

Responses to Comments on the Draft Scope of Work for the Draft Environmental Impact Statement for the Zoning for Quality and Affordability text Amendments

A. INTRODUCTION

This document summarizes and responds to comments on the Draft Scope of Work, issued on February 20, 2015, for the Zoning for Quality and Affordability Text Amendments.

Oral and written comments were received during the public scoping meeting held by the Department of City Planning (DCP) at Spector Hall, 22 Reade Street, New York, NY 10007 on March 25, 2015. Written comments were accepted through the close of the public comment period, which ended at 5 pm on Thursday, April 30, 2015.

Section B lists the organizations and individuals that provided comments on the Draft Scope of Work. Section C contains a summary of these relevant comments and a response to each. These summaries convey the substance of the comments made, but do not necessarily quote the comments verbatim. Comments are organized by subject matter and generally parallel the chapter structure of the Draft Scope of Work. Where more than one commenter expressed similar views, those comments have been grouped and addressed together. All letters and comments submitted by the organizations and individuals to the Department of City Planning are included in Appendix A. Appendix A also includes oral and written comments received at the public scoping meeting.

B. LIST OF ORGANIZATIONS AND INDIVIDUALS THAT COMMENTED ON THE DRAFT SCOPE OF WORK

ELECTED OFFICIALS

1. Tony Avella, Senator, 11th District, 3/25/15 (written statement), 3/25/15 (oral testimony by Dawa Jung)
2. Deborah Glick, State Assemblymember, 66th District, 3/25/15 (written statement), 3/25/15 (oral testimony by Charles Anderson)
3. Walter Mosley, State Assemblyman, 57th District, 4/30/15 (written statement)
4. Linda B. Rosenthal, State Assemblymember 67th District, 3/25/15 (written statement), 3/25/15 (oral testimony by Max Weiss)
5. Jo Anne Simon, State Assemblymember 52nd District 4/30/15 (written statement)
6. Antonio Reynoso, City Council Member, 34th District, not dated (written statement)
7. Benjamin Kallos, City Council Member, 5th District, 4/24/15 (written statement)
8. Karen Kostlowitz, City Council Member, 29th District, 5/7/15 (written statement)
9. Rosie Mendez, City Council Member, 2nd District, 4/30/15 (written statement)
10. Gale Brewer, Manhattan Borough President, 3/25/15 (oral statement), 3/25/15 (written statement), 4/30/15 (written statement by Basha Gerhards)
11. Eric L. Adams, Brooklyn Borough President, 4/1/15 (written statement)
12. Manhattan Borough Elected Officials, 3/25/15 (written statement)
13. Helen Rosenthal, City Council Member, 6th District, 3/25/15 (oral testimony by Jason Harding)

COMMUNITY BOARD

14. Brooklyn CB1, 4/3/15 (2 written statements), 4/30/15 (written statement)
15. Brooklyn CB8, 3/25/15 (oral testimony by Ethel Tyus) and 4/21/15 (written statement)
16. Brooklyn CB10, 4/28/15 (written statement)
17. Brooklyn CB14, 4/2/15 (written statement)
18. Manhattan CB2, 3/23/15 (written statement) and 3/25/15 (oral testimony by Tobi Bergman)
19. Manhattan CB4, 3/25/15 (oral testimony by Lee Compton), 3/25/15 (oral testimony by Betty Mackintosh) and 4/29/15 (written statement)
20. Manhattan CB5, 4/30/15 (written statement)
21. Manhattan CB6, 4/16/15 (written statement)
22. Manhattan CB7, 3/25/15 (oral testimony at public hearing by Elizabeth Caputo), 3/25/15 (oral testimony at public hearing by Mel Wymore), and 3/25/15 (written statement)
23. Manhattan CB8, 4/29/15
24. Queens CB 5, 4/28/15 (written statement)
25. Queens CB8, 4/21/15 (written statement), 4/27/15 (written statement)
26. Queens CB9, 4/1/15 (written statement), 4/27/15 (written statement), 07/01/15 (written statement)
27. Queens CB14, 4/24/15 (written statement)

PUBLIC AGENCIES

28. Department of Parks, 4/10/15 (written statement)
29. Landmarks Preservation Commission, 4/3/15 (written statement)

ORGANIZATIONS

30. 10th and Stuyvesant Streets Block Association, 4/30/15 (written statement by Marilyn Appleberg)
31. 29 Street Neighborhood Association, 3/23/15 (written statement by Mario Messina)
32. American Institute of Architects New York Chapter, 3/25/15 (oral testimony by Rick Bell), 3/25/15 (written statement)
33. Architects Council of New York City, 4/29/15 (written statement by Sebastian M. D'Alessandro)
34. Art Deco Society of New York, 4/2/15 (written statement by Roberta Nusim), 4/29/15 (written statement by Roberta Nusim)
35. Associated Cultural Resource Consultants, 3/25/15 (written statement by Paul Graziano)
36. Association for Neighborhood and Housing Development, 4/28/15 (written statement by Moses Gates)
37. American Institute of Architects New York Chapter, 3/25/15 (oral testimony by Rick Bell), 3/25/15 (written statement), same as #32, #37 is not used
38. Auburndale Improvement District, 3/28/15 (written statement)
39. Bayside Historical Society, 3/25/15 (written statement by Paul DiBenedetto)
40. Beachside Bungalow Preservation Association of Far Rockaway, 3/20/2015 (written statement by Richard George), 3/21/2015 (written statement by Richard George)
41. Bedford Stuyvesant Society for Historic Preservation, 3/25/15 (oral testimony by Claudette Brady)
42. Boreum Hill Association, 3/29/15 (written statement by Howard Kolins)
43. Bowery Alliance of Neighbors, 4/26/15 (written statement by Jean Standish)
44. Broadway Flushing Homeowners Assoc., 3/25/15 (oral testimony by Janet McCreesh), 3/25/15 (written statement by Janet McCreesh)
45. Brooklyn Heights Association, 4/6/15 (written statement by Judy Stanton)
46. Brooklyn Housing Preservation Alliance, 3/25/15 (oral testimony by Bob Cassara)
47. Carnegie Hill Neighbors, 4/30/15 (written statement by Lo van der Valk)
48. Carroll Street Block Association 4/27/15 (written statement by Morris Kornbluth) Petition of names attached

49. Catholic Charities Progress of Peoples Development Corp., 3/25/15 (written statement by Claire Hilger)
50. City Island Civic Assoc., 4/30/15 (written statement)
51. Citizen's Housing and Planning Council, 3/25/15 (oral testimony by Daniel Parcerisas)
52. CIVITAS, 3/25/15 (oral testimony by Emma Bologna), 3/25/15 (written statement by Emma Bologna)
53. Coalition for Livable West Side, 3/21/15 (written statement by Batya Lewton)
54. Community of Maspeth and Elmhurst Together, 4/13/15 (written statement)
55. Committee for Environmentally Sound Development, 3/25/15 (written statement by Olive Freud), 3/28/15 (written statement by Olive Freud)
56. Cooper Square, 4/2/15 (written statement)
57. Defenders of the Historic Upper East Side, 4/27/15 (written statement by Elizabeth Ashby)
58. Duke Ellington Boulevard Neighborhood Association, 4/30/15 (written statement by Glory Ann Kerstein)
59. DUMBO Neighborhood Alliance, 3/25/15 (oral testimony by Doreen Gallo)
60. East Village Community Coalition, 3/25/15 (oral testimony by Sara Romanoski), 4/30/15 (written statement by Sara Romanoski)
61. Forest Hills Community and Civic Assoc, 4/23/15 (written statement by Barbara Stuchinski)
62. Four Borough Neighborhood Preservation Alliance, 3/29/15 (written statement by James Trent)
63. Fresh Meadows Homeowners Civic Assoc, 4/26/15 (written statement by James Gallagher)
64. Friends of Brook Park, 3/27/15 (written statement by Harry)
65. Friends of Terra Cotta, 4/5/15 (written statement by Susan Tunick)
66. Friends of the Upper East Side, 3/25/15 (oral testimony by Tara Kelly)
67. Friends of South Street Seaport, 3/25/15 (oral testimony by Julie Finch)
68. George Janes & Associates. 4/30/15 (written statement by George Janes)
69. Greater Woodhaven Development Corporation, 4/30/15 (written statement by Maria Thomson)
70. Greenwich Village Community Task Force, 3/25/15 (oral testimony by Zach Winestine), 4/6/15 (written statement by Zach Winestine)
71. Greenwich Village Society for Historic Preservation, 3/10/15 (written statement by Andrew Berman), 3/25/15 (oral testimony by Andrew Berman)
72. HANAC, 4/13/15 (written statement by Melinda Katz)
73. Hillcrest Estates Civic Assoc, 4/29/15 (written statement by Kevin Forrestal)
74. Historic Park Avenue, 4/1/15 (written statement by Michele Birnbaum)
75. Historic Districts Council, 3/25/15 (oral testimony by Kelly Carroll) , 3/25/15 (oral testimony by Howard Yourow)
76. Jackson Heights Beautification Group, 4/5/15 (written statement by Len Maniace)
77. Landmark West, 3/25/15 (oral testimony by Sean Khorsandi)
78. Live on NY Affordable Senior Housing Coalition, 3/25/15 (written statement by Claire Hilger)
79. Madison-Marine-Homercrest Civic Assoc., 3/25/15 (oral testimony by Ed Jaworski)
80. Municipal Art Society of New York City, 3/25/15 (oral testimony by Alison Brown), 3/25/15 (written statement by Alison Brown)
81. Morningside Height Historic District Committee, 3/29/15 (written statement by Harry Schwartz)
82. New York Landmarks Conservancy, 3/25/15 (oral testimony by Alex Herrera)
83. New York State Association for Affordable Housing, , 3/25/15 (oral testimony by Alexandra Hanson)
84. New York Housing Conference, 3/25/15 (oral testimony by Carol Lamberg)
85. Park Slope Civic Council, 3/25/15 (oral testimony by Peter Bray), 4/29/15 (written statement)
86. Preserve Harlem's Legacy, 4/30/15 (written statement by Julius Tajiddin)
87. Prospect Heights Neighborhood Development Council, 4/27/15 (written statement by Gib Veconi)
88. Queens Civic Congress Inc., 3/24/15 (written statement by Harbachan Singh), 4/27/2015 (written statement by Harbachan Singh)
89. Queens Preservation Council, 3/28/15 (written statement by Mitchell Grubler)
90. Richmond Terrace Conservancy, 3/25/15 (oral testimony by Linda Eskenas)
91. Save Chelsea, 3/20/15 (written statement by Lesley Doyel)
92. Senator Street Historic District, 3/28/15 (written statement by Eric Rouda)

93. Society of the Architecture of the City, 3/25/15 (oral testimony by Christabel Gough), 3/25/15 (written statement by Christabel Gough)
94. St. Marks Avenue/Prospect Heights Community Garden, 3/25/15 (oral testimony by Patti Hagan)
95. Sullivan-Ludlam-Stoddard Neighborhood Assoc., 3/25/15 (oral testimony by Janine Nichols)
96. Sunnyside Gardens Preservation Alliance, 4/30/15 (written statement by Herbert Reynolds)
97. Sunset Park Landmarks Committee, 3/25/15 (oral testimony by Johanna Coxeter)
98. Three Parks Independent Democrats, 3/25/15 (oral testimony by Steve Max), 4/6/15 (written statement)
99. Tribeca Trust, 3/24/15 (written statement by Lynn Ellsworth), 3/25/15 (oral testimony by Lynn Ellsworth), 4/29/15 (written statement by Lynn Ellsworth)
100. Waterbury Lasalle Homeowners Assoc., 4/24/15 (written statement by Andrew Chirico)
101. Westsiders for Responsible Development, 3/25/15 (oral testimony by Miki Fiegel Picinich), 4/6/15 (written statement by Miki Fiegel Picinich)
102. Woodhaven Taking Care of Business, 4/30/15 (written statement by Maria Thomson and Matthew Xenakis)

INTERESTED PUBLIC

103. Abraham Ackerman, 3/16/15 (written statement), 3/19/15 (written statement)
104. Adam Rothkrug, 3/13/15 (written statement)
105. Adriana Catlett, 4/30/15 (written statement)
106. Adrienne and Tom Lynch, 4/2/15 (written statement), 4/29/15 (written statement),
107. Albert Sanders, 3/29/15 (written statement)
108. Alec Heehs, 3/27/15 (written statement)
109. Alexander Firestone, 4/2/15 (written statement)
110. Andrei Hutanu, 3/22/15 (written statement)
111. Ann Marie Ehrmann, undated (written statement)
112. Anne Kolker, 3/27/15 (written statement)
113. Barbara Michaels, 4/5/15 (written statement), 4/30/15 (written statement)
114. Barbara Neuhaus, 3/23/15 (written statement)
115. Bauersusaboo, 3/27/15 (written statement)
116. Bernette Ford, 4/5/15 (written statement)
117. Betty Lynd, 4/14/15 (written statement)
118. Betty Perlish, 3/24/15 (written statement)
119. Beverly Moss Spatt, 3/25/15 (oral testimony)
120. Bob Harris, 4/24/15 (written statement)
121. Brian Hartig, 3/27/15 (written statement)
122. Brigitte Blood, 3/25/15 (oral testimony)
123. Brigitt Rok, 4/6/15 (written statement)
124. C M Pyle, 3/20/15 (written statement), 3/28/15 (written statement)
125. Candace Clinton, 4/6/15 (written statement)
126. Carina Annuziata, 4/2/15 (written statement)
127. Carl Rosenstein, 3/28/15 (written statement)
128. Carla Dozzi, 3/20/15 (written statement)
129. Carmen Ristorucci, 4/5/15 (written statement)
130. Celia McGee, 3/21/15 (written statement)
131. Patricia McGee, 3/22/15 (written statement)
132. Charlotte Mirer, 4/5/15 (written statement)
133. Christina Wilkinson, 4/30/15 (written statement)
134. Claudia Roth Pierpont, 3/27/15 (written statement)
135. Cleo Dana, 3/25/15 (written statement)
136. Karin Cudd, 3/23/15 (written statement)
137. Craig Thomas Heard, 4/2/15 (written statement)

138. Dan, 4/8/15 (written statement)
139. David Holowka, 3/25/15 (oral testimony)
140. David Karabell and Paula Moss, 3/26/15 (written statement)
141. David Rosston, 3/22/15 (written statement), 4/2/15 (written statement)
142. Dawda Jobarteh, 4/7/15 (written statement)
143. Diane Buxbaum, 3/28/15 (written statement)
144. Diane Reinhardt, 4/7/15 (written statement)
145. Dinah Bazer, 4/5/15 (written statement)
146. Dorothy Camporeale, 3/30/15 (written statement), 4/3/15 (written statement)
147. Sidney Goldfischer, 3/25/15 (written statement)
148. Edward Butler, 3/28/15 (written statement)
149. Edwin and Thayer Hobchberg, 4/6/15 (written statement)
150. Elaine Criscione, 3/31/15 (written statement)
151. Elena Popova, 4/3/15 (written statement)
152. Elizabeth Kurtzman, 4/30/15 (written statement)
153. Elizabeth Mooney, 4/28/15 (written statement)
154. Emad Khaja, 3/28/15 (written statement)
155. Eric Thirer, 4/15/15 (written statement)
156. Ernest Skinner, 4/5/15 (written statement)
157. Ernest von Simson, 3/26/15 (written statement)
158. Felicia Puma Kindel, 4/7/15 (written statement)
159. Frances Needles, 4/2/15 (written statement)
160. Gail Gregg, 4/5/15 (written statement)
161. Gary Roth, 4/20/15 (written statement)
162. Gene and Margaret Wong, 4/6/15 (written statement)
163. Gina Quinzani, 4/1/15 (written statement)
164. Golda Johnson, 4/6/15 (written statement)
165. Graham Halky, 4/29/15 (written statement)
166. Harry Schwartz, 4/29/15 (written statement)
167. Hilda Regier, 4/6/15 (written statement)
168. Hugo and Edith Hoogenboom, 3/26/15 (written statement)
169. Ingrid Eisenstadter, 4/4/15 (written statement)
170. Irwin Arieff, 4/6/15 (written statement)
171. Jackie Peu-Duvallon, 4/30/15 (written statement)
172. James McManus-Perez, 4/5/15 (written statement)
173. Jane Cowan, 3/29/15 (written statement)
174. Jane Griffin, 3/24/15 (written statement)
175. Janis Pin, 4/5/15 (written statement)
176. Jay Sorid, 4/30/15 (written statement)
177. Jeffrey Wollock, 4/2/15 (written statement)
178. Jennifer Goldsmith, 4/3/15 (written statement)
179. Jennifer Weiss, 3/25/15 (written statement)
180. Jessica Marlow, 3/24/15 (written statement)
181. Joann Vanek, 4/6/15 (written statement)
182. Johanna Coxeter, 3/29/15 (written statement)
183. John Harper Pitt, 4/6/15 (written statement)
184. John Willenbecher, 4/1/15 (written statement)
185. Joseph Smith, 4/3/15 (written statement)
186. Judith Raymo, 3/27/15 (written statement)
187. Judy Densky, 3/31/15 (written statement)
188. Julia Hurn, 4/8/15 (written statement)

189. Julianne and Jules Hirsh, 4/3/15 (written statement)
190. Justin Ferate and Louis Newman, 4/13/15 (written statement)
191. K L Hufnagel, 3/25/15 (written statement)
192. Katherine Schoonover, 3/29/15 (written statement), 4/20/15 (written statement)
193. Kathleen Sykes, 4/2/15 (written statement)
194. Kathy Gaffney, 4/6/15 (written statement)
195. Kay Foster, 3/27/15 (written statement)
196. Kim Ohanian, 4/6/15 (written statement)
197. Kym Keller, 4/6/15 (written statement)
198. Larimore Pivar, 4/6/15 (written statement)
199. Larry Wong, 3/28/15 (written statement), 4/1/15 (written statement)
200. Laurie Garrett, 4/23/15 (written statement)
201. Laurie Weisman, 4/28/15 (written statement)
202. Lee Ping Kwan, 4/6/15 (written statement)
203. Leigh Golterman, 4/5/15 (written statement)
204. Linda Jones, 4/2/15 (written statement)
205. Linda Mariano, 3/27/15 (written statement)
206. Linda Prudhomme, 3/25/15 (written statement)
207. Linda Williams, 3/20/15 (written statement)
208. Lori Malloy, 4/29/15 (written statement)
209. Lori Zabar, 3/25/15 (written statement)
210. Lucille Wright, 4/4/15 (written statement)
211. Marie Sansone Taylor, 4/30/15 (written statement)
212. Marion Monteleone, 4/6/15 (written statement)
213. Mark Koppel, 3/27/15 (written statement), 4/4/15 (written statement), 4/13/15 (written statement)
214. Mark Shames, 3/25/15 (written statement)
215. Mary Calderhead, 4/5/15 (written statement)
216. Mary Myers, 4/6/15 (written statement), 4/15/15 (written statement)
217. Mary Lee Leggett, 3/24/15 (written statement)
218. Max Yeston, 4/3/15 (written statement)
219. Melissa Diaz, 4/9/15 (written statement)
220. Michael Adams, 3/25/15 (oral testimony)
221. Michael Beltzer, 3/25/15 (oral testimony)
222. Michael Cutler, 4/5/15 (written statement), 4/29/15 (written statement)
223. Michael Gotkin, 4/30/15 (written statement)
224. Marie Winfield, 4/30/15 (written statement)
225. Monica Beyer, 4/3/15 (written statement)
226. Morris Gindi, 4/3/15 (written statement)
227. Moshette Broderick, 3/28/15 (written statement)
228. Nancy Taylor, 3/30/15 (written statement)
229. Naomi Mendelsohn, 3/30/15 (written statement)
230. Nina Kramer, 4/4/15 (written statement)
231. Nina Liebman, 4/7/15 (written statement)
232. Olive Freud, 3/28/15 (written statement), a portion of comment #55, #232 is unused
233. Pam Brown-Laurenceau, 4/6/15 (written statement)
234. Pam Damonte, 4/3/15 (written statement)
235. Pamela Roderick, 4/2/15 (written statement)
236. Patricia Frost, 4/3/15 (written statement)
237. Paul Graziano, 3/25/15 (oral testimony by Janet McCreesh)
238. Peter Maloney, 4/6/15 (written statement)
239. Pieter Bastemeyer, 4/23/15 (written statement)

240. Rhoda Kornreich, 4/29/15 (written statement)
241. Richard Cohn and Alexandra Baltarzuk, 4/5/15 (written statement)
242. Richard Silverman, 3/27/15 (written statement)
243. Richard Stevens, 3/29/15 (written statement)
244. Rick Bruner, 3/27/15 (written statement)
245. Robert and Joan Ment, 4/6/15 (written statement)
246. Robert Petrie, 4/6/15 (written statement)
247. Robert Pierpont, 3/27/15 (written statement)
248. Robert Prudhomme, 3/25/15 (written statement)
249. Robert Rafford, 3/24/15 (written statement)
250. Roberta Gratz, 3/26/15 (written statement)
251. Roberta Hershenson, 4/6/15 (written statement)
252. Robin Hall, 4/10/15 (written statement)
253. Rosemary McHugh Steinberg, 3/26/15 (written statement)
254. Roz Palmer, 3/26/15 (written statement)
255. Roberta Hodgson, 3/26/15 (written statement)
256. Sally Wendkos Olds, 4/29/15 (written statement)
257. Sally and John Zampariolo, 4/6/15 (written statement)
258. Sam Szurek, 4/2/15 (written statement)
259. Sarah Chu, 3/25/15 (oral testimony)
260. Sarah Landau, 4/3/15 (written statement)
261. Sarah Landreth, 3/27/15 (written statement)
262. Sarah Lowengard, 3/28/15 (written statement)
263. Shirley Ariker, 4/13/15 (written statement)
264. Simon Thoresen, 3/24/15 (written statement)
265. Stephanie Doba, 3/23/15 (written statement)
266. Steve Bull, 4/28/15 (written statement)
267. Sue Herskovits, 3/29/15 (written statement)
268. Susan Hopper, 4/6/15 (written statement)
269. Susan Kirby, 4/14/15 (written statement)
270. Susan Nial, 3/12/15 (written statement), 3/20/15 (written statement), 3/28/15 (written statement)
271. Susan Sulliva, 4/6/15 (written statement)
272. Suzanne Wasserman, 3/30/15 (written statement)
273. Terese Coe, 4/24/15 (written statement)
274. Terri Cook, 3/26/15 (written statement)
275. The Rosenblatts, 4/6/15 (written statement)
276. Thea Cahill, 4/2/15 (written statement)
277. Tim Greene, 3/25/15 (oral testimony)
278. Tom Nicholson, 4/24/15 (written statement)
279. Tony Kiser, 3/26/15 (written statement)
280. Francine Klimavicius, 3/23/15 (written statement)
281. Victoria Duncan, 4/5/15 (written statement)
282. Virginia Salow, 4/10/15 (written statement)
283. Wayne Lamont, 4/4/15 (written statement)
284. Jarrett Brilliant, 4/24/15 (written statement)
285. Patti Hagan, 3/25/15 (oral testimony)
286. Cathe Giffuni, 3/27/15 (written statement)
287. Stack Letter 1a (see Appendix for the full list of commenters)
288. Stack Letter 1b (see Appendix for the full list of commenters)
289. Stack Letter 2 (see Appendix for the full list of commenters)

C. COMMENTS AND RESPONSES ON THE DRAFT SCOPE OF WORK

PROCESS

Comment 1: The timeline outlined in the presentation is very aggressive.

There is no time to review this proposal given the scope of the project in such a short time.

The timetable offered does not give a proper opportunity to the public to review it. [2] [5] [14] [15] [16] [17] [18] [21] [22] [25] [26] [69] [121] [163] [172] [224] [259]

Response: The timeline was extended with public review beginning September 21, 2015.

Comment 2: The actual zoning text should be made available far in advance of the referral. [53] [104] [254] [270]

Response: A draft zoning text was published several weeks in advance of referral for public review.

Comment 3: Community Board Six invited City Planning to present at its March and April meetings City Planning declined saying it did not have enough staff. [21]

Neither Community Board Two nor the public has had the opportunity to hear a presentation from the Department of City Planning or to get answers to questions regarding the scope. [18]

Response: The Department presented the proposed zoning text amendment to all community boards that requested, mainly in May and June 2015.

Comment 4: Members of Community Board Ten requested that advance notification of the certification of the New York Zoning for Quality and Affordability Text Amendment be made far in advance of the 60 day statutory review period and at least 30 days before the release of the certification. [16]

Response: While there has been no formal advance notice of the referral date, materials were published on DCP's website indicating a revised timeline with referral in Fall 2015.

Comment 5: The Public Hearing must be set in a venue larger than 22 Reade Street. [18][53]

Future meetings should be in a more diverse range of locations. [259]

When and where will public hearings on the Plan in the Boroughs be held? [158]

Response: The time and date of the public hearing have not been established. For public hearings where a large attendance is expected, the Department arranges a venue large enough to accommodate the attendance.

Comment 6: There should be public briefings in all affected neighborhoods. [16] [18] [30] [146] [158] [160] [172] [173] [199] [229] [240] [243] [244] [259] [261] [274]

Response: The public hearing will be held in accordance with the City Planning Commission's ULURP Rules.

Comment 7: Local community boards should be involved early and regularly in development decisions." "Concerned with the massive scale of change being considered with little solicitation of input from local communities and how these proposals will affect the character of neighborhoods in the district and across the city." "Effective public process requires more outreach and time for review." [4] [16] [17] [22] [23] [30] [36] [38] [86] [88] [99] [120] [166] [190] [221] [259] [268]

Response: The Department presented the proposed zoning text amendment to all community boards that requested, mainly in May and June 2015.

Comment 8: Will the proposal change the review process for BSA? for the Landmarks Commission? for the City Planning Commission? [22]

We would like to know what agency will have discretionary approval over rezoning variances for odd shaped lots, what sort of training with the agency put in place for examiners and will there be audit mechanism for discretionary proposals. We'd also like to know if and when there will be any sort of public review of an odd shaped lot variance process. [22]

Will the proposal increase the possibility of demolishing existing buildings? Under what conditions? What review processes will be in place? [22]

Response: No review processes are changed by the proposed zoning text amendment. The proposed Board of Standards and Appeals special permit for irregularly shaped lots will be administered consistent with BSA procedures. The DEIS chapter on Projected Development and Likely Effects addresses the expected effects of the Proposed Action.

Comment 9: We request a moratorium on this ill-conceived plan for at least six years, to arrive at a sensible and practical plan of action. [154]

Response: The Department will refer the proposed zoning text amendment for public review, consistent with its responsibilities under the City Charter.

GENERIC COMMENTS

Comment 10: I object to the public notice on draft scope of work on procedural grounds in that the notice does not reference that scoping refers to environmental justice areas (minority neighborhoods) that should be done according to increased disclosure and study analysis

required by Executive Order 12898 – Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations. There are potentially two areas of law applicable, which are Federal Environmental Guidelines required by NEPA and City Environmental Guidelines required by CEQRA since federal, state, and city laws may be applicable. New York State has given the city authority according to CEQRA to conduct its own review. [176]

The NYC Public Advocate’s Office must be part of the cc list and must be noticed. Letisha James, as public advocate, has the budget, attorneys, and legal resources available to insure that the public is being protected. The Public Advocate needs to sign off on these proposed changes, or else litigate on behalf of the people. [176]

Response: Comment noted. The environmental review of the Proposed Action will be undertaken in accordance with all applicable regulations.

Comment 11: The Commission and Mayor's office should demonstrate that their proposed changes would, in fact, result in an increase in affordable housing in the affected neighborhoods. [160]

The planned rezoning of contextual districts across the City is called “Zoning for Quality and Affordability,” but City Planning has not provided any data to show how either goal would be achieved. [148]

The primary assumption for this analysis must disclose the projected number of affordable units, by borough, anticipated under the current Inclusionary Housing program if the public is to have a current and reasonable base line in which to judge any of the studied alternatives under this analysis. [10]

Response: Comment noted. The DEIS includes chapters on the Purpose and Need for the Proposed Action, Description of the Proposed Action, and Likely Effects of the Proposed Action.

Comment 12: In the name of affordability, this proposal claims to create affordable housing. While the term affordability appears over and over in the document, no definition of "affordability" is provided, nor any explanation of how the proposal will create affordable housing. [26]

Response: Please see response to comment 11 above.

Comment 13: More information on the plan and the actual text of the proposed zoning amendment should be made available to the public.

Provide specific maps of affected neighborhoods.

Which contextual districts are affected?

Please provide a link to the actual text

[16] [22] [30] [34] [80] [104] [146] [158] [160] [168] [172] [173] [195] [199] [215] [229] [243] [244] [240] [253] [254] [259] [261] [262] [274]

Response: Please see response to comment 11 above. The proposed zoning text amendment is included as an appendix to the DEIS. Maps of the affected neighborhoods were published on DCP's website on May 26, 2015.

Comment 14: Is there a mandate to preserve existing affordable housing? [22]

Response: The preservation of affordable housing, while an important concern of Mayor de Blasio's *Housing New York* plan, is not addressed in the Proposed Action.

Comment 15: I am opposed to Mayor de Blasio's citywide rezoning plan.

I want to tell you of my disapproval of the proposed City Planning Commission's Housing NY.

[81] [99] [133] [155] [159] [166] [172] [173] [174] [197] [215] [222] [247] [249] [258] [267] [271] [272] [278]

Response: Comments noted.

Comment 16: CB2, Manhattan wholeheartedly supports the goals of this text amendment to promote affordable senior housing and care facilities, modernize the rules that shape buildings and reduce unnecessary parking requirements for affordable housing. CB2 seeks a scope that will assure opportunities for CB2 to have input in achieving those goals. [18]

The Draft Scope of Work for the proposed text amendments is well-written and clearly explains complex topics in a way that most lay-people can understand. The proposal itself contains many long overdue amendments to the zoning resolution that will, at least in a small way, ultimately make our City better place to live and work. [68]

We embrace those aspects of the proposal that will increase floor to ceiling heights, and set back building walls from the sidewalk. [15]

The Architects Council of New York congratulates the Mayor and City Planning Commission on their initiative to amend the existing zoning codes to remove obsolete provisions in the code and modernize others to encourage the development of new high quality, mixed-income housing. [33]

CHPC fully supports Department of City Planning's proposed zoning text amendments. We've also heard the issue of irregular lots mentioned and these zoning amendments would allow for more flexibility to build irregularly shaped lots. The study that you mentioned in the beginning of your presentation today that CHPC conducted showed that in 8 out of 17 case studies that we looked at in our R-6 through R-8 districts the full FAR could not be built out because the restrictions of 1987 contextual zoning district. And on these 8 projects, over 56,000 square ft. of residential space was left un-built. So the changes that are being proposed today are basically just updating our zoning resolution

and make new buildings reflect current realities a little bit better. They do not increase floor area and they do maintain the core principles of contextual zoning. It will also make it easier to build the number of apartments that are currently already permitted on the site, and for new apartments to have more efficient layouts and higher ceilings which are directly benefits who live in the apartments when they are built. And it will allow for new designs that will better reflect the historic and varied cityscape that we have in our city as well as improving retail corridors on the ground floor. So we are in full support of these changes. And some of the things we would suggest that are studied in the Environmental Impact Statement are what the amount of FAR might become available would be or the number of units that might be created as well as economic impacts of improved retail spaces. It is worth pointing out how existing protections for historic districts do remain in place in areas that would be affected. Thanks. [51]

On behalf of HANAC and the LiveOn NY's senior housing coalition, we applaud the City's efforts related to this proposed zoning amendment. Density is a good thing, when it is in the interest in developing affordable homes for our seniors, families and most vulnerable New Yorkers. [72]

Given the number of apartments that are currently available at this rent level across this borough and city, the choice is clear that we must commit to building and preserving new senior housing. To facilitate this endeavor, we are in full support of this City Planning Department's new "Zoning for Quality and Affordability" initiative to promote new senior housing. This includes: modifying the zoning definition for senior housing, lessening the parking requirement for new senior housing projects within ½ mile of mass transit (i.e. subway station), adding new height and building envelope flexibility for developers to create a more efficacious housing design. [72]

The LiveOn NY Affordable Senior Housing Coalition believes current zoning regulations are outdated and impede construction of new affordable senior housing. The LiveOn NY Affordable Senior Housing supports changes in the zoning regulations, such as eliminating the parking requirements for senior housing buildings, that would allow more flexibility to make the production of senior housing more efficient. [49] [78]

We commend the Department of City Planning for their efforts to modernize the zoning resolution by updating rules that shape buildings, rationalizing unnecessary parking requirements and promoting much needed affordable senior housing. These modest changes have grown out of enduring challenges that zoning resolution has created for affordable housing development and will go a long way towards enabling affordable housing to better serve New York City's Communities. NYSFAFH supports the proposed changes to modernize the rules that shape buildings, using the overwhelming majority of affordable housing development in New York City block and plank construction has higher flood floor heights than previous construction methods used at the time that many of the current building envelope requirements were adopted 30 years. [83]

NYSFAFH also supports the proposed elimination of parking requirements for affordable housing within the transit zone along with the simplification of parking requirements outside of the zone. The requirement to provide zone parking is a major financial drive on

affordable housing projects, drawing valuable space and subsidy away from the production of affordable units and unnecessarily driving development costs. These requirements are particularly inconsistent with the needs of low moderate, and middle income households that New York City's housing service to seek, as evidence by the large number of spaces that regularly go unused in affordable developments throughout the city. In addition, this underused parking space occupies space that could better serve residence and community members in the form of retail, or community facilities, gardens, and children play areas and other recreational uses. [83]

Great Plan! More like this needed [110]

I am writing in support of the Zoning for Quality and Affordability Text Amendment. I believe that the zoning text has become too restrictive and does not allow the city to grow to support new tenants. These restrictions also serve to make the city less affordable by reducing the supply of housing. I am especially supportive of the section which will Reduce Unnecessary Parking Requirements for Affordable Housing. I think this is a good first step and parking requirements should be minimized or eliminated citywide. Reducing parking requirements will enable NYC to continue to grow to accommodate new residents and reduce the cost of housing by decoupling the cost of automobile ownership. Reduction of parking requirements is a cost effective method to promote affordable housing. [161]

While I understand the concerns of some of my neighbors in the Park Slope Civic Council about some possible disruptions to the uniformity of their surroundings and share a love for Brownstone Brooklyn neighborhoods, I am squarely behind your attempts to make the zoning code more compatible to our current housing needs. [214]

The City Planning proposals are helpful. I think higher ceilings in high-rise buildings should be encouraged and it should be easier to build as we've tried. It's always an obstacle on irregular sloping sites. This is all to the good. And we applaud the city planning department for initiating these proposals and trying to expedite affordable housing, cause I know we get 20,000 applications for every 100 units that had been created. Thank you for your efforts. [84]

The proposed text amendments allow for greater flexibility in design and construction without a radical increase in building height. This brings down costs while also increasing quality. Of course, it is our shared understanding that existing height limits continue in historic districts. [32]

Issues of housing type and unit size, to start with, are positively addressed in the proposed zoning text amendments. [32]

Out of this plan came this proposal to facilitate the production of affordable residential dwelling unit development. With the adoption of this plan, it would be more appealing for developers to contemplate utilizing the Zoning Resolution's voluntary inclusionary housing density bonus as a means to increase the supply of permanent affordable housing. [11]

The elimination of parking requirements would also benefit the financing of affordable housing developments where the same amount of government subsidies would be then able to generate an increased number of such dwelling units. [11]

The vast majority of New Yorkers navigate our city, get to work or school, visit family and friends, using our extraordinary existing subway and bus systems. The expansion of Select Bus or bus rapid transit routes to neighborhoods less-well served by surface transit is also a game-changer, redefining the possibilities of transit-oriented development. Further diminishment of unnecessary use of cars is consistent with Administration policy of reducing carbon emissions by 80% by the year 2050. The AIA has embraced this call for environmental action and at AIANY we have been suggesting for a decade that reducing unnecessary parking requirements is also a way of reducing housing costs and creating more dwelling units. [32]

Response: Comments noted.

Comment 17: Weakening the zoning protections that took years to accomplish is not only the wrong approach to solving the problem, but also it will have a harmful impact on many neighborhoods. The proposed amendments will have a harmful impact on the quality of life of many of the residents of our city, and reverse the positive rezoning actions which we have already implemented during the past decade. [1]

While I understand that we live in a growing city and providing a wide range of housing options to residents is a priority, I hope that we do not find ourselves moving down a path that sacrifices livability for affordability. [2]

The proposed rezoning plan is too destructive and damaging. [286]

Quality of life for New Yorkers in great part relates to affordability and livability. It is tied to factors such as a robust and diverse local economy, public schools, adequate infrastructure, and viable public transportation in order to be truly sustainable. "Affordable" housing alone will not truly sustain low- and middle-income families, particularly as the definition of "affordable" is increasingly counterintuitive. There is much in this Draft Scope of Work that needs to be broadened, in order that the EIS provides the adequate information with regard to the impacts of the proposed rezoning. I urge the administration to consider numerous additional factors before taking action. [5]

In our view, the preliminary scope overlooks a number of important considerations: 1) the impact of the proposed zoning amendment on the quality of life of New York City neighborhoods, particularly those of historic character; 2) the application of the proposed changes on a citywide basis that ignores the individual needs of the city's neighborhoods; and 3) the provision of development incentives to all development and not targeted to the production of affordable housing. Furthermore, we are concerned that the proposed zoning action will not, in fact, be an effective solution for the affordable and senior housing that are its ostensible objectives. [85]

The proposed rezoning would do nothing to enhance "Quality" and have negligible impact on "Affordability." Instead it represents a destructive give-away to developers. [247]

To allow a new building to be 20-30 percent higher with no assurance that there will be any or much affordable housing allotted, could turn out to be one of the worst city planning ideas. [30]

I strongly oppose Mayor Bill de Blasio's proposed Citywide Rezoning plan. Contextual neighborhood zoning protections are critical to preserving the quality of life for everyone who lives within these zones. [271]

I believe the City's zoning changes, rush to develop and proposed weakening of zoning protections imperil the quality of life and historic aesthetics of New York City. [200]

The proposal would result in higher buildings that will ruin the character of the city's neighborhoods and also have a huge negative impact on the quality of life of everyone in surrounding communities. [183]

We firmly believe that this proposal does not take into consideration the adverse impact on parking, congestion, schools, and available transit, among other issues affecting the Quality of Life in our neighborhood which we strive to maintain. [63]

Response: Comments noted. Please see response to comment 11 above.

PROPOSED ACTION

General Comments

Comment 18: I am concerned that in its current form, the amendment could result in development that disrupts the contextual nature of certain neighborhoods while failing to produce an increased amount of affordable housing. [43]

Response: Comment noted. Please see response to comment 11 above.

Comment 19: The voluntary program should be amended so that the amount of affordable housing reflects the value of the floor area bonus. Currently, the same 20 percent of affordable housing is required regardless of whether the floor area bonus is located in a neighborhood that makes the market value of that bonus astronomical. Further, the program is typically used in conjunction with the 421-a tax abatement. This double dipping allows buildings to use both the zoning bonus and the tax abatement without a requirement to provide any additional units. In areas where the bonus is worth more, and when the program is coupled with other subsidies like 421-a, more affordable units should be required. [12]

Response: The Proposed Action does not modify the voluntary Inclusionary Housing program.

Comment 20: Building affordable AND senior housing (of various kinds from independent living to nursing homes) is the given reason for many, many of the zoning use changes in the Scoping Document. But the mixing of affordable and senior creates a wide open barn door. For example, there are over 60 references to what one can or cannot do with and to rear yards. If one thinks that the present Zoning Resolution is convoluted and can lead a builder and architect into a labyrinth, just wait to see what this proposal leads to. [26]

Response: Comment noted. Please see response to comment 11 above.

Comment 21: This new height limit or projects utilizing voluntary Inclusionary Housing program is especially troubling given the significant limitations of that program. In effect, this proposal seeks to make inclusionary developments more likely and more profitable, without ensuring that they provide a reasonable amount of affordable housing. [12]

Response: The Proposed Action does not modify the voluntary Inclusionary Housing program.

Comment 22: Study whether increased height limits for buildings utilizing the voluntary Inclusionary Housing program will actually increase the amount of affordable housing produced. [19]

Response: Please see response to Comment 11 above.

Comment 23: This administration is focused on creating the new Mandatory Inclusionary Housing program, but in the meantime the voluntary program, along with the original R10 program, is mapped over 11 of 12 Manhattan Community Districts, and continues to be used to create thousands of market rate units a year. The program needs to be strengthened to ensure the best value and highest amount of affordable housing, and this zoning text change is the perfect time to do it. [12]

Response: The Proposed Action does not modify the voluntary Inclusionary Housing program.

Comment 24: In our view if the aim of the proposed zoning text amendment is truly to promote affordable housing, it has a glaring omission, and that is mandatory inclusionary zoning. Our community's rezoning has not been as successful as we had hoped in promoting affordable housing development, but there's no evidence whatsoever that the 120 foot height limits in our R8A and C6-2A inclusionary zones is the reason. To date, we have achieved just 50 low income units in the inclusionary zones, far short of the 348 low income units in the worst case minimum development scenario. Despite the bonus FAR and the 421A tax exemptions available to developers, few have chosen to avail themselves of this. We don't think it is the lack of zoning or financial incentives that is preventing low income housing from being built in our community. [55]

Response: Please see response to Comment 11 above.

Comment 25: Will affordable housing units be transferrable to other neighborhoods, outside of the bonus lot? [22]

The existing R10 program in particular allows off-site units to create transferable development rights, but does not prevent those off-site units from being built on sites that previously housed rent stabilized tenants. [12]

As events have unfolded over the last year, you won't be surprised that my plea that the affordable units built must be onsite with equal amenities and a single entrance. [13]

We request clarity in the proposed text that the affordable housing will be keyed to local community district average median incomes and that the affordable housing will be in the same site as the market rate units with the low and moderate income tenants able to use the same entrances and amenities as market rate tenants. [15]

The significant limitations of the existing voluntary inclusionary housing program and the original R10 program need to be fixed. I have written many letters to Chair Weisbrod, about these problems. They include lack of any provision against construction income segregated, or two door buildings, loose offsite requirements, a one size fits all affordable housing requirements regardless of the value of the floor area bonus, lack of requirements for additional affordable housing for buildings receiving other public subsidies to double dipping, and lack of anti-harassment provisions to protect onsite tenants before new development begins. This wide ranging proposal provides a perfect opportunity to make these fixes and the first step towards achieving that goal is to include the changes in the scope of this EIS. [10]

Response: The Proposed Action does not modify the voluntary Inclusionary Housing program.

