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**The City of New York
Community Board 8 Manhattan
Task Force on Residential Rezoning
Thursday, December 12, 2024 - 6:30 PM**
This meeting was conducted via Zoom

Please note: The resolution contained in the committee minutes are recommendations submitted by the committee co-chairs to the Community Board. At the monthly full board meeting, the resolution is discussed and voted upon by all members of Community Board 8 Manhattan.

Resolutions for Approval:

Item 1: Acceptance of the Task Force's recommendations for rezoning.

MINUTES:

Board Members Present: Adam Wald, Elizabeth Rose, Sebastian Hallum Clarke, Judy Schneider, Taína Borrero, Sharon Pope-Marshall, Craig Lader, Barbara Rudder, Michele Birnbaum

Approximate number of public attendees: 11

Meeting was called to order at 6:35pm

Introduction

The Co-chairs gave a presentation summarizing the task force's work over the past year, including the background of the task force formation and goals, activities undertaken over the past year, the development of guidelines for proposing new zone types for the subject blocks, data on the types of zones used in the proposals, and then reviewing the block-by-block zone types proposed by the task force.

The full presentation can be found [here](#).

Discussion

Several attendees spoke favorably about the presentation and the work of the task force, and requested that the presentation be modified to include identification of north and south sides of the street for each block, and also asked to have maps available. The co-chairs agreed to the modification and also communicated that maps and photographs of each block would be included in an appendix to the presentation.

There were also questions about how the proposals could be modified to increase the potential amount of housing built; this could be accomplished by moving any individual proposal up one or more levels, e.g., R8A could be changed to R9A.

George Janes shared information that ConEd's intentions for their UES facility may have changed, and they might no longer plan to use the site. He also explained that DCP has typically preferred to rezone from manufacturing to commercial districts that allow for residential, which ensures that existing commercial uses are allowed, rather than only being grandfathered in. The co-chairs explained that the task force chose zone types that were simple to understand, and one type of feedback they would anticipate from DCP could be the suggestion of other zone types that might better meet the defined goals.

An attendee sought clarification about how air rights and building heights are impacted by this proposal. George Janes explained that the building envelope within zoning is designed to be loose, to allow for the purchasing of development rights from neighboring lots.

The Task Force voted on the following resolution:

Whereas the CB8M Task Force for Residential Rezoning was formed in response to a Board resolution sent to the NYC Department of City Planning in June 2023, and

Whereas the Task Force’s goal is to address the need for more affordable housing in CB8M by proposing zoning actions that would trigger MIH – Mandatory Inclusionary Housing, and

Whereas the Task Force focused on the portions of blocks in CB8 that are zoned for manufacturing or commercial use where new residential use is not allowed, and

Whereas the City is currently in a housing crisis, and

Whereas CB8M has consistently ranked affordable housing as a top priority in the District Needs Statement, and

Whereas the Task Force developed guidelines for the new zone types in order to create rationale and consistency in its recommendations, while balancing the interests in allowing for new housing vs. preserving existing housing, neighborhood character, and scale, and

Whereas the Task Force held seven (7) prior public meetings in which it reviewed the existing conditions, housing units, and contextual photographs for each block in the study, and

Whereas the Task Force made initial proposals, facilitated discussion on each of those proposals and in some cases modified those proposals as a result of the feedback during those meetings, and

Whereas the Task Force proposed a mix of zones including R8B, R8A, R10A and R10 (or equivalent) based on the characteristics of each block, as detailed in the summary presentation,

Block	Street	Final Proposal
1556	94 th South Side of block between 1 st & 2 nd	R8A
1557	94 th North Side – 95 th South Side between 1 st & 2 nd	R10A
1569	90 th South Side between 1 st & York	R8A
1570	90 th North Side between 1 st & York	R8B
1570	91 st South Side between 1 st & York	R8A
1571	91 st North Side between 1 st & York	R8A
1571	92 nd South Side between 1 st & York	R10A
1587	90 th North Side between York & River	No action (Asphalt Green)
1435	West Side of 1 st Ave between 60-61	R10 Commercial Equivalent
1435	60 th North Side between 1 st & 2 nd	R10
1435	61 st South Side between 1 st & 2 nd	R8A
1456	East Side of First Ave between 61-62	R10 Commercial Equivalent
1456	61 st North Side between 1 st & York	R8A
1456	62 nd South Side between 1 st & York	R8A
1474	East Side of York Ave between 61-62 including inner lot	R10
1484	73 rd South Side between York & River	R10
1485	73 rd North Side between York & River	R8B
1485	74 th S between York & River	R10A

1486	74 th North Side – 75 th South Side between York & River	M3-2 site not in scope (ConEd)
1487	75 th North Side between York & River	R10A
1487	76 th South Side between York & River	R8A

Therefore, be it resolved that Community Board 8 Manhattan supports the recommendations of the Task Force for Residential Rezoning and directs the Task Force to submit their proposal to the Department of City Planning.

