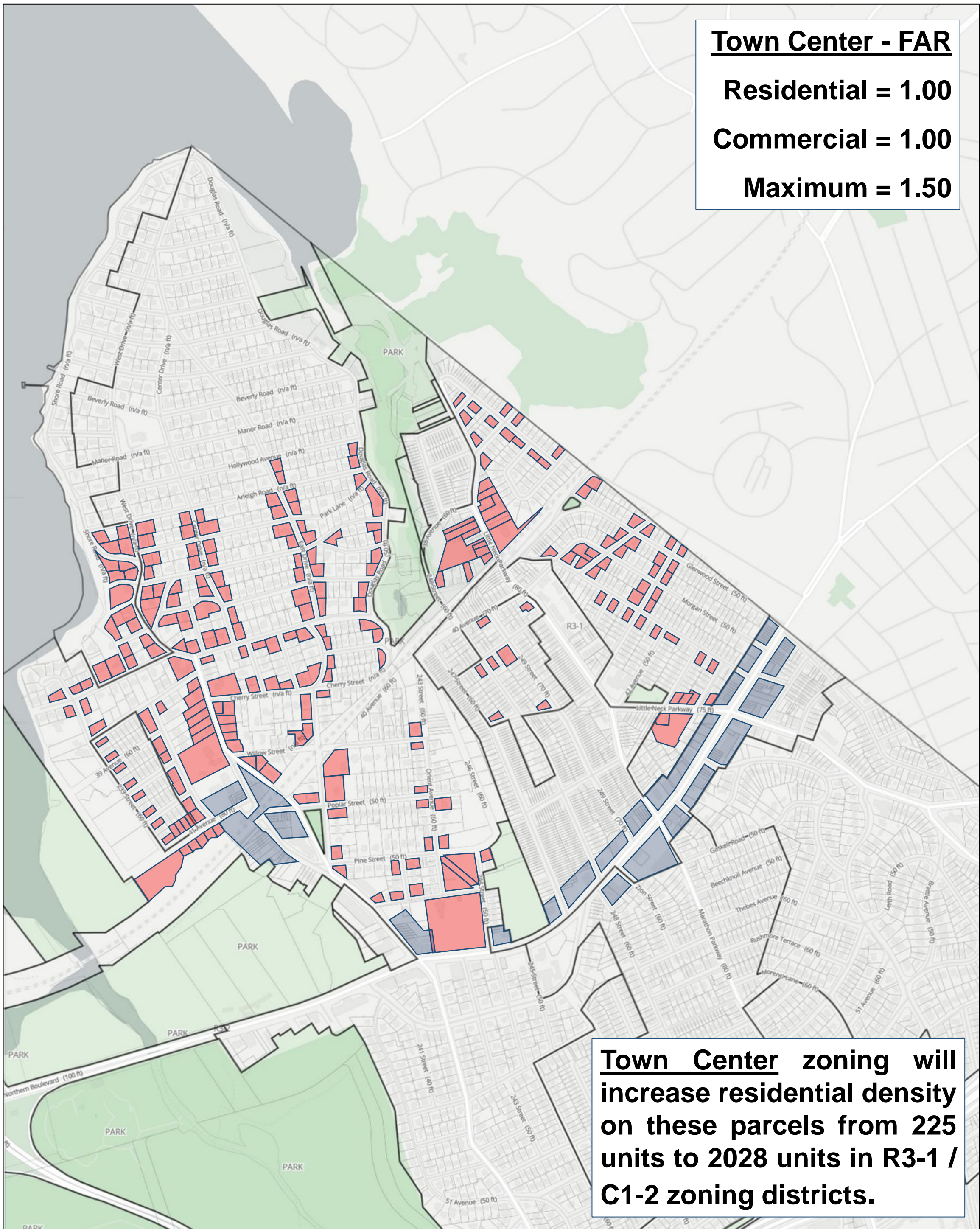
**200 Arleigh Road**

**6300 sf Lot**

**6300 sf 12-unit Building**

**Douglaston/Little Neck North of N. Blvd – TOD Coverage – 1-Family Zoning**



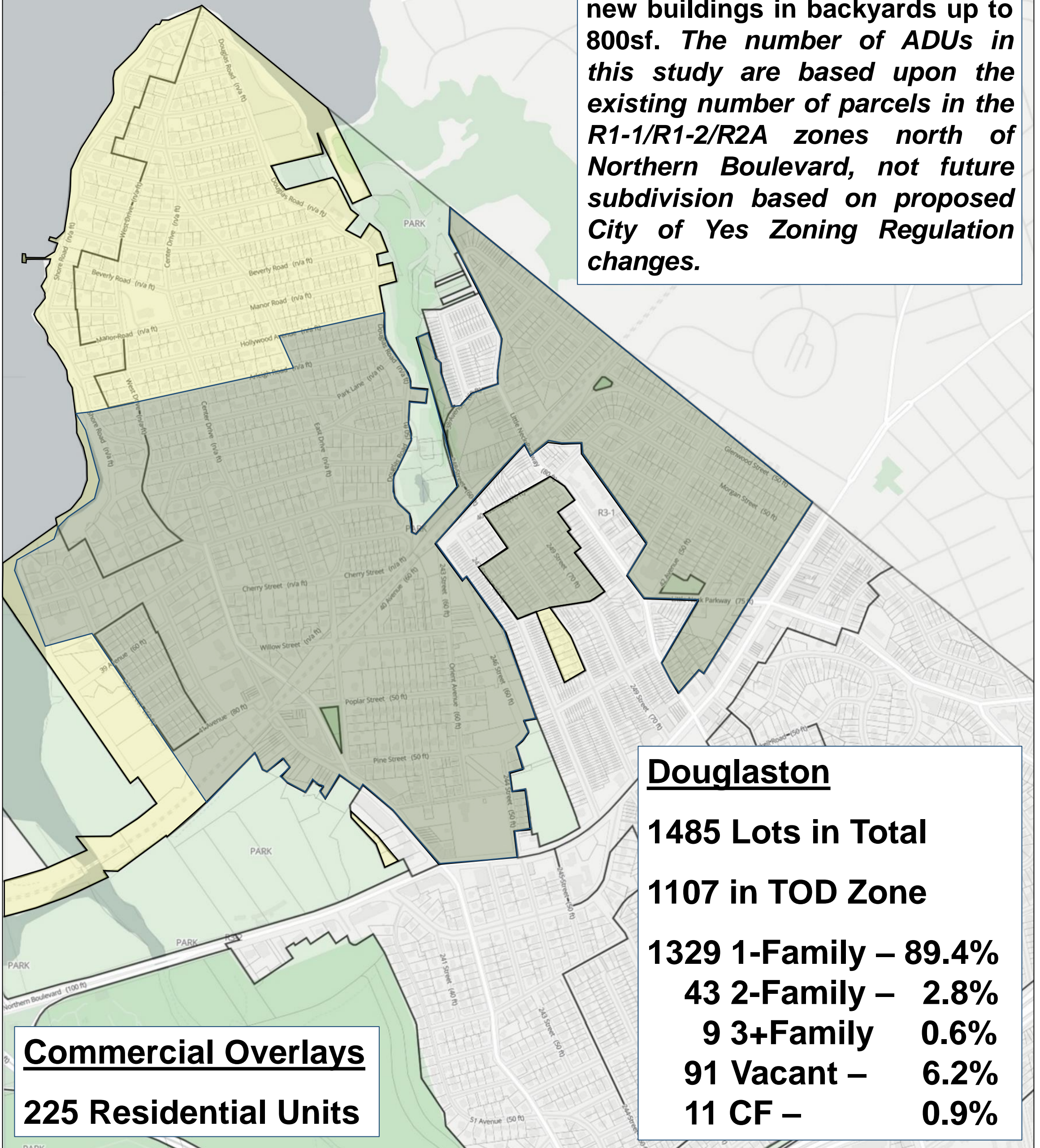


**Douglaston/Little Neck North of N. Blvd – COY/Town Center**



## Present Residential Unit Count

**Accessory Dwelling Units (ADUs)** will be allowed on every 1 and 2-family property, either in cellars / basements, attics, garages or new buildings in backyards up to 800sf. *The number of ADUs in this study are based upon the existing number of parcels in the R1-1/R1-2/R2A zones north of Northern Boulevard, not future subdivision based on proposed City of Yes Zoning Regulation changes.*