Comment 26: The decision of this administration to include IBZs, such as West Maspeth in the "transit zone" is ludicrous. West Maspeth is a thriving manufacturing area. Why would you want to promote any kind of housing there? Its status as an IBZ is supposed to protect its status as a manufacturing hub and the jobs it creates. I am 100% opposed to this plan as it is short-sighted and simply a giveaway to residential developers. [133]

Response: The Proposed Action has no applicability in manufacturing zones.

Comment 27: Provide for more Income Targeted Housing geared toward Extremely Low and low income housing (This is left out). [86]

Response: The Proposed Action does not address income targeting in affordable housing programs.

Comment 28: We believe the CEQR assessment should document the median family income of the existing neighborhood on a smaller scale than the SMSA, such as by community board. It should consider whether the "affordable" housing standard being used in the zoning proposal will be affordable to existing households living in each community affected by the proposal. [85]

We request clarity in the proposed text that the affordable housing will be keyed to local community district average median incomes and that the affordable housing will be in

the same site as the market rate units with the low and moderate income tenants able to use the same entrances and amenities as market rate tenants. [15]

Response: The Proposed Action does not modify the voluntary Inclusionary Housing program and does not address income targeting in affordable housing programs.

Comment 29: Affordable housing is critical to our City's wellbeing. The best solution to this problem is to ensure that we do not lose any housing in the current portfolio. Our priorities should be to change decontrol laws and to penalize landlord harassment. We need to strengthen regulations. As it is, when a regulated apartment becomes vacant it becomes a luxury apartment. Senior citizens would much prefer to remain in their apartment then to be driven out and have to adjust to senior housing. [232]

While the height of a building is permanent, the programs that subsidize rents in affordable units are not. The Scope of Work must consider ways to ensure that apartments will remain affordable for the life of the building and will never go to market rate. [98]

I am recommending that this proposal could be advanced alongside a proposal for new anti-harassment rules to protect rent stabilized tenants in contextual districts; the scope of work for this EIS should also be revised to include a study of the effect of the proposal on these tenants. [10]

As events have unfolded over the last year, you won't be surprised that my plea that the affordable units built must be onsite with equal amenities and a single entrance. [13]

Response: The Proposed Action does not affect rent regulation, which is governed by state legislation. While important concerns of Mayor de Blasio's *Housing New York* plan, the preservation of existing affordable housing and the protection of existing tenants against illegal harassment are not addressed by the Proposed Action.

Comment 30: How will the proposed amendment apply to Historic Districts and contextual zones? [22]

There is also no explanation of how building higher will mandate construction of quality buildings like the examples in the proposal. Interestingly, the new construction that City Planning aspires to create is found in historic districts in all five boroughs, as these buildings are designed from a human perspective and new development is carefully scrutinized to meet its context. It is outside of the city's historic and contextual districts where true banality dwells and quality design is an elusive sight. [64]

Response: Please see response to Comment 11, above.

Comment 31: The proposal has the opportunity to encourage ground floor community space, so people have gathering spaces outside of their own living rooms. As housing costs increase and residents move to smaller and smaller apartments, this will become even more important. [80]

Response: Comment noted.

Comment 32: Is there a mandate to preserve existing affordable housing? [22]

Response: Please see response to comment 13, above.

Comment 33: The scoping document should examine how much more affordable housing mandatory zoning could create. [55]

The city can and should do better, by protecting more rent stabilized and rent controlled units. We can construct efficient, spacious buildings with affordable and senior units within hard-won contextual height limits, no matter how much developers complain and without offering tax incentives to build luxury residential apartments. [48]

Increasing height limits has generally served only the wealthiest among us. If higher buildings are going to provide housing that is affordable, then there must be real restrictions guaranteeing that additional housing serves those who need lower rents. [96]

We need more rent stabilization, we need more commercial rent control, we need more rent control, and that will increase affordable housing. [67]

We also need more affordable housing in general. Please do not give our city to the real estate interests-- there are far too many luxury apartments already, the realtors from other countries have become millionaires and billionaires, and these apartments are mostly for investment purposes. Real residents need apartments and the situation has become horrible for renters. Keep rent stabilization and don't allow the realtors to destroy it! [273]

Response: The Proposed Action does not affect rent regulation, which is governed by state legislation.

Comment 34: Mayor de Blasio's law ending the rezoning of height limits is destroying my home as well as thousands of others. [178]

Too many tall buildings in inappropriate spaces. Soon we will not be able to see the sun. 57th Street is now ruined. [180]

What are the requirements to obtain height variances? Will affordable housing be required? [22]

Please fight to keep all present zoning protections in place! [184]

Manhattan needs to be down-zoned, not up-zoned. [185]

Our sky is not for sale. Keep NYC bright and sunshiny! Don't drag us into the dark created by shadows cast by tall buildings. [211]

I want to express my strong opposition to the de Blasio proposal to change the height limits in historic areas of the city, particular the Upper West Side where I live. [278]

Please do not make Brooklyn into another Manhattan. Let us continue to see the trees and the sky and enjoy the open spaces that neighborhoods such as Victorian Flatbush now enjoy. [210]

The new rules would not only allow up to a 20-30% increase in the allowable height of new development in our contextual zones; it would weaken future contextual zoning protections that we need and seek, and reduce the protections for non-contextual residential zoning districts by raising the height limits encouraged by 'Quality Housing' rules. [284]

In loosening contextual zoning regulations to allow for additional height and make development more feasible, the City adds value to a parcel, the same as an up-zoning. This value is taken from communities in the form of less light and air, as well as in changes to the desired neighborhood architectural context. If value is going to be extracted from a neighborhood and given to landowners and developers, then the community needs an appropriate benefit in return. And we believe communities – of all varieties throughout the city – could not be clearer in communicating that additional market rate housing development is not a community benefit - additional *affordable* housing is. And this affordable housing needs to be guaranteed to the greatest extent possible. [36]

Response: Please see response to Comment 11 above.

Comment 35: In many respects, the effect of the rezoning proposal seems less likely to be the facilitation of quality design or more affordable housing, but simply the construction of larger, more profitable buildings, with apartments at greater heights and with higher ceilings, with command greater prices. [71]

The Scope states that “The general building envelope modifications are intended to allow sufficient flexibility to accommodate best practices for affordable construction and good design. Our concern is that many developers are not interested in good design, but only in a least cost approach. Good design invariably comes at a premium, an example of the old adage that “you get what you pay for.” While the proposed modifications provide greater design flexibility, they do not mandate these best practices and impose no design review process. The proposed modifications will likely not generate better looking buildings but provide incentives for many more buildings of mediocre design. In Park Slope, the new developments will adversely affect the historic character of the neighborhood, which is now protected to a degree by existing contextual zoning. [85]

In terms of quality of design, contextual districts see a mix of thoughtful new designs and mediocre ones. The contextual zoning does not appear to in any way inhibit quality design, as evidenced by the significant number of pleasing new design found in contextual districts, and the significant number of poor designs found in non-contextual districts. But while contextual zoning does generally help ensure that the scale of new development is

compatible with its surroundings, the proposed zoning change would clearly diminish this important protection. [71]

We are opposed to raising height limits in any way and to any weakening of contextual zoning. In fact, we would support a strengthening of contextual zoning to give meat to its current ambiguity by defining contextuality in terms of architectural language, materiality, and method of construction. The only good point we could find in a study of the proposal is the idea of eliminating parking lot requirements. [99]

Response: Please see response to Comment 11 above.

Comment 36: Building height and fire protection are directly related because egress calculations are based in part on how long it will take someone to go down the flight of stairs to exit the building or how high the fire department ladder can reach. [90]

Response: The Proposed Action does not affect the Building Code or Fire Code.

Comment 37: The proposed height giveaway not only does nothing to increase affordability, it risks incentivizing landlords to vacate and tear down buildings with rent regulated units so they can build new buildings up to the higher height caps. To ensure that new construction in contextual districts results in a net increase, rather than decrease, in affordability, the text amendment should require that any new affordable units are added on top of a baseline of the affordable units in the old building. For example, if a landlord replaces a building that has 20 rent regulated units with a new, 80/20 building of 40 total units, the eight affordable units required by the 80/20 incentive program should be added on top of a baseline of 20 affordable units carrying over from the old building. [7]

Yes we need housing but appropriate housing of 2-6 stories maximum in these designated landmarked areas to maintain the dignity and beauty of these areas for real people to really enjoy, not the smothering towers we have allowed to date. [187]

We are concerned about increasing the maximum street wall and overall height of buildings within contextual districts. [73]

The plan's claim that the greater height will allow more interesting building heights forms is unbelievable. There are countless ways to achieve architectural interest. Market forces are interested in the bottom line, not artistic expression. The developers of New York's designated landmark Lever House achieved its celebrated design by consuming less than the site's zoning allowed area, an option still open to any developer not driven solely by profit. Given additional height to work with, today's developers will make building envelope decisions that enhance the value of the individual apartments they have for sale at the expense of the community. [139]

Response: Please see response to Comment 11 above.

Comment 38: We ask that DCP should assess what the “least cost approach” to building will look like under the proposed zoning action. In addition to showing renderings of the “best practices” design, it should also show the “worst practices” examples. We also request that DCP assess what further steps can be taken to ensure that better design is followed, not simply encouraged. [85]

Response: Please see response to Comment 11 above.

Comment 39: What provisions will ensure the construction of quality buildings? [22]

Response: Please see response to Comment 11 above.

Comment 40: ALL aspects of the proposed work needs to be examined with a Complete EPA impact statement for the buildings and adjacent neighborhoods -- the same standards required of everyone else in the city, no special treatment. In particular, I seriously doubt this proposal will actually 'encourage variety and better design by allowing the variation and texture that typify older buildings in many neighborhoods.' Instead, this will give developers the license to gain more profit from a smaller footprint, with rooftop additions that are out of context with existing buildings. [108]

Response: Please see response to Comment 11 above.

Comment 41: Zoning must be for contextual zoning - to protect the authentic character of all neighborhoods. Contextual zoning gives its citizens a true sense of place. The latest plan is arbitrary. This is not a one size fits all neighborhood policy. This new amendment does not guarantee quality! [205]

Response: Please see response to Comment 11 above.

Comment 42: We request clarity in the proposed text that the affordable housing will be keyed to local community district average median incomes and that the affordable housing will be in the same site as the market rate units with the low and moderate income tenants able to use the same entrances and amenities as market rate tenants. [15]

Changes to better match the size and mix of dwelling units with the nature and needs of their occupants is unlikely to be objectionable provided it does not discriminate among social groups. [21]

While the proposal points to barriers to building affordable housing, it does not demonstrate that removing these barriers will actually result in more affordable housing. It does not compare this proposal to alternative approaches to achieving this goal. We request an analysis that compares the benefits and impacts of this program to other methods of expanding affordable housing in New York City. [22]

Response: Please see response to Comment 11 above.

Comment 43: I represent the Sunset Park Landmarks Committee, and just this morning gave a tour to the LPC of our neighborhood, because we're trying to get a historic district. And we started reaching out to the people, everyone, 99.9% of the people who are desperate to be included in the historic district. They see the rapid changes that are happening, beautiful brown stones being torn down, ugly market rate buildings going up. We haven't seen any affordable housing added. And if anything these new buildings displace people, because they've become absentee landlords whereas before may be a homeowner that lived in the brownstone, had somebody they liked upstairs, kept the rate below market for them. So, from what I'm seeing could have the chance to reduce affordable housing. I was hoping that it would be required to get those height limits bigger, you would have to put in more than just 20%. Three years ago, we went through rezoning, it was a hard fight by many people, the side streets are going to be lower, they're lower now, and we've got it passed. The avenues are higher, and they did that to allow for development because we're not trying to preserve everything in ice. And we want more affordable housing so the hope is that will help with the affordable housing. [97]

Response: Please see response to Comment 11 above.

Comment 44: While I think the creation of more affordable and senior housing is a worthy goal, the bonuses for developers contained in the proposed zoning change would apply to developments that are almost completely market rate housing, and that is just a give-away to the real estate development industry. [192]

Affordable housing is important. From what I gathered at the scoping hearing, the rezoning will not create much – if any affordable housing. It seems like a giveaway for developers. Please come up with a plan that actually does create more affordable housing and we'll be right there to support and promote it. [182]

The proposal gives developers of inclusionary buildings a huge benefit in the form of much higher height limits and more valuable upper-floor apartments without any corresponding benefit to the public. [10]

The proposal will reward developers who create even more luxury housing, instead of the low-income families or the elderly that the proposal is designed to serve. Soon, only the rich will be able to afford to live in New York City. [108]

I do have some reservations about this text amendment, especially as we consider loosening restrictions on developers without clear mechanisms in place to ensure these actions will create affordable housing. [6]

Response: Please see response to Comment 11 above.

Comment 45: We are in support of most of the ideas City Planning is proposing to examine – making senior housing development easier, rethinking our parking requirements, and encouraging better overall building design. However, we do believe that this proposal should examine these changes only in the context of providing more affordable housing. Communities have worked hard to send the message that affordable housing is what

should be incentivized through city actions, not unrestricted housing development in general. We believe the City has taken this step through its commitment to Mandatory Inclusionary Zoning, and that this approach needs to be continued through other city zoning actions. [36]

Inclusionary Housing is another term that appears often in the document. The inclusionary housing that now exists in the city is not mandated to provide a fixed mix of affordable units or even such units within the new building. The recent award by NY State HUD to Rockrose of \$270 million dollars to help erect a luxury apartment building in LIC mandates 20% of affordable housing for a term of 30 years. Such affordable Inclusionary Housing apartments have generally, we believe, been made available through a lottery. The idea here is to mandate Inclusionary Housing in certain districts. But no details have yet been provided. [26]

Response: The Proposed Action does not address Mandatory Inclusionary Zoning. A separate text amendment, with its own environmental review, addresses this subject matter.

Comment 46: AFFORDABILITY? This proposal is mainly about market rate, and is a sledgehammer approach. [268]

Response: Please see response to Comment 11 above.

Comment 47: By the mayor's calculation, he wants to create 200,000 units of affordable housing with this 80/20 thing, with what you all are giving bonuses on top of that, that means that in exchange for 200,000 affordable units we have to give 1,000,000 units of luxury housing. That just overwhelms any benefits derived from Mayor's so called affordable housing. This is despicable. The mayor is trying to create more housing for rich people, in the guise of affordable housing. [220]

Response: Please see response to Comment 11 above.

Comment 48: Only affordable or senior housing units should receive height bonuses – that is where these efforts should be going. [121]

Response: Please see response to Comment 11 above.

Comment 49: This is a plan without prescription. It should be prescribed that only units constructed for affordable or senior housing receive height bonuses, which would incentivize construction of the housing stock that is the genesis of this proposal and that the City so desperately needs. At this moment, the proposal incentivizes all development, without any guarantee that it will actually house New Yorkers who are rent-burdened. In fact, a point could be made that this might incentivize demolition of existing housing in order to replace it with new development utilizing the proposed as-of-right height limits. This could increase displacement while only adding more market-rate housing to the pool. Bigger buildings do not equal lower rents, if that were the case, West 57th Street would be Manhattan's newest neighborhood for the middle class. [64]

Response: Please see response to Comment 11 above.

Comment 50: We request clarity in the proposed text that the additional heights enumerated will not be permitted in historic districts; that any inclusionary housing floor area bonuses permitted in non-historic districts will be mandatory. [15]

Response: Please see response to Comment 11 above.

Comment 51: I am opposed to adding allowable height to residential lots in contextual zoning districts, when we should be adding height caps to currently uncapped residential districts, and I believe we need to do more to ensure that if affordable buildings are torn down, they are replaced with buildings of increased affordability. [7]

There is nothing more important in the city urban plan than the maintenance of contextual zoning policy. The proposal to allow higher buildings in contextual districts is not a good idea. I am making an urgent plea in this letter for contextual zoning laws to be held in place. [279]

Existing height limits for contextual zones and for the Quality Housing program need to remain in place. It is unconscionable to retroactively change the existing limits across the board. [108]

Response: Please see response to Comment 11 above.

Comment 52: Mandatory inclusionary zoning is the only means by which communities can be guaranteed some affordable housing. It has become increasingly clear that voluntary programs are not working to achieve the goals of the Mayor's 10 year housing plan. We are dismayed that there is no mention of mandatory inclusionary zoning in these proposed zoning text amendments. We urge that the EIS scoping document include mandatory inclusionary zoning as one of the alternative actions. [55]

As such, these loosened regulations should, in all cases, be accompanied by much stronger requirements for affordable housing. The idea of first incentivizing all development, and then additionally incentivizing voluntary affordable development is one that has proven to not improve affordability or quality in our neighborhoods, and additionally, one we believe is not properly reflective of current city policy goals. Every time the city incentivizes unrestricted housing development, an opportunity is missed to leverage affordable housing. If a blanket rethinking of the Voluntary Inclusionary Zoning regulations is being revisited as part of this proposal, then the CPC should take the opportunity to significantly strengthen the program, including requiring an affordable housing component that more properly values the FAR bonus in high-market areas, and instituting rules to eliminate "poor door" developments. [36]

Response: The Proposed Action does not address Mandatory Inclusionary Zoning. A separate text amendment, with its own environmental review, addresses this subject matter.

The Proposed Action does not modify the voluntary Inclusionary Housing program.

Comment 53: While the draft scope acknowledges a desire for aesthetically pleasing architecture and construction as a result of this text change, I feel we must ensure that the needs of individual neighborhoods be considered as part of the plan. [2]

The proposed actions in the Draft Scope do not take into consideration what the impact city-wide would be on individual communities. [3]

While I share the City's goal of producing more affordable housing, I am concerned that the plan takes one-size-fits-all approach to development and largely leaves communities out of the discussion. [4]

The new rules would be applied citywide without regard for differences between neighborhoods and communities. Development in each of these individual communities must be contextual and undertaken with careful consideration of the impacts that the development would have on local infrastructure, including schools, transportation, water and sewage, to name a few. [4]

The affordability crisis has many faces; it affects disparate New York communities in vastly different ways. Any plan to address the crisis must be reflective of the problem, tailored to community by each unique community. This customized approach, along with robust community engagement, will guarantee better results for all involved. [4]

While the nature and sheer scope of the affordability crisis we face demands immediate action, we must not rush toward solutions that do not abide by certain guiding principles, namely respect for the integrity and diversity of individual neighborhoods and an inclusive process that guarantees community input. [4]

My constituents and I are committed to supporting quality, affordable housing. While I applaud the intention behind the proposal – to support and enhance the development of affordable housing in New York City – the proposal paints with too broad a brush as if one size could fit all. We know from years of such attempts that it can't. [5]

The Scope should be much more specific to demographics throughout each borough and within each community, fitting affordability to community AMIs and working backwards to connect construction and land acquisition costs. [5]

The zoning for quality and affordability proposal also provides for a generalized draft EIS or DEIS, which would be applied citywide. The neighborhoods of New York are as diverse as its people, so it's hard to imagine a meaningful DEIS that would be bare bones enough to apply city wide. To this point I would respect to your request that the DEIS be applied on a case by case basis. The community input will be invaluable. [13]

Community Board Ten Members need to be able to not only review parochial concerns – but those of our neighboring Districts and Citywide impacts. [16]

This community board takes seriously its mandate under the NYC charter to solicit local public input about a proposed public project prior to rendering an opinion of its own. As you know, this mandate exists because the Charter framers recognized the distinctive differences among the City's 59 community districts. A text amendment must account for those differences. So too, must an analysis of the amendment's potential environmental impacts. Each community board must be able to comment on whether the DEIS Scope addresses local conditions. [17]

A review of the proposed text as a neighborhood-based option rather than a no-option, one-size-fits-all replacement can provide mechanisms to mitigate significant impacts in some districts while implementing positive changes in other areas—even within the same community board district. [18]

CB4 asks that the EIS analyses, particularly for proposed building envelope changes, be conducted not on a citywide basis but targeted to specific districts in particular neighborhoods. [19]

It is disturbing that this proposal would change the rules across the city for all medium and high density contextual zoning districts, without any consideration of the particular context, needs, or desires of individual communities. [71]

Analysis must be neighborhood specific: Clearly any analysis of such a broad ranging plan such as this should be done on a neighborhood by neighborhood basis. "Prototypical" examples are irrelevant and quite frankly misleading as they can be structured to prove whatever the administration wants. [270]

We request that the DEIS, as part of its Reasonable Worst-Case Development Scenario (RWCDs), study the impacts of the proposed expanded building envelope on several zoning districts, ranging from medium-density residential (like Brooklyn Heights) to high-density commercial (like midtown) to low-density residential (like Astoria or East Harlem). It is imperative that the RWCDs take into account contextual zones and historic districts, as well as other relevant varieties of Special District. [22]

We are a city of communities distinguished by our differing neighborhoods and, even in principle; one-model-fits-all does not appear to take into consideration individual community impact. Each community has to be individually evaluated in order to carry out a valid assessment and preserve our neighborhood's character. The term "best practices" needs to be defined for each neighborhood. [23]

This city administration is proposing to undo all of this hard-won common-sense contextual zoning in the East Village and impose a cookie cutter plan on this unique area (among others). [30]

The City should not renege on hard-won protections for our communities' distinct characters. [261]

We have serious concerns that the proposed amendments will produce serious deleterious unintended consequences. One reason is that the Environmental Assessment Statement covers the entire City of New York. Each community has its own special character needs. A more neighborhood focused EAS would be more appropriate. The size and scope of the current proposal is of great concern. [25] [73] [88]

The Zoning for Quality and Affordability proposal will haphazardly change zoning across New York without thoroughly examining the varying needs of individual neighborhoods. It is crucial that the scope examine whether these changes are appropriate for each neighborhood and explore the impact of larger and taller buildings on neighborhood character and residents, historic structures, community resources, parks, shadows and infrastructure. [52]

While the Cooper Square Committee supports each of these goals, and thinks some of the zoning text amendments may have the potential to promote more affordable housing and senior housing, we have some serious reservations about the potential impacts of enacting a one size fits all zoning text amendment in NYC's diverse neighborhoods. [56]

The affected neighborhoods differ widely from one another and it is important to protect the individual character of each one. We, therefore, feel that the environmental impact on every affected community should be evaluated individually. It would not be possible to carry out a valid assessment in any other manner. [57]

Contextual zones came to fruition after years of effort by community-driven, carefully examined, neighborhood-specific studies. New York thrives because of the diversity of its neighborhoods, yet this proposal's approach will deal with each neighborhood as the same, with a one-size-fits-all approach. [64] [75] [143]

Overall, we agree that zoning rules should be modified to better accommodate the much-needed new housing proposed in the Housing New York Plan; however, MAS believes a more comprehensive approach is needed. The City should identify what the larger intended framework of the entire Housing New York project plan will be and explain how these proposed changes will relate to future proposals. [80]

Any changes in current contextual zoning must be area-specific and individually subject to public evaluation and environmental study and transparency in the proposals and options. [191]

As a resident of East Harlem, I am concerned that, as noted by public commenters at the public scoping meeting on March 25th, the draft scope of work does not detail investigation on the impact of the zoning changes on different types of neighborhoods across the city, but rather broadly uses a one size-fits-all approach. [224]

One size does not fit all. We request that the DEIS as part of its reasonable worst case development scenario, study the impacts of the proposed expanding building envelope on several zoning districts, ranging from medium density like Brooklyn Heights to high density commercial like midtown, to low density residential like Astoria and East Harlem.

It is imperative that what worst case scenario analysis to take you into account the contextual zones and historic districts as well as other relevant varieties of special districts. [22]

While Linda shares the city's goal of producing more affordable housing she's concerned that the plan takes a one size fits all approach to development and largely leaves communities out of the discussion. While the nature and sheer scope of affordability crisis we face demands immediate action, we must now rush towards solutions that do not abide by certain guiding principles, namely respect for integrity and diversity of individual neighborhoods, and an inclusive process that guarantees community input. [4]

We understand that the plan is in part responding to concerns raised by some architects and developers about the ability to use full FAR in contextual districts. However, this is a massive response to a problem that might be answered with more tailored approach. [82]

In our view, the preliminary scope overlooks a number of important considerations: 1) the impact of the proposed zoning amendment on the quality of life of New York City neighborhoods, particularly those of historic character; 2) the application of the proposed changes on a citywide basis that ignores the individual needs of the city's neighborhoods; and 3) the provision of development incentives to all development and not targeted to the production of affordable housing. Furthermore, we are concerned that the proposed zoning action will not, in fact, be an effective solution for the affordable and senior housing that are its ostensible objectives. [85]

Chelsea's contextual zoning has been tailored to unique conditions with great care, skill and public participation. We fought for years, block by block, to achieve the current contextual height limits, which were never as strict as we wanted and for which we had to concede up-zoning outside the districts. The city's plan will arbitrarily apply the same height increases in Chelsea as it does elsewhere, a poor reflection on the level of care and deliberation that went into it. [91]

It is one thing to suppose that the City could benefit from having contextual districts with different height limits than those which currently exist, and to examine where such changes might be appropriate; it is another to retroactively change the existing limits everywhere they currently exist, and eliminate the current limits across the board. [31] [40] [92] [111] [128] [136] [152] [192] [201] [207] [219] [266] [280] [287] [288]

Response: The DEIS incorporates an analysis methodology that is appropriate for a generic action. Maps illustrating the applicability of the components of the Proposed Action to each of the city's 59 Community Districts were published on DCP's website on May 26, 2015.

Comment 54: According to this document, the approach to increasing affordable housing is similar to senior housing; allow for bigger and bulkier buildings with an increased number of dwelling units and reduced or total elimination of parking requirements. This includes:

- Increasing the base and overall height of buildings from 10' to 40' on top of the already proposed as-of-right increases for all R6-R10 contextual zone buildings of 5' to 15'.

- Allowing accessory uses, such as laundry rooms, recreation space, trash rooms and mechanicals to be built in the rear yards of buildings up to 15' in height, which are normally required to left open for light, air and space between buildings.
- Encouraging taller buildings on narrow lots in R7-R10 zones by removing the "silver law" provisions which curtail these out-of-scale buildings, even at off-site affordable housing locations
- Creating a new, very tall non-contextual building envelope in R6-R10 zones – similar to a new "Special District" – to promote high-density affordable housing along rail lines and highways. Maximum heights would range from 115 to 355 feet.
- Increasing the FAR from 5.0 to 6.0 in future R7X and R7-3 Inclusionary Housing Designated Areas. [35]

Response: Please see response to Comment 11 above.

Senior Housing

Comment 55: The proposed changes seem to indicate the possibility of eliminating the requirement of separate housing for seniors. Such change could result in foreseeable (or unforeseen) unsafe conditions and/or loss of important services for our seniors. [14]

Response: Please see response to comment 11 above.

Comment 56: Based on the overall reading of the materials, which are at this time extremely vague and open to multiple interpretations, our board is concerned that the affordable and senior units may be down-sized and reformed to allow conditions which are substandard. [14]

Response: Please see response to comment 11 above.

Comment 57: Seniors may be limited to occupying studio apartments. We feel it is more appropriate to allow them to qualify for one bedroom units in order to accommodate home health care needs. [14]

Response: Please see response to Comment 11 above.

Comment 58: With regards to *removing CPC certification and special permit for nursing homes in R3-R10 districts*, the review of CEQR history of certifications and special permits during analysis should disclose any special conditions or limitations that were imposed by the City Planning Commission and/or City Council as identified through the discretionary review process. [11]

Now certain certificates and special permits are required for certain types of long-term care facilities, e.g., nursing homes. These uses could thus become as-of-right, thus creating building and population density in areas now of low density given their zoning. [26]

Response: The DEIS includes a discussion of the past environmental reviews of special permits for nursing home use. Certifications are not subject to environmental review.

Comment 59: The proposal seeks to remove the need special permits for nursing homes, health related facilities and other care centers. This special permit, referenced by Section 74-90 of the NYC Zoning Code, is the NYC zoning beachhead needed to insure that oversaturation of social services does not occur in certain neighborhoods. It is especially needed because the current NYC Fair Share Law restricts oversaturation by city facilities but fails to restrict private non-profits. Until the NYC Fair Share law is amended to reference all community facilities and not just city facilities, minority neighborhoods will become even more oversaturated with social services and community facilities. The increased non-residential development will lead to a change in neighborhood character. Or said a different way, the loss of NYC Zoning Sections 22-42, 74-90 will lead to commercializing residential minority neighborhoods disproportionately. [176]

Response: The DEIS includes an analysis of the likely effects of this component of the Proposed Action.

Comment 60: Senior housing has to be studied within the context of different models of mixed housing. We have a socio-economic history of failures and successes to help provide a basis for long-term accessibility and sustainability in relation to demographic prognosticators. Substantial affordable housing and senior housing was previously developed and lost due to the lack of incorporating preservation protection. The proposed reduction of administrative obstacles and elimination of redundant special permits that are in place for nursing homes and adult homes need to be examined in context to the impact of development on the community. [23]

Response: The DEIS includes an analysis of the likely effects of this component of the Proposed Action.

Comment 61: This project/study has revealed many instances in which the Resolution does not appropriately deal with a certain type of scenario, for whatever reason. The Draft Scope of Work for the EIS on page 16 states:

“Assisted living facilities file as Use Group 3 philanthropic or non-profit institutions with sleeping accommodations. They are not subject to the use special permit (74-90) but they are subject to the FAR special permit (74-902).” (cont’d)

I would like to point out that it is possible for an assisted living facility to be “for-profit”. (Out firm has designed two.) Please don’t forget about them. Current zoning leaves them to be treated as a use group 2 “apartment hotel”. (I say apartment hotel as opposed to a general residential building because a general residential building would not allow for, say, a public dining room or beauty salon.) Because of this general use group 2 classification, the parking requirements are out of touch with the reality of a building occupied by non-drivers. The dwelling unit density requirements are out of touch as well, owing to the lack of full size kitchens in each unit and the provision of substantial common areas. The BSA has recognized this and has granted variances to these requirements. It

seems to me that zoning can better address this type of building. I am not a planner. I will not suggest ways to accomplish this, but I would gladly discuss my experiences and the issues we have had in developing these type of buildings. [103]

Response: Comment noted. The Proposed Action includes a revised zoning regulatory framework for state-licensed assisted living facilities.

Comment 62: The proposals to reduce the size of senior citizen apartments and, indeed, the removal of minimum sizes in some cases, must be studied from the standpoint of their impact on the health and wellbeing of seniors. How small an area is actually conducive to mental and physical health, especially for a person of limited mobility? Will the absence of space for home health aides or visiting relatives lead to more seniors going to nursing homes? [98]

Response: The DEIS includes an analysis of the likely effects of this component of the Proposed Action.

Comment 63: If building density is to be reduced related to the minimum size of apartments permitted for senior citizens housing, it is important that seniors have amenities in the building such as community rooms, activity center-type areas and bicycle parking. [24]

Response: The DEIS includes an analysis of the likely effects of this component of the Proposed Action.

Comment 64: The assessment should assess whether the incentives fit the financial considerations of developers with respect to producing buildings with smaller units. We question whether the proposed action will generate the type of housing units needed by the city's growing senior population. Moreover, since much of this population will be living on fixed incomes, how will the new housing generated be affordable to low and moderate-income seniors without a vast commitment of rent subsidy dollars? The scoping study should assess the economics of housing production and take into account the current dearth of Section 8 funding available to the city. [85]

Response: The DEIS includes an analysis of the likely effects of this component of the Proposed Action.

Comment 65: How will the definition of senior housing change? Will market rate housing for seniors be afforded an inclusionary bonus? [22]

Response: The DEIS will include a description of this component of the Proposed Action.

Comment 66: How will the definition of nursing homes be changed? What are the impacts, especially on New York State policy? [22]

Response: The DEIS includes a description of, and an analysis of the likely effects of this component of the Proposed Action.

Comment 67: Will FAR earmarked for senior housing be linked to the Certificate of Occupancy and expected in perpetuity?

We'd like to know the FAR earmarked for senior housing and whether it will be link to certificate of occupancy on an unexpected perpetuity.

We'd like to know the duration of the FAR earmarked as affordable will be. [22]

Response: The DEIS will include a description of this component of the Proposed Action.

Comment 68: We suggest that as part of the DEIS the City map out and identify specific locations where new senior housing could reasonably be built and where retirement communities might naturally occur. [80]

Response: The DEIS includes an analysis of the likely effects of this component of the Proposed Action.

Comment 69: As currently written, the amendment requires for-profit developers to ensure that this senior housing remain affordable for 30 years. As we have seen with the expiration of affordability for units that are receiving tax abatements, such as 421-a and J-51, the failure to require permanent affordable housing only kicks the can down the road by forcing future generations to deal with this issue. It is critical that the City encourage the development of permanent affordable housing, not merely for seniors on low, fixed incomes, but as a matter of course. [4]

Our areas of northeast Queens will be extremely affected by the proposed increases to height and bulk for senior housing and care facilities and removing most of the parking requirements specifically in R3 through R5 zones. [39]

Response: The DEIS includes a description of, and an analysis of the likely effects of this component of the Proposed Action.

Modernize Rules that shape buildings

Comment 70: It's not clear from the presentation how the proposed zoning amendment works with existing bonus floor area allowances. The presentation also doesn't unequivocally state that maximum allowable FAR will not be increased by the proposed text. While the proposal does not technically constitute an "up zoning," it could significantly increase the actual build-out of FAR by expanding the permitted building envelope. [22]

Response: Please see response to Comment 11 above.

Comment 71: The environmental assessment statement issued Feb. 20th leaves a good number of important questions unanswered. To include a positive, the increased ceiling height in dwellings is a welcome change. Adding five stories in historic districts is another matter,

as is: adding density, increasing lot coverage, reducing open space, reducing onsite parking and confirming safety efficacy of block and plank or modular construction. [15]

Response: Please see response to Comment 11 above.

Comment 72: Specifically, we would like to know what are the requirements to obtain higher variances and will affordable housing will be required. We'd also like to know if the proposal will have retroactive allowances for existing buildings, and how this applies to the addition of new floors to existing buildings. [22]

Response: Please see response to Comment 11 above.

Comment 73: DCP suggests eliminating minimal dwelling unit size in affordable senior housing. Thus the FAR allowed in a building could accommodate many more dwelling units and thus increase population density. On page 57 of the February Scoping document, one sees significant increases in FAR in nearly every zone for "affordable" and "affordable senior housing." The document raises the possibility of mixed uses, both affordable and senior housing within the same market rate building. This kind of mix could be a good step in reducing isolation between seniors and the rest of the population. However, what will mixed use of such housing in a market rate building add or enable of the "new" FAR? And how much affordable housing is actually required? Nor is it clear whether or not more FAR is only for seniors. What happens when the senior leaves? [26]

Response: Please see response to comment 11 above.

Comment 74: The need for greater specificity in the EIS analysis: The Draft Scope says, "It is not possible to evaluate the impacts of any specific development, as the specific location of future development projects is unknown. Therefore, the urban design and visual resources assessment will be based on prototypical scenarios." This approach to understanding and disclosing the impacts of the propose changes on these mid-block R8 districts is not specific enough for the purposes of disclosing the impacts of the proposal to the public. The proposal changes not only building height, but also changes the line-up provisions in contextual districts, allows the setback to follow the street instead of the street wall, as well as additional articulation. The potential for these changes, and how they interact, to impact the urban design and character of specific streets is unknown and will remain unknown and undisclosed if the Draft Scope is followed and only prototypes are used. (cont'd)

Instead the EIS needs to disclose the impacts on urban design by performing an urban design analysis on actual high-risk blocks: Blocks that are not landmarked but which still have a specific form and character, like those in Carnegie Hill discussed above, as well as others, like classic Brooklyn row-house blocks deserve special attention and treatment. The true impact of these wide-ranging proposed changes on the design and character of these streets can only be understood when they are applied on actual places: the prototypical urban design analysis proposed in the Draft Scope is far too generic for the disclosure CEQR requires. Only a handful of these analyses need to be done, perhaps one

or two for high risk contextual districts (certainly R8B and R6B, and perhaps others) and these would represent the worst case impact of the proposed changes on the City's urban design. [47]

Response: The DEIS incorporates an analysis methodology that is appropriate for a generic action.

Comment 75: The Scope reads, "To produce a reasonable analysis of likely effect of the text amendment, 13 representative development prototypes have been identified. . . these prototypes represent a reasonable worst case scenario for the Proposed Action." It is not clear, however, how the reasonable worst case development scenario (RWCDs) for the entire action will be constructed. Will it include other prototypes? Since the prototypes detailed in the Scope represent only a handful of zoning districts, this would make sense, but do they also use the same assumptions as the prototypes in the Scope? If they do, this is a problem for the development of a RWCDs for CEQR purposes. (cont'd)

All of the prototypes found in the Scope are informative regarding the building forms that the proposal would allow, but most of them are too idiosyncratic for a generic RWCDs for CEQR purposes. Much of the desired articulation and partial floors shown in the prototypes, while desirable for both urban design and design flexibility, would likely make buildings more expensive to build. Unless this type of articulation becomes a requirement of the proposed text amendments instead of an option, a generic RWCDs should not assume that developers will choose more expensive building forms over less expensive building forms if each has the same amount of floor area. A generic RWCDs should show a reasonable worst case, which would be relatively uniform massing with minimal articulation built to maximum base and building height in contextual districts. This would likely result in higher floor-to-floor heights than the proposal anticipates, but such building massing would represent the reasonable worst case scenario that CEQR requires. (cont'd)

For example, some of the prototypes do not reach the maximum building height and these certainly should not be a part of the RWCDs. To effectively study a worst case scenario for shadows, an environmental impact statement needs to study a RWCDs that shows the reasonably maximum height, which in these contextual building envelopes are the maximum heights proposed. The scope should provide more detail on how the RWCDs should be constructed, and use a RWCDs that is built with reasonable worst case assumptions. [68]

Response: The DEIS incorporates an analysis methodology that is appropriate for a generic action. Prototypes for all zoning districts affected by the Proposed Action were published on DCP's website in May 2015. Additional prototypes were created for the DEIS.

Comment 76: Include an additional prototype that depicts development in an R7A Inclusionary Housing designated districts where the Inclusionary Zoning affordable housing bonus was not utilized according to a maximum height of 70 feet in lieu of the existing 80 feet. [11]

Response: Prototypes for all zoning districts affected by the Proposed Action were published on DCP's website in May 2015. Additional prototypes were created for the DEIS.

Comment 77: With regards to Prototype 2 (development in an R7A District within Inclusionary Housing Designated Area), the prototype should also consider an interior lot fronting a wide street as typically found along Metropolitan and Grand Avenues. [11]

Response: Prototypes for all zoning districts affected by the Proposed Action were published on DCP's website in May 2015. Additional prototypes were created for the DEIS.

Comment 78: With regards to Prototype 8 (affordable independent housing for seniors in R7D District) and Prototype 9 (affordable independent housing for senior development in R7-2 district), the assumption for Upper Story Height being 9'-6" floor to floor seems excessive as such affordable housing is likely to be constructed with room heights of 8'-0", and having an additional 1'-6" for structural seems excessive. [11]

Response: Prototypes were developed to illustrate the expected maximum effects of the Proposed Action.

Comment 79: According to this document, the approach to increasing senior housing is two-fold; allow for bigger and bulkier buildings with an increased number of dwelling units and reduced or total elimination of parking requirements. [35]

Response: Please see response to Comment 11 above.

Comment 80: The plan's assumption that zoning envelopes should allow full development of floor area ratios shows a willful disregard for zoning fundamentals, as does its application of across-the-board changes. [91]

Response: Please see response to Comment 11 above.

Comment 81: The current zoning law allows for an increase in FAR of about 5 percent for buildings built before 1961. If the FAR is increased, that currently allowed increase should be eliminated. [47]

Response: Please see response to Comment 11 above.

Comment 82: The best architect developer teams produce brilliant designs within the given constraints. The worst seek to maximize floor area. The EIS must address the fact that raising height limits will inevitably lead to the erosion of form and scale, contextual zoning was very created to protect. The city must perform a survey of historic resources that could be affected by this proposal as well as non-designated buildings that possess the kind of good design traits that the proposal encourages and wishes to have populate our city. [77]

Response: Please see response to Comment 11 above.

Comment 83: We urge that the EIS explore ways to soften the impact of new buildings. We are concerned about the proliferation of curtain wall glass buildings. The EIS should explore alternatives to that. Ideally the first two or three floors should have design that emphasizes bays (such as the use of piers) and above that the amount of glass should be limited and the use of stone or brick should be encouraged. There are relatively recent examples of such apartment building construction on both sides of Lexington Avenue between 96th and 98th Streets. There are clear challenges in being able to incorporate this in the zoning law language, but such requirements could make a large difference in making new construction compatible with the existing character of the avenue. This type of reasoning could also be applied to Third Avenue and other avenues that are not contextually zoned. [47]

Response: The Proposed Action does not address building architecture.

Comment 84: While the proposal states that zoning envelopes inhibit the construction of quality buildings, it does not demonstrate that relaxing envelopes will result in better buildings. Good buildings can be built within existing height and setback constraints, as back-of-the-envelope calculations make clear. How will the proposed amendment provide incentives to ensure the construction of stoops, higher ceilings, shallower apartments, and/or other elements of good design? How will the proposal attenuate market forces that work to maximize FAR, sometimes at the price of good design? [22]

Response: Please see response to Comment 11 above.

Comment 85: If it is the Department's intention to create quality ground floor spaces, standards pertaining specifically to the building's ground floor should be created, rather than simply raising the allowable height for the entire building. [6]

Response: Please see response to Comment 11 above.

