



Old Astoria Neighborhood Association (OANA)  
www.OANA-NY.org

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## **Astoria–LIC Rezoning: A Long-Awaited Step Forward**

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After many years of advocacy, the conversation about a neighborhood-wide rezoning in Astoria and Long Island City is finally beginning to move forward. The decision by Queens Community Board 1 to initiate outreach and study the current zoning framework represents an important opportunity to address long-standing inconsistencies in how our neighborhood is planned and developed.

For more than a decade, the Old Astoria Neighborhood Association (OANA) has advocated for a comprehensive rezoning of the area between Astoria North and Dutch Kills. In addition to the Ravenswood area between those neighborhoods, we believe that a thoughtful planning effort should also examine key corridors and adjacent areas that play an important role in Astoria's economic and residential life, including the Steinway Street commercial corridor and Astoria Heights. Rather than continuing to rely on piecemeal rezonings for individual projects, we have consistently argued that a coordinated neighborhood approach offers a better path for residents, businesses, and the city as a whole.

That perspective was outlined last year in an op-ed, "*Neighborhood Rezoning: A Better Path for Astoria*," which examined zoning inconsistencies in the Ravenswood area between Astoria North and Dutch Kills and proposed that the neighborhood begin considering a broader rezoning effort (available here: <https://oana-ny.org/wp-content/uploads/2025/02/OANA-Op-ED-Neighborhood-Rezonings-corrected.pdf>).

At the time, it was suggested privately in writing that such an initiative would not receive support from the Community Board. The Board's decision to now begin studying a neighborhood rezoning therefore represents a meaningful and welcome shift.



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The need for such a discussion is clear. The current zoning framework in parts of Astoria contains numerous inconsistencies that create uncertainty for residents, property owners, and local businesses. In some cases, adjacent properties operate under dramatically different zoning rules. In others, longstanding businesses face unnecessary barriers when they seek to expand or modernize their facilities.

A neighborhood rezoning provides an opportunity to address these issues comprehensively. By examining the area as a whole, planners and community stakeholders can better align housing, infrastructure, transportation, and economic development. Done properly, such an effort can create clearer rules, encourage responsible investment, and help address the city's ongoing housing shortage.

As the Community Board conducts outreach and develops its findings, OANA looks forward to carefully reviewing the Board's conclusions.

At the same time, OANA intends to engage residents, local businesses, and other stakeholders throughout the neighborhood to develop our own recommendations for the future of zoning in Astoria and Long Island City. Once the Community Board's proposal is completed, we plan to review it carefully and present a set of priorities and recommendations that reflect the perspectives of our broader community.

A successful neighborhood rezoning must balance growth with quality of life while ensuring that new housing and economic development are actually feasible to build. Increasing housing supply, providing clear and predictable zoning rules, and aligning development with infrastructure and transit are essential if Astoria is to remain an accessible and vibrant community.

Neighborhood rezonings work best when they incorporate a broad range of perspectives. The coming months offer an opportunity to have that conversation—one that ensures Astoria continues to thrive while meeting the challenges of the city's future.

OANA intends to be an active participant in shaping that discussion.