

Valerie S. Mason  
Chair

Will Brightbill  
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**  
**Community Board 8 Manhattan**  
**Zoning and Development Committee**  
*Tuesday, March 26, 2024 - 6:30 PM*  
*Conducted remotely on Zoom*

**Minutes**

**Board Members Present:** Michel Anderson, Elizabeth Ashby (Co-chair), P. Gayle Baron, Michele Birnbaum, Alida Camp, Juno-Chowla-Song, Anthony Cohn (Co-chair), Valerie Mason, John McClement, Sharon Pope-Marshall (Co-chair), Rita Popper, Margaret Price, Elizabeth Rose, Barbara Rudder, Marco Tamayo, Adam Wald, and Sharon Weiner.

**Approximate Number of Public Attendees:** 15

The meeting was called to order at 6:30 PM.

**Opening Announcements:**

1. MSK will present a development plan at the next Zoning & Development meeting in April.
2. This City of Yes (COY) Housing discussion is a continuation from the prior month's discussion. This month will focus on approximately 3 proposals to facilitate a general understanding of COY Housing's impact citywide.

**1. Continued Discussion: City of Yes For Housing Opportunity**

City of Yes For Housing Opportunity Proposed Modifications to the Zoning Resolution:

The Department of City Planning created the COY Housing to offer flexible/incremental changes and a diversity of options to encourage the development of more housing units across the City.

Section: 1 - Quality Housing Program  
Quality Housing is required for R8B -

1. COY Housing proposes to eliminate the Sliver Law for Quality Housing.
2. Encourage conversion of non-residential buildings to residential use.
3. Legalizes conversions of rooming/single dwelling units.

Section: 2 - Low Density (R1-R5)

1. Allows more FAR. Relaxes lot sizes.
2. Changes front & rear yards to facilitate more opportunities for housing—middle housing 3, 4, or 5-story residential buildings.
3. Encourages accessory dwelling units - building tiny homes in rear yards and garage conversions to residential units.

Section: 3 - Parking Proposals

1. Eliminates parking mandates citywide.
2. Presently there is no required parking for Community District (CD) 1 – 8.
3. Makes it harder to introduce parking options in transit rich areas.

#### Section: 4 - Other Zoning Changes

1. Creates new zoning districts.
2. Supports easier development of irregular sites through the relaxation of compliance with current zoning regulations, such as height and set-back relief.
3. Second story to be measured 13 feet from sidewalk instead of 8 feet, ensuring a greater ground floor for commercial/retail.
4. Legalizes side-by-side residences in two-family districts.
5. Eliminates limited height districts in the Upper East Side.
6. Provides for increased affordable housing in R10 districts (Upper West Side).
7. Eliminates special height districts in Community District 9 (Harlem).
8. Makes it easier to build over railway yards.
9. Expands landmark transfer development rights program to other zoning lots or across the street.

#### Discussion of COY to facilitate reporting back to the Full Board.

1. Discussion of Sliver Law - provides for a more contextual building.
2. Goal should be to convert/upzone single-family districts to multi-family housing districts.
3. UES' density is already high.
4. Ability to transfer development rights without Sliver Law or height limits will create unacceptably large buildings.
5. Every street/avenue in CD 8 has height limits (except 1st, 2nd 3rd & York).
6. No data provided with COY to support its proposals.
7. Elimination of Sliver Law better positions owners with less than 45-foot lots on avenues to negotiate with developers
8. Need to be more cognizant of zoning-related federal bills that are on the horizon and may impact NYC zoning.
9. COY does not address increased supportive infrastructure needs commiserate with increased density.
10. Buildings, particularly in Manhattan, are generally built to the maximum of their footprint. As such, those buildings can only go up.
11. Eliminate parking; increase traffic congestion.
12. Developers don't build 100%; they build low-density.
13. Churches as real estate developers have no experience.
14. Hospitals are increasing their expansion; some have air rights over the FDR Drive.
15. Sliver (Sliver Law) buildings were so much an outrage that the law had no opposition to it. Need to be kept in place.
16. City needs an overall growth plan.
17. Need height limits on 1st, 2nd, 3rd and York.
18. COY Housing stripes UES of height limits; specifically targets UES.
19. 94th Street development: Increased affordable housing units; still a tall building.
20. Need to maintain diversity of NYC neighborhoods - have backyards & garages.
21. No freight by train - need cars & trucks; there needs to be increased parking.
22. Support increasing density initiatives in outer boroughs
23. Open Space Ratio - shortens widths between buildings. Can build on large campuses such as Stuyvesant Town.
24. Support height limits.
25. Cannot build less units than what was demolished.
26. COY Housing changes to TDRs has the potential of increasing density in our district.
27. COY Housing reduces 500 square foot size minimum of dwelling unit size which may not produce a diversity of dwelling units
28. Send letter to DCP about CB8's COY housing issues & concerns.
29. Basement conversions are already legal.
30. Can use NYCHA land for development.
31. We have to produce housing opportunities for low-, middle- & high-income bands.
32. 50% affordable and 50% market rate building proposed on NYCHA site.
33. Don't remove the ability to build parking garages.

34. City agencies respond to letters rather than resolutions.

**2. Old Business**

1. Reach out to DCP regarding CB 8's 93 Publicly Owned Open Spaces (POPS)
2. Owners of POPS may not be aware of their responsibilities to maintain POPS

**3. New Business**

1. Board should go on record regarding lifting the FAR cap
2. Board tried to create height limits on the avenues
3. Board has 210 height limit resolution
4. No need for a straw poll on removing the FAR Cap

The meeting was adjourned at 9:31 PM.

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