Comment 86: It is crucial to address the detrimental flexibility of current 'Inclusionary Housing' "regulations:" the Mandatory Inclusionary Housing program needs to become universal, without reinforcing 'two door' apartment buildings. [254]

Response: The Proposed Action does not affect the voluntary Inclusionary Housing program. The proposed Mandatory Inclusionary Housing program is the subject of a separate text amendment, which has its own environmental review.

Comment 87: More and more, the existing Inclusionary Housing program is being used to create so-called "two-door" buildings that segregate low-income tenants into separate building segments. The only way to permanently prevent two-door buildings is to amend the zoning text for the Inclusionary Housing program. [12]

Response: The Proposed Action does not affect the voluntary Inclusionary Housing program.

Comment 88: The significant limitations of the existing voluntary inclusionary housing program and the original R10 program need to be fixed. I have written many letters to Chair Weisbrod, about these problems. They include lack of any provision against construction income segregated, or two door buildings, loose offsite requirements, a one size fits all affordable housing requirements regardless of the value of the floor area bonus, lack of requirements for additional affordable housing for buildings receiving other public subsidies to double dipping, and lack of anti-harassment provisions to protect onsite tenants before new development begins. This wide ranging proposal provides a perfect opportunity to make these fixes and the first step towards achieving that goal is to include the changes in the scope of this EIS. [10]

Response: The Proposed Action does not affect the voluntary Inclusionary Housing program.

Comment 89: While the proposal claims that this is in order to accommodate newer construction techniques, it appears that in many cases it will simply allow the transfer into the development site of air rights, which existing contextual zoning envelopes typically make difficult or impossible. Thus in practical effect the new rule changes will allow more floor area in new developments as well as greater height, in spite of claims to the contrary. [71]

Response: Please see response to comment 11 above.

Comment 90: I would also appreciate a more in-depth discussion about the transfer of development rights. Again there are situations on the upper west side, where it is imperative that the air right transfer be within a reasonable distance and other situations, where highest economic value must be granted offsite. I would ask that any change to the transfer development rights allow for additional flexibility and community discussion. [13]

Response: The Proposed Action does not address transferable development rights.

Comment 91: We'd like to know how and if the proposal will affect the current rules on transfer development rights, air rights. Will the proposal expand the scope or increase the number of as of right development. [22]

Response: The Proposed Action does not address transferable development rights.

Comment 92: The Department argues that raising height limits is necessary to allow developers to utilize all of a site's allowable FAR, create units with increased floor-to-ceiling heights, and promote contextual ground floor street walls. This is troubling, as all buildings will receive height limit increases, whether they provide affordable housing or not. The provision will allow developers to create units with higher ceilings, favored by high-end condo buildings. Buildings that receive increased height limits must be required to provide affordable housing. [6]

Response: Please see response to Comment 11 above.

Comment 93: I call on the Department to require affordable housing set-asides from developments benefiting from some of the other components in this amendment, such as allowing accessory uses in rear yards and removing narrow lot restrictions. [6]

Response: Please see response to Comment 11 above.

Comment 94: The current proposal offers very generous allowances of increased bulk and height for affordable senior housing and care facilities. But in fact, the full benefit of increased height and bulk would be offered to developments in which only a fraction of the space might be dedicated to such uses, with the majority serving as luxury, market-rate housing. [80]

Response: Please see response to Comment 11 above.

Comment 95: PHNDC acknowledges the challenge of using inclusionary bonus FAR with projects in contextual districts as described the Draft Scope. However, it is not clear that the advantages to providing additional height for inclusionary affordable housing would extend proportionally to R6B zones as called for under the proposed action as they would to denser districts. The affordable projects envisioned to be facilitated by the proposed action would presumably require financing subsidies and tax credits to be viable for development. Current financing programs offered by NYCHDC are generally intended for projects with total units of one hundred or more, but in any event not less than fifty units. The HPD SARA program for financing of affordable senior housing has a fifty unit minimum. It would take a very large lot in an R6B zone for a project to qualify for these financing products. [87]

Response: Comment noted.

Comment 96: This proposal promotes ground floor retail and community spaces by amending current zoning restrictions. With this proposal, the City has an opportunity to help protect and support small businesses that utilize smaller floor area. These businesses are increasingly being pushed out of neighborhoods, especially ones that have been rezoned. [80]

Response: The Proposed Action does not address commercial use.

Comment 97: Modernize rules that shape buildings - Disagree with everything except increased discretion over oddly-shaped lots. It is perfectly possible to produce spacious, efficient buildings within current contextual zoning height limits, no matter how much developers grumble about it. Street wall limitations should absolutely be kept! [202]

Response: Please see response to Comment 11.

Comment 98: Will the City require modernization of building systems in exchange for allowing additional buildable square footage? [9]

Response: The Proposed Action does not address building systems.

Comment 99: We are concerned about the plans to add density, increase lot coverage, reduce open space, and reduce on-site parking. [15]

Response: Please see response to Comment 11 above.

Comment 100: We are concerned about decreasing the line-up provision thus allowing for buildings to jut out. [73]

Response: Please see response to Comment 11 above.

Comment 101: Our streets and neighborhoods are precious to us. We like the height limits in the mid-block, for which so many fought. We like the height limits on our avenues which give a sense of place and permit for air and light. We want more oversight as to size and bulk, not less. [74]

Response: Please see response to Comment 11 above.

Comment 102: Build heights are revised to accommodate new zoning definitions. Much has been made of the statement that DCP is only *tweaking* the zoning, that in most cases only one story would be added to a building. We are not sure how you pack the increased FAR in the chart on page 57 of the document into one more added story which few people would find unacceptable. The reality is that we truly don't understand the numbers or the statements. [26]

Response: Please see response to Comment 11 above.

Comment 103: The specific aims of the proposal should be modified to include for changing the Zoning Resolution to further restrain the bulk envelope in areas where the voluntary Inclusionary Housing density bonus is applicable for development that does not utilize the floor area bonus. [11]

Response: Please see response to Comment 11 above.

Comment 104: The City should establish additional Voluntary Inclusionary Housing designated areas, in consultation with Community Boards and City Council representatives, within communities that were previously up-zoned without the applicability of this affordable housing density bonus. [11]

Response: The Proposed Action does not address the mapping of Inclusionary Housing Designated Areas.

Comment 105: The proposal to *Reduce height controls in Moderate- and High-Density Inclusionary Housing Designated Areas* would further incentive the utilization of the voluntary affordable housing bonus through the reduction of the maximum height of buildings developing by dis-incentivizing development without the bonus. For redevelopment without the bonus, height should be reduced by ten feet in R6A, R7A, R7B and R8B

Districts and by five feet in their commercial equivalents, and by 20 feet in R7D, R7X, R8A, R8X and R10A Districts and by 15 feet in their commercial equivalents. (cont'd)

With regards to the with-action condition, add *Reduce height controls in Moderate- and High-Density Inclusionary Zone Districts* to the Proposed Action to explain why this modification to the Zoning Resolution would further shift the economic justification for developers to more strongly consider developing according to the voluntary Inclusionary Housing Designated Area's density bonus. [11]

Response: Please see response to Comment 11 above.

Comment 106: Study current contextual district affordable housing for successful utilization of FAR and quality of housing, including floor-to-ceiling heights and quality of design. [19]

Response: Please see response to Comment 11 above.

Comment 107: Our areas of northeast Queens will be extremely affected by the proposed increases to height and bulk for senior housing and care facilities and removing most of the parking requirements specifically in R3 through R5 zones. [39]

Response: Please see response to Comment 11 above.

Comment 108: The EIS should also examine whether the dormer option should be eliminated. This option effectively extends the street wall to the full height of the building (thereby undoing the objective of having a lower street wall) mentioned above for R8B. Such dormers, allowed for buildings wider than 45 feet and in many cases taking up as much as a third of the width of the building, should be eliminated because the proposed changes for the street wall and overall height would be increased by the proposed R8B. [47]

Response: The Proposed Action does not affect the height and setback regulations in R8B districts.

Comment 109: It's also important to note that eliminating the minimum size apartment units seems largely inspired by design competitions, which concerns me as a longtime disability rights advocate. While able-bodied individuals were able to push, pull, and roll unit elements to sleep, entertain, and dine, not everyone will be able to do so. Eliminating minimum size units is sure to open a Pandora's Box of Americans With Disabilities Act (ADA) issues for Federal, State, City agencies alike, as developers are sure to create buildings which – intentionally or not – exclude swathes of the City's population from accessing amenities there. The Scope offers little indication that this has been considered. The City must provide analyses of the accessibility of such buildings and units and include them in the Scope to indicate whether minimally sized units would be appropriate to individuals of all abilities, and how the City intends to hold developers accountable to ADA requirements in lieu of the absence of minimum size units. [5]

Response: The Proposed Action does not affect the accessibility provisions of the Building Code.

Comment 110: We are concerned about significantly decreasing the width-to-depth ratio for court provisions. [73]

Response: Please see response to Comment 11 above.

Comment 111: The environmental assessment statement issued Feb. 20th leaves a good number of important questions unanswered. To include a positive, the increased ceiling height in dwellings is a welcome change. Adding five stories in historic districts is another matter, as is: adding density, increasing lot coverage, reducing open space, reducing onsite parking and confirming safety efficacy of block and plank or modular construction. [15]

Response: Please see response to Comment 11 above.

Comment 112: Clarify what is being proposed for building spacing: The proposed action is unclear on building spacing rules for heights over 125 feet. The Scope reads that building spacing in mid- and high-density districts would, “mimic the provisions set forth in the state Multiple Dwelling Law, which stipulates portions of buildings below a height of 125’ shall be no closer to one another than 40’ and portions above shall be no closer than 80’.” But the MDL reads, “The provisions of this subdivision requiring an open space eighty feet in depth between portions of buildings in excess of one hundred twenty-five feet above the curb level *shall not be applied when both such portions are towers.*” [emphasis added.] Is the proposal to mimic MDL including this exception for towers, or is the proposal to keep building spacing over 125 feet at 80 feet for all buildings as the text suggests? Either way, the Scope should be clarified. [68]

Response: Please see response to Comment 11 above.

Comment 113: We are concerned about the reduction of required minimum distance between windows and buildings. [73]

Response: Please see response to Comment 11 above.

Comment 114: With regards to

Reduced parking requirement for market-rate housing in the Special Downtown Brooklyn District from 40 percent to 20 percent to only be applicable for developments that utilize the Voluntary Inclusionary Housing density bonus or otherwise provide twenty percent of the residential floor area as permanent affordable housing

the return of the parking requirement to 40 percent for buildings without providing for affordable housing would more likely result in the utilization of the floor area bonus, resulting in more units being produced. [11]

Response: The Proposed Action does not affect the required parking in the Special Downtown Brooklyn District.

Comment 115: We are concerned about increasing the maximum street wall and overall height of buildings within contextual districts. [73]

Rather than loosening height caps, we should be capping the allowable height in currently uncapped residential districts, such as R10 districts, in order to preserve light and air as a right for all New Yorkers, not only the most privileged luxury condo owners. [7]

Response: Please see response to Comment 11 above.

Comment 116: The increase in floor to floor height and building story heights may place our citizens at risk unless there are substantial changes to our building and fire codes. Building height and fire protection are directly related because egress calculations are based, in part, on how long it will take someone to go down a flight of stairs to exit the building and how high the fire department ladder truck can reach. [62]

Any rezoning and the resultant increase in height and build should be assessed in terms of the impact these will have on emergency service response time during the construction of the unwell buildings as well as the ability of emergency services to actually deal with increased height buildings and the safety of those buildings in the case of fire and other emergencies. [270]

Response: The Proposed Action does not affect the Building Code or Fire Code.

Comment 117: The proposal sites modular and concrete plank constructions specifically. I called two concrete plank manufacturers. Mollen Concrete Products in Minnesota said its product can be reinforced to intention to span longer than 30 feet in an eight-inch slab thickness for not a lot of money. And Old Castle Precast of Selkirk, New York said their limit for an eight inches slab is 32 not 30 feet. If you add a brick wide and an air-space to either side of that you've got the standard 65 foot building depth that applies in many cases today. No one says you have to spend perpendicular to the street any way or use concrete plank in the first place. There are countless ways to make floor structure thinner and stronger even in modular construction. It is what engineers and architects are there for. To buy into this proposal's arguments, you'd have to believe advances in construction technology have introduced new limitations rather than the efficiency and flexibility demanded by a free market. Does anyone believe sprinklers eat up enough head room to warrant adding 10 to 40 feet to the height of the building? Zoning shouldn't be driven by construction details at any rate and never was. [139]

One of the principal stated reasons for the proposed amendments is to permit full utilization of available FAR for the production of housing. Changes in building methods, specifically "block and plank," which is said to be incompatible with buildings built to current building envelopes, are cited as an important factor. Land in New York City is a scarce resource that must be managed and utilized carefully. We believe that rather than requiring zoning to adapt to building methods for optimal use of this resource, building methods should adapt and be developed to fulfill the needs of zoning that is specific to and benefits New York City. [19]

Response: Please see response to comment 11 above.

Comment 118: We are concerned about significant reduction of required minimum distance between windows and buildings. [25]

We are concerned about the reduction of required minimum distance between windows and buildings. [73]

We are concerned about increasing the maximum height of transition areas [73]

Response: Please see response to comment 11 above.

Comment 119: Greater flexibility for building on odd lots would simply reduce the need for the BSA (Board of Standards and Appeals), which some might agree with. If one buys a small lot and fills it, does this lead to encroaching on the light and air of adjacent buildings? By reducing the required distances in side lots and rear yards, these odd lots become usable as-of-right, but what effect does this have on adjacent structures? What are the controls? [26]

Response: Please see response to comment 11 above.

Comment 120: Clarify the proposed height and setback for R8QH option on wide streets: Figure 17 shows the proposed maximum base height and building height for an R8 district using the quality housing option on a wide street to be 105 and 145 feet. Figure 16 shows the proposed maximum base height and building height for an R8A to be 95 and 125 feet. This difference between the R8A and R8QH is seen despite the text which states: "In non-contextual districts utilizing the Quality Housing option, the proposal is generally seeking to make the district envelope comparable to that of a comparable 'A' zoning district." Are the different height and setbacks for R8A and the R8QH intentional? If so, the text describing Figure 17, quoted above, should be revised. If not, the proposed height and setbacks for R8A and R8QH should be changed so that they match. [68]

Will the proposed increases in height limit apply to currently R1, R2 and R3 residential zoned areas? [138]

Response: Please see response to Comment 11 above.

Comment 121: We are concerned about reducing setback requirements in the front yard/streetwall and eliminating the rear yard setback requirement altogether [73]

It does not appear that the new rules require new buildings to be set back, so there would be nothing to prevent a new development from simply coming out to the streetwall, as it would have under the old rules, but still being allowed to rise 20-30% higher, thus even further increasing the size of new developments. [71]

With regards to the reduction in the minimum separation of buildings, we strongly oppose the 20 foot yard separation and favor in keeping the 30 foot rear yard setback. Tall

buildings with a 20 foot setback can be unpleasant and block light as well as not provide the necessary fire prevention requirements as shown by FDNY studies. We would be in favor of eliminating the additional 10 foot rear yard setback for tall buildings under ZR 23-663. [33]

The proposed action will significantly reduce setback requirements in the front yard/streetwall and eliminate the rear yard setback requirement altogether. [25]

The proposed change to reduce or eliminate rear yard dimension, court size and distance between buildings, these dimensions were established standards for minimum amounts air light ventilation and privacy to the residents. The distance between windows and buildings is an important fire protection feature because it minimizes the spread of fire from flames leaping to one building to another and allows fire department apparatus access to the exterior sides of a building. [62]

With the creation of rear yard size requirements in order to provide light and air, will the text allow for the development of new housing in those areas? [9]

Response: Please see response to comment 11 above. The Proposed Action does not affect the Building Code or Fire Code.

Comment 122: We are concerned changing the minimum square footage requirements that would allow legal “micro-unit” of 275 sq. ft. [73]

I am concerned about the proposal’s rationalization for emphasizing studio-size apartments. Taken at face value I appreciate that it minimizes the need for younger people to seek out roommates or continue to rely on their families – and is appropriate for seniors – it also seems likely to encourage a transient, unstable population as those young people will not be able to remain in their homes as they start families; what’s more, given that neither the level nor permanence of the affordability has been guaranteed, such frequent turnover is a significant red flag. In the Draft Scope of Work, the City has not demonstrated its case regarding the proposal to add significantly more studio-style housing stock; has the Department of City Planning taken inventory of the City’s affordable housing units broken down by size? If so, where is the compilation of such data and is it publicly available? The City must explore and encourage creativity and collaboration between agencies, lest the proposal’s intent go awry and instead incentivize the creation of too many units of a size that discourages long-term stability in the City. [5]

We are concerned about changing the minimum square footage requirements that would allow legal “micro-unit” of 275 sq. ft. [25]

Avoid too much over-crowded living space (this seems to be the case with this proposal). [86]

We are opposed to changing the formulas of minimum square footage for a legal apartment in order to create “micro-units” of 275 square feet which includes a bed area, kitchen and bathroom. This is smaller than a standard car garage. It is like placing human

dwelling into a “Can of Sardines”. It is totally inhumane and can be unsafe in many respects. [63]

There’re many part of the zoning for quality and affordability that are problematic and one of them concerns the change in the formula for minimum square footage required for a legal apartment. The square footages will be reduced significantly in order to, be able to create micro units of 275 sq. ft. Almost equivalent of a jail cell. This is not unlike the illegal SROs that are overtaking my neighborhood. It looks like the city’s attempting to make legal what has been for so long illegal. The creation of micro units alone with many of the other ideas in this proposal is wrongheaded and will make for much less desirable city in which to live. [46]

The proposed action will change the minimum square footage requirements that would allow legal “micro-unit” of 275 sq. ft. [25]

Please see response to Comment 11 above.

Parking

Comment 123: The environmental assessment statement issued Feb. 20th leaves a good number of important questions unanswered. To include a positive, the increased ceiling height in dwellings is a welcome change. Adding five stories in historic districts is another matter, as is: adding density, increasing lot coverage, reducing open space, reducing onsite parking and confirming safety efficacy of block and plank or modular construction. [15]

We are concerned about the plans to add density, increase lot coverage, reduce open space, and reduce on-site parking. [15]

Response: Any development in a NYC Historic District requires oversight by the Landmarks Preservation Commission and the DEIS includes an examination of the potential for Historic Resources impacts that is consistent with the guidelines published in the 2014 CEQR Technical Manual. The potential for significant impacts related to density, increasing lot coverage, reducing open space, and reducing onsite parking requirements is also evaluated in the DEIS according guidelines published in the 2014 CEQR Technical Manual. The Proposed Action would not result in any changes relating to the safety or oversight of construction practices that include block and plank or modular construction.

Comment 124: According to this document, the approach to increasing senior housing is two-fold; allow for bigger and bulkier buildings with an increased number of dwelling units and reduced or total elimination of parking requirements. [35]

Response: Comment noted. The potential for significant impacts related to density, and reducing onsite parking requirements is evaluated in the DEIS according guidelines published in the 2014 CEQR Technical Manual.

Comment 125: We are opposed to raising height limits in any way and to any weakening of contextual zoning. In fact, we would support a strengthening of contextual zoning to give meat to its

current ambiguity by defining contextuality in terms of architectural language, materiality, and method of construction. The only good point we could find in a study of the proposal is the idea of eliminating parking lot requirements. [99]

Response: Comment noted. The potential for significant impacts related to contextual zoning and changes in permitted height is evaluated in the DEIS according to guidelines published in the 2014 CEQR Technical Manual.

Comment 126: The proposed changes state that by eliminating parking requirements for the affordable units and allowing more market rate units there will be more affordable apartments for all perhaps as much as one or two additional affordable units more than the current regulations allow in the building. Many families in our boroughs need a car to go to the supermarket or work nights and do not want to walk home one half mile at night. [62]

Response: Comment noted. The Proposed Action is intended to remove barriers that constrain housing production and raise costs while encouraging better quality buildings that contribute to the fabric of existing neighborhoods. The Transit Zone has been defined to represent the geography where low income households are least likely to own cars, and it is intended to create a parking policy that is better aligned with existing automobile ownership rates. The DEIS includes an analysis of the potential for the Proposed Action to result in significant impacts related to transportation, consistent with the guidelines that are published in the 2014 CEQR Technical Manual.

Comment 127: Preserve Harlem's Legacy (PHL) would recommend the city doing nothing with parking zoning at this time because parking requirements always seem to get waived when it comes to low income housing developments and when they should be waived they don't when it comes to luxury developments. If anything a zoning text amendment should be put in place that would prohibit on-site parking garages for any development if they don't meet a certain criteria. But so it seems, the way things work now, parking requirements can be adjusted by agency or council manic authority even with a text amendment restricting parking upon application by a developer. [86]

Response: Comment noted. The DEIS includes an analysis of the potential for the Proposed Action to result in significant impacts related to traffic and parking, consistent with the guidelines that are published in the 2014 CEQR Technical Manual.

Comment 128: While we are in support of the reduction of parking on projects within 2000 feet of a subway or commuter train station, we do feel however that large developments should provide some parking on site. [33]

I believe the foundations for the DCP's conclusions on parking requirements are basically flawed. The presenter for DCP stated, that based on studies and surveys, residents living near mass transit use mass transit; and therefore there should not be any parking requirements for new construction within proximity of mass transit. A map was distributed by DCP that indicated if DCP had their way, approximately half of Community Board 6 would be rezoned for no parking requirements. Paradoxically, as difficult as it is

to find parking anywhere in CB#6, the DCP was recommending the elimination of parking requirements in the most difficult areas. [8]

Response: Comment noted. The Transit Zone has been defined to represent the geography where low income households are least likely to own cars, and it is intended to create a parking policy that is better aligned with existing automobile ownership rates. The vast majority of affected seniors – low income seniors living in the Transit Zone – do not own cars. Non-low-income seniors may own cars at higher rates and no changes to parking requirements are proposed for their households. The DEIS includes an analysis of the potential for the Proposed Action to result in significant impacts related to transportation, consistent with the guidelines that are published in the 2014 CEQR Technical Manual.

Comment 129: With regards to

Reduced parking requirement for market-rate housing in the Special Downtown Brooklyn District from 40 percent to 20 percent to only be applicable for developments that utilize the Voluntary Inclusionary Housing density bonus or otherwise provide twenty percent of the residential floor area as permanent affordable housing

the return of the parking requirement to 40 percent for buildings without providing for affordable housing would more likely result in the utilization of the floor area bonus, resulting in more units being produced. [11]

Response: Comment noted.

Comment 130: There is no such thing as unnecessary parking. We have been fighting for a long time to increase the parking requirements especially in zoning where large multiple family apartment buildings are allowed. The parking requirement should be increased from 50 % to at least 100% per apartment building for all housing types. Whether it is for senior housing or affordable housing or any other type of housing, we are constantly fighting for more parking spaces. The future will only make conditions worse. While it may be true that in some areas car ownership may be less than others, the fact is these people all have visitors who will travel by car and they need a place to park. Consider the reason these people may not have cars, you will find that the lack of parking and the high cost of parking tickets is the leading reason they may chose not to own a car, if parking is more accessible these people would own cars. Additionally every shopping district in every borough needs more parking today and they will continue to need more parking in the future. Every train station, school, police and fire station also needs more parking. Cars are not going away. [100]

The assumption that senior citizens don't need parking spaces appears to be based on car ownership alone, and does not consider that seniors may be visited daily by people who do require parking, for example, home attendants and those delivering Meals on Wheels. The Scope of Work should examine this. [98]

The city seems to believe that senior citizens could walk to public transportation, then either wait for a bus exposed to the weather perhaps a seat or walk upstairs to catch an

elevated subway train. Even if some seniors don't drive their visitors would probably drive. [120]

Response: The proposal to eliminate or reduce parking requirements is based on car ownership patterns of low-income residents and low-income seniors, not on an assumption that a subway nearby is adequately able to meet all needs. The provision of parking is very costly – up to \$40,000 or even \$50,000 per parking space – and the cost of developing such parking hampers the development of additional affordable housing. In areas where ownership rates are low and costs are high, we are proposing to make parking optional, rather than required.

Zoning does not require parking for visitors of any type of housing other than affordable senior housing, and the cost of developing such parking cannot be justified by zoning. The proposal will still allow for the development of spaces for residents, Meals on Wheels, and other services should such spaces be desired.

Comment 131: I would also like to voice my concerns regarding the parking waivers for existing affordable senior housing facilities. While I fully support the waiver for new affordable senior housing, the City should not allow lots attached to existing facilities to be developed without a requirement for an affordable housing set-aside. [6]

As part of the Proposed Action to explain why this modification to the Zoning Resolution would further shift the economic justification for developers to more strongly consider developing with the inclusion of affordable dwelling units in such developments. [11]

Response: Comment noted.

Comment 132: The scoping statement states that “DCP is proposing appropriate reduction in parking requirements for affordable housing developments near public transit”. We find this element of the zoning action to be worthwhile, but question why it should not also apply to all development near transit and not to just affordable housing. Many of the new developments along Fourth Avenue in Park Slope incorporate parking within the building or have adjacent surface level parking lots. Since the ostensible rationale for up-zoning Fourth Avenue in 2003 was its proximity to the subway line under the avenue, the requirement for parking within market rate development defeats this rationale. It is also not consistent with the City's long-term sustainability strategy to reduce greenhouse gas emissions. We request that DCP assess the impact of reducing the parking requirement for all developments in Transit Corridors and to assess strategies that the city can adopt to discourage automobile ownership through higher fees, Residential Parking Permits, or new technologies [85]

MAS strongly supports the City's proposal to eliminate unnecessary parking requirements for affordable housing, and believes the proposal should go even further. In NYC, low rates of car ownership are not limited to low income or senior households. As identified by the NYCEDC, household car ownership rates in the city are quite low compared to national averages. This indicates that reforming unnecessary parking requirements should also apply to all new housing throughout the five boroughs. [80]

The current Transit Zone – a half-mile walk from a subway stop – does not account for other public transit modes, including buses and ferries. If a city wide reduction is not pursued as part of this proposal, we would ask for the boundaries of the Transit Zone to be reevaluated and factor in these other modes, as they also impact parking needs. [80]

Response: The Transit Zone is generally ½ mile from a subway stop, but is broader in some neighborhoods where there is substantial bus access, and also where car ownership rates are low.

Comment 133: How will the loss of parking affect middle- and low-income families that drive to work? [22]

Parking and Transit: Working people need cars! The idea that affordable housing tenants don't need cars to travel to and from work is both offensive and wrong. We would love to be able to say that public transit in NYC provides everyone with a safe, quick and reliable way to get to work but it doesn't. In fact, it was recently reported that working class individuals have to travel further and for longer to get to their jobs via public transit. Further, the public transit Authority has made it clear that with increases in fares the public can also expect fewer and slower trains and buses. Is it the administration's goal to make life even harder for working class people to get to their jobs? Again, blanket utopian claims simply don't reflect the facts on the street. [270]

Response: The Transit Zone has been defined to represent the geography where low income households are least likely to own cars. It is not intended to change the behavior of existing or future residents, rather it is intended to create a parking policy that is better aligned with existing automobile ownership rates, especially in dense areas where the cost of constructing parking is especially high.

Comment 134: One of the best features of the proposed zoning text amendment is the reduction or elimination of parking requirements in lower income and senior housing. Nevertheless, it is unclear that the proposed reductions are appropriate for certain areas, such as Downtown Brooklyn. Moreover, the Scope must include studies of transit and parking impacts by neighborhood. [5]

I am concerned about the uniform approach the plan takes with respect to parking requirements citywide. [4]

The proposal also seeks to remove parking requirements outside the transit zone in areas of low automobile ownership. If minority census tract areas have lower rates of car ownership due to economic factors, there will be a disparate impact on minorities who will face a shortage of parking spots and therefore will be forced to not own a car or will be forced to leave the neighborhood and be displaced. [176]

Response: The Transportation Chapter of the DEIS includes geographically specific transportation demand estimates based on the locations where the NYC Zoning Resolution allows the development of the various prototypes to occur. The *CEQR Technical Manual* includes

geographically specific thresholds for the determination of the potential for transportation related impacts. The Transportation Chapter of the DEIS includes an analysis of the likely effects of the Proposed Action on the transportation system, including the likely effects on traffic and parking, in accordance with the guidelines in the *CEQR Technical Manual*.

Comment 135: The new zoning plan eliminates parking requirements for affordable housing: seniors would take their cars with them when they move into these newly developed units. Our community is already facing serious parking issues, so it's naïve to think local street parking would provide adequate parking spaces to these residents. [54]

On-site parking availability should not necessarily be lowered at senior housing sites. The 65 year old of today is more like the 45 year old of the past. More seniors are driving today, and a majority of the Committee Members believes that 10, 15, and 20 years from now even more seniors will be driving. Therefore, there will very likely be a need for on-site parking as is afforded in the current zoning requirements. [24]

We have questions regarding the equity and effect of eliminating parking requirements for affordable and senior housing in new and existing buildings. [14]

The city seems to believe that senior citizens could walk to public transportation, then either wait for a bus exposed to the weather perhaps a seat or walk upstairs to catch an elevated subway train. Even if some seniors don't drive their visitors would probably drive. [120]

It also does not appear to be logical to reduce parking requirements for seniors who cannot afford to pay rent but who can absorb the luxury of maintaining a vehicle. Our streets are already congested with resident parking and many spend considerable time just trying to find an overnight parking spot. Parking restrictions should be increased and not decreased in residential areas so that homeowners can conveniently park their vehicles. [61]

Your new parameters make many assumptions that are neither true nor realistic. As someone who is fast approaching that time of life where I will be considered a senior, I am appalled that you assume that seniors have no need for automobiles and therefore do not need parking. This is the 21st century and most people drive and have cars (especially in the "other" 4 Boroughs). Seniors are a vital part of our community and deserve the same considerations and respect as all others. [196]

Response: The vast majority of affected seniors – low income seniors living in the Transit Zone – do not own cars and, thus, do not need parking. We readily acknowledge that non-low-income seniors own cars at higher rates and are thus not changing parking requirements for their households.

Comment 136: The goal should be to create new neighborhoods that work, with denser cluster zones around transit that gradually span out into less dense development that allows for light manufacturing and other trades. All of this must be contingent on adequate transit and

educational facilities, as well as underground or above-ground, on-site parking wherever possible. Many people I know, people in different economic circumstances, must drive both to and for work. [153]

Any changes to parking requirement relative to development should be made only with assurances that New Yorkers who live in communities that are traditionally underserved by public transportation, many of whom are low-income, are not unduly burdened. [4]

Our board has a number of concerns with the information in the plan provided by DCP. Community Board 14 Queens is designated as a Transportation hub, when in fact; we are poorly served by government mass transportation. A commute to Manhattan via A train is over an hour on a good day. If a CB14 resident wishes to commute via public transportation to downtown Jamaica or other areas of Queens, it is 90 minutes to almost two hours. No skilled transportation expert would consider our community served efficiently by public transportation. The removal or reduction of the parking requirements also are troublesome in light of a number of reasons that are highlighted by poor public transportation and the need for privately owned vehicles to get to work locations. [27]

Your plan to “simplify or reduce parking requirements” for affordable housing in all areas would be extremely problematic in our area. City Island and neighboring areas surrounding it are often referred to as “transportation deserts” because of the lack of public transportation options. Our bus service frequently ends at midnight and usually runs off-peak at the half hour mark. Having a motor vehicle isn’t a luxury; it’s an absolute necessity to get around. Parking in many areas is often at a premium, and this proposal would threaten the already limited number of spaces. [50]

I hope that as the Department focuses on transit oriented development, the MTA is engaged in developing a plan to absorb the increased ridership. [6]

To build within a “Transit Zone” does not equate to having access to transit that is needed. The Metropolitan Transit Authority (MTA) just announced record ridership. Several studies have documented that many lines, including the E and F subways, are at or near full capacity. The MTA’s financial problems are well known. Therefore, one would not think that capital spending will be seen in the near future. While the subway system is very comprehensive, all rails go to and leave Manhattan. [25] [73]

Response: The Proposed Action is intended to remove barriers that constrain housing production and raise costs while encouraging better quality buildings that contribute to the fabric of existing neighborhoods. The Transit Zone has been defined to represent the geography where low income households are least likely to own cars or use cars for their daily commutes, and it is intended to create a parking policy that is better aligned with existing automobile ownership rates and off-street parking utilization rates. The DEIS incorporates an analysis methodology that is appropriate for a generic action. Maps illustrating the applicability of the components of the Proposed Action to each of the city’s 59 Community Districts were published on DCP’s website on May 26, 2015. The DEIS includes an analysis of the potential for the Proposed Action to result in significant

impacts related to transportation, consistent with the guidelines that are published in the 2014 CEQR Technical Manual.

Comment 137: Our areas of northeast Queens will be extremely affected by the proposed increases to height and bulk for senior housing and care facilities and removing most of the parking requirements specifically in R3 through R5 zones. [39]

We are opposed to the changes to parking requirements for R3-2 zoned areas that would result in lowering the parking requirements to 10% from the current 85% to 100%. [63]

Response: Northeast Queens will experience very changes to parking requirements, and R3-R5 zones will not have their parking requirements removed. Income-restricted housing in R3-2 zoned areas currently have a parking requirement of 50%, not 85% to 100%. There are no changes proposed to those units that currently have an 85-100% requirement. The Proposed Action is intended to create a parking policy that is better aligned with existing automobile ownership rates and off-street parking utilization rates. The DEIS incorporates an analysis methodology that is appropriate for a generic action. The DEIS includes an analysis of the potential for the Proposed Action to result in significant impacts related to transportation, consistent with the guidelines that are published in the 2014 CEQR Technical Manual.

Comment 138: There are concerns that the data used to justify the proposed transit zones in low income areas may not be accurate (see Manhattan Borough Board meeting, where Community Board chairs in Northern Manhattan question the accuracy of DMV data, where many car owners in their communities register outside of the state of NY) and that the effect of the transit zones on Northern Manhattan will not be properly assessed in this citywide proposal. [224]

Response: Comment noted. The analysis that concluded lower rates of car ownership among certain households was further backed up by Census survey data on car ownership and automobile commute rates among low-income renter households. Changes to parking requirements in the Transit Zone will apply only to income-restricted housing units, occupied by households that are less likely to have residences out of state in which they register their cars

Purpose and Need

Comment 139: Clearly explaining the proposal's goals, intent, and impacts will reduce the likelihood that new development will harm neighborhood character while helping to secure the public's support. [80]

Response: The DEIS includes chapters on the Purpose and Need for the Proposed Action, Description of the Proposed Action, and Likely Effects of the Proposed Action. The DEIS incorporates an analysis methodology that includes an analysis of the potential for significant project impacts associated with neighborhood character, that is appropriate for determining the potential for significant project impacts for a generic action.

Comment 140: A realistic plan needs to identify in advance how, when, where and what. The plan fails to identify specific programs, desirable sites, land allocation services, facilities and the resources available to achieve these goals. The absence of sufficient data, comprehensiveness, and early informed citizen participation. That all results in polarization, which I see here today. City Planning Commission must make the distinction between the purpose of the plan and the manner which it should be achieved. The present proposal is a general description [119]

Response: Please see response to Comment 139 directly above.

Comment 141: It is unthinkable to me that my City would make such plans to supposedly help the "rent-challenged," but to do so at the peril of most of us who would be the victims of re-zoning. [121]

We also are concerned that the assumption that contextual districts are ripe for revision because they no longer fit the needs of the city is unwarranted. [19]

Our current zoning is not at all "outdated," but is actually the result of painstaking efforts within the last 10 years by DCP and CB9. While further tweaks can be explored, our zoning has already been modernized, and nothing close to the sweeping changes in the proposal is justifiable or necessary. [26]

Quality of affordable housing can be developed within the present zoning regulations. Vacant City buildings can be renovated and properties acquired by the City for tax liens by can be used for affordable housing instead of auctioned off. [40]

The premise of the proposed zoning changes is that we should allow every lot in the City to be built as high as possible and on every square inch of the lot, by doing this we will have affordable housing for all. The premise of the proposed zoning changes is the only way to achieve these goals is that our senior and low income residents must give up their quality of life, and live in less space and not have access to required parking spaces. We believe that the proposed changes will not achieve its goals and would negatively affect and diminish the quality of life in communities throughout the city. [62]

The argument presented by the City that these changes are needed to allow quality development and the construction of affordable housing, or to accommodate current development needs, does not appear to be borne out by the facts. In inclusionary contextual zoning districts in the East Village, dozens of new affordable housing units have been built. Many new developments in contextual districts in our neighborhood have utilized their full allowable square footage, and have generous floor-to-ceiling heights, in spite of the claims that current contextual zoning prevents this. And there does not seem to be any problem with ground floor units in contextual developments being rented or sold, in contrast to the claim that current rules somehow make these units inferior or unsuitable. In fact, in general, contextual developments in our neighborhood appear to be economically successful, and no shortage of them have been built. [71]

The Draft Scope describes a proposed increase of height limits for all contextual zones city wide for as-of right development. Among the justifications cited is to “remove impediments to development.” At this time in Prospect Heights, on the blocks of Prospect Place, St. Marks Avenue, Bergen Street and Dean Street east of Vanderbilt Avenue, there are fourteen market rate residential projects in progress or recently completed. All of these blocks are zoned R6B. This level of activity amounts to an unprecedented building boom not seen in this neighborhood in the previous two decades, a boom which has consumed practically all the vacant or substantially underbuilt lots in Prospect Heights. We see evidence of similar strong demand for market rate development in other neighboring communities (in particular, in Crown Heights). Under these circumstances, it is not clear that increasing height limits in contextual zones is necessary to incentivize development. If this need does in fact exist, the EAS must include studies that identify locations where contextual zoning has resulted in vacant land remaining undeveloped and unproductive, and show that proposed height increases would be effective in addressing the condition. [87]

I begin with a quote, the opening of this outrageous ZQA document: “Contemporary building practices, shifting patterns of automobile ownership, irregular lot conditions, and demographic changes, interacting with the existing regulatory framework, influence housing development in the city.” Really? Notably absent in this is any mention what so ever of the financial interest of the real estate industry in influencing housing development in this city. Well what the NYC real estate industry wants is a city built to fire speculation, finance industry, and real estate, in the form of luxury housing, the highest return on a piece of land. [95]

The loss of contextual zoning will not support your goal for more affordable housing. It will have the same effect as the buildings on Broadway and 99th-100th Streets: expensive condos and rentals and more displaced persons. All over areas in Greenpoint, LIC, Hunts Point, College Point, Hunts Point and the Rockaways are empty lots, many with old factory buildings which could be re-purposed and land which could be properly developed. To destroy contextual zoning in neighborhoods that have real and deep knowledge of their respective communities does not move you towards your goal of more affordable housing. In fact, it has the reverse and terribly damaging effect. We implore you to leave contextual zoning in place and to examine each neighbor! [101]

Increased concentration cannot by itself achieve the goals of senior and affordable housing. It is widely accepted that densely populated low income housing have not met the needs of low income people nor achieved the necessary spatial relationship, only resulting in communication overload, frictional irritation, and physical and psychological deterioration. [119]

Despite the developers' specious arguments, it is clear that this proposed rezoning would not enhance "Quality" and will have a very minimal impact on "Affordability." It is just one more destructive give-away to developers, which we cannot afford. [134]

New York City residents are being offered a false choice between having affordable and senior housing, and having contextual zoning that safeguards our neighborhoods'

character and quality of life. These two public goods are not mutually exclusive, and in reality have nothing to do with each other. [218]

Although well-intended, the Mayor should recall the dangers in providing low-income housing by mixing it with high-rise. Example: Pruitt-Igoe in St. Louis. Such an unintended failure that all 33 towers had to be dynamited only 20 years after construction. [107]

I am deeply concerned about the plan of increasing the building height by 20-30% which could lead to over development, over burdening of the infrastructure and traffic congestion. The problem of affordable housing is not solved by over building. [162]

The proposal will not benefit the people who live in our neighborhoods. It is a proposal that will destroy neighborhood quality and is not likely to enhance affordability. It is an ill-conceived proposal that if adopted would harm our city. [140]

I urge you not to approve the proposal to change zoning under the guise of availability and affordability. The density and height of dwellings is contributing to the overpopulation of this city and its inability to provide adequate services. The diversity of housing should be sustained and retained, not destroyed. Only the developers will benefit from this bizarre proposal. [186]

Where the term “balance” has often been used to describe the give and take of development practices throughout New York City, the proposed changes to development practices in the Draft Scope of Work can only be described as a giveaway to developers under the guise of promoting increased affordable and senior housing. In fact, many of the proposed changes have nothing to do with either and are included to help developers realize more buildable floor area in their projects. In other words, there is no “balance” in this proposal whatsoever. [35]

Small scale housing is what makes New York NEW YORK!!-it encourages street life and neighbors know neighbors. Please don't mess with that. There is a better way to encourage affordable housing. [267]

Response: The Proposed Action is not intended to replace contextual zoning, but is intended to remove barriers that constrain housing production and increase costs for affordable housing. The Proposed Action is intended to create a parking policy that is better aligned with existing automobile ownership rates and off street parking utilization rates. The DEIS incorporates an analysis methodology that includes an analysis of the potential for significant project impacts associated with neighborhood character, that is appropriate for determining the potential for significant project impacts for a generic action.

Comment 142: One major premise of the proposal is that current zoning envelopes inhibit the ability to build out the total floor area allotted by the underlying district. This begs the question: Is allotted floor area an absolute right, independent of the many other zoning principles (street wall requirements, height limits, open space ratios, etc.) that allow us to effectively manage the growth of our communities? Will emphasizing FAR obviate important constraints that protect neighborhood character and quality of life? [22]

Response: The DEIS incorporates an analysis methodology that includes an analysis of the potential for significant project impacts associated with zoning, land use, and public policy, that is appropriate for determining the potential for significant project impacts for a generic action.