The present members of the board voted in favor of the resolution unanimously.

Yes - Wald, Rose, Hallum Clarke, Schneider, Borrero, Pope-Marshall, Lader, Rudder, Birnbaum

No – none

Abstain - none

There being no further business the meeting was adjourned at 7:38pm

Respectfully submitted, Elizabeth Rose and Adam Wald, Co-Chairs.

Manhattan Community Board 8 (CB8M)

Task Force for Residential Rezoning
December 12, 2024

Co-Chairs
Elizabeth Rose
Adam Wald

Agenda

1. Summary of discussions for all blocks in CB8 currently zoned for manufacturing or commercial use
2. Old Business
3. New Business

Summary of Discussions

- Task Force Purpose
- Activity
- Guidelines
- Zone Types
- Block by Block Zone Recommendations
- Next Steps

Purpose of the Task Force

- The Task Force was created in 2023 by Board Chair Russell Squire in response to a Board Resolution
- The Task Force goal is to address the need for more affordable housing in CB8M by proposing zoning actions that would trigger MIH – Mandatory Inclusionary Housing.
- The Task Force is focused on C8-4 and M1-4 zoned blocks
 - These are blocks where new residential use is not allowed.
 - General agreement that not allowing residential use is out of date

Where are C8-4 and M1-4 Zoning Districts in CB8M?



M1-4 Zoning Districts

- p/o Block 1540 — East 94th Street (Friedland Rezoning)
- p/o Block 1587 — East 90th Street (Asphalt Green / DSNY)
- p/o Block 1487 — East 74th Street (ConEd)
- p/o Block 1484/1485 — East 73rd & East 74th St. (HSS)

C8-4 Zoning Districts

- p/o Block 1556 — East 94th Street
- p/o Block 1557 — East 94th Street & East 95th Street
- p/o Block 1569 — East 90th Street btw. 1st & York
- p/o Block 1570 — East 90th & East 91st Street btw. 1st & York
- p/o Block 1571 — East 91st & East 92nd Street
- p/o Block 1435 — East 60th & East 61st Street
- p/o Block 1456 — East 61st & East 62nd Street
- p/o Block 1474 — East 61st & East 62nd Street

[illegible]

(2.0 FAR; 6.5 FAR for Community Facility)

C8-4

(5.0 Commercial FAR; 6.5 Community Facility FAR)

- Commercial Office
- School (rare use also permitted in residential districts)
- Life Science
- Self Storage
- Manufacturing uses meeting performance standards (M1-4 only)
- Warehouses
- Auto Repair/car washes/gasoline service station
- Parking Garages
- Hotels (by Special Permit)

- Task Force for Residential Rezoning – 12/12/2024

Task Force Activity

- Held seven (7) public meetings (tonight is the 8th)
- Consulted with Department of City Planning and Department of Parks & Recreation
- Reviewed existing zone types
- Developed guidelines for zoning proposals
- Documented block by block existing conditions, including housing units and rent stabilization status
- Reviewed block by block photographs of existing conditions
- Recommended and facilitated discussion about new zone proposal for each block

Guidelines for Zone Recommendations

Guideline	Rationale
FAR equal to or greater than 6.5	At least equal to current FAR available for community facility Goal is conversion to residential; not to downzone
FAR to ensure all or almost all lots meet MIH requirements	Minimize potential for large single family homes or luxury only developments
Minimize incentive to redevelop existing housing, especially rent stabilized housing	Also important to preserve existing lower cost housing
Use contextual zones	Only approach to create height limit More closely match typical mid-block conditions relative to avenue building heights/types
Mirror adjacent/opposite block zone type(s), especially along avenues	Create consistency
Encourage paired/mixed use (MX)	Grandfather existing uses Consistent with rezonings of other manufacturing districts

Zone Types Used in Recommendations

Zone Type	R8B	R8A	R10A or Equivalent (C5-1A, C2-8A, etc.)	R10 or Equivalent (C2-8, C1-9, C5-1, C5-2, C2-7, etc.)
FAR/w IH	4.0/4.8	6.02/7.2	10.0/12.0	10.0/12.0
Min/Max Base Height w MIH	55'/85'	60'/105'	60'/155' narrow st. 125'/155' wide st.	60'/125'
Total Height Limit w MIH	105'	145'	235'	None (Tower on Base)
Where Exists in CB8	Most mid-blocks on narrow streets	NA	72 nd ; 79 th ; 86 th ; EEA	1 st , 2 nd , 3 rd , & York avenues
Primary use in recommendations	Preserve existing blocks of (rent stabilized) housing	Mid-blocks	Mid-blocks that have the effect of width or already mostly built to or above height limit Non-commercial avenues	Commercial avenues
Pros	Typical UES mid- block	Closest FAR to existing Community Facilty use	Max FAR and potential units Height limit Requires MIH on all but narrowest lots	Consistency with existing zoning
Cons	No MIH required on lots <51.7' wide	New to UES	Few examples of this density on a narrow street	No height limit

