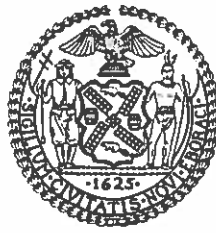


Alida Camp
Chair

Will Brightbill
District Manager



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**The City of New York
Community Board 8 Manhattan**

December 20, 2018

Bill de Blasio
Mayor
New York City Hall
New York, NY 10007

Stanley Brezenoff
Interim Chair and CEO
New York City Housing Authority
250 Broadway, 11th Floor
New York, NY 10007

Harold Fetner
President and Chief Executive Officer
Fetner Properties LLC
675 Third Avenue, Suite 2800
New York, NY 10017

Dear Mayor de Blasio, Mr. Brezenoff, and Mr. Fetner,

At the Full Board meeting of Community Board 8 Manhattan held on December 18, 2018, the board approved the following resolution by a vote of 31 in favor, 0 opposed, 0 abstentions, and 1 not voting for cause.

WHEREAS the Housing Committee passed a resolution at its February 28 meeting resolving that, all new planned infill development in any and all NYCHA developments be 100% affordable and inclusive of households in the 30-60% AMI range; and,

WHEREAS the current infill project for Holmes Towers is still subject to review of Fetner Properties' Brownfield Cleanup Program application before the New York State Department of Environmental Conservation – Division of Environmental Remediation; and,

WHEREAS it appears that Fetner Properties' Brownfield application does not disclose the fact that the proposed building does not comply with the requirements of an R8 zoning district, specifically, that the proposed building at Holmes Towers will violate the sky exposure plane for the lot; and,

WHEREAS to construct the building described Fetner Properties' application the applicant will need to seek what is known as a mayoral zoning override and, such overrides are normally reserved for public projects and zoning waivers that are much smaller than what this project needs; and,

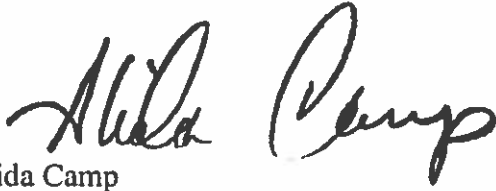
WHEREAS the proposed project at Holmes Towers appears to run counter to those outlined in the Mayor's *NextGen NYCHA* plan of 2015, specifically, treating the project at Holmes Towers as a real estate deal as opposed to a redesigned community like that proposed for East River Houses in East Harlem;

THEREFORE BE IT RESOLVED THAT Community Board 8 calls upon the Mayor to refrain from issuing a zoning override for this project; and,

BE IT FURTHER RESOLVED THAT Community Board 8 calls upon the City to follow its own land use process – i.e., ULURP – if it feels that a zoning change is necessary to effectuate the infill development of this site; and,

BE IT FURTHER RESOLVED THAT Community Board 8 calls upon the City to employ a complete redesign of the project – like that for the East River Houses – if it submits this project to the ULURP process.

Sincerely,

A handwritten signature in black ink that reads "Alida Camp". The signature is written in a cursive, flowing style.

Alida Camp
Chair

cc: Honorable Bill de Blasio, Mayor of the City of New York
Honorable Carolyn Maloney, 12th Congressional District Representative
Honorable Gale Brewer, Manhattan Borough President
Honorable Liz Krueger, NYS Senator, 28th Senatorial District
Honorable Dan Quart, NYS Assembly Member, 73rd Assembly District
Honorable Rebecca Seawright, NYS Assembly Member 76th Assembly District
Honorable Ben Kallos, NYC Council Member, 5th Council District
Honorable Keith Powers, NYC Council Member, 4th Council District