Comment 143: We do believe zoning reform could be a good thing, but not in the way it has been framed in the current proposal and we find it insulting that it is pitched as a plan for affordable housing when it is quite clear that it will not accomplish that goal. It is a mere by-product of the usual, conservative “anti-regulatory” ideology that Mr. Glaeser embodies. That does not make it accurate or true or even reasonable. [99]

Mayor de Blasio stated in February that we have a duty to protect and preserve the culture and character of our neighborhoods and we will do so. When he was referring to new affordable housing proposals that will come from his administration, this citywide zoning proposal is clearly an absolute opposition to the Mayor’s rhetoric. If it is adopted as is, we’ll quickly undo his decades of careful progress in protecting neighborhoods around NYC from as-of-right overdevelopment. [237]

I want to say that Mayor de Blasio, with his housing proposal, is doing his damned best to stave off on affordable luxury housing crisis. Think about it. Without the 421-A tax break, 157 on west 157th 90 stories tall would not have been built. How sad is that. This plan is nearly a stocking horse for renewing 421-A tax breaks for greedy developers, who are lusting to buy and develop our priceless public assets such as in Brooklyn. [94]

Response: The DEIS includes chapters on the Purpose and Need for the Proposed Action, Description of the Proposed Action, and Likely Effects of the Proposed Action. The DEIS incorporates an analysis methodology that includes an analysis of the potential for significant project impacts associated with neighborhood character, that is appropriate for determining the potential for significant project impacts for a generic action.

Comment 144: How do we even consider new guidelines, new zoning rules, when current ones and current DOB regulations are so abused. You need to study the abuses and the overuses of special permits, variances, text amendments, post approval amendments. This was even pointed out in a study by the Municipal Art Society, I think was about ten years ago, about the overuse of special permits and variances without any bells and whistles going off in any of the related land use agencies. You need to plan pursuing and settling the existing violations and unpaid fines. [79]

Response: Please refer to response to Comment 11 above.

Comment 145: What we really need is to refurbish dilapidated apartment buildings in all the boroughs so there will be more housing for the poorer segment of our society, not plan to build yet more luxury housing for the very rich and those billionaires who need an extra "pad" in Manhattan. [115]

We need to retain the existing character of neighborhoods. We need clever thinking to accomplish these goals. Pulling down the existing area for new towers is an easy but poor solution. Work with all groups to find methods to rehabilitate old housing and create new. [227]

Response: Please refer to response to Comment No. 11 above.

ANALYSIS FRAMEWORK

Comment 146: I have several very strong concerns regarding the proposed scope of the environmental review for this application, and urge that the scope be expanded. [265]

Response: The DEIS incorporates an analysis methodology that is appropriate for a generic action and evaluates the potential for significant impacts based on the guidelines published in the 2014 CEQR Technical Manual.

Comment 147: We do not consider that the 10-year timeframe for projecting impacts of the proposed action is sufficient. While some changes will indeed occur fairly quickly, the real impact of the changes will be evident over a longer timeframe. We strongly urge DCP to extend the timeframe for evaluating the impacts of this proposal in a 20-year timeframe. [85]

Response: Please refer to response to Comment No. 147 directly above. A ten year analysis timeframe is a reasonable timeframe in which to gauge the potential for the significant impacts in response to the Proposed Action. Based on the analyses presented in the DEIS, it is not likely that extending the timeframe for analysis purposes would alter the conclusions that are presented in the DEIS.

Comment 148: The proposal has an impact on the many hard-won contextual districts across the boroughs. It will also affect the city designated historic districts, state and national registered of historic places, districts, areas currently under study for designation and districts eligible for listing on state and national registers. We requested that the environmental impact state provide information on all of these impacts. Showing them in maps and measuring potential development pressure. [88]

Response: The DEIS incorporates an analysis methodology that is appropriate for a generic action and evaluates the potential for significant impacts relating to historic resources, and zoning, land use, and public policy based on the guidelines published in the 2014 CEQR Technical Manual.

Comment 149: Reasonable Worst-case Development Scenario is mentioned on page 3 and then referenced briefly on page 143 and 144 under a couple items in the Conceptual Analysis of Discretionary Actions heading, but doesn't get too much explanation. Not sure if it might makes sense to give a little more background for the RWCDs concept somewhere in the Analysis Framework intro. [28]

Response: Comment noted.

Comment 150: As laid out in the Draft Scope of Work, the with-action scenario is contemplated to be evaluated assuming that housing production would not change significantly as a result of this proposal but would keep pace with historical trends. While many aspects of the proposal do seek to create better housing rather than more housing, portions of the proposal would encourage the production of more housing units in each development, and would make it easier and cheaper to develop housing, which could only serve to make development more likely. Basing the pace of development only over the last ten years may not be the best barometer of growth given broader economic conditions that have impacted the housing, construction, and financing sectors of the city's labor market. [10]

Response: Comment noted.

Comment 151: Regarding the proposed scope of work, I am concerned that the "with-action" scenario underestimates the potential for new development that could be spurred by this proposal. The analysis framework for the "with-action" scenario assumes "development housing would continue at a pace comparable to that of the previous 15 years, but with a small increase due to eased regulatory limits and increased demand." The impacts of the proposal found by the environmental review will depend greatly on how this "small increase" is defined, and I would encourage DCP to use a cautious framework that assumes that the aggregate of all of the small changes in this proposal could significantly increase incentives for redevelopment. [10]

Throughout the document, the DCP has stated that the "With-Action" – or approved – scenario will have the same effect as a "No-Action" –or not approved – scenario, because "the increment would be small and spread throughout the city." This is a disingenuous statement; if the zoning regulations are changed throughout the city in multiple zones in order to facilitate increased development, then, without question, increased development will occur throughout New York City. [35] [75]

Response: Since the Proposed Action is a "Generic Action" and there are no specific development sites, to produce a reasonable analysis of likely effect of the Proposed Action, a set of representative development prototypes were identified and used for analysis, as described in the Analysis Framework section of the DEIS. The DEIS follows the guidelines published in the 2014 CEQR Technical Manual and contains analyses of the potential for the Proposed Action to create significant project impacts that are based on the increments between the No-Action and the With-Action conditions, for each of these development prototypes, individually and in reasonable combinations with one another, as appropriate to the analysis categories.

Comment 152: If this proposal does not increase housing production across categories (senior, inclusionary, and market-rate) it is a failed effort. Therefore, the environmental review should evaluate the impacts, in all categories, of a proposal that results in at least a modest increase in housing production in contextual districts. Using a cautious analytic framework as required by the CEQR guidelines, this should contemplate an increase in production of at least 10 percent. [10]

Response: Please refer to response to Comment No. 152 above.

Comment 153: The need for greater specificity in the EIS analysis: The Draft Scope says, "It is not possible to evaluate the impacts of any specific development, as the specific location of future development projects is unknown. Therefore, the urban design and visual resources assessment will be based on prototypical scenarios." This approach to understanding and disclosing the impacts of the proposed changes on these mid-block R8 districts is not specific enough for the purposes of disclosing the impacts of the proposal to the public. The proposal changes not only building height, but also changes the line-up provisions in contextual districts, allows the setback to follow the street instead of the street wall, as well as additional articulation. The potential for these changes, and how they interact, to impact the urban design and character of specific streets is unknown and will remain unknown and undisclosed if the Draft Scope is followed and only prototypes are used.

Instead the EIS needs to disclose the impacts on urban design by performing an urban design analysis on actual high-risk blocks: Blocks that are not landmarked but which still have a specific form and character, like those in Carnegie Hill discussed above, as well as others, like classic Brooklyn row-house blocks deserve special attention and treatment. The true impact of these wide-ranging proposed changes on the design and character of these streets can only be understood when they are applied on actual places: the prototypical urban design analysis proposed in the Draft Scope is far too generic for the disclosure CEQR requires. Only a handful of these analyses need to be done, perhaps one or two for high risk contextual districts (certainly R8B and R6B, and perhaps others) and these would represent the worst case impact of the proposed changes on the City's urban design. [47]

Response: Please refer to the response to Comment No. 153 above. The DEIS incorporates an analysis methodology that is appropriate for a generic action and evaluates the potential for significant impacts relating urban design based on the guidelines published in the 2014 CEQR Technical Manual.

Comment 154: The Scope reads, "To produce a reasonable analysis of likely effect of the text amendment, 13 representative development prototypes have been identified. . . these prototypes represent a reasonable worst case scenario for the Proposed Action." It is not clear, however, how the reasonable worst case development scenario (RWCDs) for the entire action will be constructed. Will it include other prototypes? Since the prototypes detailed in the Scope represent only a handful of zoning districts, this would make sense, but do they also use the same assumptions as the prototypes in the Scope? If they do, this is a problem for the development of a RWCDs for CEQR purposes. (cont'd)

All of the prototypes found in the Scope are informative regarding the building forms that the proposal would allow, but most of them are too idiosyncratic for a generic RWCDs for CEQR purposes. Much of the desired articulation and partial floors shown in the prototypes, while desirable for both urban design and design flexibility, would likely make buildings more expensive to build. Unless this type of articulation becomes a requirement of the proposed text amendments instead of an option, a generic RWCDs should not assume that developers will choose more expensive building forms over less expensive

building forms if each has the same amount of floor area. A generic RWCDs should show a reasonable worst case, which would be relatively uniform massing with minimal articulation built to maximum base and building height in contextual districts. This would likely result in higher floor-to-floor heights than the proposal anticipates, but such building massing would represent the reasonable worst case scenario that CEQR requires. (cont'd)

For example, some of the prototypes do not reach the maximum building height and these certainly should not be a part of the RWCDs. To effectively study a worst case scenario for shadows, an environmental impact statement needs to study a RWCDs that shows the reasonably maximum height, which in these contextual building envelopes are the maximum heights proposed. The scope should provide more detail on how the RWCDs should be constructed, and use a RWCDs that is built with reasonable worst case assumptions. [68]

Response: A total of 27 prototypes have been developed and are analyzed in the DEIS consistent with the guidelines published in the 2014 CEQR Technical Manual. The potential for the Proposed Action to create significant project impacts is based on the increments between the No-Action and the With-Action conditions, for each of these development prototypes, individually and in reasonable combinations with one another, as appropriate to the analysis categories.

Comment 155: Include an additional prototype that depicts development in an R7A Inclusionary Housing designated districts where the Inclusionary Zoning affordable housing bonus was not utilized according to a maximum height of 70 feet in lieu of the existing 80 feet. [11]

Response: Please refer to response to Comment 155 above.

Comment 156: With regards to Prototype 2 (development in an R7A District within Inclusionary Housing Designated Area), the prototype should also consider an interior lot fronting a wide street as typically found along Metropolitan and Grand Avenues. [11]

Response: The prototypes were chosen based on their frequency of occurrence across the city, and on the scale of change associated with each zoning district and type of housing. Prototype 4 models a R7A interior lot fronting a wide street.

Comment 157: With regards to Prototype 8 (affordable independent housing for seniors in R7D District) and Prototype 9 (affordable independent housing for senior development in R7-2 district), the assumption for Upper Story Height being 9'-6" floor to floor seems excessive as such affordable housing is likely to be constructed with room heights of 8'-0", and having an additional 1'-6" for structural seems excessive. [11]

Response: Affordable housing has typically provided floor to ceiling heights of 8'0" due to constraints in the building envelope that require squeezing as many floors of housing beneath the existing height limit. By allowing additional height in the future with the proposed action, we would expect higher floor to ceiling heights associated with affordable housing.

LAND USE, ZONING AND PUBLIC POLICY

Land Use

Comment 158: The Land Use, Housing and Zoning Committee is interested in understanding the specific impacts within our community district of the proposed changes. How will the community district's schools, historic resources, commercial office space, parks and open space be impacted? [20]

Response: Please see response to comment 11 above.

Comment 159: The proposal seeks to remove the need special permits for nursing homes, health related facilities and other care centers. This special permit, referenced by Section 74-90 of the NYC Zoning Code, is the NYC zoning beachhead needed to insure that oversaturation of social services does not occur in certain neighborhoods. It is especially needed because the current NYC Fair Share Law restricts oversaturation by city facilities but fails to restrict private non-profits. Until the NYC Fair Share law is amended to reference all community facilities and not just city facilities, minority neighborhoods will become even more oversaturated with social services and community facilities. The increased non-residential development will lead to a change in neighborhood character. Or said a different way, the loss of NYC Zoning Sections 22-42, 74-90 will lead to commercializing residential minority neighborhoods disproportionately. [176]

Response: These facilities will still require licensing by the New York State Department of Health, which, along with mandating standards to ensure consistent quality of care, requires that the number of nursing home beds in a proposed facility are aligned with community needs.

Comment 160: Community Board Ten Members need to understand the land use impacts the proposed changes will have on Community Board Ten. [16]

Response: Please see response to comment 11 above.

Zoning

Comment 161: Under the proposed actions, many contextual zoning controls created in the early 1990s will be reduced significantly or even eliminated entirely; in other cases, such as protective controls in the city-wide Yards Text Amendments which were passed in 2007, these will be eviscerated to the point of being meaningless. Some of the proposed as-of-right changes to non-inclusionary or senior housing (meaning, regular as-of-right development) include:

- Increasing the maximum streetwall and maximum overall height of buildings within contextual zoning districts anywhere from 5' to 15' as-of-right. This will result in at least one additional floor per building.

- Reducing setback requirements in the front yard/streetwall and eliminating the rear yard setback requirements altogether
- Allowing between 90% and 100% lot coverage for corner buildings for Quality Housing developments and many Special Districts.
- Increasing the maximum height of transition areas from the adjacent zone to maximum base height (between 24' and 50' depending on the zone, but typically 35' to 40') to 65' to 75' thus increasing the height and floor area at the expense of light, air and scale for the adjacent lower-density property.
- Allowing for intrusions into the streetwall setbacks for "better design flexibility" for between 30-50% of the front façade between 1 and 3 feet in depth.
- Decreasing line-up provisions which, along with maximum streetwall and overall height limits, are one of the key controls in contextual zones. The line-up would decrease from 15' to 10', allowing for buildings to jut out into the streetscape. Additionally, buildings would only have to line up to the adjacent buildings on either side, not within 150'.
- Significantly decreasing the width to depth ratio for court provisions, which would have the effect of creating smaller amounts of open space within a building.
- Simplifying retail regulations for ground floor spaces by making the retail spaces significantly shallower than current rules permit.
- Allowing community facility uses to be located on the same floor as residential uses, which are currently prohibited.
- Changing the formulas of minimum square footage required for a legal apartment in order to create "micro-units" of 275 square feet.
- Encouraging elevated ground floor residences with ramps in the residential lobby
- Rewriting the provisions for shallow lots, which currently require a 30' rear yard if the property is at least 70' deep, with a 1' to 1' ratio for each foot that it is shallower; the new provision would remove 6" needed for a rear yard for every foot less than 95', resulting in much more building and less open space on a shallow lot. This rule would affect all shallow lots, regardless of when they were created after 1961.
- Significant reduction of required minimum distances between windows and buildings. [35]

Response: Contextual districts help ensure that new developments have a scale similar to that of existing buildings in a particular neighborhood. This remains of vital concern to the Department in areas with a strong, consistent context. The amendments to contextual zoning district regulations are retaining the spirit of these provisions, with limited modifications to allow new developments to improve building quality and utilize best practices in building design. The DEIS includes an analysis of the likely effects of these components of the Proposed Action.

Comment 161a: We say no to citywide rezoning proposal that would raise height limits across the city and weaken hard-won contextual neighborhood zoning protections, benefiting developers while hurting communities. [106]

I am writing to urge you to stand against the proposed rezoning referred to as "Zoning for Quality and Affordability." Contextual zoning has been fought for over many years and it works wonderfully to protect the human scale in residential neighborhoods of New York. It is especially important in this era when so much light and space has been surrendered to real-estate developers, and so many citizens feel that their rights have been disregarded. [134]

I am worried that by increasing the heights of contextual zoning districts, the CPB would be in one fell swoop destroying the concept of contextual zoning for all intents and purposes. People have fought long and hard to insure that new development fits in with the existing built environment in all areas zoned "contextual." This new proposal would run roughshod over the most important element of contextual zoning, which is height limits. [192]

I am writing in opposition to the proposed rezoning referred to as "Zoning for Quality and Affordability". It represents an attack on contextual zoning which is a hard won reform that has maintained human scale in neighborhoods and protected those neighborhoods from inappropriate development. [247]

I support efforts to defend the current and future contextual neighborhood zoning protections from being weakened by allowing height limits within these protected areas to be raised by 20-30%. The proposed citywide rezoning plan would overturn communities' hard-won zoning and historic district protections in one fell swoop. The result would be higher, out-of-character new buildings that undermine individual neighborhoods human scale and unique sense of place. [34] [58] [65] [105] [106] [113] [118] [124] [135] [147] [149] [171] [179] [181] [198] [200] [208] [209] [216] [218] [236] [248] [251] [252] [256] [260] [264] [269] [289]

In the past decade we have had our community entire contextually rezoned, we had made compromises and they were accepted as part of the balance between preserving our suburban neighborhood and allowing higher density along our main commercial arteries. However, we were assured by the Department of City Planning that there were firm and fixed maximum height FAR and bulk limits which would not change, ensuring our low density neighborhood would not have tall buildings looming over our heads. Imagine our utter surprise and anger last month when we were informed of the DCP's proposal to significant higher and bulkier buildings for senior housing with no parking requirements in the R5B zone on Northern Blvd. Not to mention increasing as-of-right maximum height limits in the R6A zone on our western boundary and R6B zone nearby in Bayside, as well as the other as-of-right changes to other controls in these zones, and with even greater height and density allowed for so-called affordable housing developments. [44]

This rezoning plan has the potential for destroying the city's jewels like the "contextual zoning districts" neighborhoods on the Upper East Side by permitting building to greater heights. [107]

The proposed citywide Rezoning plan would quickly overturn communities hard won zoning and historic district protections. [183]

Please keep the zoning protections from being weakened by allowing height limits to be raised. [141]

With a few notable exceptions, the proposed height increases are modest and are coupled with a limit on the number of floors. For projects utilizing Inclusionary housing; however, much higher height limits are proposed. In neighborhoods map with the voluntary inclusionary housing program, this could produce a soft toothed (37:18) streetscape, that undermines the entire purpose of contextual districts. [10]

We want to express our concerns about raising the maximum height limits in R6-R8 contextual zoning districts. The proposed increases in base height and overall height of buildings threaten to undo a carefully crafted contextual rezoning that our community completed in 2008 after a 3 year planning process. [56]

The new rules would not only allow up to a 20-30% increase in the allowable height of new development in our contextual zones; it would weaken future contextual zoning protections that we need and seek, and reduce the protections for non-contextual residential zoning districts by raising the height limits encouraged by 'Quality Housing' rules. And these proposed changes would largely apply to developments with no public benefit whatsoever. Many would apply to purely market-rate, luxury housing developments, and the maximum proposed increases in allowable height would be made available to developments which are only required to include a relatively small percentage of affordable or senior housing. [89]

Response: For residential buildings in over 95% of contextually zoned medium- and high-density districts, an additional 5 feet would be allowed to ensure quality buildings with quintessential design elements, can continue to be provided in neighborhoods. In some of the highest-density districts, typically found in Manhattan and other central business districts, 10 or 15 feet of additional height would be allowed, which would enable one additional story to accommodate the same amount of floor area permitted today. No additional floor area is proposed for market rate development, limiting the potential for an increase in density.

Affordable housing for seniors and Inclusionary Housing buildings are allowed additional floor area by zoning today. For these buildings, additional flexibility would be allowed to fit all the permitted floor area. This would increase maximum heights for these buildings by 1 to 2 stories in over 95% of all contextually zoned medium- and high-density districts, and 3 to 4 stories in some of the highest-density districts. In districts commonly mapped on side streets (R6B, R7B, R8B), no additional height is needed to fit the permitted FAR for senior housing. Inclusionary Housing buildings are only permitted in areas mapped as 'Inclusionary Housing designated areas'.

The DEIS includes an analysis of the likely effects of these components of the Proposed Action.

Comment 162: The proposed action justifies increasing height limits in contextual zones based upon new developments in construction technology such as “block and plank” construction. The EAS should study whether approving the action would set a precedent for changing other zoning regulation based upon future innovations that also improve developer profit margins. [87]

Response: New construction practices, such as “block and plank”, are only one of many reasons the Department is proposing modest height increases.

Comment 163: Ceiling heights are a long recognized way of adding building height without adding more floors and while incremental, the cumulative effect can be appreciable, as the Prospect Heights Neighborhood Development Council has already commented. There is no data which indicates before and after differences in building density regarding interior ceiling heights, and effects of the building measurements themselves – density, shadows, and more – should be included in the proposed Scope of Work if so many limits are to be revisited. [5]

Response: See response to Comment 11 above.

Comment 164: Minor thing I noticed in the introductory material: Page 139 - "It is not expected that the following modifications to Building Envelopes would have no density effects..."

Response: Comment noted.

Comment 165: I am deeply concerned about the plan of increasing the building height by 20-30% which could lead to over development, over burdening of the infrastructure and traffic congestion. [162]

In the past decade we have had our community entire contextually rezoned, we had made compromises and they were accepted as part of the balance between preserving our suburban neighborhood and allowing higher density along our main commercial arteries. However, we were assured by the Department of City Planning that there were firm and fixed maximum height FAR and bulk limits which would not change, ensuring our low density neighborhood would not have tall buildings looming over our heads. [44]

Response: See response to Comment 11 above.

Comment 166: We object to conditions in the proposal that apply to certain zones and certain types of buildings. Generally speaking, some of these allowances would permit taller buildings, would encourage bulkier buildings, would allow increases in the floor area ratio, would reduce setback requirements, would eliminate rear yard setback requirements, would increase lot coverage, would decrease line-up provisions and would reduce or eliminate parking requirements depending on the location of the new construction. [38]

Response: Comment noted.

Comment 167: Compare the utilization of available FAR and available lot area enabled by the proposed building envelopes with that enabled by current building envelopes in each affected zoning district and in each special district. [19]

Response: See response to Comment 11 above.

Comment 168: The proposal to permit residential accessory uses on ground floors in rear yards is anticipated by the Draft Scope of Work to have no environmental effects. While it is true, as noted in the Draft Scope, that developments can provide community facility, commercial space, and parking in the rear yard on the ground floor, not all developments do this today. In particular, purely residential developments on the midblock of residential neighborhoods are unlikely to provide these other uses on the ground floor but would be significantly more likely to include residential space here as a result of this proposal. [10]

Response: The proposal only applies to buildings providing affordable senior or Inclusionary Housing and does not apply to 'B' suffix contextual districts which are typically mapped on the mid-blocks. The DEIS includes an analysis of the likely effects of this component of the Proposed Action.

Comment 169: In addition to the substantial increase in the height limit, the plan proposes to reduce the requirement for setback distance in the front yard and completely eliminate the rear yard setback requirements. These changes will negatively impact residents' quality of life since setback requirements serve important functions in ensuring adequate access to light, air and open space. [1]

Response: The reduction of the front setback above the minimum base height will only be permitted in conjunction with a building's street wall being set back from the sidewalk, resulting in more access to light and air and open space in front of the building. The DEIS includes an analysis of the likely effects of this component of the Proposed Action.

Comment 170: The effects of more encroachments into the rear yard should be studied particularly in areas of open space to see how decreased availability of rear yard space would affect the utilization of passive recreation resources in a neighborhood. [10]

Study the net effect of the proposed changes in building envelope and rear yard use on open rear yard space and on light and air in the interiors of blocks. [19]

Study the impact of increased use of rear yard space for accessory residential uses on other open space. In particular:

- Study whether the loss of rear yard space will increase the use of existing publicly accessible open space.
- Study whether any such increased use will require additional open space, and whether there will be additional open space available for use. [19]

How will the proposal affect rear yards and other private open spaces? [22]

The proposed changes to reduce building setbacks, allow taller buildings in height and increase the number of stories will result in a denser city with less air, light reaching the ground and adjacent properties. The reasons that these setbacks exist are because enlighten civic leaders and planners early in 1900s saw that unregulated buildings in bulk and height were negatively affecting the quality of life for the citizen, they passed zoning laws that required these setbacks to minimize these negative qualities. [62]

The current proposal would allow for certain ground floor incursions into rear yards in residential developments in certain districts which are currently prohibited. This will result in less open and green space in the rear yards of buildings and more hard surfaces, with significant potential environmental ramifications regarding heat retention, water runoff and drainage, density of vegetation, air quality and shade. We urge that this full range of environmental impacts from the reduction in green space in rear yards which the proposal would result in be studied. [71]

The increased use of rear yard space for accessory residential uses should be studied for its impact on open space. Will the loss of rear yard space increase the use of existing open space? Will such an increase in use require additional open space? Will there be sources of new open space? If it is needed, how will it be provided? [19]

The review must also study the negative environmental impacts which would result from the proposed expanded allowance for building and constructing on rear yards in residential districts, replacing open, green space with hard surfaces. [192] [287]

Response: The DEIS includes an analysis of the likely effects of this component of the Proposed Action.

Comment 171: At the time of their adoption, different categories of facilities for varying levels of care for seniors were adopted and put into different use group categories. How will combining UG categories, or redefining use group categories impact accessory uses? Will the accessory facility space requirement shunt those uses to the rear yard or will they be encouraged at the street level? [9]

Response: Accessory uses to senior care facilities, such as cafeteria space or social space, will be permitted anywhere within the building. Agencies licensing or regulating these facilities will work to ensure these amenities are placed at locations most beneficial for seniors.

Comment 172: No more forced apartment dwellings for all in N.Y.C. We should not destroy our single family zoning in Queens. [282]

Response: The proposal has no changes for single-family zoning districts anywhere in the City.

Comment 173: Will the proposal supplement Zone Green regulations, such as provision of permeable surfaces? [22]

Response: The proposal allows floor area deductions like those permitted under Zone Green to be better accommodated within a permitted building envelope.

Comment 174: Although it is the opinion of many that the housing component of the 125th Street Special District violates the Fair Housing Act, PHL recommends that the 125th Special District and other districts that have been extremely tailored with community input be exempt from this text amendment proposal. [86]

Response: Comment noted.

Comment 175: There should be no city wide zoning changes that would increase the height limit across the city, contextual neighborhood zoning protections should be kept in order to maintain the character, density, and the human scale in these neighborhoods. [34] [44] [93] [101] [106] [127] [134] [140] [171] [190] [192] [213] [217] [240] [247] [250] [268] [279]

The proposal has an impact on the many hard-won contextual districts across the boroughs. It will also affect the city designated historic districts, state and national registered of historic places, districts, areas currently under study for designation and districts eligible for listing on state and national registers. We requested that the environmental impact state provide information on all of these impacts. Showing them in maps and measuring potential development pressure. [88]

In its Public Policy review, the EIS should clarify the history of contextual zoning, fully documenting the considerations that generated it, as well as the public support it enjoyed. It should cover reports and discussion documents that may have been generated by the DCP, enumerated the CPC actions that created contextual zoning and summarize the history with reference to contemporary new accounts, so that the historic significance of the change is considered. [93]

In the past decade we have had our community entire contextually rezoned, we had made compromises and they were accepted as part of the balance between preserving our suburban neighborhood and allowing higher density along our main commercial arteries. However, we were assured by the Department of City Planning that there were firm and fixed maximum height FAR and bulk limits which would not change, ensuring our low density neighborhood would not have tall buildings looming over our heads. Imagine our utter surprise and anger last month when we were informed of the DCP's proposal to significant higher and bulkier buildings for senior housing with no parking requirements in the R5B zone on Northern Blvd. Not to mention increasing as-of-right maximum height limits in the R6A zone on our western boundary and R6B zone nearby in Bayside, as well as the other as-of-right changes to other controls in these zones, and with even greater height and density allowed for so-called affordable housing developments. Had we known that these contextual zones could be altered on a whim by the DCP after decades of assurances from your agency that contextual zoning would create more predictable outcomes, we would have fought vociferously to keep our R3-2 zones along Northern Blvd without question. We want make this clear: the promotion of affordable and senior housing in New York City is a laudable goal, but we believe this set of zoning proposal was written solely for the construction and nursing home, senior housing industry to make extra profits at the expense of our neighborhoods. [44]

I am concerned that in its current form, the amendment could result in development that disrupts the contextual nature of certain neighborhoods while failing to produce an increased amount of affordable housing. [43]

I have joined many community members in hard fought battles to ensure that historic districts are preserved and regulations regarding contextual zones are well thought out and upheld. I would be remiss if I did not take a moment to acknowledge that much work has been done over the years to ensure the historic preservation of Greenwich Village, SoHo, Tribeca, the East Village, and other parts of the City. I hope that those efforts were not futile. [2]

“Contextual” zoning is the cornerstone and foundation of our neighborhood. We have fought to preserve our low-rise profile so we can enjoy the light and air often lacking in high-rise developments. We pride ourselves on our tree-lined streets that also encourage front and backyard gardening. These qualities are intrinsically linked to our identity as Brooklynites. This proposal is an attack on all that we’ve built and achieved. [42]

Response: See responses to Comment 161 and 161a above. The DEIS includes an analysis of the likely effects of this component of the Proposed Action.

Comment 176: Please describe and depict visually, in massing, and other diagrams, the existing FAR and height limits in all zones, and the proposed modification in calculating building envelopes and also increases in FAR and height if affordable housing is provided. We’d also finally like to know the proposed changes in height and FAR if senior affordable housing is provided. [22]

Provide comprehensive visual comparisons of existing and proposed heights in all zoning districts and in all special districts through massing and other diagrams. [19]

The City should better explain what the proposed changes mean architecturally and for neighborhoods. The DEIS needs to illustrate what the proposed changes will mean in simple example images (For example, the City could choose a neighborhood and include images of what additions to a single building, or for an entire block, would mean in that neighborhood). [80]

Response: Diagrams for all affected zoning districts, as well as the proposed FAR’s for affordable senior housing in different zoning districts, were published on DCP’s website on May 26, 2015. The DEIS will include explanation of the Proposed Action and Likely Effects of the Proposed Action.

Public Policy

Comment 177: You should be aware as New York City Mayor and the New York City Council have an approved Waterfront Revitalization Program that has waterfront zoning regulations and 10 Policies under federal and state control to minimize development in the federal coastal zone boundary that includes the Rockaway Peninsula and the coastline of Manhattan and the five boroughs. (cont’d)

The Federal controls are based in the Coastal Zone Management Act of 1972 (16 USC 1451 et seq. The Secretary of Commerce approved the NYC WRP in 1982 and revisions have been made recently to the 10 Policies approved by City Council. NYC Policy 10 supports the preservation of all coastal communities with national, state and local Landmark Preservation laws that you and your attorneys should be familiar with does not provide for a revision to the zoning regulations in Rockaway approved by City Planning and the Department of Commerce under the past administration. [40]

Response: Comment noted.

Comment 178: The Environmental Impact Statement (EIS) should take into consideration density and congestion, the effect of shadows on parks, and the vulnerability of an area to sea rise and storm surges. [117]

Environmental assessments are very weak in this City if they allow residential construction in low-lying areas inundated by Super Storm Sandy (Indeed, there is general amnesia about climate change) [232]

Response: The DEIS will be conducted in accordance with the guidelines in the *CEQR Technical Manual*.

SOCIOECONOMICS

Comment 179: The Final EIS must study whether this will increase the economic divide within predominately lower-income communities. [9]

Response: The Socioeconomics analysis will be conducted in accordance with the guidelines in the *CEQR Technical Manual*.

Comment 180: The socioeconomic analysis proposed is incredibly vague. It gives no legitimate methodology for analyzing the long-term intergenerational economic impact on historic districts be they already designated or pending. [99]

Response: The Socioeconomics analysis will be conducted in accordance with the guidelines in the *CEQR Technical Manual*.

Comment 181: Will the sunset for inclusionary affordable units change? What will be the sunset for senior housing? [22]

Response: The DEIS includes a chapter describing the Proposed Action.

Comment 182: Given that the proposal incentivizes modular construction, how will it impact construction jobs in NYC? [22]

Response: Please see response to Comment 11 above.

Comment 183: The assessment should assess whether the incentives fit the financial considerations of developers with respect to producing buildings with smaller units. We question whether the proposed action will generate the type of housing units needed by the city's growing senior population. Moreover, since much of this population will be living on fixed incomes, how will the new housing generated be affordable to low and moderate-income seniors without a vast commitment of rent subsidy dollars? The scoping study should assess the economics of housing production and take into account the current dearth of Section 8 funding available to the city. [85]

Response: Please see response to Comment 11 above.

Comment 184: The stated goal of the rezoning is to increase affordable housing. However, the proposal also allows increased height in market rate housing with no safeguards to ensure that more affordable housing would actually occur from the rezoning. There should be an analysis of the numbers of new market rate and affordable units that this proposal might create versus the numbers of stabilized, affordable, less expensive existing units that might be lost with demolition. [45]

Response: Please see response to comment 11 above.

Comment 185: The EIS scoping document should project how many new assisted living senior housing units and nursing home units will be created in NYC if the zoning text amendments are adopted, and how this housing model may impact on the demand for health care services in NYC. [55]

Response: Please see response to Comment 11 above.

Comment 186: We see a serious need to expand the parameters the city uses to consider impact, particularly socio-economic impacts. Not all communities are impacted equally by rezoning. The benchmarks used to consider impacts by DCP or the Mayor's office of sustainability are woefully low and inadequately. [122]

We're most concerned about the impacts that proposed envelope changes would have. We urged that the EIS focus in detail on neighborhood character and socioeconomic conditions impacts. Not on the citywide basis, but targeted to the three special districts in community district Four, and the areas outside those districts especially the Chelsea historic district, east Chelsea, and Clinton, particularly 11th avenue between 43rd and 53rd streets. [19]

Response: The Socioeconomics analysis will be conducted in accordance with the guidelines in the *CEQR Technical Manual*.

Comment 187: Will the proposal increase the possibility of demolishing existing buildings? Under what conditions? What review processes will be in place? [22]

Response: Please see response to Comment 11 above.

Comment 188: How many current affordable units will be lost when their buildings are replaced for larger and denser structures in contrast to the affordable units provided in the new buildings? [52]

Will there be any residential displacement? The EIS needs to inform our community board about what impacts we can reasonably expect if the Zoning Resolution is modified as proposed. [20]

Our major concerns are the impacts of increased heights on views, shadows in the air, displacement of existing affordable housing tenants by redevelopment of existing residential buildings. [19]

The potential for displacement of long term tenants in communities within my district is evident in this plan. Encouraging new development in these communities may create an incentive for developers to purchase older properties with relative affordable units and demolish them to build larger residential buildings with only 20% set aside for affordable units. [3]

These changes would hasten inappropriate development on several "soft sites" in Morningside Heights. [81]

Rent stabilized units: the vast majority of new housing development in Manhattan occurs on sites, where housing already exists. That's the proposal that we're looking at today. Any new housing developed, as a result of this proposal, then has a potential to displace long term residents and places rent stabilized tenants at risk of losing their homes. [10]

It seems to be at least possible, if not likely, that increasing height limits in all of the areas zoned contextual throughout New York City will create new development pressure that could result in the displacement of tenants who now pay affordable rents. Even in situations where new development includes affordable apartments under inclusionary zoning provisions, such developments are generally required to allocate 20% of their units to affordable housing. However, older buildings cleared to make way for these developments could be expected in many cases to have a higher percentage of long-term tenants whose rents are affordable. Further, the 20% of affordable units in a new development would be allowed under current City financing programs to target tenants earning incomes that are a multiple of a neighborhood average. For all of these reasons, it is critical that the EAS study the potential for the proposed action to result in a net loss of affordable housing, and particularly housing affordable to residents earning neighborhood median incomes or less. The EAS should include case study samples in enough neighborhoods throughout the five boroughs to provide a reasonable assessment of the risk to tenants citywide. [87]

It is essential that the scope of the EIS be enlarged to consider the loss of current affordable housing that would result from displacing rent controlled and rent stabilized homes with new construction. The current utilization of affordable housing programs... inclusionary housing or 421a... has been a profit incentive to developers resulting in fewer affordable units. One cannot create affordable housing by destroying it. MCB8 has already

lost such units and anticipates a great loss as development occurs in the affected districts. While the proposed zoning text amendment will facilitate the creation of new housing, there is real concern it will put development pressure on existing housing stock. Current residents and affordable units must be protected from eviction and demolition. [23]

It is also essential that the scope of the Environmental Impact Statement be enlarged to consider the loss of affordable housing that would result from the new construction. Because the principal purpose of this proposal is the creation of affordable housing, we believe that the existing affordable housing (rent controlled, rent stabilized, etc.) on the potential development sites must be measured. One cannot create affordable housing by destroying it. [57]

The Scope needs to include an estimate of the net number of affordable units that this plan will produce after affordable units are demolished by developers wishing to profit from added building height. At present, there is no indication in the plan that such a net gain of affordable units will actually occur. [98]

Affordable housing is important. From what I gathered at the scoping hearing, the rezoning will not create much – if any affordable housing. It seems like a giveaway for developers. Please come up with a plan that actually does create more affordable housing and we'll be right there to support and promote it. [182]

What impact on affordable housing will result from replacement of existing buildings by new ones built in conformity with the proposed zoning? Will the number of current units that will be lost equal those that could be produced under the new guidelines? [167]

This is all being done with the stated goal of increasing affordable housing, but this proposal also allows increased height for market rate housing. There needs to be an analysis of the numbers of new market rate and affordable units this might create vs the number of stabilized affordable less expensive existing units that could be lost due to demolition. [82]

To assess the effect of increasing the permitted floor area ratio for for-profit New York State regulated senior long term care facilities and to account for as-of-right status for for-profit nursing homes, the task should include an assessment for the potential for direct residential and commercial displacement for sites that would now meet the definition of being a probably or potential development site due to the significant increase of proposed allowable floor area (with more permitted floor area, sites previously not considered significantly underdeveloped otherwise become significantly under-developed – as a result of thumb, less than 50 percent of permitted floor area – and thus with the additional floor area, might suddenly be considered feasible to purchase to pursue such development, resulting in the potential for displacement). [11]

What your rezoning proposal threatens is the tear-down by avaricious developers of what little low-income, residentially zoned housing still exists in the outer boroughs. The Mayor's requirement that new housing make 20% of units below market price doesn't

stand a chance of housing the low-income people who will be displaced by this proposed rezoning. [235]

Besides compromising the light and air and architectural aesthetics of my neighborhood, this proposal will potentially displace many residents with new incentives for building demolitions, under the dubious guise of providing some affordable housing. If this administration is really committed to affordable housing, then it should lobby to protect and extend Rent Stabilization and come up with other legislative programs designed to maintain affordable city living. [223]

The vast majority of new housing development in Manhattan occurs on sites where housing already exists. Any new housing developed as a result of this proposal, then, has the potential to displace long-term residents and places rent-stabilized tenants at risk of losing their homes. [10]

Conduct a detailed assessment of the impact of proposed expanded building envelopes in contextual districts on indirect residential displacement through changes in rent-stabilized housing and potential demolition of buildings. [19]

The proposal disregards the demonstrated length between inclusionary housing and the lost of existing affordable housing. The EIS must meaningfully address the probability that new construction facilitated by the proposal will cause the demolition of existing buildings containing affordable units and speed the process of neighborhood gentrification reducing affordability. Zoning good architecture has proven unsuccessful. [77]

The proposed changes would encourage teardowns of existing buildings in the district that will also drive housing costs higher and have a negative impact on diversity and affordability. [18]

The plan will lead to the destruction of existing affordable units and their replacement with tax incentivized luxury housing, with no legal requirement for affordable and senior housing, resulting in hyper-gentrification and a net loss of affordability. [48]

The proposed changes would likely make housing in our area even more unaffordable than it already is. The increased height limits would lead to more luxurious apartments with greater floor-to-ceiling height, which would sell for even more than current new construction does. The increased value of new construction which the zoning changes would simply increase the incentive for developers to demolish existing old buildings. [70]

The greater heights being proposed will not provide lower-income and affordable housing, but rather more luxury towers for the wealthy and more millions and power for developers. [130]

The draft scope states that the proposed text amendment will “facilitate and encourage increased production of new housing, particularly affordable housing.” We are concerned that the proposed action will likely lead instead to the replacement of existing affordable housing with market-rate housing, particularly since much of the existing affordable

housing stock comprise the buildings that are most economical for developers to buy and redevelop. [85]

Response: Please see response to Comment 11 above. The Socioeconomics analysis will be conducted in accordance with the guidelines in the *CEQR Technical Manual*.

Comment 189: While we support the concept for availability of affordable Senior Housing, we cannot agree with the proposed changes in rezoning of residential neighborhoods. Our Civic Association worked for many years to rezone our one and two family residential area into the proper designation in order to protect and stabilize quality of life. Many of these homes are owned by seniors who prefer to remain in their homes for as long as they can and to live in an area where they feel safe and have access to the essentials. Moreover, the infrastructure in our community dates back to 1924 and any additional construction over and above that which exists would place an additional stress on already overburdened structures. [61]

While I appreciate that the only constant about New York City is that it is ever changing, so must the change be appropriate and thoughtful, and avoid unintended consequences such as tenant harassment and a wave of partial or full demolition of existing buildings that are vulnerable to overzealous designations of unfitness or inappropriateness for residential development or refurbishment, displacing both affordable and market-rate tenants and driving demand – and rents – even further out of reach. The Scope of Work offers no anticipation or protection against such an outcome by, for example, grandfathering current buildings, and so this is all too real a risk. [5]

Response: Please see response to Comment 11 above.

Comment 190: Will the proposal have an impact on existing rent stabilized and other forms of affordable housing? [22]

Response: Please see response to Comment 11 above. The Socioeconomics analysis will be conducted in accordance with the guidelines in the *CEQR Technical Manual*.

Comment 191: It is clear from the context of the plan that it is intended to operate in conjunction with 421-a tax abatements, 80/20 allocations, and a wide range of rent subsidy arrangements such as Section 8. The Scope of Work needs to consider the effectiveness of all of these elements, individually and together, to determine the overall impact on affordable housing. [98]

Response: Please see response to comment 11 above.

