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The City of New York
Community Board 8 Manhattan
Zoning and Development Committee
Tuesday, February 27, 2024 - 6:30 PM
Conducted remotely on Zoom

Minutes

Board Members Present: Michel Anderson, Elizabeth Ashby (Co-chair), Michele Birnbaum, Juno-Chowla-Song, Anthony Cohn (Co-chair), Lindsey Cormack, Felice Farber, Craig Lader, John McClement, Sharon Pope-Marshall (Co-chair), Rita Popper, Margaret Price, Elizabeth Rose, Marco Tamayo, Adam Wald, and Sharon Weiner.

Approximate Number of Public Attendees: 15

The meeting was called to order at 6:33 PM.

1. Continued Discussion: City of Yes For Housing Opportunity

The first item was a continuation of the discussion of City of Yes For Housing Opportunity. The focus was upon Proposal #1, which affects medium and high-density (R6-R10) districts. Co-chair Anthony Cohn described the elements that make up the proposal, including increasing the Floor Area Ratio for affordable and supportive housing, adjusting building envelopes to accommodate permitted FAR, allowing supportive housing to be classified as either Use Group (UG) 2 or UG 3, and eliminating the “sliver law.” The link to his presentation can be found [here](#).

The discussion focused upon the proposal’s impact on affordable housing availability, the size of apartments potentially built under the proposal, and for whom the proposal is intended. There was considerable concern about the unintended consequences of the proposals and their possible damage to the community.

2. Increases to FAR Caps

The second item was a discussion of the current proposals to increase or eliminate the current FAR (Floor Area Ratio) limits in the city and state. Co-chair Elizabeth Ashby described the proposals and their effects on Community District 8. They will only affect First, Second, Third, and York Avenues, which are the only streets or avenues in the District that have no height limits.

The discussion reflected great concern about the possibility of super-tall towers on those avenues, the need for the 210-foot height limit, and the urgent need for the Lenox Hill and Yorkville Special Districts that provide that height limit. It was suggested that height limits, including Community Board 8 Manhattan’s recommendation of a 210-foot height limit, may need to be more flexible due to the ongoing housing crisis.

3. Old Business

No items of Old Business were discussed.

4. **New Business**

No items of New Business were discussed.

The meeting was adjourned at 9:02 PM.

Elizabeth Ashby, Anthony Cohn, and Sharon Pope-Marshall, Co-Chairs