



# LAND USE AND ZONING ALERT

## JUNE 2009

### *Update: Major New York City Zoning Map Changes*

Herrick's Land Use Team continues to monitor and provide updates on the major zoning map changes under consideration or nearing adoption in New York City. The changes will improve development opportunities in some areas and will significantly impact property values and the ability to develop in all of these affected neighborhoods.

Major ongoing action updates, as of June 19, 2009:

- **West Harlem, Manhattan** - The rezoning of the area roughly from West 126th to 155th Streets between Riverside Drive and Bradhurst/Edgecombe Avenues will introduce contextual zoning with maximum building heights, setbacks and other requirements. The proposal is expected to enter the public review process by the end of 2009, followed by final approval from the City Council by late summer of 2010.
- **Sunset Park, Brooklyn** - The 128-block rezoning of Third through Eighth Avenues, 39th Street and the Gowanus Expressway will install height limits throughout much of the rezoning area and allow for increased development along the avenues. On April 20th, the proposal entered the public review process and final approval from the City Council is expected by mid-October 2009.
- **Astoria, Queens** - A rezoning of much of Astoria (approximately from 20th to 33rd Avenues and the East River to 41st Street) will introduce contextual zoning in response to community concerns of overdevelopment. The proposal is expected to enter the public review process by the end of 2009, followed by final approval from the City Council by late summer of 2010.
- **Middle Village/Glendale/Maspeth, Queens** - A 300-block rezoning in west-central Queens will replace existing zoning with lower density and contextual districts. On April 20th, the proposal entered the public review process and final approval from the City Council is expected by mid-October 2009.
- **Lower Concourse, Bronx** - A 30-block rezoning along the lower end of the Grand Concourse will support waterfront and residential development as well as affordable housing construction. The proposal is in the last stage of the public review process and final approval from the City Council is expected in late June or early July 2009.
- **161st Street/River Avenue, Bronx** - A rezoning along River Avenue and 161st Street adjacent to Yankee Stadium will encourage commercial and residential development. On March 30th, the proposal entered the public review process and final approval from the City Council is expected by the end of September 2009.
- **Coney Island, Brooklyn** - On June 17th, the City Planning Commission approved the rezoning that supports mixed-use development plans as well as the

H E R R I C K

#### **New York Office**

2 Park Avenue

New York, New York 10016

Phone: (212) 592-1400

Fax: (212) 592-1500

#### **Princeton Office**

210 Carnegie Center

Princeton, New Jersey 08540

Phone: (609) 452-3800

Fax: (609) 520-9095

#### **Newark Office**

One Gateway Center

Newark, New Jersey 07102

Phone: (973) 274-2000

Fax: (973) 274-2500

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preservation and expansion of the neighborhood's amusement and entertainment uses. The City Council will vote on the proposed rezoning by early August.

- **Broadway Triangle, Brooklyn** - A rezoning of publicly and privately owned land at the intersection of South Williamsburg, Bedford-Stuyvesant and Bushwick is intended to encourage new residential development. On May 18th, the proposal entered the public review process and is currently awaiting Borough President review.

For reliable and business-focused zoning expertise, please contact Herrick's Land Use Team with any questions relating to these or any other City planning actions.

**Mark Levine** at (212) 592-1456 or [mlevine@herrick.com](mailto:mlevine@herrick.com)

**Mitch Korbey** at (212) 592-1483 or [mkorbey@herrick.com](mailto:mkorbey@herrick.com)

**Richard Bass** at (212) 592-6144 or [rbass@herrick.com](mailto:rbass@herrick.com)

**Jennifer Dickson** at (212) 592-1597 or [jdickson@herrick.com](mailto:jdickson@herrick.com)

**Eldad Gothelf** at (212) 592-1428 or [egothelf@herrick.com](mailto:egothelf@herrick.com)

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