Comment 192: The Final EIS must study whether the additions to permissible building heights will result in more affordable units or more luxury additions. [9]

The Final EIS must study whether the additional allowable heights will increase speculation in the area and allow for small owners to build luxury penthouse additions. [9]

The changes to contextual districts if implemented retroactively may not yield the intended results in the East Village. The neighborhood retains many affordable housing units and local groups are robust in their defense of existing units and effort to produce more. Permitting vertical extensions must be also considered in the context of the neighborhood. In too many cases, penthouse construction atop existing buildings has degraded living conditions for existing tenants while not resulting in new affordable development. This issue has come into full light following the tragic explosion on Second Avenue last month. The historic tenement buildings that characterize the neighborhood now have high speculative appeal. New owners too often seek “upscaling opportunity” that manifests in pushing stabilized tenants out as well as long-standing commercial tenants. For the high purchase price of these buildings, not enough investment is put into maintaining their structure and systems. Opening the height limits to permit more penthouse developments atop questionably kept buildings is a risk we know too well not to take. [60]

While the proposed zoning text will make it easier to create new apartments in contextual districts, there is a real concern this will create development pressure on existing buildings. In order to build those new, market-rate units, rent stabilized tenants may have to be displaced, resulting in a net loss of affordable units. Therefore, we are troubled that this plan is being put forward without a corresponding plan for protection of rent stabilized tenants in contextual districts where new development is being directed. Without new protections, this proposal could unduly put those tenants at risk. The Scope of Work for this environmental review should evaluate the impact of this proposal on rent stabilized buildings in contextual districts. [12]

Imposing a wide-reaching zoning change will have the unintended consequence of promoting insensitive development that will be out of context with its surroundings, and result in the influx of new market rate apartments, and significant upside pressure on rents. This will cause many longtime residents to be forced to leave their neighborhoods, as their once affordable apartments become too expensive. [52]

As stated in the report, the proposed increase of height limits for all contextual zones city wide for as of right development would be used as an incentive to build more units of housing to offset the cost of permanent affordable units. This change, if implemented can lead to fueling an already speculative housing market, push rent prices even higher, and negate the benefit of affordable units created. [3]

The socioeconomic impacts on our cultural and our community environments following a rezoning need to be fully considered measured and mitigated. Secondary displacement and impacts of luxury residential developments in low income communities and cultural districts is a major concern. [122]

What happens to the working poor and lower middle class who will be priced out of the market? [271]

Conduct a detailed assessment of the impact of proposed expanded building envelopes in contextual districts on indirect residential displacement through changes in rent-stabilized housing and potential demolition of buildings. [19]

While I appreciate that the only constant about New York City is that it is ever changing, so must the change be appropriate and thoughtful, and avoid unintended consequences such as tenant harassment and a wave of partial or full demolition of existing buildings that are vulnerable to overzealous designations of unfitness or inappropriateness for residential development or refurbishment, displacing both affordable and market-rate tenants and driving demand – and rents – even further out of reach. The Scope of Work offers no anticipation or protection against such an outcome by, for example, grandfathering current buildings, and so this is all too real a risk. [5]

We are already seeing an onslaught of new development in Bedford Stuyvesant. If you turn to the newspaper or look in on the news, the word that goes with Bedford Stuyvesant today is gentrification. While we're not against diversity, Bedford Stuyvesant is so expensive that now even the gentrifiers can no longer afford to live there. And your plan will displace not only the old residents and the old business who stayed in that neighborhood through all the years of redlining of the city's planned shrinkage, when all the major corporations left and we could not have a bank or a drug store. [41]

It would seem to follow that increasing height limits as proposed would lead to a corresponding increase in rents or purchase prices for newly developed units. The EAS should include studies that demonstrate why fostering increased housing prices at the risk of threatening the character of contextual zones is a net benefit to the public. [87]

I believe the intent of this text amendment is to modernize elements of the city's zoning code, but I am concerned that some of the changes being proposed will have a negative effect on affordability and housing quality in New York. [7]

Moreover, we are concerned as well that rent-burdened households will be displaced in adjacent housing due to the impact of the intended housing production on rents throughout the neighborhood. This further gentrification has been evident in neighborhoods such as Greenpoint and Williamsburgh, where up-zoning has led to the considerable displacement of long-time, low-income residents. [85]

The proposal disregards the demonstrated length between inclusionary housing and the lost of existing affordable housing. The EIS must meaningfully address the probability that new construction facilitated by the proposal will cause the demolition of existing buildings containing affordable units and speed the process of neighborhood gentrification reducing affordability. Zoning good architecture has proven unsuccessful. [77]

The higher apartment ceilings and elevated penthouses created by the plan would no doubt increase the value of luxury apartments and boost developers' return on their investment, but they will also add fuel to the fire of gentrification that has already made Chelsea unaffordable. The upward pressure of new construction prices on neighboring resale values and rents is evident in any quarterly real estate market report. Luxury

construction also drives up local commercial rents, forcing out neighborhood businesses and destroying community fabric. The plan would solve New York's "two cities" disparity by making it a city of the rich only. [91]

The proposed changes would encourage teardowns of existing buildings in the district that will also drive housing costs higher and have a negative impact on diversity and affordability. [18]

The EIS and the displacement of people from affordable housing to less affordable housing: While this type of impact may be limited in Carnegie Hill where a great deal of housing is owner occupied, we recognize that it could play a major role elsewhere in the CB8 district and the City. Once renters leave their existing building, voluntarily or otherwise, they are likely to be faced with higher rents in the same or nearby areas, especially with a rising real estate market as has been experienced for the last decades. This would be a significant adverse impact. Many others have addressed this point and we agree that the EIS should examine this impact. Moreover, City Planning cited this in their 1985 R8B feasibility study saying that its creation of the contextual mid-blocks was also meant to safeguard affordable housing. [47]

The plan will lead to the destruction of existing affordable units and their replacement with tax incentivized luxury housing, with no legal requirement for affordable and senior housing, resulting in hyper-gentrification and a net loss of affordability. [48]

We understand that the administration has an ambitious affordable housing agenda, and as a solidly middle class community, we share many of your concerns about individuals being priced out of their communities. [50]

Response: Please see response to Comment 11 above. The Socioeconomics analysis will be conducted in accordance with the guidelines in the *CEQR Technical Manual*.

Comment 193: The Final EIS must study whether this proposal will increase instances of tenant harassment because of now allowable penthouse additions in contextual districts. [9]

Response: Please see response to Comment 11 above. The Socioeconomics analysis will be conducted in accordance with the guidelines in the *CEQR Technical Manual*.

Comment 194: The socioeconomic impacts of the rezoning are not currently measured by the city. An example of this is that the city does not even currently measure or track eviction data. Experiential and the total evidence shows us the extreme impacts of housing stability in areas in and around rezoning. [122]

Response: The Socioeconomics analysis will be conducted in accordance with the guidelines in the *CEQR Technical Manual*.

Comment 195: To assess the effect of increasing the permitted floor area ratio for for-profit New York State regulated senior long term care facilities and to account for as-of-right status for for-profit nursing homes, the task should include an assessment for the potential for

direct residential and commercial displacement for sites that would now meet the definition of being a probably or potential development site due to the significant increase of proposed allowable floor area (with more permitted floor area, sites previously not considered significantly underdeveloped otherwise become significantly under-developed – as a result of thumb, less than 50 percent of permitted floor area – and thus with the additional floor area, might suddenly be considered feasible to purchase to pursue such development, resulting in the potential for displacement). [11]

The EAS should sample the commercial tenants in contextual districts to determine the extent to which businesses citywide would be at risk of displacement should the proposed action be approved. The EAS should also estimate the gap between current commercial rents in contextual districts, and potential rents of the more spacious street level spaces envisioned by the proposed action, to determine how the profile of businesses that currently exist in contextual zones throughout the city may change following approval of the proposed action. [87]

Response: Please see response to Comment 11 above. The Socioeconomics analysis will be conducted in accordance with the guidelines in the *CEQR Technical Manual*.

Comment 196: We are already seeing an onslaught of new development in Bedford Stuyvesant. If you turn to the newspaper or look in on the news, the word that goes with Bedford Stuyvesant today is gentrification. While we're not against diversity, Bedford Stuyvesant is so expensive that now even the gentrifiers can no longer afford to live there. And your plan will displace not only the old residents and the old business who stayed in that neighborhood through all the years of redlining of the city's planned shrinkage, when all the major corporations left and we could not have a bank or a drug store. [41]

The scoping document states that "standards for retail space have also increased to provide an improved shopping environment...". Our concern is the implied value of construction that meets new retail standards and what is meant by an "improved" shopping environment. It implies the replacement of smaller retail spaces, typically found in 19th century buildings throughout our neighborhoods with new construction containing taller ground floors- which is the specific objective of the 'quality' design being promoted – and larger footprints. The retail environment being promoted by the zoning proposal would favor the expansion of national chains within the city's neighborhoods. The CEQR should assess the economic impact of the proposed action, since it is recognized that national chains pull more money out of the local economy than locally owned businesses and shift those earnings to out-of-town corporate headquarters and often pay wages that are well below the living wage standard. It should also assess the impact on the character of our existing retail avenues, many of which have older buildings and smaller storefronts that are compatible with neighborhood's historic character and older residential buildings. [85]

The EAS should sample the commercial tenants in contextual districts to determine the extent to which businesses citywide would be at risk of displacement should the proposed action be approved. The EAS should also estimate the gap between current commercial rents in contextual districts, and potential rents of the more spacious street level spaces

envisioned by the proposed action, to determine how the profile of businesses that currently exist in contextual zones throughout the city may change following approval of the proposed action. [87]

Study the economic impact of an increase in ground floor commercial floor height to 15' on local businesses, if regional and national chain stores will be attracted. [19]

Study the impact of an increase in ground floor commercial floor height to 15' on local businesses. [19]

Study whether the increase in floor height will attract regional and national chain stores at the expense of local businesses, or displace existing local businesses in their favor. [19]

I want to highlight two sorts of side issues. First, the increase in ground floor commercial height to 15 feet, should be studied for its impact on local business. Will the more desirable space the action is intended to create lead to large rent increases? Will local businesses be disadvantaged relative to national or regional chains with greater financial resources? What will be the impact on neighborhood character? [19]

Response: Please see response to Comment 11 above. The Socioeconomics analysis will be conducted in accordance with the guidelines in the *CEQR Technical Manual*.

Comment 197: The CEQR Technical Manual tells us, "A socioeconomic assessment should be conducted if a project may be reasonably expected to create socioeconomic changes within the area affected by the project that would not be expected to occur without the project." As an example of a significant impact, the Technical Manual uses the displacement of 100 workers. If this change in the building envelope is successful and results in a significant number of additional buildings using prefabricated materials, there is the potential for a significant socioeconomic impact that would not occur otherwise, and that impact needs to be studied and disclosed. The Building Congress estimates that in 2015 there are 125,100 construction jobs in New York City. If just 1% of these jobs are lost due to savings related to the use of prefabricated materials that is a loss of 1,251 jobs. Yet the Scope only identifies one area of study in the socioeconomic chapter: indirect residential displacement. Considering the potential impact on the construction industry and the tradespeople and laborers that work in it, the Scope should be amended to include an assessment of direct business displacement and indirect business displacement. (cont'd)

Further, the Technical Manual tells us, "If the project is expected to affect conditions within a specific industry, an assessment is appropriate. For example, a citywide regulatory change that would adversely affect the economic and operational conditions of certain types of businesses or processes may affect socioeconomic conditions in a neighborhood." (cont'd)

Zoning is a part of the City's regulations, and if the changes to the building envelope reduces construction costs, as it expressly hopes to do, the proposal will certainly impact the construction industry and that impact needs to be understood and disclosed. The change also has the potential to impact the socioeconomic conditions of particular

neighborhoods more than others. Highly skilled construction jobs will still be needed to fit prefabricated buildings together-- perhaps even more in certain trades than traditional building techniques--but some number of lower skilled laborers may effectively be replaced by factory workers who are manufacturing these products outside of New York City. These lower skilled construction workers tend to reside in certain New York City neighborhoods, and the loss of these jobs and their impact on the socioeconomic conditions of already distressed New York City neighborhoods should be understood and disclosed. The Technical Manual supports this reasoning with its requirement that an assessment is appropriate when an action, "may affect socioeconomic conditions in a neighborhood." Reducing costs to make housing more affordable is a laudable goal, but a reduction of costs does not occur in a vacuum. With any reduction of costs, there is also a corresponding reduction in the economic activity, which is often someone's job. As the CEQR Technical Manual clearly instructs, these socioeconomic impacts need to be understood and disclosed and the Scope needs to be expanded to include these potential socioeconomic impacts. [68]

Response: Please see response to Comment 11 above. The Socioeconomics analysis will be conducted in accordance with the guidelines in the *CEQR Technical Manual*.

COMMUNITY FACILITIES

Comment 198: We encourage DCP to increase coordination with other agencies to ensure that City services increase to adequately support communities with aging populations. [80]

What are the impacts on community facilities and social services for seniors? [9]

What will the impact of increased senior housing be on emergency services? [22]

Response: Please see response to Comment 11 above. The Community Facilities analysis will be conducted in accordance with the guidelines in the *CEQR Technical Manual*.

Comment 199: What will be the impacts to community facility uses if they are relocated away from the street? [9]

Response: Please see response to Comment 11 above. The Community Facilities analysis will be conducted in accordance with the guidelines in the *CEQR Technical Manual*.

Comment 200: Study the cumulative impacts of projected increase in residents and workers on police, fire, and health care services, along with the expected increases in new residential and commercial development nearby. [19]

Response: The Community Facilities analysis will be conducted in accordance with the guidelines in the *CEQR Technical Manual*.

Comment 201: Before any new housing is built in any neighborhood infrastructure must first be considered, addressed and improved. Electric, Gas, Water and Sewer service must be up

graded to accommodate additional housing. Schools, Library's, Police, and Fire departments must be built or expanded to accommodate additional people. [100]

Response: The Community Facilities analysis will be conducted in accordance with the guidelines in the *CEQR Technical Manual*.

Comment 202: As the zoning resolution evolved over time and the aging of different populations occurred it became necessary to create housing for those members of the population. However, the ZR enacted special permit processes in order to prevent over concentration of such facilities. With the need to create various types of housing for seniors, the study will need to investigate the impacts to services as was proscribed in 1974, and public health impacts. [9]

Response: The Community Facilities analysis will be conducted in accordance with the guidelines in the *CEQR Technical Manual*.

Comment 203: Housing New York: Zoning for Quality and Affordability would also change regulations governing building heights, setbacks and corner lots. The new rules would be applied citywide without regard for differences between neighborhoods and communities. No two communities in New York are the same – the Upper West Side is nothing like the Upper East Side and Brownsville does not look anything like Park Slope. Development in each of these individual communities must be contextual and undertaken with careful consideration of the impacts that the development would have on local infrastructure, including schools, transportation, water and sewage, to name a few. [4]

Response: The Community Facilities analysis will be conducted in accordance with the guidelines in the *CEQR Technical Manual*.

Comment 204: The Land Use, Housing and Zoning Committee is interested in understanding the specific impacts within our community district of the proposed changes. How will the community district's schools, historic resources, commercial office space, parks and open space be impacted? Will there be any residential displacement? The EIS needs to inform our community board about what impacts we can reasonably expect if the Zoning Resolution is modified as proposed. [20]

We firmly believe that this proposal does not take into consideration the adverse impact on parking, congestion, schools, and available transit, among other issues affecting the Quality of Life in our neighborhood which we strive to maintain. [63]

This proposal lacks specific plans to address the support for its proposed increased density: schools, utilities, water, sewage, mass transit, police, fire, parking etc. Our community already struggles with the consequences of overcrowded schools, inadequate police protection, clogged roadways, lack of parking, and other infrastructure inadequacies. The proposal recommends relaxing density restrictions even further, but does not indicate if it is even feasible for the City to undertake the cost of the necessary infrastructure required to support increased density. [26] [69] [102]

With regards to the city's infrastructure we request that DCP document and assess the infrastructure within each affected neighborhood. This assessment should consider, among others, public school seats, acres of open space/parks, sewer and other utility capacity, and hospital services, and evaluate the demands upon them both before and after the proposed action. [85]

In many neighborhoods, schools are already over capacity and the addition of hundreds of additional children will exacerbate this crisis. [85]

Before any new housing is built in any neighborhood infrastructure must first be considered, addressed and improved. Electric, Gas, Water and Sewer service must be upgraded to accommodate additional housing. Schools, Library's, Police, and Fire departments must be built or expanded to accommodate additional people. Also, parks and street traffic must be considered before any new housing is built. Simply put just building housing is a formula for disaster unless the infrastructure is in place to handle additional people first. [100]

I am very concerned regarding the over-development of the buildings in our neighborhood. Also the increase of the building heights by 20 to 30%. This will lead to over-crowding in the schools and all public transportation and services. [212]

We think it's very important to inventory the number of affordable and market rate units, existing and projected... the need to recognize that Hudson Yards and West Chelsea have been and will in the future experience an enormous increase in the number of residents, and the impacts of increased development on public services particularly schools and we've long time been concerned about how those analyses are prepared. [19]

Study the cumulative impacts of projected increase in number of students on schools, along with the expected increases from new housing developments nearby. [19]

Response: The Community Facilities analysis will be conducted in accordance with the guidelines in the *CEQR Technical Manual*.

HISTORIC RESOURCES

Comment 205: Any rezoning plan must not weaken City landmark districts, nor State and National Register districts. In all neighborhoods, it ought to maintain height limits and consider the impact on historic resources, neighborhood character, and quality of life. [96]

Response: The Proposed Action does not affect existing regulations promulgated by the NYC Landmarks Preservation Commission (LPC). Privately owned properties that are New York City Landmarks or located in New York City Historic Districts would continue to be protected under the New York City Landmarks Law that requires LPC review and approval before any alteration or demolition can occur. The DEIS includes an evaluation of the potential for significant impacts relating to historic resources that is consistent with the guidelines published in the 2014 CEQR Technical Manual.

Comment 206: The Zoning for Quality and Affordability proposal will haphazardly change zoning across New York without thoroughly examining the varying needs of individual neighborhoods. It is crucial that the scope examine whether these changes are appropriate for each neighborhood and explore the impact of larger and taller buildings on neighborhood character and residents, historic structures, community resources, parks, shadows and infrastructure. [52]

As is the case with every community in New York City, the upper west side has its share of unique qualities. Over the years, my community joined together and landmarked large swaths of the district. The proposed zoning plan could undo our landmarked areas, and similarly contextual zones. We're looking for protection of landmark districts and contextual zones. Is that contemplated in the proposal? [13]

The Land Use, Housing and Zoning Committee is interested in understanding the specific impacts within our community district of the proposed changes. How will the community district's schools, historic resources, commercial office space, parks and open space be impacted? [20]

The EIS must examine the entire record of their enactment. This would include a review of all testimony and submissions by members of the public and elected officials, and all reports, studies, etc. by the Department of City Planning. The proposed changes seem likely to have serious adverse impacts on neighborhood character, historic districts and buildings, and the urban design of the affected neighborhoods. The additional heights will obviously result in longer shadows being cast over open spaces, historic resources, and parks. [57]

By weakening height limitations, communities' hard-won zoning and historic district protections will be eliminated. [271]

It is imperative that the scope look at the impact which allowing taller development with greater volumes, as proposed, would have on historic resources, neighborhood character and shadows, especially in and around parks and other light-sensitive resources. [31] [40] [92] [111] [128] [136] [152] [192] [201] [207] [219] [266] [280] [287] [288]

I support efforts to defend the current and future contextual neighborhood zoning protections from being weakened by allowing height limits within these protected areas to be raised by 20-30%. The proposed citywide rezoning plan would overturn communities' hard-won zoning and historic district protections in one fell swoop. The result would be higher, out-of-character new buildings that undermine individual neighborhoods human scale and unique sense of place. [34] [58] [65] [105] [106] [124] [113] [118] [135] [147] [149] [171] [179] [181] [198] [200] [208] [209] [216] [218] [236] [248] [251] [252] [256] [260] [264] [269] [289]

Park Slope and the 'borders' of Prospect Park should develop in a very controlled way, in order to preserve the important historic heritage, even on larger scale. I think a city needs

some places which link the city to its history. Park Slope is such a place. It is not only important for current inhabitants. It is equally, or even more important for future generations. [239]

The proposal has an impact on the many hard-won contextual districts across the boroughs. It will also affect the city designated historic districts, state and national registered of historic places, districts, areas currently under study for designation and districts eligible for listing on state and national registers. We requested that the environmental impact state provide information on all of these impacts. Showing them in maps and measuring potential development pressure. [88]

The proposed citywide Rezoning plan would quickly overturn communities hard won zoning and historic district protections. [183]

Please do not allow building height limits to increase by 20% to 30% so private business can make a buck at the expense of the public. Particularly in midtown in the Grand Central area which still has historic buildings in it, the proposed rezoning plan will replace them with ugly massive structures that block sunlight and add to public transportation populations and foot traffic in an area that already has too much. [169]

Now that Brooklyn has become a brand and people are crowding into our borough, we have seen a wave of housing conversions which are contextually at variance with the architectural integrity of many of our neighborhoods. In Flatbush, we are fiercely proud of the Victorian nature of our architecture. We deeply value the history and beauty of our neighborhood and want to keep it that way. We are mindful that several homeowners have changed the configuration of their homes during restoration efforts but enough of the Victorian nature remains and is valued by visitors and residents alike. We are urgently requesting that City Planning takes this into consideration and agree to allow our collective of neighborhoods the protection of landmark status, which would eliminate the imminent effects of high rise apartments which would irreversibly change our unique single family structures. [156]

Please keep the zoning protections from being weakened by allowing height limits to be raised. This would mean protections of historic districts would be taken away. [141]

Today's proposed citywide rezoning plan would overturn communities hard-won zoning and historic district protections in one fell swoop. The result would be higher, out-of-character new buildings that undermine individual neighborhoods human scale and unique sense of place. This is not the way to ensure affordability, architectural quality, and quality of life in our city. [34] [58] [65] [105] [106] [113] [118] [124] [135] [147] [149] [171] [179] [181] [198] [200] [206] [208] [209] [216] [218] [236] [248] [251] [252] [256] [260] [264] [269] [289]

I appreciate the current administration's goal to increase affordable housing in NYC. However, this must be thoughtfully accomplished without destroying balanced zoning and historic district protections critical to maintaining the beauty and unique character of individual neighborhoods. Raising the allowable height of new development puts all of

this at risk. As such, to fairly balance the needs of new development against preserving the sole of neighborhoods, I respectfully request that the environmental review for the rezoning plan be expanded to ENSURE THAT HEIGHT LIMITS BE MAINTAINED and impacts on historic resources, neighborhood character, and quality of life are taken into account so they are not destroyed in the process. [114]

I am concerned about the plan's impact on landmarked sites and historic districts. [4]

I ask that there be a comprehensive study moving forward involving neighborhoods in North Crown Heights where height and set-back requirements are linked inadvertently to designated historic districts through the New York City Landmark Preservation Commission. These historic districts which overlay on regular city zoning creates abrupt height disparities for buildings right outside of the district and must be mitigated. [3]

HDC is concerned that this proposal has not taken into consideration the undue burden on contextually zoned properties that fall under the Landmarks Preservation Commission's (LPC) purview. LPC is hard-pressed regulating property for "appropriate" development in instances when the as-of-right base zoning allows substantially more potential building mass than what is actually built – relief of this pressure is one reason why contextual re-zonings are often paired with historic district designations. By raising the height limits and lessening the yard requirements to landmark properties, the development expectations are increased and the LPC is given the unenviable task of having to resist policy enacted by a sister city agency. This could result in hardship claims, legal challenges and undue pressures on the LPC to act outside of its own mission. [64]

We ask that special attention be paid in the environmental review to the effects the proposed changes might have to designated landmark properties, as well as properties determined eligible for or included on the New York State or National Register of Historic Places (as is required by municipal and state law regardless). [64]

I am concerned that the proposed broad rezoning would create incentives for demolition of historic residences outside existing Historic Districts, and that it would also lead to the proliferation of non-contextual vertical extensions. [265]

We view the administration's sweeping rezoning proposal with concern. The one size fits all scope of the proposal raises too many questions not answered in the scope. How will this affect designated historic districts? There should be consideration given to the matter of allowing existing height limits of contextual zones to remain unchanged. The contextually zoned brownstone districts surrounding Brooklyn Heights were accomplished with much careful planning within those communities, designed to permit new development consistent with the character of those neighborhoods. Adding FAR to these districts, especially to landmarked blocks, could put pressure on the Landmarks Commission to approve rooftop additions and new buildings in historic districts that would be out of scale with the already built conditions. As has been stated by the NY Landmarks Conservancy, we agree that this would negate the protections of district designations. We ask that the scope consider the impact of allowing the proposed taller

development on historic resources, neighborhood character, and whether, under this plan, there would be a greater incentive for demolition of such resources. [45]

If the zoning is changed to allow taller buildings, then the rapid rate of tear-downs will speed up even more. This is not what we want. There are a limited number of brownstone neighborhoods left – if Mr. de Blasio is serious about maintaining the fabric of our city, then this needs to be considered – not dismissed! [182]

We're concerned that if passed, the proposal will put on new pressure on New York City landmarks preservation commission to approve additions and new constructions in historic districts that are out of scale with surrounding buildings. This would negate the protections of the district destination and that pressure to slow down the district designations. The proposal is the first of many that will rezone large areas of the city and dramatically change neighborhoods. [82]

Response: Comments noted. Please see response to Comment No. 206 above. The DEIS includes an evaluation of the potential for significant impacts relating to historic resources, urban design, neighborhood character community facilities, open space, shadows and water and sewer infrastructure that is consistent with the guidelines published in the 2014 CEQR Technical Manual.

Comment 207: The plan makes no mention of any changes to development rules in historic districts. [4]

How will this proposal impact the transfer of development rights in historic districts? [9]

Will the proposal expand transfer development rights for landmarks? [22]

Response: Please see response to Comment No. 206 above. The Proposed Action does not affect existing regulations promulgated by the NYC Landmarks Preservation Commission (LPC) or regulations affecting the transfer of development rights in historic districts.

Comment 208: The proposed action in effect prioritizes access to usable FAR over contextual height limits. The EAS should study whether approval of this action would create a precedent leading to changes in other policies that regulate use of FAR, including policies governing construction in historic districts. Analyses should consider the potential for new hardship claims and legal challenges that would undermine the preservation mission of the Landmarks Preservation Commission. [87]

Response: Comment noted. The DEIS includes an evaluation of the potential for significant impacts relating to land use, zoning, and public policy that is consistent with the guidelines published in the 2014 CEQR Technical Manual.

Comment 209: Will the proposed amendment impede the designation of new historic districts, like phase 2 of West End Preservation on the Upper West Side? [22]

Response: The DEIS includes an evaluation of the potential for significant impacts relating to land use, zoning, and public policy that is consistent with the guidelines published in the 2014 CEQR Technical Manual.

Comment 210: While the Landmarks Preservation Commission would continue to regulate the allowable size of new developments and additions in historic districts, important historic resources also exist outside of designated historic districts. Under this plan, the incentive for demolition of such resources would increase, as would the likelihood of vertical extensions being added. Larger and taller construction in neighborhoods, and especially in areas of historic resources, would in many cases have a negative impact which should be measured. [31] [40] [92] [111] [128] [136] [152] [192] [201] [207] [219] [266] [280] [287] [288]

CB2 has proposed new contextual zones in the South Village and the University Place corridor, areas that are not within historic districts. In these areas, the proposed zoning changes are likely to spur redevelopment of older and smaller buildings including some that are National Register listed or eligible, buildings that would more likely to survive under existing contextual rules. [18]

Historic resources which are not currently regulated by the Landmarks Preservation Commission will be directly affected by such changes, including sites which are listed on, have been determined eligible for, or are potentially eligible for the State and National Registers of Historic Places, and sites which are landmark-eligible but have not been designated. [71]

The analysis framework also needs to consider the impact on all eligible and existing historic resources where there is a differential between the new proposed maximum height and the existing built context in Historic Districts (City, State, or National). [10]

Harlem is a place where about half of the residence, around 150,000 people, make less than 36,000 dollars per year. And in that community, we have a very famous historic community but we only have 3.6% of our buildings protected by land marking, versus Greenwich Village, where something like 2/3 of the buildings are protected by landmark. So what your proposal is going to do is going to mean on the street like Broadway between 136th street and 166th street, which has been proposed as historic district, that all of those buildings, all of those 6-story buildings will be swept away. As historic, as lovely, dignified and representative of what urban living is all about, those buildings along Riverside nearby, they will be swept away because of the incentive that you are creating here. Don't be deceived that won't be the case. [220]

Response: The DEIS includes an evaluation of the potential for significant impacts relating to historic resources that is consistent with the guidelines published in the 2014 CEQR Technical Manual and includes analyses relating to individually landmarked structures, structures located within historic districts, and the potential for direct and indirect significant impacts relating to historic resources.

OPEN SPACE

Comment 211: The Zoning for Quality and Affordability proposal will haphazardly change zoning across New York without thoroughly examining the varying needs of individual neighborhoods. It is crucial that the scope examine whether these changes are appropriate for each neighborhood and explore the impact of larger and taller buildings on neighborhood character and residents, historic structures, community resources, parks, shadows and infrastructure. [52]

The Land Use, Housing and Zoning Committee is interested in understanding the specific impacts within our community district of the proposed changes. How will the community district's schools, historic resources, commercial office space, parks and open space be impacted? [20]

With regards to the city's infrastructure we request that DCP document and assess the infrastructure within each affected neighborhood. This assessment should consider, among others, public school seats, acres of open space/parks, sewer and other utility capacity, and hospital services, and evaluate the demands upon them both before and after the proposed action. [85]

Before any new housing is built in any neighborhood infrastructure must first be considered, addressed and improved. Electric, Gas, Water and Sewer service must be upgraded to accommodate additional housing. Schools, Library's, Police, and Fire departments must be built or expanded to accommodate additional people. Also, parks and street traffic must be considered before any new housing is built. Simply put just building housing is a formula for disaster unless the infrastructure is in place to handle additional people first. [100]

Response: The DEIS incorporates an analysis methodology that is appropriate for a generic action and contains distinctions between NYC's neighborhoods as appropriate, in evaluating the potential for significant impacts relating to neighborhood character, historic structures, community facilities (including schools, hospitals, and police and fire services), open space, energy, water and sewer infrastructure, traffic and transportation, and shadows based on the guidelines published in the 2014 CEQR Technical Manual.

SHADOWS

Comment 212: The proposed New York City rezoning plan to allow the heights of tall buildings to increase by 20 to 30% would destroy the fabric of life in Manhattan. Already there are too many tall buildings which cast shadows and block views and importantly sunlight. [105]

Response: See response to comment 161a above.

Comment 213: The Zoning for Quality and Affordability proposal will haphazardly change zoning across New York without thoroughly examining the varying needs of individual neighborhoods. It is crucial that the scope examine whether these changes are appropriate for each neighborhood and explore the impact of larger and taller buildings on neighborhood

character and residents, historic structures, community resources, parks, shadows and infrastructure. [52]

Our major concerns are the impacts of increased heights on views, shadows in the air, displacement of existing affordable housing tenants by redevelopment of existing residential buildings. [19]

How will height increases affect shadows in low-rise neighborhoods? [22]

With its loosened height limits, larger allowable building envelopes, and in some cases increases in allowable FAR, the current proposal would result in larger and taller developments, make vertical extensions of buildings more likely, and create more incentives for teardowns. This has significant implications in terms of increased shadowing, and impacts upon neighborhood character and historic resources. [71]

Response: Contextual zoning districts are mapped with regard to the scale of existing buildings in a particular neighborhood. The proposal does not propose to change any zoning designations. The scale of proposed height modifications are small and correlate to the scale of a particular district. The DEIS includes an analysis of the likely effects of this component of the Proposed Action.

Comment 214: With its loosened height limits, larger allowable building envelopes, and in some cases increases in allowable FAR, the current proposal would result in larger and taller developments, make vertical extensions of buildings more likely, and create more incentives for teardowns. This has significant implications in terms of increased shadowing, and impacts upon neighborhood character and historic resources. [71]

Response: The proposal does not include additional floor area for market rate development, limiting incentives for tear downs. Maximum number of story requirements and minimum heights for ground floor spaces (in order to utilize the higher heights) will limit vertical extensions.

Comment 215: We ask that the “tipping point” impact be treated in the EIS. If the proposed change in R8B creates incentives for many individual development projects to replace brownstones with coop apartment buildings the cumulative impact could be to alter a low-scale brownstone block having a height of about 45 feet to a new block having a streetwall of 65 feet and a total height of 85 feet. In our view shadow studies should take the total impact into account, because the marginal changes in R8B are being proposed as catalysts to produce major changes. Moreover, depending on the topography of a particular block, shadow studies may still produce no result (e.g., for a south facing block). However, a radical increase in a streetwall does produce a sense of confinement, which could be called a “canyon effect.” It is hoped that the EIS will take such canyon effects into account. [47]

Response: The Proposed Action does not change the height and setback regulations in R8B districts. The DEIS includes an analysis of the likely effects of this component of the Proposed

Action that will be conducted in accordance with the guidelines in the *CEQR Technical Manual*.

Comment 216: Even if the proposal does not numerically cross the shadow increase threshold warranting a detailed analysis, should there be consideration of the proposal's proportional shadow impact in limited-height districts? [22]

Response: The DEIS includes an analysis of the likely effects of this component of the Proposed Action that will be conducted in accordance with the guidelines in the *CEQR Technical Manual*.

Comment 217: The EIS must examine the entire record of their enactment. This would include a review of all testimony and submissions by members of the public and elected officials, and all reports, studies, etc. by the Department of City Planning. The proposed changes seem likely to have serious adverse impacts on neighborhood character, historic districts and buildings, and the urban design of the affected neighborhoods. The additional heights will obviously result in longer shadows being cast over open spaces, historic resources, and parks. [57]

The Environmental Impact Statement (EIS) should take into consideration density and congestion, the effect of shadows on parks, and the vulnerability of an area to sea rise and storm surges. [117]

It is imperative that the scope look at the impact which allowing taller development with greater volumes, as proposed, would have on historic resources, neighborhood character and shadows, especially in and around parks and other light-sensitive resources. [31] [40] [92] [111] [128] [136] [152] [192] [201] [207] [219] [266] [280] [287] [288]

Environmental assessments are very weak in this City if they allow 100+ story buildings to cast shadows on Central Park [232]

Our neighborhood buses, subways, sidewalks are already overcrowded. The tall buildings are casting shadows and taking our open space away. [194]

How will shadows affect public spaces like plazas and parks? [22]

Air and light....developers love to sell air and light; however, very little concern is ever expended for the impact of higher and bigger buildings on the air and light of the mere mortals who already live in and around the "new and improved" developments or the parks, like Central Park, that were built to provide respite and healthful open spaces for humans who live in the city. Again, the issue of shadows and their impact cannot be dealt with in a one size fits all analysis. [270]

Larger and taller buildings allowed under this plan would cast larger shadows, impacting parks, playgrounds, and other light-sensitive sites. [31]

The shadows cast by the taller buildings will fall on our historic resources, parks, and open spaces. [23]

Response: The DEIS includes an analysis of the likely effects of this component of the Proposed Action in accordance with the guidelines in the *CEQR Technical Manual*.

TRANSPORTATION

Comment 218: Housing New York: Zoning for Quality and Affordability would also change regulations governing building heights, setbacks and corner lots. The new rules would be applied citywide without regard for differences between neighborhoods and communities. No two communities in New York are the same – the Upper West Side is nothing like the Upper East Side and Brownsville does not look anything like Park Slope. Development in each of these individual communities must be contextual and undertaken with careful consideration of the impacts that the development would have on local infrastructure, including schools, transportation, water and sewage, to name a few. [4]

Community members have expressed considerable concern about unanticipated outcome of citywide amendment. Even if the proposal does not increase allowable FAR, will it realistically have effect on population density and its related impact categories, community facilities, services, water, sewer, solid waste, sanitation, transportation, public health, neighborhood character. Even if the proposal does not numerically cross the shadow increase threshold warranted in detailed analysis, should there be a consideration of the proposal's proportional shadow impact in limited height districts. [22]

The Upper East Side is an intensely populated district. Its subway line is well over capacity and brownouts and blackouts have occurred during the summer months. The infrastructure must be carefully studied – particularly the stress on transportation, waste management, and electric power. [57]

Also, parks and street traffic must be considered before any new housing is built. Simply put just building housing is a formula for disaster unless the infrastructure is in place to handle additional people first. [100]

Response: The Transportation Chapter of the DEIS includes geographically specific transportation demand estimates based on the locations where the NYC Zoning Resolution allows the development of the various prototypes to occur. The *CEQR Technical Manual* includes geographically specific thresholds for the determination of the potential for transportation related impacts. The Transportation Chapter of the DEIS includes an analysis of the likely effects of the Proposed Action on the transportation system, including the likely effects on the subway system, in accordance with the guidelines in the *CEQR Technical Manual*.

Comment 219: The proposal would also significantly reduce, or completely eliminate, parking requirements depending on the type of residential districts that the structure is located. What is even more alarming is that, within the "Transit Zone," all qualifying affordable

housing and/or senior housing would be able to eliminate any parking requirements regardless of the residential zone in question. This change would have detrimental impact on already congested areas, such as downtown Flushing, by exacerbating the shortage of parking space in the area and putting pedestrians and motorists at great risk of accidents. It can also result in possible delays in emergency vehicles as they would have difficulty navigating the streets. [1]

Response: The Transportation Chapter of the DEIS includes an analysis of the likely effects of the Proposed Action on the transportation system, including the potential for creating significant impacts with respect to parking dynamics, and to general traffic operating levels of service, in accordance with the guidelines in the *CEQR Technical Manual*. The Transportation Chapter of the DEIS includes geographically specific transportation demand estimates based on the locations where the NYC Zoning Resolution allows the development of the various prototypes to occur.

Comment 220: We firmly believe that this proposal does not take into consideration the adverse impact on parking, congestion, schools, and available transit, among other issues affecting the Quality of Life in our neighborhood which we strive to maintain. [63]

This proposal lacks specific plans to address the support for its proposed increased density: schools, utilities, water, sewage, mass transit, police, fire, parking etc. Our community already struggles with the consequences of overcrowded schools, inadequate police protection, clogged roadways, lack of parking, and other infrastructure inadequacies. The proposal recommends relaxing density restrictions even further. Our Community is overcrowded as it is. There is nowhere in this proposal that accommodates increased services to support this increase in density. [26] [69] [102]

The Environmental Impact Statement (EIS) should take into consideration density and congestion, the effect of shadows on parks, and the vulnerability of an area to sea rise and storm surges. [117]

With these large box like apartment buildings with tiny apartments replacing smaller residential buildings causing overcrowding in our existing transportation and roads, straining our utilities, water and sewer system. [199]

I am deeply concerned about the plan of increasing the building height by 20-30% which could lead to over development, over burdening of the infrastructure and traffic congestion. [162]

Response: The Transportation Chapter of the DEIS includes an analysis of the likely effects of the Proposed Action on the transportation system, including the potential for creating significant impacts with respect to parking dynamics and to the City's transit system, in accordance with the guidelines in the *CEQR Technical Manual*.

Comment 221: We firmly believe that this proposal does not take into consideration the adverse impact on parking, congestion, schools, and available transit, among other issues affecting the Quality of Life in our neighborhood which we strive to maintain. [63]

This proposal lacks specific plans to address the support for its proposed increased density: schools, utilities, water, sewage, mass transit, police, fire, parking etc. Our community already struggles with the consequences of overcrowded schools, inadequate police protection, clogged roadways, lack of parking, and other infrastructure inadequacies. The proposal recommends relaxing density restrictions even further. Our Community is overcrowded as it is. There is nowhere in this proposal that accommodates increased services to support this increase in density. [26] [69] [102]

I am very concerned regarding the over-development of the buildings in our neighborhood. Also the increase of the building heights by 20 to 30%. This will lead to over-crowding in the schools and all public transportation and services. [212]

Response: See response to comment 220.

Comment 222: With parking requirements eliminated the need to investigate the potential effects on off street, interior buildings or buildings whose entrance is not connected to a street needs to be studied further. With the need to extend water and sewer infrastructure for new buildings or expanded facilities, how will transit services be impacted, particularly bus service? [9]

The more people in the city, the more crowds, the more need for parking spaces, the more air pollution. Is our public transit system geared for all these extra people? The subways are maximally crowded now. [115]

The goal should be to create new neighborhoods that work, with denser cluster zones around transit that gradually span out into less dense development that allows for light manufacturing and other trades. All of this must be contingent on adequate transit and educational facilities, as well as underground or above-ground, on-site parking wherever possible. Many people I know, people in different economic circumstances, must drive both to and for work. [153]

The very notion that the de Blasio administration would seek to disrupt neighborhoods and further increase the difficulty of riding a subway or living a normal life is a clear sell out to the big time real estate developers and an immoral violation of our property rights and standard of living. [157]

Please do not allow building height limits to increase by 20% to 30% so private business can make a buck at the expense of the public. Particularly in Midtown in the Grand Central area which still has historic buildings in it, the proposed rezoning plan will replace them with ugly massive structures that block sunlight and add to public transportation populations and foot traffic in an area that already has too much. [169]

The more people in the city, the more crowds, the more need for parking spaces, the more air pollution. Is our public transit system geared for all these extra people? The subways are maximally crowded now. [115]

The Upper East Side is an intensely populated district. Its subway line is well over capacity and brownouts and blackouts have occurred during the summer months. The infrastructure must be carefully studied – particularly the stress on transportation, waste management, and electric power. [57]

Response: The Transportation Chapter of the DEIS includes an analysis of the likely effects of the Proposed Action on the transportation system, including the potential for creating significant impacts with respect to parking dynamics and to the City’s transit system, in accordance with the guidelines in the *CEQR Technical Manual*.

Comment 223: The proposal would also significantly reduce, or completely eliminate, parking requirements depending on the type of residential districts that the structure is located. What is even more alarming is that, within the “Transit Zone,” all qualifying affordable housing and/or senior housing would be able to eliminate any parking requirements regardless of the residential zone in question. This change would have detrimental impact on already congested areas, such as downtown Flushing, by exacerbating the shortage of parking space in the area and putting pedestrians and motorists at great risk of accidents. It can also result in possible delays in emergency vehicles as they would have difficulty navigating the streets. [1]

Please do not allow building height limits to increase by 20% to 30% so private business can make a buck at the expense of the public. Particularly in Midtown in the Grand Central area which still has historic buildings in it, the proposed rezoning plan will replace them with ugly massive structures that block sunlight and add to public transportation populations and foot traffic in an area that already has too much. [169]

Response: The Transportation Chapter of the DEIS includes an analysis of the likely effects of the Proposed Action on the transportation system, including the potential for creating significant impacts with respect to parking dynamics, and to general traffic and pedestrian operating levels of service, in accordance with the guidelines in the *CEQR Technical Manual*. The Transportation Chapter of the DEIS includes geographically specific transportation demand estimates based on the locations where the NYC Zoning Resolution allows the development of the various prototypes to occur.

