

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, May 21, 2024 - 6:30 PM*  
*Conducted remotely on Zoom*

**Minutes**

**Board Members Present:** Michael Anderson, Elizabeth Ashby (Co-chair), P. Gayle Baron, Michele Birnbaum, Alida Camp, Anthony Cohn (Co-chair), Sebastian Hallum Clarke, Craig Lader, John McClement, Rita Popper, Margaret Price, Elizabeth Rose, Judith Schneider, Marco Tamayo, and Adam Wald.

**Approximate Number of Public Attendees:** 15

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

**1. Review of “City of Yes for Housing Opportunity” with particular attention to CD8M interests.**

The Committee members were reminded of their previous discussion of City of Yes – Housing Opportunity at the [March meeting](#). At that meeting, the features of the proposal were reviewed, and members expressed the wish to have their concerns listed and addressed. The following list was shared:

1. Building heights above 210 feet cause environmental damage and should not be permitted.
2. The “Sliver Law” was enacted in outraged response to the early examples of these buildings. Residents felt that their neighborhoods were being destroyed, and there was no opposition to the law. It must be retained.
3. The proposal to extend the allowable distance for the transfer of development rights will result in even taller buildings that will damage the environment, the character of neighborhoods, and the quality of life of residents.
4. NYC is a city of neighborhoods. The proposal is too large in scope to deal with this fact and to protect the city’s essential character.
5. Many areas do not have the supportive infrastructure and sufficient local services to support the proposed increase in population density.
6. There is no need to increase the size of buildings to comply with ADA requirements.
7. We do not believe that the proposal will encourage the development of affordable housing.
8. The city itself should build affordable housing.
9. The proposal would destroy the character of areas zoned for one- or two-family houses.
10. Parking requirements are needed to reduce traffic. They are particularly needed in areas close to the congestion pricing zone.
11. Community District 8M is the most densely populated district in the most densely populated city in the United States. Increasing that density would be inappropriate.
12. Greater diversity in apartment sizes is needed – not a decrease in the minimum apartment size.
13. If more buildings are built, much more green space will be needed.

## **2. Introduction to Transfer of Development Rights and Zoning Lot Mergers.**

In order to facilitate the evaluation of City of Yes – Housing Opportunity and prepare the Department of City Planning questionnaire, a description of the proposal was presented. This also included an explanation of Zoning Lot Mergers and the Transfer of Development Rights because the practice is included in the proposal.

The link to the presentation is available [here](#).

A discussion of the proposal followed.

While every speaker strongly favored the development of affordable housing, only two or three supported the proposal. One speaker liked tall buildings and felt that they reflected Manhattan's character. Another liked density, and someone else said that rules prevent construction.

The concerns about the proposal included:

- It does not address the high cost of construction in New York City.
- More housing won't bring more affordable housing.
- Basement apartments are dangerous.
- Buildings with shared kitchens and bathrooms are slum-like.
- Apartments based on AMI are not affordable.
- The proposal neglects Landmarks' and neighborhoods' special character.
- The changed transfer of air rights from Landmarks will lead to oversized and destructive buildings.
- More buildings will be demolished than constructed.
- We don't have enough supportive infrastructure for this proposal.
- This leads to the demolition of community input and zoning.
- CD8M has more building construction than others, but it is not affordable.
- The proposal does not address homelessness.
- A speaker is against zoning for developers.
- The effect on height limits in Special Districts is not clear.

## **3. Opinion Worksheet review and "Sense of the Committee" to preview Full Board Discussion**

The committee then addressed the individual questions on the DCP Questionnaire. The results are here available [here](#).

## **4. Old Business**

No items of Old Business were discussed.

## **5. New Business**

No items of New Business were discussed.

The meeting was adjourned at 9:43 PM.

*Elizabeth Ashby and Anthony Cohn, Co-Chairs*