Zone Types Used in Recommendations

			
<p>R8B (333 East 82nd Street)</p>	<p>R8A (415 West 120th St.)</p>	<p>R10A Equiv. – C2-8A (205 East 85th Street)</p>	<p>R10 Equiv. - C1-9 (1487 First Ave)</p>

Other Examples of R8A Buildings (7.2 FAR) and Equivalents

**C1-8A (R9A) Development – 125’
(145’ is max height)**



429 Second Avenue

R8A Development to 120’



280 East Houston St.

**12-story Building in R8B
Effective FAR of 7.4±**



435 East 77th Street

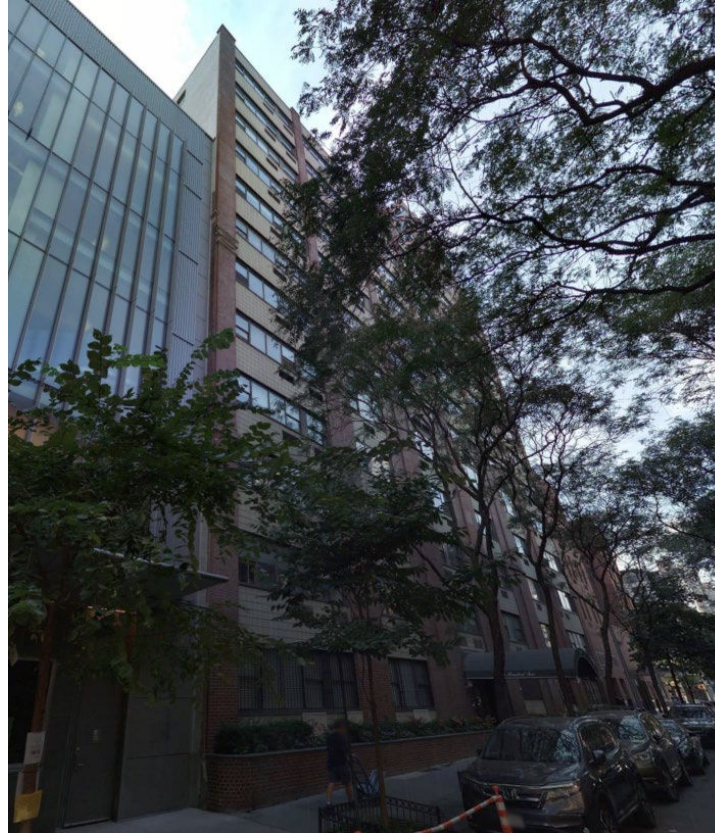
Examples of Existing UES Mid-Block Buildings with FAR > 7.2

**14-story Building in R8B
Effective FAR of 8.4±**



225 East 63rd Street

**12-story Building
Effective FAR of 7.2 ±**



402 East 90th Street

**13-story Building in R8B
Effective FAR of 8.7±**



225 East 73rd Street

Block by Block Zone Recommendations

NOTE: Unless called out in comments or modified proposal, meeting attendees were generally in agreement with the proposed zone type

Block	Street	Proposed in Meeting	Modified Proposal	Comments
1556	94 th (s) btw 1 st & 2nd	R8A		
1557	94 th (n) -95 th (s) btw 1 st & 2nd	R10A		
1569	90 th (s) btw 1st & York	R8A		
1570	90 th (n) -91st (s) btw 1 st & York	R8A	R8B along 90 th St. R8A along 91 st St.	90th st. existing use is entirely residential

S = South side of street
N = North side of street

Block by Block Zone Recommendations

Block	Street	Proposed in Meeting	Modified Proposal	Comments
1571	91 st (n) -92 nd (s) btw 1 st & York	R8A on 91 st		Meeting attendees expressed preference for R8B, however only 1 lot is existing multi-family (co-op) and 3 of 4 other lots would not require MIH if developed/converted under R8B
		R10A on 92nd		Opposite NYCHA; wide street effect and similar height to existing buildings Attendees were evenly split on this recommendation
1587	90 th (n) btw York & River	No action		Asphalt Green - goal to preserve existing use & open space