Comment 224: Until the city figures out a way to create more streets and reduce traffic in this neighborhood, they should not allow more high rise condominiums to be built on these, already crowded, streets and avenues. You cannot create more buildings without the proper infrastructure to support it. Our neighborhood is already crowded enough. [123]

The more people in the city, the more crowds, the more need for parking spaces, the more air pollution. Is our public transit system geared for all these extra people? The subways are maximally crowded now. [115]

Response: While the Proposed Action could result in modest increases in building heights under certain circumstances, it would not result in the construction of new high rise condominium buildings over what could be built under the current zoning. The Transportation Chapter of the DEIS includes an analysis of the likely effects of the

Proposed Action on the transportation system, including the potential for creating significant impacts with respect to parking dynamics, and to the transit/subway system, in accordance with the guidelines in the *CEQR Technical Manual*.

Comment 225: As the zoning resolution evolved over time and the aging of different populations occurred it became necessary to create housing for those members of the population. However, the ZR enacted special permit processes in order to prevent over concentration of such facilities. With the need to create various types of housing for seniors, the study will need to investigate the impacts to services as was proscribed in 1974. [9]

Response: The Transportation Chapter of the DEIS includes an analysis of the likely effects of the Proposed Action on the transportation system, in accordance with the guidelines in the *CEQR Technical Manual*.

Comment 226: The proposal would also significantly reduce, or completely eliminate, parking requirements depending on the type of residential districts that the structure is located. What is even more alarming is that, within the "Transit Zone," all qualifying affordable housing and/or senior housing would be able to eliminate any parking requirements regardless of the residential zone in question. This change would have detrimental impact on already congested areas, such as downtown Flushing, by exacerbating the shortage of parking space in the area and putting pedestrians and motorists at great risk of accidents. It can also result in possible delays in emergency vehicles as they would have difficulty navigating the streets. [1]

The more people in the city, the more crowds, the more need for parking spaces, the more air pollution. Is our public transit system geared for all these extra people? The subways are maximally crowded now. [115]

The goal should be to create new neighborhoods that work, with denser cluster zones around transit that gradually span out into less dense development that allows for light manufacturing and other trades. All of this must be contingent on adequate transit and educational facilities, as well as underground or above-ground, on-site parking wherever possible. Many people I know, people in different economic circumstances, must drive both to and for work. [153]

The more people in the city, the more crowds, the more need for parking spaces, the more air pollution. Is our public transit system geared for all these extra people? The subways are maximally crowded now. [115]

How will reduced parking requirements impact street parking? [22]

Response: The Transportation Chapter of the DEIS includes geographically specific transportation demand estimates based on the locations where the NYC Zoning Resolution allows the development of the various prototypes to occur. The *CEQR Technical Manual* includes geographically specific thresholds for the determination of the potential for transportation related impacts. The Transportation Chapter of the DEIS includes an analysis of the likely effects of the Proposed Action on the transportation system,

including the likely effects on parking, on the transit system, and on general traffic and pedestrian operating levels of service, in accordance with the guidelines in the *CEQR Technical Manual*.

Comment 227: We firmly believe that this proposal does not take into consideration the adverse impact on parking, congestion, schools, and available transit, among other issues affecting the Quality of Life in our neighborhood which we strive to maintain. [63]

This proposal lacks specific plans to address the support for its proposed increased density: schools, utilities, water, sewage, mass transit, police, fire, parking etc. Our community already struggles with the consequences of overcrowded schools, inadequate police protection, clogged roadways, lack of parking, and other infrastructure inadequacies. The proposal recommends relaxing density restrictions even further. Our Community is overcrowded as it is. There is nowhere in this proposal that accommodates increased services to support this increase in density. [26] [69] [102]

Under the proposed action, off-street parking requirements would be severely changed in most residential districts. In many communities on-street parking is at capacity. [25]

Response: The Transportation Chapter of the DEIS includes an analysis of the likely effects of the Proposed Action on the transportation system, including the likely effects on parking, on the transit system, and on general traffic and pedestrian operating levels of service, in accordance with the guidelines in the *CEQR Technical Manual*.

Comment 228: The Department of City Planning (DCP) stated that New York City—except for Richmond County-- has a lower rate of motor vehicle ownership than the rest of the country. However, a more important ratio is that most of the four counties have a lower ratio of available parking space versus motor vehicles owned. Under the proposed action, off-street parking requirements would be severely changed in most residential districts. In many communities on street parking is at capacity. [73]

Response: The Transportation Chapter of the DEIS includes geographically specific transportation demand estimates based on the locations where the NYC Zoning Resolution allows the development of the various prototypes to occur. The *CEQR Technical Manual* includes geographically specific thresholds for the determination of the potential for transportation related impacts. The Transportation Chapter of the DEIS includes an analysis of the likely effects of the Proposed Action on the transportation system, including the likely effects on parking, in accordance with the guidelines in the *CEQR Technical Manual*.

Comment 229: MAS encourages a reduction of parking on case by case basis, in all areas of the city for all developments. More data should be included in the DEIS on the rates of use of newly constructed parking, especially outside the core. [80]

Response: The Proposed Action reduces or eliminates parking requirements for certain affordable and market rate housing developments based on the location of the development in relation to the Transit Zone. The Transportation Chapter of the DEIS includes

geographically specific transportation demand estimates based on the locations where the NYC Zoning Resolution allows the development of the various prototypes to occur. The *CEQR Technical Manual* includes geographically specific thresholds for the determination of the potential for transportation related impacts. The Transportation Chapter of the DEIS includes an analysis of the likely effects of the Proposed Action on the transportation system, including the likely effects on parking, in accordance with the guidelines in the *CEQR Technical Manual*

Comment 230: As the zoning resolution evolved over time and the aging of different populations occurred it became necessary to create housing for those members of the population. However, the ZR enacted special permit processes in order to prevent over concentration of such facilities. With the need to create various types of housing for seniors, the study will need to investigate the impacts to services as was proscribed in 1974, and impacts, not on public transportation and parking requirements but about pick up/drop off areas for access-a-ride and similar services, perhaps certain streetscape requirements like bulb outs, etc. [9]

With parking requirements eliminated the need to investigate the potential effects on off street, interior buildings or buildings whose entrance is not connected to a street needs to be studied further. What are the ingress/egress issues? What will be the impacts to firefighting capabilities for facilities sited in rear yards? Will the text proscribe fire wall ratings? [9]

With parking requirements eliminated the need to investigate the potential effects on off street, interior buildings or buildings whose entrance is not connected to a street needs to be studied further. How will sanitation services access interior-lot-constructed buildings? [9]

Response: The Proposed Action does not include changes to zoning regulations pertaining to pick up and drop off areas, streetscape requirements, or bulb outs. Access to interior buildings, ingress/egress issues, fire ratings, and sanitation services access will continue to be subject to NYC Department of Buildings guidelines and requirements.

GREENHOUSE GAS EMISSIONS

Comment 231: What will be the cumulative effect on the City's carbon emissions with the addition to buildings with high carbon foot prints? [9]

Response: The DEIS includes an analysis of the potential for the Proposed Action to result in significant impacts related to greenhouse gas emissions that is consistent with the guidelines that are published in the 2014 CEQR Technical Manual.

Comment 232: How will greenhouse gas emissions from additional residences be mitigated? [22]

Response: Please refer to response to Comment No. 231 above.

Comment 233: Will new developments require advanced measures to minimize greenhouse gas emissions? [22]

Response: The Proposed Action does not affect existing measures to minimize greenhouse gas emissions. The DEIS includes an analysis of the potential for the Proposed Action to result in significant impacts related to greenhouse gas emissions that is consistent with the guidelines that are published in the 2014 CEQR Technical Manual.

Comment 234: The impact of the removal of mature trees in rear yards that will doubtless occur with the expansion of buildings should also be studied. Defining this potential impact will be difficult but should be noted because of the effect on carbon dioxide removal from the air by mature trees. [167]

Response: The DEIS includes an analysis of the potential for the Proposed Action to result in significant impacts related to open space and greenhouse gas emissions that is consistent with the guidelines that are published in the 2014 CEQR Technical Manual.

ENERGY

Comment 235: Will additional FAR increase energy consumption?

The Upper East Side is an intensely populated district. Its subway line is well over capacity and brownouts and blackouts have occurred during the summer months. The infrastructure must be carefully studied – particularly the stress on transportation, waste management, and electric power. [57]

Before any new housing is built in any neighborhood infrastructure must first be considered, addressed and improved. Electric, Gas, Water and Sewer service must be upgraded to accommodate additional housing. [100]

Response: The DEIS includes an analysis of the potential for the Proposed Action to result in significant impacts related to transportation, solid waste generation, water and sewer infrastructure, energy, and greenhouse gas emissions that is consistent with the guidelines that are published in the 2014 CEQR Technical Manual.

URBAN DESIGN

Comment 236: To assess the potential effects on urban design and visual resources for the potential changes, representation through graphic material should be depicted along sidewalks at eye level in order to focus on the pedestrian's experience. In regards to the proposal for a more balanced building transition rule, such depiction should be delineated from the mid-block towards the avenue where the development site would be assumed. [11]

Response: Most height changes in the Proposed Action will be imperceptible if depicted from the pedestrian's experience adjacent to the building. The DEIS includes an analysis of the

likely effects of this component of the Proposed Action in accordance with the guidelines in the *CEQR Technical Manual*.

Comment 237: I am concerned that the across-the-board change to building form in these districts, particularly the R7A districts across our borough, undermines the sound neighborhood planning that created these zones. This proposal has the potential to dramatically change the character of these neighborhoods and should be undertaken with the utmost caution. [10]

Response: In areas outside of Inclusionary Housing designated areas, R7A districts are proposed to receive a height increase of 5'. The DEIS includes an analysis of the likely effects of this component of the Proposed Action.

Comment 238: With a few notable exceptions, the proposed height increases are modest and are coupled with a limit on the number of floors. For projects utilizing inclusionary housing, however, much higher height limits are proposed. In neighborhoods mapped with the voluntary inclusionary housing program, this could produce a saw-toothed streetscape that undermines the entire purpose of contextual districts. [10]

Response: Affordable housing for seniors and Inclusionary Housing buildings are allowed additional floor area by zoning today. For these buildings, additional flexibility would be allowed by the Proposed Action to fit all the permitted floor area. This would increase maximum heights for these buildings by 1 to 2 stories in over 95% of all contextually zoned medium- and high-density districts. This amount of variation is characteristic of many neighborhoods and arguably lends to a dynamic and interesting streetscape. The DEIS includes an analysis of the likely effects of this component of the Proposed Action.

Comment 239: The proposed action will significantly reduce or eliminate many contextual controls. We are concerned about increasing maximum height of transition areas and decreasing the line-up provision thus allowing for buildings to jut out. [25]

The DEIS includes an analysis of the likely effects of this component of the Proposed Action.

Comment 240: Frankly put, this amendment as it is proposed, takes the context out of contextual zoning. It arbitrarily raises height limits and diminishes yard requirements across the board according to a mathematical nicety, not based in the actual built fabric of our city's neighborhoods. [64] [75] [143]

We request that the DEIS as part of its reasonable worse case development scenario, study the impacts of the proposed expanding building envelope on several zoning districts, ranging from medium density like Brooklyn Heights to high density commercial like midtown, to low density residential like Astoria and East Harlem. [22]

It is one thing to suppose that the City could benefit from having contextual districts with different height limits than those which currently exist, and to examine where such

changes might be appropriate; it is another to retroactively change the existing limits everywhere they currently exist, and eliminate the current limits across the board. [31] [40] [92] [111] [128] [136] [152] [192] [201] [207] [219] [266] [280] [287] [288]

The environmental review should ensure that height limits remain as they are. Already the ability to 'buy' overhead unused space has caused a sad increase in out-of-scale buildings. [230]

The proposed New York City rezoning plan to allow the heights of tall buildings to increase by 20 to 30% would destroy the fabric of life in Manhattan. Do not fall prey to developers who want to make a fast buck at the expense of everyday people who live work and enjoy the many benefits of New York City. Already there are too many tall buildings which cast shadows and block views and importantly sunlight. Do you want to live in a city that is nothing but darkness with no light, no view of the blue sky? [105]

Nothing has ever had me as dismayed as the thought that zoning law changes might allow towering pencil buildings to interrupt the urban landscape, in my neighborhood and elsewhere in the city. I write to you from Frankfurt, Germany where towering buildings overwhelm residential neighborhoods and cast shadows on buildings and green areas that need sun. This city's new architecture is an example of what should not happen to New York. Many others have enumerated the reasons that such a change is such a terrible idea. Add my voice--a strong *shout*--to theirs. Please do not let real estate interests and poor planning ruin the city landscape for years to come. [113]

Study specifically the impact of increases in permitted height on the east side of Eleventh Avenue between 43rd and 54th Streets on views of the Hudson River from neighborhoods to the east of the study area, incorporating studies conducted for 2011 rezoning and community input. [19]

Response: The DEIS includes an analysis of the likely effects of this component of the Proposed Action in accordance with the guidelines in the *CEQR Technical Manual*.

Comment 241: We object to conditions in the proposal that apply to certain zones and certain types of buildings. Generally speaking, some of these allowances would permit taller buildings, would encourage bulkier buildings, would allow increases in the floor area ratio, would reduce setback requirements, would eliminate rear yard setback requirements, would increase lot coverage, would decrease line-up provisions and would reduce or eliminate parking requirements depending on the location of the new construction. [38]

Our streets and neighborhoods are precious to us. We like the height limits in the mid-block, for which so many fought. We like the height limits on our avenues which give a sense of place and permit for air and light. We want more oversight as to size and bulk, not less. [74]

In the past decade we have had our community entire contextually rezoned, we had made compromises and they were accepted as part of the balance between preserving our suburban neighborhood and allowing higher density along our main commercial arteries.

However, we were assured by the Department of City Planning that there were firm and fixed maximum height FAR and bulk limits which would not change, ensuring our low density neighborhood would not have tall buildings looming over our heads. [44]

Response: The DEIS includes an analysis of the likely effects of this component of the Proposed Action.

Comment 242: The reasons these setbacks exist are because enlightened civic leaders and planners early in the 1900s saw that unregulated buildings and bulk and height were negatively affecting the quality of life for citizens. They passed zoning laws that required these setbacks to minimize these negative qualities. The increase in floor to floor height and building story heights may place our citizens at risk unless there are substantial changes in our building and fire codes. [90]

Response: The Building and Fire Code are routinely updated to ensure the utmost level of safety in buildings. New requirements, such as residential sprinklers, necessitate greater floor to floor heights in buildings, and they increased standards found in the Building and Fire Codes are one of the reasons building envelopes have become increasingly restrictive since 1987. Contextual zoning districts are being amended in consideration of these changes.

Comment 243: HDC requests that the environmental review include an actual study of the median street wall and set-back height and yard coverage of all the potential areas affected. A calculation of potential growth based on a model is not the same as actual development, especially when one considers the diversity of New York's built environment. This amendment will affect a lot— approximately 10.4% of properties, according to our calculations. This potential impact on these properties must be studied carefully before being executed. [64] [75] [143]

The proposal seeks to facilitate improved design standards, such as greater articulation of building facades that are characteristic of pre-1961 housing stock in contextual and landmarked neighborhoods. The EAS should provide studies substantiating how street-level design improvements would be guaranteed given the incentive to achieve taller ceiling heights for more marketable units. [87]

Response: The DEIS includes an analysis of the likely effects of this component of the Proposed Action for prototypical sites in accordance with the guidelines in the *CEQR Technical Manual*.

Comment 244: The proposed changes to reduce building setbacks allow taller buildings in height and increase numbers of stories will result in a denser city with less air, less light reaching the ground and adjacent properties. [90]

As presented by the city, the *Zoning for Quality and Affordability* plan ignores zoning basics of light, air and compatibility, instead focusing on hypothetical construction scenarios which defy common sense. We're expected to believe sprinkler heads warrant higher ceilings, or that advances in construction technology have added constraints rather than flexibility. Zoning should not be driven by construction details. [91]

Light and air are integral to a healthy urban environment. [271]

What impacts will there be to light and air provision if a higher lot coverage is allowed? [9]

Will the proposed amendment reduce light and air for existing residents? [22]

The plan to rezone areas of the city is extremely misguided. Most of the buildings' height already in the city take up much-needed light and air. [216]

This proposal simply accelerates the trend of turning NYC in to a vast ant colony, with residents deprived of light, air, and greenery. [242]

Response: The DEIS includes an analysis of the likely effects of this component of the Proposed Action.

Comment 245: Changes to the zoning envelope and density rules of the Zoning Resolution that increase the size of buildings, especially in contextual zoning districts, have the potential to change the intended character of the public realm. [21]

Response: The DEIS includes an analysis of the likely effects of this component of the Proposed Action.

Comment 246: Will the proposed amendment consider the pedestrian experience in contextual zones? [22]

The ACNY is in support of the building height increase on wide streets exclusive of the contextual districts throughout the City. Building height increases which would allow for taller ceilings and design flexibility is a positive step. This needs to be reviewed in more detail for pedestrian as well as skyscraper impacts. [33]

Response: The DEIS includes an analysis of the likely effects of this component of the Proposed Action.

Comment 247: Study the impact of significant building height increases on views of the Hudson River from in-land neighborhoods in Manhattan Community District 4. [19]

Response: The DEIS includes an analysis of the likely effects of this component of the Proposed Action for prototypical sites in accordance with the guidelines in the *CEQR Technical Manual*.

NATURAL RESOURCES

Comment 248: I am concerned about the potential loss of a great deal of open space in the interior of our blocks under this proposal and the effect that will have on environmental concerns, such as vegetation like trees and shrubs that absorb CO₂, loss of water absorption due to

the paving over or building over of previously porous ground, and the loss of what little habitat there is for the City's bird population. [192]

Response: The DEIS includes an evaluation of the of the potential for significant impacts relating to water and sewer infrastructure, natural resources, and greenhouse gases that is consistent with the guidelines published in the 2014 CEQR Technical Manual.

Comment 249: The effects of more encroachments into the rear yard should be studied, particularly in the areas of water and sewer, to evaluate additional storm-water runoff. [10]

How much additional run-off will result from rear and side yard in-fills? [22]

Please include in the scope of the environmental study of the Zoning for Quality and Affordability proposal the impact on absorption of rain and snow melt by soil if footprints of buildings are enlarged as a result of the permitted changes. Excessive runoff can overwhelm sewage treatment plants and lead to the release of raw sewage into the Hudson and other bodies of water. Please study the impact if every property were developed to the maximum allowed and also if 50% or 25% were. [167]

Response: The DEIS includes an evaluation of the of the potential for significant impacts relating to water and sewer infrastructure, natural resources, and greenhouse gases that is consistent with the guidelines published in the 2014 CEQR Technical Manual.

NEIGHBORHOOD CHARACTER

Comment 250: I am writing to protest the proposals for up zoning. I live in South Midwood, which is one of several Victorian Flatbush neighborhoods with homes built at the turn of the 20th century. I have lived in this area all my life. My family and I value the history and beauty of our neighborhood. There are many areas in New York City with their own special character. This is what makes our city a special place to live. Certainly there are areas such as industrial areas in disuse or where buildings are in unusable condition, where high rise buildings can be erected. This neighborhood is not one of those areas. It is a neighborhood with families, people who want to live in Victorian homes. We live in a beautiful city rich in history. It is disheartening to see that the City Planning Department has no regard for our history and special architecture. [116] [125] [132] [142] [144] [145] [151] [164] [188] [189] [203] [225] [226] [233] [234] [241] [245] [257] [283]

We are writing to protest the proposed up zoning aimed at South Midwood. As this neighborhood is predominantly comprised of homes constructed in the early 1900's and shortly thereafter, we want to retain the history and character this section of Brooklyn reflects. [275]

Our community is a working class neighborhood with many families living here forever 20 years. We pride ourselves in maintaining the historic nature of the homes and the neighborhood. For several years we fought to gain zoning that would not allow developers to destroy these homes and we won. More and more people are moving into

South Midwood because of that zoning and because they are assured that no one can build large buildings next to their Victorian home. Now we are threatened again. [129]

Response: Please see response to Comment 11 above. The Neighborhood Character analysis will be conducted in accordance with the guidelines in the *CEQR Technical Manual*.

Comment 251: The proposal seeks to remove the need special permits for nursing homes, health related facilities and other care centers. This special permit, referenced by Section 74-90 of the NYC Zoning Code, is the NYC zoning beachhead needed to insure that oversaturation of social services does not occur in certain neighborhoods. It is especially needed because the current NYC Fair Share Law restricts oversaturation by city facilities but fails to restrict private non-profits. Until the NYC Fair Share law is amended to reference all community facilities and not just city facilities, minority neighborhoods will become even more oversaturated with social services and community facilities. The increased non-residential development will lead to a change in neighborhood character. Or said a different way, the loss of NYC Zoning Sections 22-42, 74-90 will lead to commercializing residential minority neighborhoods disproportionately. [176]

Response: Please see response to Comment 11 above.

Comment 252: The residents of NYC need an intelligent nuanced approach to affordable housing, created with awareness of neighborhood character, in partnership with community boards, and with a lot of input from neighborhood residents. [268]

The varied and diverse character of these New York City neighborhoods shouldn't be needlessly homogenized. We value the history and beauty of our community, qualities that make our city a special place to live. [144]

Suggested changes will drain value of historic areas: exemplary neighborhoods will be hurt by reckless expansion that pulls at the weave of personal and family responsibility to not just an investment, but to a home. [150]

I am in complete opposition to Mayor de Blasio's scheme to destroy the many wonderful low rise communities around the city in the name of "affordable housing". [127]

We need affordable housing for Older New Yorkers, but development must not disrupt the contextual nature of the neighborhoods. [273]

These proposed changes would leave our city's residential neighborhoods open to large out-of-scale development which would destroy the very qualities that make these neighborhoods attractive to residents of all income levels. [76]

As a homeowner and tax payer in the South Midwood neighborhood of Flatbush, Brooklyn, I think rezoning the neighborhood to allow the construction of multi-family apartment buildings is unwise. It would destroy the character and value of this neighborhood that we have worked too hard to build. [238]

As a Brooklyn resident for more than 25 years of my life I've loved this borough and the special nature of 'Brownstone Brooklyn'. To change the very nature of an aesthetic and squash the monetary rewards of low rise living seems to be an asinine policy. People are flocking to Brooklyn, purchasing and refurbishing those beautiful brownstones to perfection. Why would you want to change the equation now? [228]

My wife and I have lived for over 34 years in the unique neighborhood of the Upper West Side. It's more than disturbing to hear about rezoning to alter the hard-won restrictions for maintaining uniform street blocks in our neighborhoods. There's a reason the UWS is so desirable. We worked hard to create that and increasing the height restrictions will result in loss of character. Please think long and hard about irreversible decisions. [246]

Response: Please see response to Comment 11 above. The Neighborhood Character analysis will be conducted in accordance with the guidelines in the *CEQR Technical Manual*.

Land Use, Zoning, and Public Policy

Comment 253: The Final EIS must study what kind of new uses might the changes to the ground floor create? Will those new uses substantially alter the character of the neighborhood? [9]

Response: Please see response to Comment 11 above. The Neighborhood Character analysis will be conducted in accordance with the guidelines in the *CEQR Technical Manual*.

Comment 254: Community members have expressed considerable concern about unanticipated outcome of citywide amendment. Even if the proposal does not increase allowable FAR, will it realistically have effect on population density and its related impact categories, community facilities, services, water, sewer, solid waste, sanitation, transportation, public health, neighborhood character. [22]

Response: Please see response to Comment 11 above. The Neighborhood Character analysis will be conducted in accordance with the guidelines in the *CEQR Technical Manual*.

Comment 255: We're most concerned about the impacts that proposed envelope changes would have. We urged that the EIS focus in detail on neighborhood character and socioeconomic conditions impacts. Not on the citywide basis, but targeted to the three special districts in community district Four, and the areas outside those districts especially the Chelsea historic district, east Chelsea, and Clinton, particularly 11th avenue between 43rd and 53rd streets. [19]

Response: Please see response to Comment 11 above. The Neighborhood Character analysis will be conducted in accordance with the guidelines in the *CEQR Technical Manual*.

Comment 256: With parking requirements eliminated the need to investigate the potential effects on off street, interior buildings or buildings whose entrance is not connected to a street needs to be studied further. Tower-in-the-park developments created dis-connectivity for residents in those developments which had a negative impact on urban design and visual

resources, what will be the impacts to neighborhood character, urban design, and at-grade uses? [9]

Response: Please see response to Comment 11 above. The Neighborhood Character analysis will be conducted in accordance with the guidelines in the *CEQR Technical Manual*.

Comment 257: Contextual districts make up half of Manhattan neighborhoods. These zones were mapped because of the hard work of advocates and I am concerned that across the board change the building form in these districts, particularly the R7A districts across Manhattan, undermine the sound neighborhood planning that created these zones. This proposal has the potential dramatically change the character of these neighborhoods, and should be undertaken with the utmost caution. [10]

QUALITY? Not for the citizens who have worked for years to create contextual zoning to protect neighborhood character. Maybe quality of income for big developers? [268]

The changes proposed to “contextual” zoning are a serious threat to the character of Boerum Hill. Taller is not better. For example, new development along Atlantic Avenue often favors concrete and glass over brick and architectural detail. The north side of this street is already seeing development that will destroy the historic nature of this commercial area. [42]

The CPC must not allow current and future contextual neighborhood zoning projections from being weakened by allowing height limits within these protected areas to be raised by 20-30%. The result would be higher, out-of-character new buildings that undermine individual neighborhoods' human scale and unique sense of place. This is not the way to ensure affordability, architectural quality, and quality of life in our city. [53]

With regard to changing existing “contextual” building envelopes we have concerns about changes in setback requirements that could result in changing the unique character of our community. The East Village/Lower East Side is characterized by low/midrise buildings that adhere to a fairly uniform street wall. Promoting new construction with setbacks at the street level would be totally unacceptable. Loosening lot coverage requirements somewhat on corner lots and irregularly shaped lots and shallow lots would be acceptable if the City mandated that the lots in question included at least 20% low income housing. [55]

Height and setback requirements for the current contextual zones were established after years of study of neighborhoods across the city. Although the Draft Scope describes a limited number of prototypes for modeling the effect of the proposed action, it does not indicate any attempt to be made to analyze whether the sweeping changes of the proposed action in fact would be appropriate for any particular neighborhood in New York City. Most communities that have received contextual downzoning spent substantial time and effort to match available zoning tools to their specific situations. Many communities agreed to up-zone portions of their neighborhoods in exchange for downzoning in other sections (Franklin Avenue in Crown Heights and Fourth Avenue in Park Slope are two examples). The complete lack of any real-world analysis in the EAS

would be a glaring omission, and the Final Scope should include at minimum a methodology to sample a set of neighborhoods representative of common built environments in New York City for analysis of the impact of the proposed action. Specifically, we request that the impact of the proposed action on the row house neighborhoods of northwest Brooklyn be studied. [87]

While development is necessary for growth, out of context development is harmful and counterproductive. These proposals take the “context out of contextual zoning”. You suggest arbitrarily raising height limits and diminishing yard requirements across the board with no consideration of the serious impacts such changes would have. [196]

Response: Please see response to Comment 11 above. The Neighborhood Character analysis will be conducted in accordance with the guidelines in the *CEQR Technical Manual*.

Comment 258: To build in the rear yards will destroy an essential characteristic of our neighborhood. [23]

Open rear yards – the “holes in the donuts” – are essential to the character of the Upper East Side mid-blocks. Leaving this space open is also necessary to protect air quality. The proposal to permit construction in rear yards merits intense scrutiny, particularly of the impact on the environment and on neighborhood character. [57]

Response: Please see response to Comment 11 above. The Neighborhood Character analysis will be conducted in accordance with the guidelines in the *CEQR Technical Manual*.

Comment 259: Adding FAR will only spur added development – which as I noted needs no incentivizing here – without protecting historic or contextual or aesthetic character. In fact it will potentially undermine the character of these neighborhoods as non-landmarked buildings can be demolished, with new and taller ones replacing them without any historic reference. [5]

Response: Please see response to Comment 11 above. The Neighborhood Character analysis will be conducted in accordance with the guidelines in the *CEQR Technical Manual*.

Comment 260: I wish to register my strong opposition to our misguided mayor's proposal for citywide rezoning to allow for significantly increased density more-or-less everywhere. This insane proposal can benefit only developers and, if implemented, will destroy neighborhoods. [109]

Response: Please see response to Comment 11 above. The Neighborhood Character analysis will be conducted in accordance with the guidelines in the *CEQR Technical Manual*.

Comment 261: In the past decade we have had our community entire contextually rezoned, we had made compromises and they were accepted as part of the balance between preserving our suburban neighborhood and allowing higher density along our main commercial arteries. However, we were assured by the Department of City Planning that there were firm and

fixed maximum height FAR and bulk limits which would not change, ensuring our low density neighborhood would not have tall buildings looming over our heads. [44]

Response: Please see response to Comment 11 above. The Neighborhood Character analysis will be conducted in accordance with the guidelines in the *CEQR Technical Manual*.

Comment 262: Neighborhood character in New York is often and best expressed by a lively interaction of buildings from different eras characterized by an eclectic mix of style, height and massing. Brownstones sit adjacent to mid-rise structures. Larger buildings are mixed in with smaller ones. Zoning sets the limits, but not for our neighborhoods the uniformity and homogeneity of a mandatory height restriction. That said, there are many oddly-shaped or corner sites where the existing development potential is precluded by setback or side yard requirements that preclude the full build-out of to otherwise allowable floor area limits. The proposed zoning text amendments start to address these variations, and the possibility of increasing housing availability by understanding that one size doesn't fit all. [32]

Response: Comment noted.

Comment 263: To build in the rear yards will destroy an essential characteristic of our neighborhood and affect its air quality. [23]

We object to conditions in the proposal that apply to certain zones and certain types of buildings. Generally speaking, some of these allowances would permit taller buildings, would encourage bulkier buildings, would allow increases in the floor area ratio, would reduce setback requirements, would eliminate rear yard setback requirements, would increase lot coverage, would decrease line-up provisions and would reduce or eliminate parking requirements depending on the location of the new construction. [38]

Open rear yards – the “holes in the donuts” – are essential to the character of the Upper East Side mid-blocks. Leaving this space open is also necessary to protect air quality. The proposal to permit construction in rear yards merits intense scrutiny, particularly of the impact on the environment and on neighborhood character. [57]

Frankly put, this amendment as it is proposed, takes the context out of contextual zoning. It arbitrarily raises height limits and diminishes yard requirements across the board according to a mathematical nicety, not based in the actual built fabric of our city's neighborhoods. [64] [75] [143]

I am against the City's rezoning plans because of the desire to squeeze every last piece of greenery out of our beautiful neighborhoods by removing height requirements on buildings and diminishing yard requirements. [121]

To build in the rear yards will destroy an essential characteristic of our neighborhood and affect its air quality. [23]

Response: Please see response to Comment 11 above. The Neighborhood Character analysis will be conducted in accordance with the guidelines in the *CEQR Technical Manual*.

Urban Design and Visual Resources

Comment 264: With parking requirements eliminated the need to investigate the potential effects on off street, interior buildings or buildings whose entrance is not connected to a street needs to be studied further. Tower-in-the-park developments created dis-connectivity for residents in those developments which had a negative impact on urban design and visual resources, what will be the impacts to neighborhood character, urban design, and at-grade uses? [9]

Response: The DEIS contains an analysis of the potential for significant impacts relating to urban design, visual resources, and neighborhood character, consistent with the guidelines published in the 2014 CEQR Technical Manual..

Comment 265: The EIS must examine the entire record of their enactment. This would include a review of all testimony and submissions by members of the public and elected officials, and all reports, studies, etc. by the Department of City Planning. The proposed changes seem likely to have serious adverse impacts on neighborhood character, historic districts and buildings, and the urban design of the affected neighborhoods. [57]

I believe the City's zoning changes, rush to develop and proposed weakening of zoning protections imperil the quality of life and historic aesthetics of New York City. [200]

Response: The DEIS contains an analysis of the potential for significant impacts relating to urban design, historic resources, and neighborhood character, consistent with the guidelines published in the 2014 CEQR Technical Manual.

Comment 266: If adopted, these changes will instantly affect parts of Bayside and Flushing which are zoned R6A and R6B, where agreements were made over the past several decades between the Department of City Planning, elected officials and residents. For those of us who live in the more suburban parts of the city, apartments that are 50 or 60 feet high are already at least twice as tall as any other residential buildings in the area. This goes for the proposed increase in transition area heights as well between low density and higher density, which we fought so hard to get adopted. [39]

For those of us who live in the more suburban parts of the city, apartments that are 50 or 60 feet high are already at least twice as tall as any other residential buildings in the area. This goes for the proposed increase in transition area heights as well between low density and higher density, which we fought so hard to get adopted. [39]

We are concerned about increasing the maximum height of transition areas [73]

The proposed action will significantly reduce or eliminate many contextual controls. We are concerned about increasing maximum height of transition areas and decreasing the line-up provision thus allowing for buildings to jut out. [25]

Response: The DEIS contains an analysis of the potential for significant impacts relating to land use, zoning, and public policy, and urban design that is consistent with the guidelines published in the 2014 CEQR Technical Manual.

Comment 267: I am concerned that the across-the-board change to building form in these districts, particularly the R7A districts across our borough, undermines the sound neighborhood planning that created these zones. This proposal has the potential to dramatically change the character of these neighborhoods and should be undertaken with the utmost caution. [10]

In the past decade we have had our community entire contextually rezoned, we had made compromises and they were accepted as part of the balance between preserving our suburban neighborhood and allowing higher density along our main commercial arteries. However, we were assured by the Department of City Planning that there were firm and fixed maximum height FAR and bulk limits which would not change, ensuring our low density neighborhood would not have tall buildings looming over our heads. [44]

The Zoning for Quality and Affordability proposal will haphazardly change zoning across New York without thoroughly examining the varying needs of individual neighborhoods. It is crucial that the scope examine whether these changes are appropriate for each neighborhood and explore the impact of larger and taller buildings on neighborhood character and residents, historic structures, community resources, parks, shadows and infrastructure. [52]

In part II of your proposal, the section reads modernize rules that shape buildings. Your proposal wants to increase heights from 5-15 feet where we know will be a latter to reduce construction cost and loosen lot coverage and other requirements. There's nothing modern about using what is in the best interest of the developer by modernizing the building envelope. This proposal calls for additional flexibility for senior and inclusionary housing adding one to two stories in our R6 R8 districts. It's going to destroy my neighborhood, which is East-West. [59]

Frankly put, this amendment as it is proposed, takes the context out of contextual zoning. It arbitrarily raises height limits and diminishes yard requirements across the board according to a mathematical nicety, not based in the actual built fabric of our city's neighborhoods. [64] [75] [143]

The proposed New York City rezoning plan to allow the heights of tall buildings to increase by 20 to 30% would destroy the fabric of life in Manhattan. Do not fall prey to developers who want to make a fast buck at the expense of everyday people who live work and enjoy the many benefits of New York City. Already there are too many tall buildings which cast shadows and block views and importantly sunlight. Do you want to live in a city that is nothing but darkness with no light, no view of the blue sky? [105]

I have very strong concerns that this bill would destroy the character of our neighborhood. Our neighborhood consists of two family homes. A good number of these

have many more than two families living in them already, causing crowded conditions and parking problems. This bill would encourage developers to tear down the existing structures and replace them with high risers and larger apartment buildings, thereby destroying the quaint character of our surroundings, a factor which has attracted many home buyers in the past. How can the City retroactively change existing limits where they currently exist and eliminate current limits across the board? [131]

As an Upper West Side Resident for more than 30 years I feel compelled to voice my strong opposition to Mayor de Blasio's ill-considered proposal to raise building heights in surrounding contextual districts by 20%-30% The areas in question constitute the best in properly balanced, smaller scale historic buildings where families can live and grow without being surrounded by the ubiquitous towers that cast a soul crushing cold shadow over other sections of Manhattan. [137]

I think it would be a terrible mistake to allow rezoning so that tall buildings can be built in neighborhoods where the buildings are now five or six stories high (brownstone and tenement buildings areas). Perhaps the most important reason is that it destroys a neighborhood by killing street life. These are the neighborhoods where people gather together to socialize, get to know each other because the neighborhood is not so dense as to make people anonymous, watch out for each other, know the children, etc. [263]

Separate and distinct is the impact of sky high buildings that eliminate the human scale and unique sense of place that distinguish neighborhoods. [271]

I support efforts to defend the current and future contextual neighborhood zoning protections from being weakened by allowing height limits within these protected areas to be raised by 20-30%. The proposed citywide rezoning plan would overturn communities' hard-won zoning and historic district protections in one fell swoop. The result would be higher, out-of-character new buildings that undermine individual neighborhoods human scale and unique sense of place. [34] [58] [65] [105] [106] [113] [118] [124] [135] [147] [149] [171] [179] [181] [198] [200] [208] [209] [216] [218] [236] [248] [251] [252] [256] [260] [264] [269] [289]

It is imperative that the scope look at the impact which allowing taller development with greater volumes, as proposed, would have on historic resources, neighborhood character and shadows, especially in and around parks and other light-sensitive resources. [31] [40] [92] [111] [128] [136] [152] [192] [201] [207] [219] [266] [280] [287] [288]

Stop this zoning plan. We love our neighborhood. The high rising buildings are good for downtown Brooklyn. We need houses not high-rise building Red Hook is the area for high-rise building. [175]

I appreciate the current administration's goal to increase affordable housing in NYC. However, this must be thoughtfully accomplished without destroying balanced zoning and historic district protections critical to maintaining the beauty and unique character of individual neighborhoods. Raising the allowable height of new development puts all of this at risk. As such, to fairly balance the needs of new development against preserving

the sole of neighborhoods, I respectfully request that the environmental review for the rezoning plan be expanded to ENSURE THAT HEIGHT LIMITS BE MAINTAINED and impacts on historic resources, neighborhood character, and quality of life are taken into account so they are not destroyed in the process. [114]

I would like to express my worries about the zoning proposal by Mayor de Blasio. The proposal will lead to higher, bulkier, out-of-character new buildings that do not adhere to the street wall, undermining the neighborhood's human scale and unique sense of place and social fabric. [239]

The proposal would result in higher buildings that will ruin the character of the city's neighborhoods and also have a huge negative impact on the quality of life of everyone in surrounding communities. [183]

I am against the sweeping rezoning plan to raise the height limits in many neighborhoods throughout the city. I believe as many do that this will destroy their character. The heart of a city is written by much of what was done in the past. [193]

The proposed citywide rezoning plan would overturn communities hard-won zoning and historic district protections in one fell swoop. The result would be higher, out-of-character new buildings that undermine individual neighborhoods human scale and unique sense of place. This is not the way to ensure affordability, architectural quality, and quality of life in our city. [34] [58] [65] [105] [106] [113] [118] [124] [135] [147] [149] [171] [179] [181] [198] [200] [206] [208] [209] [216] [218] [236] [248] [251] [252] [256] [260] [264] [269] [289]

While the plan offers good ideas that may have positive effects in many areas, implementation would eliminate all existing options and current rules, including those that have successfully protected neighborhood character and created many new and often very attractive buildings. In fact, the Quality Housing height limits currently in effect within CB2 have had a positive effect, keeping the scale of new development in character with existing, highly successful neighborhoods. This suggests that the proposed 20% increase in height for market rate development in R7-A and R8-A equivalent zones is unnecessary in our districts. [18]

With a few notable exceptions, the proposed height increases are modest and are coupled with a limit on the number of floors. For projects utilizing Inclusionary housing; however, much higher height limits are proposed. In neighborhoods map with the voluntary inclusionary housing program, this could produce a soft toothed (37:18) streetscape, that undermines the entire purpose of contextual districts. [10]

I am worried that an effort to make uniform changes will have a negative impact on many neighborhoods with contextual zoning. The impacts these changes will have on historic districts, due to increases in allowable height, could be detrimental to the very character of our historic districts. [2]

The proposed rezoning to eliminate contextual districts – which maintain our building height and bulk limits – will allow for taller buildings and encourage demolition of our historic roughhouses and apartments. [48]

Landmark buildings make neighborhoods feel like home. Raising height limits will enclose streets in canyons of glass and bricks.[112]

While the changes proposed in R8B (a 10 foot height increase from 75 to 85 feet, the front setback to start at 65 instead of 60 feet) may seem marginal, the impact could be significant in Carnegie Hill. These may not be felt in the historic districts weighted heavily to the west of Park Avenue, but in the strips between Park and Lexington avenues and between Lexington and Third avenues from 88th Street to 95th Street there could be adverse impacts. There the possible effect could be “bi-polar” with most buildings of the southern blocks of the strip already exceeding (some by a substantial amount) the FAR limit of 4.0. But this is not the case for the northern section, and specifically the blocks not included in the historic district, as is shown below. [47]

Response: The DEIS contains an analysis of the potential for significant impacts relating to land use, zoning, and public policy, urban design, historic resources, community facilities, open space, shadows and water and sewer infrastructure that is consistent with the guidelines published in the 2014 CEQR Technical Manual.

Comment 268: Areas of the outer boroughs and the upper reaches of Manhattan could benefit from an orderly rationalization of what often seems like haphazard, willy-nilly development of past eras. There is no need, however, to destroy the character of old neighborhoods that work by forcing out-of-scale development in their midst. [153]

In the past decade we have had our community entirely contextually rezoned, we had made compromises and they were accepted as part of the balance between preserving our suburban neighborhood and allowing higher density along our main commercial arteries. However, we were assured by the Department of City Planning that there were firm and fixed maximum height FAR and bulk limits which would not change, ensuring our low density neighborhood would not have tall buildings looming over our heads. [44]

I would like to express my worries about the zoning proposal by Mayor de Blasio. The proposal will lead to higher, bulkier, out-of-character new buildings that do not adhere to the street wall, undermining the neighborhood's human scale and unique sense of place and social fabric. [239]

Response: The DEIS contains an analysis of the potential for significant impacts relating to land use, zoning, and public policy, urban design, and neighborhood character that is consistent with the guidelines published in the 2014 CEQR Technical Manual.