**Commercial Overlays**  
**225 Residential Units**

### **Douglaston**

**1485 Lots in Total**

**1107 in TOD Zone**

**1329 1-Family – 89.4%**

**43 2-Family – 2.8%**

**9 3+Family 0.6%**

**91 Vacant – 6.2%**

**11 CF – 0.9%**

## **Douglaston/Little Neck North of N. Blvd – 1-Family Zoning – COY/ADUs**



## Present Residential Unit Count

## City of Yes Totals

TOD Development – 4894

Town Center\* – 2028

ADUs – 1229

**Total New Res. Units – 8151**

**Present Res. Units – 1772**

**460% increase in Residential Units**

***Note: This does not include thousands of additional potential units in other proposed TOD areas; proposed “Town Center” areas; and proposed ADUs in the entirety of Douglaston and Little Neck, nor the proposed baseline zoning regulations changes.***

## Douglaston

**1485 Lots in Total**

**1107 in TOD Zone**

**1329 1-Family – 89.4%**

**43 2-Family – 2.8%**

**9 3+Family 0.6%**

**91 Vacant – 6.2%**

**11 CF – 0.9%**

## Commercial Overlays

**225 Residential Units**

**Douglaston/Little Neck North of N. Blvd – 1-Family Zoning – COY/ADUs**



<b>Zoning District</b>	<b>R1-2 (EXISTING)</b>	<b>R1-2 (PROPOSED)</b>
<b>Building Type</b>	<b>Detached One-Family</b>	<b>All Residence Types*</b>
<b>Maximum FAR</b>	<b>0.5</b>	<b>0.75 (1-Fam) 1.00 (A)</b>
<b>Minimum Lot Width</b>	<b>60'</b>	<b>50'</b>
<b>Minimum Lot Area (square footage)</b>	<b>5,700</b>	<b>4,750</b>
<b>Front Yard</b>	<b>20'</b>	<b>20'</b>
<b>Side Yards</b>	<b>12'/8'</b>	<b>8'/5'</b>
<b>Rear Yard</b>	<b>30'</b>	<b>20'</b>
<b>Maximum Building Height</b>	<b>35'</b>	<b>35*</b>
<b>Open Space Ratio</b>	<b>1.5</b>	<b>N/A</b>

**Douglaston/Little Neck– 1-Family COY Proposed Zoning Changes**



<b>Zoning District</b>	<b>R1-1 (EXISTING)</b>	<b>R1-1 (PROPOSED)</b>
<b>Building Type</b>	<b>Detached One-Family</b>	<b>All Residence Types*</b>
<b>Maximum FAR</b>	<b>0.5</b>	<b>0.75 (1-Fam) 1.00 (A)</b>
<b>Minimum Lot Width</b>	<b>100'</b>	<b>50'</b>
<b>Minimum Lot Area (square footage)</b>	<b>9,500</b>	<b>4,750</b>
<b>Front Yard</b>	<b>20'</b>	<b>20'</b>
<b>Side Yards</b>	<b>20'/15'</b>	<b>8'/5'</b>
<b>Rear Yard</b>	<b>30'</b>	<b>20'</b>
<b>Maximum Building Height</b>	<b>35'</b>	<b>35*</b>
<b>Open Space Ratio</b>	<b>1.5</b>	<b>N/A</b>

**Douglaston/Little Neck– 1-Family COY Proposed Zoning Changes**



<b>Zoning District</b>	<b>R2A (EXISTING)</b>	<b>R2A (PROPOSED)</b>
<b>Building Type</b>	<b>Detached One-Family</b>	<b>All Residence Types*</b>
<b>Maximum FAR</b>	<b>0.5</b>	<b>0.75 (1-Fam) 1.00 (A)</b>
<b>Minimum Lot Width</b>	<b>40'</b>	<b>30'</b>
<b>Minimum Lot Area (square footage)</b>	<b>3,800</b>	<b>2,850</b>
<b>Front Yard</b>	<b>15' Line Up to 20'</b>	<b>15' No Line Up</b>
<b>Side Yards</b>	<b>8'/5'</b>	<b>5'/5'</b>
<b>Rear Yard</b>	<b>30'</b>	<b>20'</b>
<b>Maximum Building Height</b>	<b>21' / 35'</b>	<b>25' / 35*</b>
<b>Open Space Ratio</b>	<b>30%</b>	<b>N/A</b>

