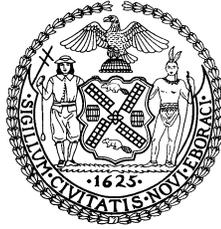


James G. Clynes
Chairman

Latha Thompson
District Manager



505 Park Avenue, Suite 620
New York, N.Y. 10022-1106
(212) 758-4340
(212) 758-4616 (Fax)
www.cb8m.com - Website
info@cb8m.com - E-Mail

The City of New York Manhattan Community Board 8

Zoning and Development /Housing/HSSS committees Meeting
Lenox Hill Hospital
130 East 77th Street, Theatre Room
June 9th 2015@ 6:30pm

Attendance: Michele Birnbaum, Loraine Brown, Barbara Chocky, Marco Tamayo, Larry Parnes, Lance Lively, Rita Popper, Peter Patch, Sarah Chu, Carolyn Johnson, Craig Lader, Elizabeth Ashby & Elaine Walsh co-chairs, Zoning and Development committee, Ed Hartzog, chair, Housing committee

The agenda was a presentation and discussion by Stephen Johnson, of the NYC Department of Planning on “Zoning for Quality and Affordable Housing in CB #8.”

Mr. Johnson presented only on promoting senior housing and the needs of the elderly. The committee had expected a full presentation of the Mayor’s plan. However, the full plan is not ready for roll out. Mr. Johnson assured us that no movement on the plan or any environmental or land use review would be presented to the community boards till late September at the earliest. The proposed schedule for the roll out is behind schedule.

The power point presentation presented zoning definitions that should be modernized to accommodate the aging population; rationalize FAR to facilitate more housing units; allow flexibility for the range of housing needs and to have the continuum of care concept provided in one building, relax the density requirements and reduce the number of special permits to allow for nursing homes. The power point presentation did not have any illustrations for CB8. It was a general presentation and thus it was difficult to comprehend the impact on our community. Presentation included building with elevated first floor and the lobby area if it existed was not accommodating for seniors as the space was commercial retail—requested that there be communal space on ground floor The Mayor’s plan is to increase the number of units for seniors, (approximately 9, 800 units with decreased unit size then is currently permitted) reduce the cost of development. (for detailed information and to review the presentation go to www.gov/DCP/AHOUSING)

The presentation left the committee and public with many questions, most of which could not be answered. It was recommended that City Planning have a discussion and get input from DFTA. Questions raised include: who was going to benefit, the type of housing they want to build by having nonprofits be the developer was questioned as the non-profit sector has built with Federal funds that are available (202 housing) and there are many non-profits that can no longer afford to run these buildings and are having difficulty off-loading them. If the for-profit groups are going to develop these units, they will not be affordable. There was no information regarding the various licensing bodies and funding streams that would support the proposed housing. Regarding nursing homes, those are funded by insurance via Medicare, Medicaid and 3rd party insurance and individual resources. These funds are tied to the eligibility of the individual and are contingent upon the eligibility. What does this mean for a person to be admitted? At the current time CB8 is not affected by the reduction of parking spaces for senior complexes. There were concerns regarding isolating the elderly (not all elderly want to be in senior housing), reduced unit size given the needs of seniors who might require live in-aides etc. and a need to examine what occurred with Mitchell Lama housing and the set asides for the elderly.

Zoning districts were identified where senior housing could be built in CB 8. The areas identified included East End Avenue, R10, R9X and R10A. It was pointed out that there were errors on the chart related to allowable height in the R10-A districts. The committee did not accept that the Sliver Law would be changed to allow for an enormous change in height for senior and affordable housing. With the exception of permission to build in the rear yards, there are no changes to zoning in the R8B and special districts.

Regarding the affordable Housing initiative, it was reinforced that CB8 is losing affordable housing units as the developers are not providing an increase in units in our area but giving a net loss on the affordable units. Situations are already happening where good affordable housing stock is being eliminated. The use of transferrable air rights is negatively impacting the community- a situation that will be gravely magnified by this zoning proposal.

The committee asked that the changes in errors on the power point presentation be corrected and that our questions be given answers. We look forward to another presentation. Questions can also be sent via email to AHOUSING@planning.nyc.gov.

Overall the committees were not supportive of the plan as presented and highly recommend that City Planning work with DFTA and also identify the funding sources that would be available for the construction of said senior housing and who the sponsors would be.

Elizabeth Ashby and Elaine Walsh, Co-Chairs, Zoning & Development Committee
Ed Hartzog, Chair, Housing Committee
David Liston and Jacqueline Ludorf, Co-Chairs, Health, Seniors & Social Services Committee