Comment 269: The proposed zoning changes would result in taller, out-of-character new buildings that would undermine and often destroy the human scale and the unique sense of place that these neighborhoods provide. [190]

Today's proposed citywide rezoning plan would overturn communities hard-won zoning and historic district protections in one fell swoop. The result would be higher, out-of-character new buildings that undermine individual neighborhoods human scale and unique sense of place. This is not the way to ensure affordability, architectural quality, and quality of life in our city. [34] [58] [65] [105] [106] [113] [118] [124] [135] [147] [149] [171] [179] [181] [198] [200] [206] [208] [209] [216] [218] [236] [248] [251] [252] [256] [260] [264] [269] [289]

As a resident of Murray Hill, I am appalled to learn of the many new high rise towers being proposed and approved for our historic neighborhood and surrounding neighborhoods. How will a 60 plus tower on a midblock site on 37th Street between Madison and Fifth Avenues benefit the area, or Manhattan? It is so out of scale, it is a travesty. In fact, I support all efforts to defend and protect contextual neighborhood zoning. [231]

Response: In most cases, the Proposed Action may result in an incremental height of 5 feet above what could be constructed today for market rate housing. The DEIS contains an analysis of the potential for significant impacts relating to land use, zoning, and public policy, urban design, and neighborhood character that is consistent with the guidelines published in the 2014 CEQR Technical Manual.

Comment 270: Would like to express my worries about the zoning proposal by Mayor De Blasio. The proposal will lead to higher, bulkier, out-of-character new buildings that do not adhere to the street wall, undermining the neighborhood's human scale and unique sense of place and social fabric. [239]

Response: Please refer to response to Comment No. 271 above.

Comment 271: How will the elimination of height restrictions ensure full construction of buildable square footage and impact the relationship to the street and thus the urban fabric of neighborhoods? [9]

Response: The Proposed Action would not elimination height restrictions. The potential for the proposed changes to the existing height regulations to result in significant impacts is evaluated in the DEIS according to the guidelines published in the 2014 CEQR Technical Manual.

Historic and Cultural Resources

Comment 272: I appreciate the current administration's goal to increase affordable housing in NYC. However, this must be thoughtfully accomplished without destroying balanced zoning and historic district protections critical to maintaining the beauty and unique character of individual neighborhoods. Raising the allowable height of new development puts all of this at risk. As such, to fairly balance the needs of new development against preserving the sole of neighborhoods, I respectfully request that the environmental review for the rezoning plan be expanded to ENSURE THAT HEIGHT LIMITS BE MAINTAINED and impacts on historic resources, neighborhood character, and quality of life are taken into account so they are not destroyed in the process. [114]

If developers had the right to build even taller market rate buildings, the historic architecture of the city will vanish and with it its unique character. We need to preserve New York's cultural richness and historic character for future generations since it is one of the few cities in the United States that allows us to feel connected to America's history. [126]

I am worried that an effort to make uniform changes will have a negative impact on many neighborhoods with contextual zoning. The impacts these changes will have on historic districts, due to increases in allowable height, could be detrimental to the very character of our historic districts. [2]

Our historic district is relatively small thereby leaving many blocks open to disruption by this zoning proposal. Increases in out-of-character building and higher profiles would surely be the result. [42]

Our historic neighborhoods have maintained their character and economic value – and thus that of the City – by recognizing the benefits of preserving older buildings in the face of challenges to their fitness. [5]

The proposed rezoning to eliminate contextual districts – which maintain our building height and bulk limits – will allow for taller buildings and encourage demolition of our historic roughhouses and apartments. [48]

Our concern is that the proposed zoning changes will have the opposite impact by promoting the design of buildings that deviate significantly from the prevailing consistent character of brownstone communities, including Park Slope. The CEQR review should assess the degree of impact on the historical character of these neighborhoods, and particularly in those areas that now have a contextual zoning. [85]

Landmark buildings make neighborhoods feel like home. Raising height limits will enclose streets in canyons of glass and bricks.[112]

The EIS should examine the impact of the proposed R8B changes on such brownstone blocks in Carnegie Hill and elsewhere in the City. In the case of Carnegie Hill these blocks are treasures of “neighborhood character,” that have the potential of someday becoming historic districts. Many of these brownstones, especially those cited between 94th and 95th streets have large rear yards with trees that are important to the City's environmental health. The EIS should weigh the potential loss of these buildings in the broadest sense – environmental, historic, neighborhood character, friendly to families that otherwise relocate outside the City. While the taller replacement buildings would be expected to house more people, this would not be affordable housing. Moreover, developers without this incentive would likely go elsewhere, where they could in our view do good instead of harm. [47]

We wholeheartedly support the Historic District Council in their opposition to the new zoning regulations that will destroy the character of historic areas and neighborhoods that have zoning in place that preserves the built character, height and scale. [40]

Enactment of the current proposal would now deliver a lethal blow, erasing the architectural history and all sense of particularity of place. [140]

I am writing to express my support for the response of the Historic Districts Council at the Public Scoping Hearing held on March 25th of this year. I urge you to give the fullest consideration to their criticisms and recommendations. [177]

Brooklyn Community Board 8 includes the Crown Heights North and Prospect Heights Historic Districts. These designations were long-sought and hard won; and we are concerned that allowing five to ten additional stories to be added to buildings in contextual historic districts will destroy celebrated areas. [15]

We view the administration's sweeping rezoning proposal with concern. The one size fits all scope of the proposal raises too many questions not answered in the scope. How will this affect designated historic districts? There should be consideration given to the matter of allowing existing height limits of contextual zones to remain unchanged. The contextually zoned brownstone districts surrounding Brooklyn Heights were accomplished with much careful planning within those communities, designed to permit new development consistent with the character of those neighborhoods. Adding FAR to these districts, especially to landmarked blocks, could put pressure on the Landmarks Commission to approve rooftop additions and new buildings in historic districts that would be out of scale with the already built conditions. As has been stated by the NY Landmarks Conservancy, we agree that this would negate the protections of district designations. We ask that the scope consider the impact of allowing the proposed taller development on historic resources, neighborhood character, and whether, under this plan, there would be a greater incentive for demolition of such resources. [45]

We're concerned that if passed, the proposal will put on new pressure on New York City landmarks preservation commission to approve additions and new constructions in historic districts that are out of scale with surrounding buildings. This would negate the protections of the district destination and that pressure to slow down the district designations. The proposal is the first of many that will rezone large areas of the city and dramatically change neighborhoods. [82]

There is fear that the new ideas would weaken the contextual zoning protection which has been developed over the years to protect historic sites and which prevent overdevelopment. [120]

Contextual Zoning is essential to keep what remains of the character of our City. The Landmarks Commission must continue it, and not disable it with substantive changes which favor developers at the expense of those of us who live and work in New York City. [124]

I encourage you in the strongest way not to allow our neighborhood to be up-zoned. My concern is not with affordable housing - I support that - but not in an area whose historical character will be lost. It is not a success for NYC if we destroy something good and beautiful in the process of trying to create something worthwhile. [281]

Response: The Proposed Action does not affect existing regulations promulgated by the NYC Landmarks Preservation Commission (LPC). Privately owned properties that are New York City Landmarks or located in New York City Historic Districts would continue to be protected under the New York City Landmarks Law that requires LPC review and approval before any alteration or demolition can occur. The DEIS includes an evaluation of the potential for significant impacts relating to historic resources that is consistent with the guidelines published in the 2014 CEQR Technical Manual

SOLID WASTE

Comment 273: Community members have expressed considerable concern about unanticipated outcome of citywide amendment. Even if the proposal does not increase allowable FAR, will it realistically have effect on population density and its related impact categories, community facilities, services, water, sewer, solid waste, sanitation, transportation, public health, neighborhood character. [22]

The Upper East Side is an intensely populated district. Its subway line is well over capacity and brownouts and blackouts have occurred during the summer months. The infrastructure must be carefully studied – particularly the stress on transportation, waste management, and electric power. [57]

Response: The DEIS includes an analysis of the potential for significant impacts relating to community facilities, water and sewer infrastructure, solid waste, sanitation, transportation, public health, neighborhood character and energy that is consistent with the guidelines published in the 2014 CEQR Technical Manual.

Comment 274: Before any new housing is built in any neighborhood infrastructure must first be considered, addressed and improved. Electric, Gas, Water and Sewer service must be up graded to accommodate additional housing. [100]

Response: Please refer to Response to Comment 274, directly above.

Comment 275: How much additional stress will be placed on solid waste systems? What is the projected increase in solid waste? [22]

Response: The DEIS includes an analysis of the potential for significant impacts relating to solid waste that is consistent with the guidelines published in the 2014 CEQR Technical Manual.

WATER AND SEWER

Comment 276: Will increased density remain stress water/sewer systems? [22]

The new zoning plan fails to address infrastructure capacities: this community faces various back-flowing storm drains during spring showers and exploding manholes during the summer storms. These events prove that the current water/sewer and electricity grids do not meet the existing demand of the residents. It's irresponsible to promote more development without planning upgrades to the infrastructure. Building taller and wider buildings would exacerbate existing problems, while creating new ones. [54]

Also of particular concern: there is no companion plan by the Mayor's Office or City agencies to address the need for corresponding improvements and an expansion of infrastructure. There is not even an acknowledgement that it is an issue. [88]

A key concern is that the expected increase in housing to accommodate 500,000 or more new city residents that lies at the heart of the zoning plan will impose excessive demands upon the city's already overburdened infrastructure. [85]

No two communities in New York are the same – the Upper West Side is nothing like the Upper East Side and Brownsville does not look anything like Park Slope. Development in each of these individual communities must be contextual and undertaken with careful consideration of the impacts that the development would have on local infrastructure, including schools, transportation, water and sewage, to name a few. [4]

The Zoning for Quality and Affordability proposal will haphazardly change zoning across New York without thoroughly examining the varying needs of individual neighborhoods. It is crucial that the scope examine whether these changes are appropriate for each neighborhood and explore the impact of larger and taller buildings on neighborhood character and residents, historic structures, community resources, parks, shadows and infrastructure. [52]

This proposal lacks specific plans to address the support for its proposed increased density: schools, utilities, water, sewage, mass transit, police, fire, parking etc. Our community already struggles with the consequences of overcrowded schools, inadequate police protection, clogged roadways, lack of parking, and other infrastructure inadequacies. The proposal recommends relaxing density restrictions even further, but does not indicate if it is even feasible for the City to undertake the cost of the necessary infrastructure required to support increased density. [26] [69] [102]

Park Slope's sewage system already experiences environmental impacts due to its inadequate infrastructure, since with its combined sanitary and storm water systems, it routinely experience flooding on low-lying streets and an overflow of sewage into the Gowanus Canal. Without a commensurate increase in infrastructure, the neighborhoods affected by this proposal will not be able to support the additional density that the zoning action will generate and their quality of life will be greatly affected. [85]

With these large box like apartment buildings with tiny apartments replacing smaller residential buildings causing over-crowding in our existing transportation and roads, straining our utilities, water and sewer system. [199]

Response: The DEIS includes an analysis of the potential for significant impacts relating to water and sewer infrastructure and solid waste that is consistent with the guidelines published in the 2014 CEQR Technical Manual. The Transportation Chapter of the DEIS includes geographically specific transportation demand estimates based on the locations where the NYC Zoning Resolution allows the development of the various prototypes to occur. The *CEQR Technical Manual* includes geographically specific thresholds for the determination of the potential for transportation related impacts. The Transportation Chapter of the DEIS includes an analysis of the likely effects of the Proposed Action on the transportation system, including the likely effects on the subway system, in accordance with the guidelines in the *CEQR Technical Manual*. The DEIS incorporates an analysis methodology that is appropriate for a generic action and contains distinctions between NYC's neighborhoods as appropriate, in evaluating the potential for significant impacts relating to neighborhood character, historic structures, community facilities (including schools, and police and fire services), open space, and shadows based on the guidelines published in the 2014 CEQR Technical Manual.

Comment 277: The effects of more encroachments into the rear yard should be studied, particularly in the areas of water and sewer, to evaluate additional storm-water runoff. [10]

How much additional run-off will result from rear and side yard in-fills? [22]

Study the impact of increased use of rear yard space for accessory residential uses on rain water run off and on existing sewer infrastructure. [19]

Response: The DEIS includes an analysis of the potential for significant impacts relating to water and sewer infrastructure and open space resources that is consistent with the guidelines published in the 2014 CEQR Technical Manual.

Comment 278: Please include in the scope of the environmental study of the Zoning for Quality and Affordability proposal the impact on absorption of rain and snow melt by soil if footprints of buildings are enlarged as a result of the permitted changes. Excessive runoff can overwhelm sewage treatment plants and lead to the release of raw sewage into the Hudson and other bodies of water. Please study the impact if every property were developed to the maximum allowed and also if 50% or 25% were. [167]

Response: Please refer to response to Comment No. 278 directly above.

Comment 279: With parking requirements eliminated the need to investigate the potential effects on off-street, interior buildings or buildings whose entrance is not connected to a street needs to be studied further. Can CSO's handle increased loads from new connections? Will the City or property owners have to undertake capital work to enhance the volume that infrastructure can handle? [9]

Response: Access to interior buildings and related ingress/egress issues, and fire ratings will continue to be subject to NYC Department of Buildings guidelines and requirements. The DEIS

includes an analysis of water and sewer infrastructure that is consistent with the guidelines published in the 2014 CEQR Technical Manual.

Comment 280: Before any new housing is built in any neighborhood infrastructure must first be considered, addressed and improved. Electric, Gas, Water and Sewer service must be upgraded to accommodate additional housing. Schools, Library's, Police, and Fire departments must be built or expanded to accommodate additional people. [100]

Response: Please refer to response to Comment No. 277 above.

PUBLIC HEALTH

Comment 281: Community members have expressed considerable concern about unanticipated outcome of citywide amendment. Even if the proposal does not increase allowable FAR, will it realistically have effect on population density and its related impact categories, community facilities, services, water, sewer, solid waste, sanitation, transportation, public health, neighborhood character. [22]

Response: The DEIS includes an analysis of community facilities, water, sewer, solid waste, sanitation, transportation, public health, and neighborhood character that is consistent with the guidelines published in the 2014 CEQR Technical Manual.

Comment 282: What public health provisions are in place to deal with increased construction throughout the city? [22]

Response: The DEIS includes an analysis of the potential for construction related impacts that is consistent with the guidelines published in the 2014 CEQR Technical Manual.

NOISE

Comment 283: What impacts will there be to noise impacts through ricocheting in buildings closer together if a higher lot coverage is allowed? [9]

Response: The reflection of noise is highly dependent on the material of the building façade. The DEIS includes a noise analysis that is consistent with the guidelines published in the 2014 CEQR Technical Manual.

AIR QUALITY

Comment 284: To build in the rear yards will destroy an essential characteristic of our neighborhood and affect its air quality. [23]

What impacts will there be to air quality if a higher lot coverage is allowed? [9]

Open rear yards – the “holes in the donuts” – are essential to the character of the Upper East Side mid-blocks. Leaving this space open is also necessary to protect air quality. The proposal to permit construction in rear yards merits intense scrutiny, particularly of the impact on the environment and on neighborhood character. [57]

Response: The potential air quality impacts have been analyzed in the DEIS in accordance with the guidelines published in the 2014 CEQR Technical Manual.

Comment 285: How much air pollution will be generated from additional residential units? [22]

Response: Additional residential units may be created as a consequence of increased in floor area, bulk and/or development density. The potential air pollution impacts generated by Heating, Ventilation and Air Conditioning (HVAC) systems that are based on floor area and/or bulk increases, are examined in Chapter 16, of the DEIS. It is noted that based on the 2014 CEQR Technical Manual, changes that are limited to the density factor would not affect HVAC emissions because these are based on floor area, so HVAC system capacity will remain the same where changes are limited to the density factor.

CONSTRUCTION

Comment 286: If built out on lots with an existing building, how will construction impact air quality for senior residents? What measures will be proscribed to mitigate impacts? [9]

Response: The DEIS contains an analysis of the potential for construction and air quality impacts that is consistent with the guidelines published in the 2014 CEQR Technical Manual. It is also noted that individual construction projects are regulated by the department of Buildings.

Comment 287: Any rezoning and the resultant increase in height and build should be assessed in terms of the impact these will have on emergency service response time during the construction of the unwell buildings as well as the ability of emergency services to actually deal with increased height buildings and the safety of those buildings in the case of fire and other emergencies. [270]

Response: The Proposed Action would not result in changes relating to the NYC Building Code and would not result in buildings with greater height or bulk than can be provided in buildings today. The DEIS contains an analysis of the potential for construction and traffic impacts that is consistent with the guidelines published in the 2014 CEQR Technical Manual.

Comment 288: Will the proposed amendment result in relaxed construction oversight? [22]

Response: No. Please also refer to the response to Comment No. 288 directly above.

Comment 289: Will increased construction have an impact on ambient noise? What provisions are in place to mitigate noise from contiguous construction sites? [22]

Response: The DEIS contains an analysis of the potential for construction and noise impacts that is consistent with the guidelines published in the 2014 CEQR Technical Manual.

Comment 290: Studies have shown a negative environmental impact from demolition of existing structures. The potential impact of destroying what is already built followed by new construction should be studied. [167]

Response: The DEIS contains an analysis of the potential for construction impacts that is consistent with the guidelines published in the 2014 CEQR Technical Manual.

Comment 291: What will the impact of increased construction be on communities? What provisions will be put into place to mitigate those impacts? [22]

Response: The DEIS contains an analysis of the potential for construction impacts that is consistent with the guidelines published in the 2014 CEQR Technical Manual.

Comment 292: An analysis of sewer capacity as well as street drainage and the quality of street repair must be considered including but not limited to the displacement and interference of service during the construction of various projects as well as the requirement that roads and other services be replaced in as good or better condition than before the construction commenced, the impact of constant and in some cases unrelenting construction noise and disruption as well as mitigation thereof must be considered. [270]

Response: The DEIS includes an examination of the potential for water and sewer infrastructure, construction, and noise impacts that is consistent with the guidelines published in the 2014 CEQR Technical Manual. The Proposed Action does not reduce or eliminate any of the oversight or responsibilities of the NYC Department of Buildings or Department of Transportation to ensure the maintenance of traffic and pedestrian flows during construction and that roads and other services be replaced in good condition.

Comment 293: The environmental assessment statement issued Feb. 20th leaves a good number of important questions unanswered. To include a positive, the increased ceiling height in dwellings is a welcome change. Adding five stories in historic districts is another matter, as is: adding density, increasing lot coverage, reducing open space, reducing onsite parking and confirming safety efficacy of block and plank or modular construction. [15]

Response: Comment noted. Any development in a NYC Historic District requires oversight by the Landmarks Preservation Commission and the DEIS includes an examination of the potential for Historic Resources impacts that is consistent with the guidelines published in the 2014 CEQR Technical Manual. The potential for significant impacts related to density, increasing lot coverage, reducing open space, and reducing onsite parking is also evaluated in the DEIS according guidelines published in the 2014 CEQR Technical Manual. The Proposed Action would not result in any changes relating to the safety of block and plank or modular construction.

Comment 294: The EIS needs to study the impact of current construction along with proposed future construction on the already crowded school system. In northern Brooklyn, we have a

greater need for educational support than we do for housing. Downtown development is bringing 30,000 more residents in this decade. [42]

Response: The DEIS contains an analysis of the potential for community facility impacts, including the potential for significant impacts to schools, that is consistent with the guidelines published in the 2014 CEQR Technical Manual.

ALTERNATIVES

Comment 295: We need an alternative to the proposed undoing of contextual districts that make up 64% of our community. [23, 66]

Creating new contextual districts which could be applied on a case by case basis would be far preferable to this sweeping retroactive change to all contextually zoned districts. [192]

The proposed scope threatens to undo long-term community planning achievements in the East Village, and we urge that the scope be expanded to consider existing neighborhood protections. [60]

Response: Please see response to comment 11 above. The DEIS considers a range of alternatives to the Proposed Action, taking its likely effects into consideration.

Comment 296: Regarding alternatives, we strongly suggest that the city consider a modification to the bonus ratio of the R10 program to generate more affordable sf for each sf of bonus. A citywide text change meant to facilitate new affordable housing development is the perfect opportunity to modify the Inclusionary Housing Program to achieve greater public benefit. [20]

Response: Modifications to the existing Inclusionary Housing program are not the subject matter of the Proposed Action.

Comment 297: We need an alternative to the dismantling of the sliver law, another hard fought protection of our neighborhoods low rise character. [66]

We need an alternative to the elimination of existing affordable housing. [66]

We need an alternative that anticipates future construction methods and not just the current standard. [66]

Response: Please see response to comment 11 above. The DEIS considers a range of alternatives to the Proposed Action, taking its likely effects into consideration.

Comment 298: As an alternative or to some degree – Come up with creative housing models (structure and incentives) for seniors that encourage extended family living. (more than single family households). [86]

Response: Please see response to comment 11 above. The DEIS considers a range of alternatives to the Proposed Action, taking its likely effects into consideration.

Comment 299: Study the impact of an alternative, where a plan for the protection of rent stabilized housing units in contextual districts is included in the proposed rezoning. [19]

Response: Rent stabilization is governed by State legislation and is not the subject matter of the Proposed Action.

Comment 300: Study alternatives that include modifications to building envelopes such as street walls and setback but do not increase building height. [19]

As another alternative, the city should consider whether building envelope constraints other than height could be modified to achieve similar objectives. [20]

Adjusting street wall, setback, rear yard, and court requirements could provide the flexibility this proposal seeks without the need for increasing height limits by up to 15 feet. The environmental review for this proposal should evaluate the impacts and benefits of this alternative. [12]

Regarding, collectively, the proposed changes to bulk, height, and setback requirements, the EIS should evaluate an alternative where there is no change to overall building height but all other proposed changes to the bulk and setback rules are made. The public should be able to evaluate how this would affect developments, to what extent it would more fully allow floor area to be utilized, and to what extent it would not accomplish the goals of improving ground floor retail and providing higher quality housing. [10]

Response: Please see response to comment 11 above. The DEIS considers a range of alternatives to the Proposed Action, taking its likely effects into consideration.

Comment 301: While the proposal points to barriers to building affordable housing, it does not demonstrate that removing these barriers will actually result in more affordable housing. It does not compare this proposal to alternative approaches to achieving this goal. We request an analysis that compares the benefits and impacts of this program to other methods of expanding affordable housing in New York City. [22]

Response: Please see response to comment 11 above. The DEIS considers a range of alternatives to the Proposed Action, taking its likely effects into consideration.

Comment 302: An alternative should be studied which would apply the proposed changes in allowable bulk and height solely to those developments which are entirely affordable senior housing and care facilities, rather than just partially. [71]

Alternatives should be studied wherein the proposed bonuses are granted only for those developments which contain 100% affordable housing or 100% senior housing. [287] [192]

Response: Please see response to comment 11 above. The DEIS considers a range of alternatives to the Proposed Action, taking its likely effects into consideration.

Comment 303: It is imperative that the scope of the review allow for the possibility of the existing height limits for contextual zones and for the Quality of Housing program to remain in place. [287] [288] [31] [40] [92] [111] [128] [136] [152] [192] [201] [207] [219] [266] [280]

We understand there may be special consideration given to height limits in some special districts, but at this time we have no way to judge the extent of any exceptions and note that any such exceptions would likely only apply to a small number of contextual districts in special districts. The administration should consider more targeted actions that could keep contextual height limits in place in neighborhoods where they are working, especially in historic districts. [12]

It is imperative that the scope of review for this application be expanded to allow for the retention of existing height limits in contextual zones and the Quality Housing program. Retroactively increasing the height limit in every existing contextual zone in the city would be profoundly unfair and counter-productive. [70]

We believe that it is critical that the ability to preserve existing height limits within contextual zoning districts, and for Quality Housing developments in non-contextual districts, be a part of any adopted plan. Thus we urge that an alternative be studied wherein new districts with the proposed changes in height limits are created, but the existing districts and their height limits remain intact. [71]

The environmental review for the rezoning plan must be expanded to ensure that height limits can be maintained and that the effect on historic resources, neighborhood character and quality of life issues are taken into account. [34] [58] [65] [105] [106] [113] [118] [124] [135] [147] [149] [160] [169] [170] [171] [179] [181] [198] [200] [208] [209] [216] [218] [236] [248] [251] [252] [256] [260] [264] [269] [289]

I am strongly opposed to retroactively eliminating the current limits across the board. It is imperative that the scope review allow for the possibility that the existing height limits for contextual zones and for the Quality Housing program will remain in place. [265]

Response: Please see response to comment 11 above. The DEIS considers a range of alternatives to the Proposed Action, taking its likely effects into consideration.

Comment 304: The proposed scope of work does not identify what project alternatives will be studied. I would encourage DCP to, at the very least, study an alternative that does not increase

height limits by more than 5 feet in any district. This would allow the public to fully evaluate the benefits of this more moderate option.

A separate alternative should be studied which would only increase height limits by five feet in all districts. This would accomplish the majority of the goals of this proposal but would have little to no effect on neighborhood character, light and air, and historic resources. [10]

Response: Please see response to comment 11 above. The DEIS considers a range of alternatives to the Proposed Action, taking its likely effects into consideration.

Comment 305: Either the proposal should be revised or an alternative should be studied that, along with the changes to ground floor retail requirements, puts in controls regarding the minimum number of storefronts per block frontage. [10]

Response: Comment noted.

Comment 306: The EIS should study an alternative where senior housing may not proceed as of right in low-lying coastal areas and where there is already a concentration of senior housing. This alternative should consider the number of units or beds that could be constructed without overburdening these neighborhoods. [10]

Response: Comment noted.

Comment 307: The proposed changes are extremely generous regarding increased height for developments which offer little or no affordable housing. Thus we urge that an alternative be studied which does not raise the height limits for market rate housing, but only does so for inclusionary developments. [71]

An alternative should analyze limiting the applicability of zoning envelop height increases to those buildings constructed pursuant to the existing Inclusionary Housing designated areas and buildings containing affordable housing for seniors for not less than 20 percent of the provided zoning floor area. [11]

Response: Please see response to comment 11 above. The DEIS considers a range of alternatives to the Proposed Action, taking its likely effects into consideration.

Comment 308: We also urge that as part of the EIS process alternatives be explored to exclude such low scale blocks of special character if indeed the proposed changes in R8B are kept – two or more subcategories of R8B could be created to accomplish this. [47]

Regarding Zoning Changes for the Avenues – for Lexington Avenue: The Avenue though contextually zoned R9X has the potential to be built up considerably with new construction. It is a narrow avenue and that even with current zoning could become a

“canyon.” Therefore we do not want to increase the height and bulk. If the floor area increase could be accommodated with greater lot coverage, that would be preferable.
[47]

Response: Please see response to comment 11 above. The DEIS considers a range of alternatives to the Proposed Action, taking its likely effects into consideration. The Proposed Action does not change the height and setback regulations in R8B districts.

APPENDIX A

Comments Received on the Draft Scope of Work



OFFICE OF THE BROOKLYN BOROUGH PRESIDENT

ERIC L. ADAMS
President

April 1, 2015

Mr. Robert Dobruskin
Director
Environmental Assessment and Review Division
Department of City Planning
22 Reade Street, Room 4E
New York, New York 10007

Dear Mr. Dobruskin:

I am writing to submit comments in response to the proposed scope of work for the Draft Environmental Impact Statement (EIS) for the Quality and Affordable Housing Text Amendment.

The proposal to amend the Zoning Resolution is among the many aspects of Mayor de Blasio's Affordable Housing Plan. The Housing Plan is a bold first step to produce and preserve 200,000 units including 80,000 new units. I am generally supportive of this plan for its ambition and creativity.

I would like to use this as an opportunity to commend Mayor de Blasio, Deputy Mayor Glen, the Department of Housing Preservation and Development (HPD), and the Department of City Planning for the tremendous dedication in bringing this plan to fruition.

Out of this plan came this proposal to facilitate the production of affordable residential dwelling unit development. With the adoption of this plan, it would be more appealing for developers to contemplate utilizing the Zoning Resolution's voluntary inclusionary housing density bonus as a means to increase the supply of permanent affordable housing. The elimination of parking requirements would also benefit the financing of affordable housing developments where the same amount of government subsidies would be then able to generate an increased number of such dwelling units.

Many individuals and organizations made use of the public hearing to convey their concerns regarding proposed rezoning. Many felt the community was kept out of the process to formulate the text. The theme of concerns noted tended to regard: the undermining of recently secured height limits through contextual zoning and recent zoning text amendments; not enough consideration given to the potential for direct residential displacement, including rent-stabilized tenants; light and air impacts; and impact of permitted

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Mr. Robert Dobruskin

April 1, 2015

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heights by the Landmarks Preservation Commission in Historic Districts. There was also a representation that pre-cast concrete plank manufacturers already produced length of 32 feet, thus an overall depth of 65 feet should not be considered less financially feasible.

There is a severe affordable housing crisis in New York City that without a doubt affects our communities. We cannot just accept the fact that more and more families in Brooklyn are being forced to choose between rent and other necessities, such as food. In fact, the 2010 Census found that 643,301 renter households in Brooklyn spend half or more of their income on housing, while another 157,621 have to spend 30 to 50 percent.

In addition to the concepts in the proposed text, my recently released report, *Housing Brooklyn A Roadmap for Real Affordability for Brooklynites*, includes additional zoning recommendations to provide opportunities to develop affordable housing. The City should establish additional Voluntary Inclusionary Housing designated areas, in consultation with Community Boards and City Council representatives, within communities that were previously upzoned without the applicability of this affordable housing density bonus. Opportunities in Brooklyn may include: DUMBO, Bridge Plaza, various blocks in Downtown Brooklyn, Park Slope's Fourth Avenue, Vanderbilt Avenue, Grand Army Plaza, Crown Heights' Washington Avenue, and sections of Kings Highway, Avenues J, K, and M. The City should also consider contextual density increases and residential opportunities through rezoning along the Broadway corridor from the BQE to Broadway Junction, Empire Boulevard, Sunset Park's Eighth Avenue, Nostrand Avenue south of Flatbush Junction, and sections of the Atlantic Avenue corridor in tandem with promoting mixed industrial use.

Enclosed are my comments on the Draft Scope of Work. It includes comments consistent with my housing report.

If there are any questions, please feel free to contact Mr. Richard Bearak, my Director of Land Use, at (718) 802-4057.

Thank you for your consideration.

Sincerely,



Eric L. Adams
Brooklyn Borough President

EA/rb

Enc.

cc.: Brooklyn Borough Board members
Mr. Winston Von Engel, Brooklyn Office Director, Department of City Planning

**Comments of Brooklyn Borough President Eric L. Adams
In Response to the Proposed Scope of Work for the
Draft Environmental Impact Statement for the
Quality and Affordable Housing Zoning Text Amendment**

D. THE PROPOSED ACTION

Modernize Rules that Shape Buildings

Comment: The specific aims of the proposal should be modified to include for changing the Zoning Resolution to further restrain the bulk envelop in areas where the voluntary Inclusionary Housing density bonus is applicable for development that does not utilize the floor area bonus.

General Building Height Envelopes

Propose: Reduce height controls in Moderate- and High-Density Inclusionary Housing Designated Areas

Comment: This proposal would further incentivize the utilization of the voluntary affordable housing bonus through the reduction of the maximum height of buildings developing by dis-incentivizing development without the bonus. For development without the bonus, height should be reduced by ten feet in R6A, R7A, R7B and R8B Districts and by five feet in their commercial equivalents, and by 20 feet in R7D, R7X, R8A, R8X and R10A Districts and by 15 feet in their commercial equivalents.

Reduce Unnecessary Parking Requirements for Affordable Housing

Off-Street Parking Within the Transit Zone

Propose: Reduced Parking Requirement for Market-rate Housing in the Special Downtown Brooklyn District from 40 percent to 20 percent to only be Applicable for Developments that Utilize the Voluntary Inclusionary Housing Density Bonus or Otherwise Provide twenty percent of the Residential Floor Area as Permanent Affordable Housing

Comment: This proposal would seek to restrict the easing of the financial burden in cases where the parking of market-rate units can be reduced or eliminated to those developments that include affordable housing as a further inducement to entice developers to include affordable housing in the Special Downtown Brooklyn District.

G. THE FUTURE WITH THE PROPOSED ACTION (WITH-ACTION CONDITION)

Modernize Rules that Shape Buildings

General Building Height Envelopes

Propose: Reduce height controls in Moderate- and High-Density Inclusionary Zone Districts

Comment: Add the above as part of the Proposed Action to explain why this modification to the Zoning Resolution would further shift the economic justification for developers to more strongly consider developing according to the voluntary Inclusionary Housing Designated Area's density bonus.

Reduce Unnecessary Parking Requirements for Affordable Housing

Off-Street Parking Within the Transit Zone

Proposed: Reduced Parking Requirement for Market-rate Housing in the Special Downtown Brooklyn District from 40 percent to 20 percent to only be Applicable for Developments that Utilize the Voluntary Inclusionary Housing Density Bonus or Otherwise Provide twenty percent of the Residential Floor Area as Permanent Affordable Housing

Comment: Add the above as part of the Proposed Action to explain why this modification to the Zoning Resolution would further shift the economic justification for developers to more strongly consider developing with the inclusion of affordable dwelling units in such developments.

H. POSSIBLE DEVELOPMENT AND LIKELY EFFECTS OF THE PROPOSED ACTION

Comment: Include an additional prototype that depicts development in an R7A Inclusionary Housing designated district where the Inclusionary Zoning affordable housing bonus was not utilized according to a maximum height of 70 feet in lieu of the existing 80 feet.

Prototype 2: Development in an R7A District within Inclusionary Housing Designated Area

Comment: The prototype should also consider an interior lot fronting a wide street as typically found along Metropolitan and Grand Avenues.

Prototype 8: Affordable independent housing for seniors in R7D District and Prototype 9: Affordable independent housing for senior development in R7-2 district

Comment: The assumption for Upper Story Height being 9'-6" floor to floor seems excessive as such affordable housing is likely to be constructed with room heights of 8'-0", and having an additional 1'-6" for structural seems excessive.

DENSITY EFFECTS

Promote Affordable Senior Housing and Care Facilities

Comment: Remove CPC certification and special permit for nursing homes in R3-R10 districts

Comment: When the analysis reviews the CEQR history of certifications and special permits, it should disclose any special conditions or limitations that were imposed by the City Planning Commission and/or City Council as identified through the discretionary review process.

Modernize Rules That Shape Buildings

Propose: Reduce height controls in Moderate- and High-Density Inclusionary Housing Designated Areas

Comment: The reduction of maximum height for development in Inclusionary Housing designated districts where the Inclusionary Zoning affordable housing bonus would not otherwise be utilized would more likely result in more utilization of the floor area bonus, resulting in more units being produced.

Reduce Unnecessary Parking for Affordable Housing

Proposed: Reduced Parking Requirement for Market-rate Housing in the Special Downtown Brooklyn District from 40 percent to 20 percent to only be Applicable for Developments that Utilize the Voluntary Inclusionary Housing Density Bonus or Otherwise Provide twenty percent of the Residential Floor Area as Permanent Affordable Housing

Comment: The return of the parking requirement to 40 percent for buildings without providing for affordable housing would more likely result in the utilization of the floor area bonus, resulting in more units being produced.

I. PROPOSED SCOPE OF WORK FOR THE EIS

Task 1. Project Description

Comment: It should include the proposed text modifications as noted above.

Task 3. Socioeconomic Issues

Comment: To assess the effect of increasing the permitted floor area ratio for for-profit New York State regulated senior long term care facilities and to account for as-of-right status for for-profit nursing homes, the task should include an assessment for the potential for direct residential and commercial displacement for sites that would now meet the definition of being a probable or potential development site due to the significant increase of proposed allowable floor area (with more permitted floor area, sites previously not considered significantly underdeveloped otherwise become significantly under-developed – as a rule of thumb, less than 50 percent of permitted floor area – and thus with the

additional floor area, might suddenly be considered feasible to purchase to pursue such development, resulting in the potential for displacement).

Task 8. Urban Design and Visual Resources

Comment: To assess the potential effects on urban design and visual resources for the potential changes, representation through graphic material should be depicted along sidewalks at eye level in order to focus on the pedestrian's experience. In regards to the proposal for a more balanced building transition rule, such depiction should be delineated from the mid-block towards the avenue where the development site would be assumed.

Task 22. Alternatives

Comment: An alternative should analyze limiting the applicability of zoning envelop height increases to those buildings constructed pursuant to the existing Inclusionary Housing designated areas and buildings containing affordable housing for seniors for not less than 20 percent of the provided zoning floor area.



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Gale A. Brewer, Borough President

Manhattan Borough President Gale A. Brewer Testimony at Zoning for Quality and Affordability Scoping Session

March 25, 2015

Good afternoon. My name is Gale Brewer and I am the Manhattan Borough President.

I would like to thank the Department of City Planning for working so hard to come up with additional ways to encourage the development of more affordable and senior housing. I think there are many sound ideas in modernizing definitions relating to senior housing so that the development of certain types of needed housing are not disadvantaged by outdated categories. In addition, while possibly requiring some more discussion, those who know me know I would always pick affordable housing over parking.

However, I am here to express some serious concerns over effects that the current proposal could have on the Borough of Manhattan: mainly, that it could result, on the one hand, in development that disrupts the contextual nature of certain neighborhoods while, on the other hand, it could fail to produce an increased amount of affordable housing. It is for this reason that earlier today, I and the majority of elected officials representing the Borough of Manhattan, delivered a letter to Chair Weisbrod concerning this application and its proposed scope of work. The letter outlines these concerns which I will explain now.

RENT-STABILIZED TENANTS

The vast majority of new housing development in Manhattan occurs on sites where housing already exists. Any new housing developed as a result of this proposal, then, has the potential to displace long-term residents and places rent-stabilized tenants at risk of losing their homes. I am recommending that this proposal should be advanced alongside a proposal for new anti-harassment rules to protect rent-stabilized tenants in contextual districts. The scope of work for this EIS should also be revised to include a study of the effect of this proposal on these tenants.

NEIGHBORHOOD CHARACTER

Contextual districts make up almost half of Manhattan neighborhoods. These zones were mapped because of the hard work of neighborhood advocates, and I am concerned that the across-the-board change to building form in these districts—particularly the R7A districts across our borough—undermines the sound neighborhood planning that created these zones. This proposal has the potential to dramatically change the character of these neighborhoods and should be undertaken with the utmost caution.

INCLUSIONARY HOUSING

With a few notable exceptions, the proposed height increases are modest and are coupled with a limit on the number of floors. For projects utilizing inclusionary housing, however, much higher height limits are proposed. In neighborhoods mapped with the voluntary inclusionary housing program, this could produce a saw-toothed streetscape that undermines the entire purpose of contextual districts.

More importantly, the proposal gives developers of inclusionary buildings a huge benefit in the form of much higher height limits and more valuable upper-floor apartments without any corresponding benefit to the public. The significant limitations of the existing voluntary inclusionary housing program and the original R10 program need to be fixed. I have written many letters to Chair Weisbrod about these problems. They include lack of any provision against construct income-segregated, or “two-door,” buildings; loose off-site requirements; a one-size-fits-all affordable housing requirement regardless of the value of the floor area bonus; lack of requirements for additional affordable housing for buildings receiving other public subsidies; and lack of anti-harassment provisions to protect onsite tenants before a new development is begun. This wide-ranging proposal provides the perfect opportunity to make these fixes, and the first step towards achieving that goal is to include the changes in the scope of this EIS.

PROPOSED SCOPE OF WORK

Regarding the proposed scope of work, I am concerned that the “with-action” scenario underestimates the potential for new development that could be spurred by this proposal. The analysis framework for the “with-action” scenario assumes “development housing would continue at a pace comparable to that of the previous 15 years, but with a small increase due to eased regulatory limits and increased demand.” The impacts of the proposal found by the environmental review will depend greatly on how this “small increase” is defined, and I would encourage DCP to use a cautious framework that assumes that the aggregate of all of the small changes in this proposal could significantly increase incentives for redevelopment.

Finally, the proposed scope of work does not identify what project alternatives will be studied. I would encourage DCP to, at the very least, study an alternative that does not increase height limits by more than 5 feet in any district. This would allow the public to fully evaluate the benefits of this more moderate option.

I thank you for your time and your consideration of my concerns. I will be submitting a more detailed outline of my suggestions for this environmental review prior to the April 6 deadline.

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THE COUNCIL
OF
THE CITY OF NEW YORK

ANTONIO REYNOSO
COUNCIL MEMBER, 34TH DISTRICT, BROOKLYN & QUEENS

CHAIR
SANITATION

COMMITTEE
EDUCATION
LAND USE
HOUSING
TRANSPORTATION
STATE-FEDERAL LAW

SUB-COMMITTEE
ZONING AND FRANCHISES

NYC Department of City Planning
22 Reade Street
New York, NY 10007

I am writing in regard to the draft scoping documents released by the Department of City Planning outlining the details of the “Housing New York: Zoning for Quality and Affordability” text amendment. I am pleased to see the Department working proactively to spur the creation of much-needed affordable housing in the city and encourage transit-oriented development to reduce the City’s reliance on cars. I am also supportive of the initiative to encourage more variable building types within our neighborhoods, particularly as out-of-context glass and steel boxes continue to proliferate in my district.

I do have some reservations about this text amendment, especially as we consider loosening restrictions on developers without clear mechanisms in place to ensure these actions will create affordable housing. The Department argues that raising height limits is necessary to allow developers to utilize all of a site’s allowable FAR, create units with increased floor-to-ceiling heights, and promote contextual ground floor street walls. This is troubling, as all buildings will receive height limit increases, whether they provide affordable housing or not. The provision will allow developers to create units with higher ceilings, favored by high-end condo buildings. Buildings that receive increased height limits must be required to provide affordable housing. Furthermore, if it is the Department’s intention to create quality ground floor spaces, standards pertaining specifically to the building’s ground floor should be created, rather than simply raising the allowable height for the entire building.