**Douglaston/Little Neck – 1-Family COY Proposed Zoning Changes**



## Conclusion

**The ‘City of Yes – Housing Opportunity’ citywide zoning and land use proposal will not just create “a little more housing in every neighborhood” as Mayor Adams has stated, or “gentle density” in low-density neighborhoods as the Department of City Planning (DCP) has suggested.**

**Rather, it will thoroughly gut the entire system of land use that has allowed neighborhoods around the city to grow in logical and predictable ways for over six decades, as per the longstanding goal of the DCP. Apparently, the new leadership at City Hall has had both collective amnesia of past actions and a new agenda that is a direct existential threat to the basic survival of our collective communities.**

**This proposal does not consider the carefully negotiated rezonings of the past 20 years that have occurred throughout the city – rezonings that encouraged significantly more development in some places while contextualizing new development in others to protect neighborhood character while promoting orderly growth.**

**The ‘City of Yes – Housing Opportunity’ proposal would throw all of that away in order to:**

- 1) Create massive and unsustainable increases in density across the board in every lower-density (R1 through R5) neighborhood;**
- 2) Utterly ignore transportation needs and trends, particularly in lower-density neighborhoods far from transit linking to Manhattan;**
- 3) Exponentially increase the stress on infrastructure and public resources, of which it makes no mention;**
- 4) Deny actual housing affordability of any kind, despite constant buzz words and meaningless rhetoric sprinkled throughout the document;**
- 5) Purposefully replace communities with high levels of owner-occupied housing in order to “free up” land for developers to build market-rate, high-density rental units for their profit.**
- 6) Severely compromise the democratic process in future land use decisions by communities and their elected officials through the massive expansion of as-of-right development and limiting of ULURP.**

**While this brief study focused solely on the five main points of the ‘City of Yes – Housing Opportunity’ – Accessory Dwelling Units; Transit-Oriented Development; “Town Center” Zoning; the Rewriting of Basic Zoning Regulations; and elimination of parking requirements – there are dozens of other proposed zoning changes that, collectively, will also cause extensive damage to our communities. The best solution is for ‘City of Yes – Housing Opportunity’ to be withdrawn by DCP prior to certification.**



## Final Note:

**The ‘City of Yes – Economic Opportunity’ citywide zoning and land use proposal was certified on October 30, 2023. This portion of the “City of Yes” has not been discussed at length in the public realm.**

**There are deeply concerning changes that are being proposed that will have wide-ranging negative impacts should they be adopted. In addition, much of the framework for “Housing Opportunity” will be put into place if “Economic Opportunity” is made into law.**

