



# BELLCOURT CIVIC ASSOCIATION

## **Bellcourt Civic Associate Opposes 24<sup>th</sup> Avenue Rezoning**

The Bellcourt Civic Association was organized to protect the unique character of our century-old planned neighborhood, and we encourage contextual growth that respects our quality of life. In support our fellow civic associations and community members, we oppose the request for upzoning at the site of the former pool club on 24<sup>th</sup> Avenue. The reason for our opposition is twofold:

### **1. The Proposed Development Is Out of Scale and Provides Too Little Parking**

The request to change an area's zoning from single-family to R6 is simply too drastic. It shows no respect or appreciation for the scale of the existing neighborhood and would insert an oversized complex onto a lot directly adjacent to single-family homes. In addition, the site is a quarter of a mile from the nearest bus stop on Bell Boulevard and a mile and a half from the LIRR station, so residents will undoubtedly need and own cars – often more than one per apartment. By limiting parking to only the minimum number required by law, the plan is guaranteed to flood local streets with 100 new cars a day or more, negatively affecting quality of life for existing residents.

### **2. There Has Been No Integration With Other Nearby Development**

The site of the proposed development is adjacent to the new school currently being built and the new playground that has been planned. These two additions to the area are already going to affect residents who live anywhere near that intersection, with seemingly no attention being paid to questions of access and egress, traffic safety, or the daily influx of cars in search of parking. A third major addition to a single intersection, while ignoring traffic and parking needs, is an insult to the community. We oppose any rezoning, and any new construction, at that intersection, until there is an inter-agency review of the effects these changes will have on the surrounding blocks.

Any proposal for spot rezoning requires careful scrutiny to ensure that it does not negatively affect the surrounding community. The current proposal fails on every count.