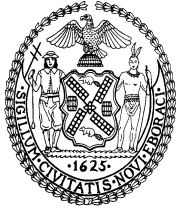


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**The City of New York**  
**Manhattan Community Board 8**  
**Zoning and Development Committee Meeting**  
**June 28, 2016**  
**Rockefeller University,**  
**1230 York Avenue, Weiss Building, Rm 305**

**Present:** Elizabeth Ashby, Gayle Baron, Barbara Chocky, Craig Lader, Barbara Rudder, and Marco Tamayo

The meeting was called to order at 6:35 pm by Elizabeth Ashby, Committee Co –Chair. Discussion began regarding R10-A and R9-X height limits. Height increases under Zoning for Quality and Affordability were justified as a way to provide a bonus for senior and affordable housing in these districts. Ms. Ashby explained to meeting attendees that CB 8 posed objections to the increase in the height limits in our contextual zones. (R10-A and R9-X.) Under the revised zoning, the FAR will be increased an extra 25 feet in R10-A and an extra 35 feet in R9-X zoned districts. Community Board 8 feels these increases are not needed since the extra floor area, 2 FAR for R10-A and 0.7 FAR for R9-X, can be accommodated under the original height limits. Fortunately, the changes to the Sliver Law were removed from the final version of ZQA. Answering a query as to what can be done at this point, Ms. Ashby explained that Community Board 8 wrote to Carl Weisbrod, Commissioner of City Planning, with the request that the increase in height limits for R10-A and R9-X zoning districts be reversed and left as originally enacted.

Attendees raised concern that small walkup buildings are being torn down and that the new Zoning for Quality and Affordability will not result in net affordable housing units for the city. The 200,000 units forecast in ten (10) years will not likely be achieved.

The next discussion centered around R-10 height limits on the avenues. First, Second, Third and York Avenues are zoned R10 where zoning allows buildings to be developed without height limits. Community Board 8 wrote to Commissioner Weisbrod expressing concern that buildings taller than 210 feet will change the neighborhood's character since prevailing residential buildings in the district's streets and avenues are characterized by their human scale. Moreover, 90% of York Avenue buildings and 92% of buildings on First Avenue are below 210 feet; on Second Avenue 93% are below this height and on Third Avenue 87% of the buildings are also below 210 feet in height. It is the opinion of Community Board 8 that there is no need for a height in excess of 210 feet on the avenues since adequate space exits for development purposes. The Board asked Commissioner Weisbrod either to mandate Quality Housing, to mandate a height limit of 210 feet, or to rezone the avenues to a contextual zone with a 210 foot height limit.

Council member Ben Kallos' staff was asked to thank the councilmember for the allocation of \$10,000 in City Council funding to Community Board 8 for planning . The attendees unanimously agreed that the funds be used to hire a planner to prepare and file Applications for zoning text changes that would reverse the zoning changes in R10-A and R9-X districts, and create a height limit of 210 feet in the R10 and equivalent districts. It was suggested that CB 8 work with CB 6 which also secured funding in order to maximize the scope of the planner's work.

The Zoning Committee, in concert with Carnegie Hill Neighbors and other civic groups, reached out to the NYC Department of Buildings (DOB) to ensure that the developer of 180 East 88 Street was complying with zoning regulations. George Janes, a planner hired by Carnegie Hill Neighbors, gave a detailed explanation about the combination of three (3) lots at the construction site and the way they were subdivided. Unfortunately, he believes the problem will be temporary since DDG, the developer, is very sophisticated and secured rezoning of the Tri Becca Historic District. The offering plan was withdrawn and down payment for apartments was refunded. All in attendance agreed that this project must be monitored closely and that DOB receive a letter from Community Board 8 requesting that it receive all information regarding the status of the project. A copy of the letter is attached.

A bill in the New York State Senate to remove the 12 FAR cap on residential districts in NYS was withdrawn. Senator Kruger's office noted that the cap has been on the books for 50 years. It is possible that the bill will be reintroduced at the next session. The committee asked Senator Kruger's staff to pass along the Community Board's appreciation for the Senator's role in defeating this measure.

There being no further business the meeting was adjourned at 8:51 PM.

The committee is very grateful to Gayle Baron for the preparation of these minutes.

Elizabeth Ashby and Elaine M. Walsh, Co-Chairs