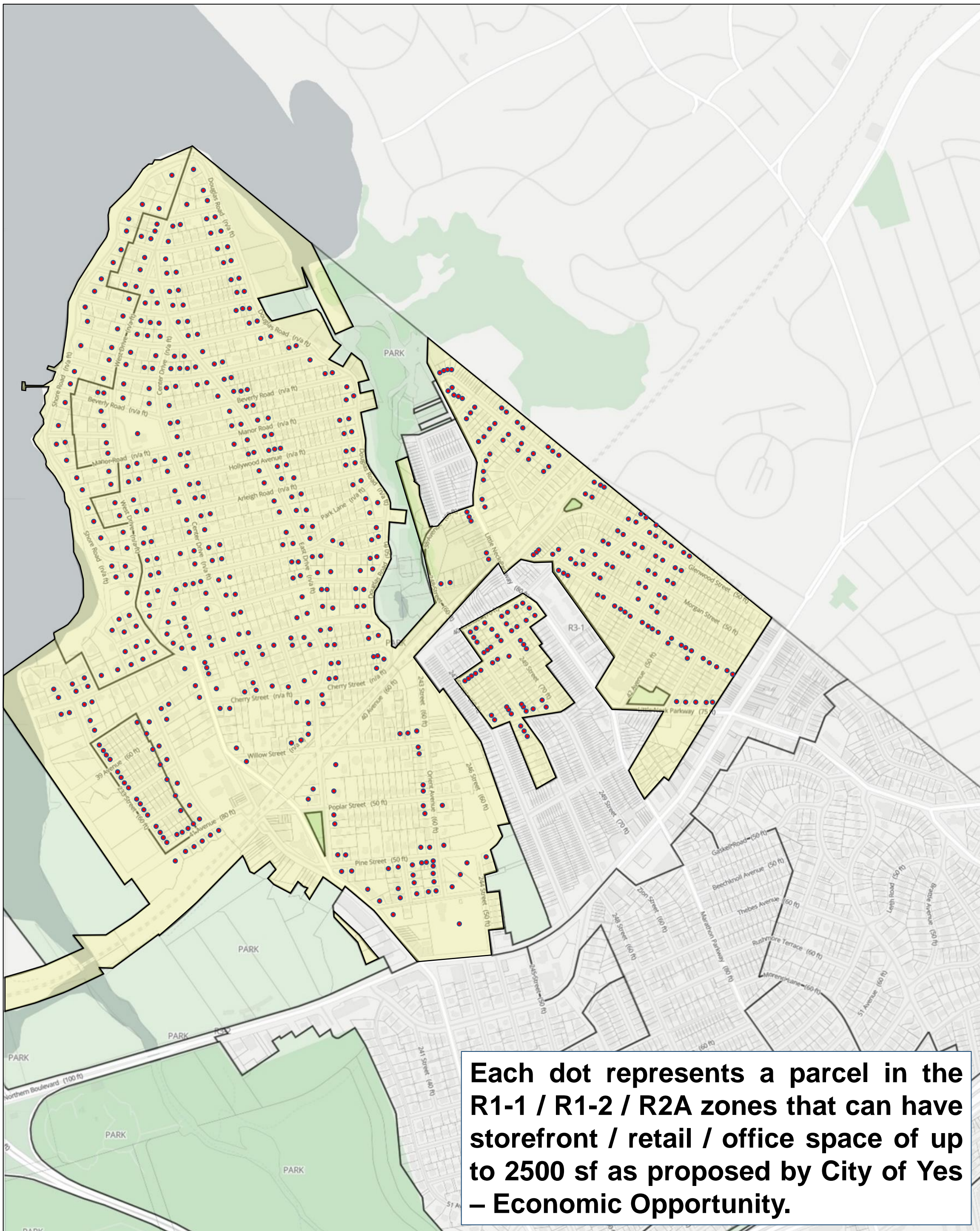
**Here are just a few of the proposed changes to our zoning:**

- 1) Allow (by CPC authorization) retail and office commercial development up to 2500 sf within 100’ of a corner in all residential zones;**
- 2) Allow (by BSA authorization) commercial development to routinely double in size;**
- 3) Change “home offices” from occupying a maximum of 25% or 500 sf (whichever is less) of a primary residence to 49% with no maximum – and up to 3 employees;**
- 4) Allow up to 15,000 sf of commercial development (by CPC authorization) on all residential property 1.5 acres or more, including assemblages and properties divided by streets.**
- 5) Allow life sciences laboratories and “micro –distribution” businesses to locate on all commercial strips.**
- 6) Allow industrial and manufacturing uses on neighborhood commercial strips.**
- 7) Dramatically expand “nightlife” establishments throughout the city.**
- 8) Remove the Floor Area Ratio (FAR) cap which determines how big, tall and dense a building can be and increase it dramatically throughout the city.**
- 9) Reorganizing Use Groups from 18 categories to 10, allowing more noxious uses within our communities;**
- 10) Reorganizing Commercial Zoning to essentially allow much broader uses in all neighborhood commercial strips.**

**These changes – and many more – will not foster positive change in our neighborhoods. Instead, it will deregulate our entire land use process and allow commercial development everywhere, which is not appropriate or welcome.**