S = South side of street
N = North side of street

Block by Block Zone Recommendations Contd

Block	Street	Proposed in Meeting	Modified Proposal	Comments
1435	a. 1 st Avenue (W)	R10 w commercial overlay		Consistent w/ 1 st Avenue zoning
1435	b. 60 th St. (N)	R10		Koch bridge creates wide street effect
1435	c. 61 st St. (S)	R8B	R8A	Attendees preferred R8A
1456	61 st - (N) 62 nd (S) btw 1st & York	R8A		
	61 st -62nd on 1 st Ave (E)	R10 w Commercial overlay		Consistent w/ 1 st Avenue zoning
1474	61 st (N) -62 nd (S) btw York & River Including York Ave (W)	R10 equivalent	R10	Avenue location; open issue is w or w/o commercial overlay and w or w/o height limit R10 allows AMC to benefit from rezoning

Block by Block Zone Recommendations Contd

Block	Street	Proposed in Meeting	Modified Proposal	Comments
1484	73 rd (S) btw York & River	R10		All lots but one already mapped R10 and built to max FAR or overbuilt
1485	73 rd (N) -74 th (S) btw York & River	R10	R8B on 73 rd R10A on 74th	Four of six lots are rent stabilized residential Attendees preferred height limit on 74th
1486	74 th (N) -75 th (S) btw York & River			M3-2 block not in scope – Con Ed site
1487	75 th – (N) - 76 th (S) btw York & River	R10A along 75th R8A along 76 th		Higher opposite Con Ed site Lower height opposite John Jay Park

Next Steps

- Propose a Resolution for full Board consideration
- Develop a Preliminary Application Statement
- Engage DCP to provide feedback on Preliminary Application Statement

Russell Squire
Chair

Will Brightbill
District Manager



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June 30, 2023

Dan Garodnick
Chair/Director
City Planning Commission/New York City Department of City Planning
120 Broadway, 31st Floor
New York, NY 10271

RE: Residential Rezoning of C8-4 and M1-4 Lots in Community District 8.

Dear Chair Garodnick,

At the Full Board meeting of Community Board 8 Manhattan held on June 21, 2023, the board approved the following resolution by a vote of 38 in favor, 1 opposed, 2 abstentions and 0 not voting for cause.

WHEREAS; Community Board 8M strongly supports the creation of residential housing; and

WHEREAS; Community Board 8M supports efforts to address the existing zoning in blocks currently zoned commercial or manufacturing; and

WHEREAS; Community Board 8M supports efforts to change the zoning for these blocks into residential zoning; and

WHEREAS; existing commercial and manufacturing zones have functioned as an artificial barrier between NYCHA's Stanley Isaacs/Holmes Towers complex and other residential areas of Upper Yorkville; and

WHEREAS; these mid-block commercial and manufacturing zoning districts feature land uses that are not compatible with the typical residential nature of Upper Yorkville's mid-blocks; and

WHEREAS; a rezoning of commercial and manufacturing zoning districts in Upper Yorkville to residential zoning would add housing stock that is a critical need, and could create a potential framework for promoting more affordable housing and rental units to offset losses occurring elsewhere in Community District 8; and

WHEREAS; commercial and manufacturing zoning in Upper Yorkville has generated recent as-of-right projects that are contextually and functionally inappropriate in a neighborhood that is primarily residential in nature; and

WHEREAS; A 2023 Report published by the office of the Manhattan Borough President entitled Housing Manhattanites recognizes the opportunity to create additional housing in certain areas throughout Manhattan and identified the M1-4 and C8-4 areas within Community District 8 as "Housing Opportunities Sites"; and

WHEREAS; Community Board 8 has identified affordable housing as its most pressing need in its District Needs Statement, as the ongoing loss of older low-rise residential buildings and the typically more affordable housing units contained in these buildings throughout Community District 8 has been a major factor contributing to increasing housing costs;

THEREFORE BE IT RESOLVED, that Community Board 8 Manhattan supports efforts to rezone existing C8-4 and M1-4 blocks in Community District 8 to residential zoning.

Please advise us of any action taken on this matter.

Sincerely,

Russell Squire

Russell Squire
Chair

Elizabeth Ashby, Anthony Cohn, and Sharon Pope-Marshall

Elizabeth Ashby, Anthony Cohn and Sharon Pope-Marshall
Co-Chairs, Zoning & Development Committee

cc: Honorable Kathy Hochul, Governor of New York
Honorable Eric Adams, Mayor of the City of New York
Honorable Mark Levine, Manhattan Borough President
Honorable Jerrold Nadler, 12th Congressional District Representative
Honorable Liz Krueger, NYS Senator, 28th Senatorial District
Honorable José M. Serrano, NYS Senator, 29th Senatorial District
Honorable Edward Gibbs, NYS Assembly Member 68th Assembly District
Honorable Alex Bores, NYS Assembly Member, 73rd Assembly District
Honorable Rebecca Seawright, NYS Assembly Member 76th Assembly District
Honorable Keith Powers, NYC Council Member, 4th Council District
Honorable Julie Menin, NYC Council Member, 5th Council District