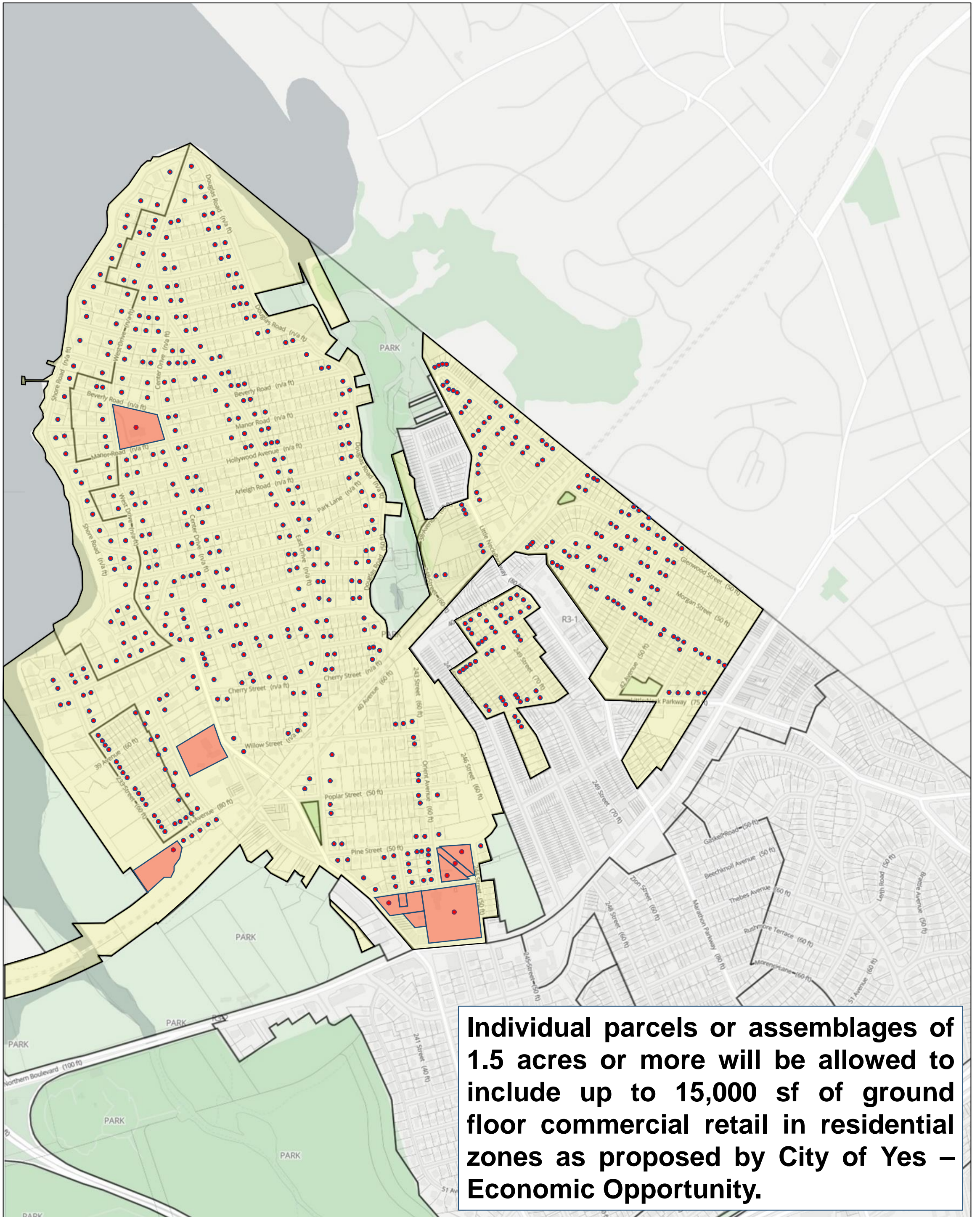
**For our communities to truly survive and thrive, the ‘City of Yes – Economic Opportunity’ must be voted down in total.**





**Douglaston/Little Neck North of N. Blvd – 1-Family Zoning Parcels – Retail/Office**





**Douglaston/Little Neck North of N. Blvd – 1-Fam Zoning Parcels – Large Lot Retail**



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**Brief Study and Analysis**

November 2023