I would also like to voice my concerns regarding the parking waivers for existing affordable senior housing facilities. While I fully support the waiver for new affordable senior housing, the City should not allow lots attached to existing facilities to be developed without a requirement for an affordable housing set-aside. I also call on the Department to require affordable housing set-asides from developments benefiting from some of the other components in this amendment, such as allowing accessory uses in rear yards and removing narrow lot restrictions. Additionally, I hope that as the Department focuses on transit oriented development, the MTA is engaged in developing a plan to absorb the increased ridership.

I believe this amendment is an important first step toward ensuring that the City’s zoning regulations are supporting our shared goal of creating affordable housing. I am concerned though by the numerous changes that would be made to ease restrictions on developers without requirements for affordable housing. For too long, the City has fostered an environment hospitable to development without

mechanisms to mandate the creation of affordable housing, contributing directly to our current housing crisis. I respectfully request that DCP revise this amendment to ensure that there are explicit connections between easing zoning regulations and the creation of affordable housing. Thank you for your time and I look forward to continued collaboration with the Department in addressing the City's housing needs.

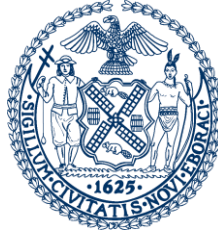
A handwritten signature in black ink, appearing to read "Antonio Reynoso", followed by a horizontal line.

Antonio Reynoso
Council Member, 34th District
Brooklyn / Queens

BENJAMIN J. KALLOS
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April 24, 2015

Carl Weisbrod, Chair
City Planning Commission
22 Reade Street
New York, NY 10007

Robert Dobruskin, Director
Environmental Assessment and Review Division
Department of City Planning
22 Reade Street, 4E,
New York, New York 10007

Re: Zoning for Quality and Affordability Text Amendment – CEQR No. 15DCP104Y

Dear Chair Weisbrod and Mr. Dobruskin,

Thank you for the opportunity to provide feedback on the Mayor's proposed housing text amendment proposal, "Zoning for Quality and Affordability." This administration has shown a steadfast commitment to the expansion and preservation of affordable housing in New York City, and zoning changes are a key tool in that mission.

I believe the intent of this text amendment is to modernize elements of the city's zoning code, but I am concerned that some of the changes being proposed will have a negative effect on affordability and housing quality in New York. Specifically, I am opposed to adding allowable height to residential lots in contextual zoning districts, when we should be adding height caps to currently uncapped residential districts, and I believe we need to do more to ensure that if affordable buildings are torn down, they are replaced with buildings of increased affordability.

Few things are more valuable in New York City than the right to build up. This text amendment would give away additional height in contextual zoning districts, such as the R8B districts common in Council District 5, which I represent, without ensuring that the city gains any affordable units. Rather than loosening height caps, we should be capping the allowable height in currently uncapped residential districts, such as R10 districts, in order to preserve light and air as a right for all New Yorkers, not only the most privileged luxury condo owners.

The proposed height giveaway not only does nothing to increase affordability, it risks incentivizing landlords to vacate and tear down buildings with rent regulated units so they can build new buildings up to the higher height caps. To ensure that new construction in contextual districts results in a net increase, rather than decrease, in affordability, the text amendment should require that any new affordable units are added on top of a baseline of the affordable units in the old building. For example, if a landlord replaces a building that has 20 rent regulated units with a new, 80/20 building of 40 total units, the eight affordable units required by the 80/20



BENJAMIN J. KALLOS
NEW YORK CITY COUNCIL MEMBER
DISTRICT 5, MANHATTAN

incentive program should be added on top of a baseline of 20 affordable units carrying over from the old building.

These changes to the text amendment would ensure that our zoning laws will preserve light and air for all New Yorkers, help maintain the quality and consistency of existing neighborhoods, and incentivize new construction in affordable lots only if it would add to the current levels of affordability.

Thank you for considering my feedback and I look forward to an ongoing discussion about zoning changes in this critical time for housing in our city.

Sincerely,

A handwritten signature in blue ink that reads 'Ben Kallos'.

Ben Kallos
Council Member

CC: Hon. Gale Brewer, Manhattan Borough President
Hon. David Greenfield, Chair, Committee on Land Use
Hon. Mark Weprin, Chair, Subcommittee on Zoning and Franchises



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THE COUNCIL OF
 THE CITY OF NEW YORK
KAREN KOSLOWITZ
 COUNCIL MEMBER, 29TH DISTRICT, QUEENS

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 SMALL BUSINESS
 WOMEN'S ISSUES

May 7, 2015

Robert Dobruskin, AICP, Director
 Environmental Assessment and Review Division
 N.Y.C. Department of City Planning
 22 Reade Street
 New York, N.Y. 10007

DEPT. OF CITY PLANNING
 ENVIRONMENTAL REVIEW DIV.
 2015 MAY 13 PM 12:13

re: Zoning for Quality and Affordability Text Amendment

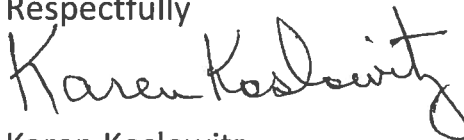
Dear Mr. Dobruskin,

I want to take this opportunity to respond to the presentation made by the Dept. of City Planning (DCP) on March 31st at Queens Borough Hall. Essentially, I want to associate myself with the positions on this proposal of the Queens Civic Congress, which I have enclosed.

On one topic, parking requirements, I wish to add my personal remarks and observations. I believe the foundations for the DCP's conclusions on parking requirements are basically flawed. The presenter for DCP stated, that based on studies and surveys, residents living near mass transit use mass transit; and therefore there should not be any parking requirements for new construction within proximity of mass transit. A map was distributed by DCP that indicated if DCP had their way, approximately half of Community Board 6 would be rezoned for no parking requirements. Paradoxically, as difficult as it is to find parking anywhere in CB#6, the DCP was recommending the elimination of parking requirements in the most difficult areas.

Certainly, I do understand that DCP is conducting a "scoping" campaign to elicit comment and criticism of a draft proposal. The Queens Civic Congress is a much respected organization and I sincerely hope that your division will accord their comments and criticisms with the respect that it deserves.

Respectfully

A handwritten signature in black ink that reads "Karen Koslowitz". The signature is written in a cursive style with a large, stylized 'K' and 'K'.

Karen Koslowitz

29th district

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MARITIME ISSUES

Testimony of Council Member Rosie Mendez
On
The Draft Environmental Impact Statement Scope of Study
Re: Zoning for Quality and Affordability

April 30, 2015

Dear Chair Weisbrod and Members of the City Planning Commission,

I would like to start by thanking you for extending the comment period for the Mayor's City-wide Text Amendment known as Zoning for Quality and Affordability. It is vital that all New Yorker's have an opportunity to share their concerns, comments, and thoughts about city-wide changes such as this.

I appreciate the Mayor's efforts to address our City's housing crisis. While I am all for the removal of barriers that constrain the production of such critical units of housing, for the streamlining of burdensome processes, as well as the need to ensure higher quality housing for all New Yorkers, I must take this opportunity to voice my continued concerns and bring to light impacts that I feel need to be studied further and incorporated into the final environmental review of this proposal.

Contextual Districts and Impacts to Affordable Housing

The Lower East Side/East Village ("LES/EV") Rezoning of 2008 codified protections and created contextual district parameters for the neighborhoods known as the East Village and the Lower East Side. The community was very concerned about out of context development and the rezoning adopted a variety of height caps (R7A, R7B, R8A, R8B, C6-2A and C4-4A) to reflect those concerns and the character of those particular blocks. The LES/EV Rezoning also allowed for expansions with an inclusionary bonus on the big avenues, particularly in the R7A, R8A, and C6-2A. The Final EIS must study:

- What kind of new uses might the changes to the ground floor create? Will those new uses substantially alter the character of the neighborhood?

- Will the additions to permissible building heights result in more affordable units or more luxury additions?
- What will be the economic impacts of this buildable increase?
- Will the additional allowable heights increase speculation in the area and allow for small owners to build luxury penthouse additions?
- How will this further impact the socioeconomic conditions in this community?
- Will this increase the economic divide within predominately lower-income communities?
- Will this proposal increase instances of tenant harassment because of now allowable penthouse additions in contextual districts?

To echo earlier concerns of my colleagues, how will this proposal handle the loss of existing affordable units. This EIS must study the impacts of new development or expansion on existing affordable and rent stabilized units. What will the impacts to historic districts be? How will this impact the transfer of development rights in historic districts?

Senior Housing Goal

As the zoning resolution evolved over time and the aging of different populations occurred it became necessary to create housing for those members of the population. However, the ZR enacted special permit processes in order to prevent over concentration of such facilities.

With the need to create various types of housing for seniors, the study will need to investigate the impacts to services as was proscribed in 1974. However, this time the impacts studied should include:

- Impacts to community facilities and social services for that age group-not schools, but senior centers, not on public transportation and parking requirements but about pick up/drop off areas for access-a-ride and similar services, perhaps certain street scape requirements like bulb outs, etc.
- Impacts to socioeconomic conditions with income qualifying housing, particularly creating concentrations of poverty and the attendant consequences of such-having a large concentration of a vulnerable population and the need for increased police and fire prevention and firefighting services.
- What will be the impacts to air quality with rear yard parcel development? What would the public health impacts be? With the creation of rear yard size requirements in order to provide light and air, will the text allow for the development of new housing in those areas?

- At the time of their adoption, different categories of facilities for varying levels of care for seniors were adopted and put into different use group categories. How will combining UG categories, or redefining use group categories impact accessory uses? How will the elimination of height restrictions ensure full construction of buildable square footage and impact the relationship to the street and thus the urban fabric of neighborhoods? Will the accessory facility space requirement shunt those uses to the rear yard or will they be encouraged at the street level?
- Will the appropriately sized units allow of the provision of light and air circulation?
- If built out on lots with an existing building, how will construction impact air quality, noise impacts, and other quality of life for senior residents already in place? What measures will be proscribed to mitigate impacts?

Modernizing Built Form Rules

The need to modernize rules that shape buildings is important to lower costs of construction and hopefully create economic viability for greater amounts of affordable housing of various types for residents of different economic means. It is important to understand impacts to many of the questions posed above but particularly in relation to neighborhood character, open space (particularly with irregularly sized lots where other uses might have developed in the interim-such as community gardens, which is an important form of open space for park-starved communities), urban design and visual resources.

- What will be the impacts to community facility uses if they are relocated away from the street?
- What will be the cumulative effect on the City's carbon emissions with the addition to buildings with high carbon foot prints?
- Will the City require modernization of building systems in exchange for allowing additional buildable square footage?
- What impacts will there be to light and air provision, air quality, noise impacts through ricocheting in buildings closer together if a higher lot coverage is allowed?
- What, as an alternative, the application were to allow full build out of available FAR for buildings participating in the inclusionary housing program and discounted façade articulation and street scape improvements from the building envelope?

Parking Requirements

With parking requirements eliminated the need to investigate the potential effects on off-street, interior buildings or buildings whose entrance is not connected to a street needs to be studied further.

- What are the ingress/egress issues? What will be the impacts to firefighting capabilities for facilities sited in rear yards? Will the text proscribe fire wall ratings?
- Can CSO's handle increased loads from new connections? Will the City or property owners have to undertake capital work to enhance the volume that infrastructure can handle?
- How will sanitation services access interior-lot-constructed buildings?
- Tower-in-the-park developments created disconnectivity for residents in those developments which had a negative impact on urban design and visual resources, what will be the impacts to neighborhood character, urban design, and at-grade uses?
- With the need to extend water and sewer infrastructure for new buildings or expanded facilities how will transit services be impacted, particularly bus service?

Thank you for consideration of these comments. I look forward to seeing the answers to these questions and those posed by the rest of the commenters.



March 25, 2015

Carl Weisbrod, Chair
City Planning Commission
22 Reade Street
New York, NY 10007

Re: Zoning for Quality and Affordability Text Amendment – CEQR No. 15DCP104Y

Dear Chair Weisbrod:

We write today to express our concerns with the proposed citywide text amendment entitled “Zoning for Quality and Affordability” and the Draft Scope of Work for its associated environmental review. As elected officials representing the Borough of Manhattan, we share the administration’s goal of producing quality affordable housing for all New Yorkers. Every neighborhood in our borough is facing an acute affordability crisis and we hear every day from constituents who are rent burdened or who are at risk of losing their homes. We thank this administration and your agency for putting forward plans that could help ease this burden. We fear, however, that in the rush to solve the problem of housing supply we are both leaving behind the principle of sound neighborhood planning and forgoing an opportunity to fix the voluntary Inclusionary Housing program without truly gaining affordable units.

This proposal seeks to spur new housing development across the city, but it is important to prevent an unintended cost of that new development: the loss of rent stabilized units. From 2002 to 2012, Manhattan lost nearly 100,000 rent stabilized units – almost 20 percent of its rent stabilized housing stock.¹ While the proposed zoning text will make it easier to create new apartments in contextual districts, there is a real concern this will create development pressure on existing buildings. In order to build those new, market-rate units, rent stabilized tenants may have to be displaced, resulting in a net loss of affordable units. Therefore, we are troubled that this plan is being put forward without a corresponding plan for protection of rent stabilized tenants in contextual districts where new development is being directed. Without new protections, this proposal could unduly put those tenants at risk. The Scope of Work for this environmental review should evaluate the impact of this proposal on rent stabilized buildings in contextual districts.

In Manhattan, contextual districts make up almost half of our neighborhoods. These contextual zones were mapped due to the hard work of community advocates, and were often the result of hard compromises: neighborhoods trading increased density for height limits, or neighborhoods agreeing to large upzonings in one area in exchange for contextual protections in another. By increasing height limits across the board, this administration is undermining these agreements made between previous administrations and neighborhood residents. While it may be true that the constraints of the contextual building envelope are stifling the production of housing, we are

¹ Furman Center State of New York City’s Housing and Neighborhoods 2013

not convinced that the proposed adjustments are the perfect solution. It could be that adjusting street wall, setback, rear yard, and court requirements could provide the flexibility this proposal seeks without the need for increasing height limits by up to 15 feet. The environmental review for this proposal should evaluate the impacts and benefits of this alternative. We understand that there may be special consideration given to height limits in some special districts, but at this time we have no way to judge the extent of any exceptions and note that any such exceptions would likely only apply to a small number of contextual districts in special districts. The administration should consider more targeted actions that could keep contextual height limits in place in neighborhoods where they are working, especially in historic districts.

The proposed zoning text change will allow buildings taking advantage of both the voluntary and the new Mandatory Inclusionary Housing program to use a taller height limit. In neighborhoods utilizing the new Mandatory Inclusionary Housing program this makes sense, as these neighborhoods will be rezoned with the new height limits in mind. Furthermore, because the use of Inclusionary Housing will be mandatory in these neighborhoods, the higher limits will be used by all developments, creating a consistent context. In neighborhoods with the voluntary Inclusionary Housing program, some but not all developments will be built to the higher height limits, undermining the entire purpose of contextual districts to create neighborhoods with a cohesive built environment.

This new height limit for projects utilizing the voluntary Inclusionary Housing program is especially troubling given the significant limitations of that program. In effect, this proposal seeks to make inclusionary developments more likely and more profitable, without ensuring that they provide a reasonable amount of affordable housing. This administration is focused on creating the new Mandatory Inclusionary Housing program, but in the meantime the voluntary program, along with the original R10 program, is mapped over 11 of 12 Manhattan Community Districts, and continues to be used to create thousands of market rate units a year. The program needs to be strengthened to ensure the best value and highest amount of affordable housing, and this zoning text change is the perfect time to do it.

The voluntary program should be amended so that the amount of affordable housing reflects the value of the floor area bonus. Currently, the same 20 percent of affordable housing is required regardless of whether the floor area bonus is located in a neighborhood that makes the market value of that bonus astronomical. Further, the program is typically used in conjunction with the 421-a tax abatement. This double dipping allows buildings to use both the zoning bonus and the tax abatement without a requirement to provide any additional units. In areas where the bonus is worth more, and when the program is coupled with other subsidies like 421-a, more affordable units should be required. More and more, the existing Inclusionary Housing program is being used to create so-called "two-door" buildings that segregate low-income tenants into separate building segments. While this administration has said that it intends to fix this problem, it has taken no concrete, long-term measures to do so. The only way to permanently prevent two-door buildings is to amend the zoning text for the Inclusionary Housing program. The existing R10 program in particular allows off-site units to create transferable development rights, but does not prevent those off-site units from being built on sites that previously housed rent stabilized tenants. In some cases the number of new affordable units created by the program is less than the number of affordable units that were on the site before being vacated in order to make way for

the new development. As this proposed zoning text amendment advances, it must be altered to include these fixes to the Inclusionary Housing program in order to create balanced benefits to developers and our communities. The Scope of Work should be amended to reflect these changes to the voluntary program.

Despite these real concerns with the proposal, we support the proposals for senior housing and parking. Fourteen percent of Manhattan's population is seniors, and housing for this population is too expensive and too rare. This proposal seeks to make it easier and more predictable to build senior housing. Also, in the Manhattan Core there are currently no minimum parking requirements for residential developments. So far, this is working well. The proposed text amendment would no longer require parking for affordable housing developments throughout the rest of the borough. If we were to choose between parking spaces and affordable apartments, we would all choose the apartments, and we appreciate that this proposal would make this possible.

To give the public ample opportunity to review and comment on this proposal we request that the text be made available far in advance of the referral of this application to community boards. Furthermore, community boards should have a minimum of 90 days to analyze and respond to this proposal.

We thank you for the opportunity to comment on this proposal at this early stage. For any change of this magnitude, success will depend on the fine print. While the goals of this proposal are shared by all, its specific application to our neighborhoods deserves to be studied in its entirety.

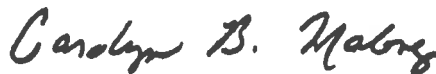
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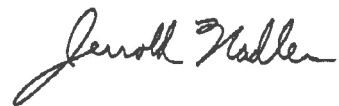
Gale A. Brewer



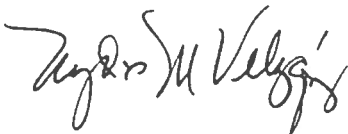
Congressman Charles Rangel
13th Congressional District (NY)



Congresswoman Carolyn Maloney
12th Congressional District (NY)



Congressman Jerrold Nadler
10th Congressional District (NY)



Congresswoman Nydia Velazquez
7th Congressional District (NY)



NYS Senator Bill Perkins
30th Senate District



NYS Senator Jose Serrano
29th Senate District



NYS Senator Liz Krueger
28th Senate District



NYS Senator Brad Hoylman
27th Senate District



NYS Senator Daniel Squadron
26th Senate District

Assembly Member Rebecca Seawright
76th District

Assembly Member Dick Gottfried
75th District

Assembly Member Brian Kavanagh
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Assembly Member Guillermo Linares
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Assembly Member Keith Wright
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Assembly Member Daniel O'Donnell
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Assembly Member Robert Rodriguez
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9th District

Council Member Mark Levine
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Council Member Helen Rosenthal
6th District

Council Member Ben Kallos
5th District

Council Member Daniel R. Garodnick
4th District

Council Member Corey Johnson
3rd District

Council Member Rosie Mendez
2nd District

Council Member Margaret Chin
1st District

BRIEF ANALYSIS AND RESPONSE

The Department of City Planning (DCP) has spent the past year working on a city-wide zoning proposal which they purport will respond to the lack of affordable and senior housing in New York City. This proposal, released with little fanfare or publicity one month ago, will have a public scoping hearing on **Wednesday, March 25th, 2015**. After this hearing, the Department of City Planning is supposed to digest the responses from the public and rework the scope before the final submission triggers a ULURP action.

Throughout the document, several terms are used repeatedly: modernize, optimize, enhance, best practices, flexibility and reduction/elimination of obstacles. In planner-speak, all of these words mean to do away with the very things that civic organizations, community boards and other groups have fought for - sometimes for decades - to protect our neighborhoods from out-of-scale and inappropriate development.

This remarkable, REBNY-driven document is a total violation of the expectations of rational and reasonable development in contextual neighborhoods throughout New York City. Where the term "balance" has often been used to describe the give and take of development practices throughout New York City, the proposed changes to development practices in the Draft Scope of Work can only be described as a giveaway to developers under the guise of promoting increased affordable and senior housing.

Throughout the document, the DCP has stated that the "With-Action" - or approved - scenario will have the same effect as a "No-Action" - or not approved - scenario, because "the increment would be small and spread throughout the city." This is a disingenuous statement; if the zoning regulations are changed throughout the city in multiple zones in order to facilitate increased development, then, without question, increased development will occur throughout New York City.

Across the board, if these proposed changes are adopted, they will create buildings that will be higher, bulkier and have more units as-of-right - and even more so for affordable and senior housing - across the city.

The key areas that are being discussed are *senior housing and elderly care facilities; changes to building heights, setbacks and other regulations; and affordable housing*. A brief summary and analysis is included on the following pages.

1. SENIOR HOUSING AND CARE FACILITIES

According to this document, the approach to increasing senior housing is two-fold; allow for bigger and bulkier buildings with an increased number of dwelling units and reduced or total elimination of parking requirements. Additionally, the Department of City Planning is proposing to eliminate special permits and other certificates which are needed to operate elderly care and nursing home facilities and, in a new twist, essentially allow the merging of housing and care facilities. Other changes include:

- Increasing the base and overall height of buildings from 10' to 40' on top of the already proposed as-of-right increases for all R6-R10 contextual zone buildings of 5' to 15'.
- Creating a new lower-density bulk envelope for senior housing and care facilities in R3-R5 zones. The buildings would be able to be 45' to 65' in height (rather than the 35' to 40' height limits which exist today) and would not be required to get additional CPC authorization (most of the time).
- Increasing the FAR from 5.0 to 6.0 in future R7X and R7-3 Inclusionary Housing Designated Areas. This would also apply to senior housing and care facilities in both existing and future R7X and R7-3 zones.

Changes to Parking Requirements:

- Under the proposed actions, off-street parking requirements would be severely changed in most residential districts:
 - Within the Transit Zone, all parking requirements for independent housing for seniors in all multifamily zoning districts would be eliminated.
 - Within the Transit Zone, all existing non-profit residences for the elderly (or simply housing units dedicated to seniors) would be able to eliminate all presently required parking.
 - Senior housing of any kind within R6-R10 zones would have no parking requirements, near or far from transit.
 - Senior housing of any kind within R3-2-R5D zones would lower parking requirements to 10% instead of 85%-100% of units as is currently required.
 - R6-R10 zones which presently have senior housing would retroactively be able to remove parking requirements through discretionary action by DCP/DOB. This would free up "surface parking lots" which are currently required for senior housing to be eligible for new development.
-

2. CHANGES TO BUILDING HEIGHT, SETBACKS AND OTHER REGULATIONS

Under the proposed actions, many contextual zoning controls created in the early 1990s will be reduced significantly or even eliminated entirely; in other cases, such as protective controls in the city-wide Yards Text Amendments which were passed in 2007, these will be eviscerated to the point of being meaningless. Some of the proposed as-of-right changes to non-inclusionary or senior housing (meaning, regular as-of-right development) include:

- Increasing the maximum streetwall and maximum overall height of buildings within contextual zoning districts anywhere from 5' to 15' as-of-right. This will result in at least one additional floor per building.
- Reducing setback requirements in the front yard/streetwall and eliminating the rear yard setback requirements altogether.
- Allowing between 90% and 100% lot coverage for corner buildings for Quality Housing developments and many Special Districts.
- Changing the maximum height of transition areas (the 25' adjacent to a lower density area, such as an R2, R4A or R6B zone for example) from the adjacent zone maximum base height (between 24' and 50' depending on the zone, but typically 35' to 40') to 65' to 75' thus increasing the height and floor area at the expense of light, air and scale for the adjacent lower-density property.
- Allowing for intrusions into the streetwall setbacks for "better design flexibility" for between 30-50% of the front facade between 1 and 3 feet in depth.
- Decreasing line-up provisions which, along with maximum streetwall and overall height limits, are oof the key controls in contextual zones. The line-up would decrease from 15' to 10', allowing for buildings to jut out into the streetscape. Additionally, buildings would only have to line up to the adjacent buildings on either side, not within 150'.
- Significantly decreasing the width to depth ratio for court provisions, which would have the effect of creating smaller amounts of open space within a building.
- Simplifying retail regulations for ground floor spaces by making the retail spaces significantly shallower than current rules permit.
- Allowing community facility uses to be located on the same floor as residential uses, which are currently prohibited.

- Changing the formulas of minimum square footage required for a legal apartment in order to create "micro-units" of 275 square feet.
- Encourage elevated ground floor residences with ramps in the residential lobby.
- Rewrite the provisions for shallow lots, which currently require a 30' rear yard if the property is at least 70' deep, with a 1' to 1' ratio for each foot that it is shallower; the new provision would remove 6" needed for a rear yard for every foot less than 95', resulting in much more building and less open space on a shallow lot. This rule would affect all shallow lots, regardless of when they were created after 1961.
- Significant reduction of required minimum distances between windows and buildings.

3. AFFORDABLE HOUSING

According to this document, the approach to increasing affordable housing is similar to senior housing; allow for bigger and bulkier buildings with an increased number of dwelling units and reduced or total elimination of parking requirements. This includes:

- Increasing the base and overall height of buildings from 10' to 40' on top of the already proposed as-of-right increases for all R6-R10 contextual zone buildings of 5' to 15'.
- Allow accessory uses, such as laundry rooms, recreation space, trash rooms and mechanicals to build in the rear yards of buildings up to 15' in height, which are normally required to left open for light, air and space between buildings.
- Encourage taller buildings on narrow lots in R7-R10 zones by removing the "sliver law" provisions which curtail these out-of-scale buildings, even at off-site affordable housing locations.
- The creation of a new, very tall non-contextual building envelope in R6-R10 zones - similar to a new "Special District" - to promote high-density affordable housing along rail lines and highways. Maximum heights would range from 115 to 355 feet.
- Increasing the FAR from 5.0 to 6.0 in future R7X and R7-3 Inclusionary Housing Designated Areas.

Changes to Parking Requirements:

Under the proposed actions, off-street parking requirements would be severely reduced or eliminated in most residential districts:

Within the Transit Zone, all qualifying affordable housing would be able to eliminate any parking requirements, regardless of the residential zone in question. Developments that have some affordable units would also be able to reduce and possibly eliminate parking requirements.

- R6-R10 zones would have no parking requirements, near or far from transit.
- R3-2-R5D zones would lower parking requirements to 10% instead of 85%-100% of units.
- All future buildings with a mix of affordable and non-affordable units would be eligible to have reduced parking requirements on a case-by-case basis.
- R6-R10 zones which currently have affordable housing within the "Transit Zone" would be eligible to retroactively remove parking requirements on a case-by-case basis through discretionary action by DCP/DOB. This would free up "surface parking lots" which are currently required for senior housing to be eligible for new development.



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Gale A. Brewer, Borough President

April 30, 2015

Robert Dobruskin, Director
Environmental Assessment and Review Division
Department of City Planning
22 Reade Street, New York, NY 10007

Dear Mr. Dobruskin:

Thank you for providing the opportunity to comment on the Draft Scope of Work for the Housing New York: Zoning for Quality and Affordability proposal and its associated environmental review (CEQR No. 15DCP104Y). On behalf of the Manhattan Borough President, I also thank you and your colleagues for extending the deadline for public comment on the Draft Scope of Work in order to fully allow Community Boards in Manhattan and across the city to evaluate the implications of this wide-ranging proposal.

In a letter, signed by the majority of elected officials who represent Manhattan, dated March 25, 2015, the Borough President laid out the major concerns with this proposal and suggestions for the environmental review. First, the letter asked that the proposal be revised to include protections for rent stabilized tenants who may be more at risk of losing their homes as a result of this proposal. The letter also asked that the proposal be revised to include important changes to the existing, voluntary inclusionary housing program that will be made more lucrative to developers by the additional height available for inclusionary projects. Finally, the letter asked that the environmental review for this proposal include a robust set of project alternatives that will allow a ULURP review to take into account variations on the original proposal.

I am writing today to provide more detail on potential alternatives to study and to address some of the more technical aspects of the environmental review.

No Action Scenario

The primary assumption for this analysis must disclose the projected number of affordable units, by borough, anticipated under the current Inclusionary Housing program if the public is to have a current and reasonable base line in which to judge any of the studied alternatives under this analysis.

Future with the Proposed Action

As laid out in the Draft Scope of Work, the with-action scenario is contemplated to be evaluated assuming that housing production would not change significantly as a result of this proposal but would keep pace with historical trends. While many aspects of the proposal do seek to create

better housing rather than *more* housing, portions of the proposal would encourage the production of more housing units in each development, and would make it easier and cheaper to develop housing, which could only serve to make development more likely. In addition, basing the pace of development only over the last ten years may not be the best barometer of growth given broader economic conditions that have impacted the housing, construction, and financing sectors of the city's labor market.

If this proposal does not increase housing production across categories (senior, inclusionary, and market-rate) it is a failed effort. Therefore, the environmental review should evaluate the impacts, in all categories, of a proposal that results in at least a modest increase in housing production in contextual districts. Using a cautious analytic framework as required by the CEQR guidelines, this should contemplate an increase in production of at least 10 percent.

The analysis framework also needs to consider the impact on all eligible and existing historic resources where there is a differential between the new proposed maximum height and the existing built context in Historic Districts (City, State, or National).

No Effects

The proposal to permit residential accessory uses on ground floors in rear yards is anticipated by the Draft Scope of Work to have no environmental effects. While it is true, as noted in the Draft Scope, that developments can already provide community facility, commercial space, and parking in the rear yard on the ground floor, not all developments do this today. In particular, purely residential developments on the midblock of residential neighborhoods are unlikely to provide these other uses on the ground floor but would be significantly more likely to include residential amenity space here as a result of this proposal. The effects of more encroachments into the rear yard should be studied, particularly in the areas of water and sewer, to evaluate additional storm-water runoff, and open space, to see how the decreased availability of rear yard space would affect the utilization of passive recreation resources in a neighborhood. In addition, impacts to light and air on existing, at grade residential uses constructed under the current contextual zoning should be considered.

Alternatives

The Draft Scope does not identify any specific project alternatives that will be studied. Regarding, collectively, the proposed changes to bulk, height, and setback requirements, the EIS should evaluate an alternative where there is no change to overall building height but all other proposed changes to the bulk and setback rules are made. The public should be able to evaluate how this would affect developments, to what extent it would more fully allow floor area to be utilized, and to what extent it would not accomplish the goals of improving ground floor retail and providing higher quality housing. Furthermore, a separate alternative should be studied which would only increase height limits by five feet in all districts. This would accomplish the majority of the goals of this proposal but would have little to no effect on neighborhood character, light and air, and historic resources.

In addition, either the proposal should be revised or an alternative should be studied that, along with the changes to ground floor retail requirements, puts in controls regarding the minimum number of storefronts per block frontage. If this proposal seeks to create additional variation and texture within neighborhoods, these types of provisions, already in place in parts of the Upper West Side, could go a long way towards this goal.

Lastly, by removing discretionary review for the development or expansion of senior housing, an important public policy and land use consideration may be lost. The EIS should study an alternative where senior housing may not proceed as of right in low-lying coastal areas and where there is already a concentration of senior housing. This alternative should consider the number of units or beds that could be constructed without overburdening these neighborhoods.

Thank you again for your consideration of these concerns and suggestions and I look forward to a continued dialogue as this proposal moves forward in the public review process.

Sincerely,

A handwritten signature in cursive script, appearing to read "Basha Gerhards".

Basha Gerhards
Deputy Director of Land Use, Planning and Development

THE SENATE
STATE OF NEW YORK



TONY AVELLA
SENATOR, 11TH DISTRICT

ASSISTANT CONFERENCE LEADER
FOR POLICY & ADMINISTRATION OF THE
INDEPENDENT DEMOCRATIC CONFERENCE

OFFICE OF THE
CHAIRPERSON

APR 1 - 2015
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- LIBRARIES SELECT COMMITTEE

STATEMENT
NEW YORK STATE SENATOR TONY AVELLA

DEPARTMENT OF CITY PLANNING

PUBLIC SCOPING MEETING

ENVIRONMENTAL IMPACT STATEMENT
CEQR NO. 15DCP104Y

ZONING FOR QUALITY AND AFFORDABILITY TEXT AMENDMENT

MARCH 25, 2015

DEPT OF CITY PLANNING
RECEIVED
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ENVIRONMENTAL REVIEW DIV.

Thank you for the opportunity to testify here today.

The applicant, the New York City Department of City Planning (DCP), is proposing a broad zoning text amendment consisting of changes to various zoning provisions with citywide applicability.

In their proposal, DCP emphasizes the increased need for affordable housing and senior and nursing care facilities throughout the City and places blame on the “outdated” zoning regulations as the main impediment to achieving housing access and affordability. As a solution to addressing the lack of affordable housing, DCP proposes that various zoning changes be implemented citywide.

I fully agree that the City must take an active role in addressing the housing issue; however, weakening the zoning protections that took years to accomplish is not only the wrong approach to solving the problem, but also it will have a harmful impact on many neighborhoods throughout the City.

As the former Chair of the Zoning and Franchises Committee in the City Council, I worked tirelessly alongside my colleagues as well as civic and community leaders to contextually rezone many neighborhoods. The creation of contextual zoning districts is the direct result of the hard work and overwhelming support of residents, homeowners and civic associations who fought to protect their communities from irresponsible overdevelopment that threatens the quality of life for all New York City residents.

The proposal, if enacted, would increase the allowable maximum height of buildings up to 15 feet, resulting in at least one additional floor per building. Furthermore, for both affordable and senior housing, the allowable building height would increase up to an additional 40 feet on top of the already proposed as-of-right increase of up to 15 feet. Nursing homes and senior care facilities in low and medium density zones (R3-R5) would be able to build up to 25 feet higher than what is presently allowed.

In addition to the substantial increase in the height limit, the plan proposes to reduce the requirement for setback distance in the front yard and completely eliminate the rear yard setback requirements. These changes will negatively impact residents' quality of life since setback requirements serve important functions in ensuring adequate access to light, air and open space.

The proposal would also significantly reduce, or completely eliminate, parking requirements depending on the type of residential districts that the structure is located. What is even more alarming is that, within the "Transit Zone," all qualifying affordable housing and/or senior housing would be able to eliminate any parking requirements regardless of the residential zone in question. This change would have detrimental impact on already congested areas, such as downtown Flushing, by exacerbating the shortage of parking space in the area and putting pedestrians and motorists at great risk of accidents. It can also result in possible delays in emergency vehicles as they would have difficulty navigating the streets.

In conclusion, the proposed amendments will have a harmful impact on the quality of life of many of the residents of our city, and reverse the positive rezoning actions which we have already implemented during the past decade.

For these reasons, I vehemently oppose the Environmental Impact Statement Scoping document as currently written and recommend that it be withdrawn from consideration at this time.

Sincerely,



Tony Avella
Senator
11th Senatorial District

TA: jw/dj



Jo Anne Simon
Assemblymember 52nd District

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**THE ASSEMBLY
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Via email to AHOUSING@planning.nyc.gov

April 30, 2015

Mr. Robert Dobruskin, AICP
Director, Environmental Assessment and Review Division
NYC Department of City Planning
22 Reade Street
New York, NY 10007

Re: Zoning for Quality and Affordability Text Amendment

Dear Mr. Dobruskin:

Please accept my comments in response to the proposed Scope of Work for the Draft Environmental Impact Statement (DEIS) for the Quality and Affordable Housing Text Amendment. In the New York State Assembly, I represent the neighborhoods of Downtown Brooklyn, Brooklyn Heights, Cobble Hill, Carroll Gardens, Park Slope, Gowanus, and parts of Prospect Heights. These are predominantly low rise brownstone rowhouse neighborhoods; a number contain NYC designated Historic Districts. Many of these neighborhoods have submitted comments to the Draft Scope of Work.

Quality of life for New Yorkers in great part relates to affordability and livability. It is tied to factors such as a robust and diverse local economy, public schools, adequate infrastructure, and viable public transportation in order to be truly sustainable. “Affordable” housing alone will not truly sustain low- and middle-income families, particularly as the definition of “affordable” is increasingly counterintuitive. There is much in this Draft Scope of Work that needs to be broadened, in order that the EIS provides the adequate information with regard to the impacts of the proposed rezoning. I urge the administration to consider numerous additional factors before taking action.

Many of my constituents have questioned the City’s justification for the amendment at all, stated by the City as a need to remove “impediments to development.” My district – indeed the City – is experiencing a remarkable era of development, at a rate which seems barely manageable by

oversight agencies and which has furthered displacement of predominantly low income New Yorkers of color. Additionally, even rapid development of market-rate housing stock has not lowered market-rate costs with a promised trickle down affordable effect. I am deeply concerned that removal of height limits will only accelerate development and induce further tenant harassment and displacement. I know the City and State acknowledge and share my concerns regarding this. See, for example, http://www.nytimes.com/2015/02/20/nyregion/new-york-city-and-state-officials-joining-forces-to-combat-tenant-harassment.html?_r=0

While I appreciate that the only constant about New York City is that it is ever changing, so must the change be appropriate and thoughtful, and avoid unintended consequences such as tenant harassment and a wave of partial or full demolition of existing buildings that are vulnerable to overzealous designations of unfitness or inappropriateness for residential development or refurbishment, displacing both affordable and market-rate tenants and driving demand – and rents – even further out of reach. The Scope of Work offers no anticipation or protection against such an outcome by, for example, grandfathering current buildings, and so this is all too real a risk. Our historic neighborhoods have maintained their character and economic value – and thus that of the City – by recognizing the benefits of preserving older buildings in the face of challenges to their fitness.

My constituents and I are committed to supporting quality, affordable housing. While I applaud the intention behind the proposal – to support and enhance the development of affordable housing in New York City – the proposal paints with too broad a brush as if one size could fit all. We know from years of such attempts that it can't. I have outlined some concerns which I hope will be given serious consideration.

Until the City defines the affordability levels that it is targeting with this proposed amendment, this effort is not likely to produce the hoped-for result. The Scope should be much more specific to demographics throughout each borough and within each community, fitting affordability to community AMIs and working backwards to connect construction and land acquisition costs.

Particularly in neighborhoods like those I represent, the proposal as it stands will do little to accomplish its stated goals. Adding FAR will only spur added development – which as I noted needs no incentivizing here – without protecting historic or contextual or aesthetic character. In fact it will potentially undermine the character of these neighborhoods as non-landmarked buildings can be demolished, with new and taller ones replacing them without any historic reference. Ceiling heights are a long recognized way of adding building height without adding more floors and while incremental, the cumulative effect can be appreciable, as the Prospect Heights Neighborhood Development Council has already commented. There is no data which indicates before and after differences in building density regarding interior ceiling heights, and effects of the building measurements themselves – density, shadows, and more – should be included in the proposed Scope of Work if so many limits are to be revisited.

I am concerned about the proposal's rationalization for emphasizing studio-size apartments. Taken at face value I appreciate that it minimizes the need for younger people to seek out roommates or continue to rely on their families – and is appropriate for seniors – it also seems likely to encourage a transient, unstable population as those young people will not be able to remain in their homes as they start families; what's more, given that neither the level nor

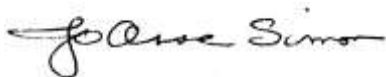
permanence of the affordability has been guaranteed, such frequent turnover is a significant red flag. In the Draft Scope of Work, the City has not demonstrated its case regarding the proposal to add significantly more studio-style housing stock; has the Department of City Planning taken inventory of the City's affordable housing units broken down by size? If so, where is the compilation of such data and is it publicly available? The City must explore and encourage creativity and collaboration between agencies, lest the proposal's intent go awry and instead incentivize the creation of too many units of a size that discourages long-term stability in the City.

It's also important to note that eliminating the minimum size apartment units seems largely inspired by design competitions, which concerns me as a longtime disability rights advocate. While able-bodied individuals were able to push, pull, and roll unit elements to sleep, entertain, and dine, not everyone will be able to do so. Eliminating minimum size units is sure to open a Pandora's box of Americans With Disabilities Act (ADA) issues for Federal, State, City agencies alike, as developers are sure to create buildings which – intentionally or not – exclude swathes of the City's population from accessing amenities there. The Scope offers little indication that this has been considered. The City must provide analyses of the accessibility of such buildings and units and include them in the Scope to indicate whether minimally sized units would be appropriate to individuals of all abilities, and how the City intends to hold developers accountable to ADA requirements in lieu of the absence of minimum size units.

One of the best features of the proposed zoning text amendment is the reduction or elimination of parking requirements in lower income and senior housing. Nevertheless, it is unclear that the proposed reductions are appropriate for certain areas, such as Downtown Brooklyn. Moreover, the Scope must include studies of transit and parking impacts by neighborhood.

Last, I cannot urge you strongly enough for a delay in this process. The public's review will be stifled by making this proposal during a time that the public will be less likely to be available during the summer months. I believe that a delay to this zoning text amendment review process should begin no earlier than September 1, 2015. I look forward to working with the administration in furtherance of truly affordable housing for all New Yorkers. Thank you for the opportunity to comment.

Sincerely,

A handwritten signature in cursive script that reads "Jo Anne Simon".

Jo Anne Simon
Member of Assembly



DEBORAH J. GLICK
Assemblymember 66th District
New York County

The Assembly State of New York

CHAIR
Higher Education Committee
Intern Committee

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Testimony of Assemblymember Deborah J. Glick Before the NYC Department of City Planning March 25, 2015

Thank you for the opportunity to testify before you today regarding the potential scoping directives offered by the Department of City Planning as part of the upcoming text amendment change to the New York City Zoning Code. While I understand that we live in a growing city and providing a wide range of housing options to residents is a priority, I hope that we do not find ourselves moving down a path that sacrifices livability for affordability. I have joined many community members in hard fought battles to ensure that historic districts are preserved and regulations regarding contextual zones are well thought out and upheld. I would be remiss if I did not take a moment to acknowledge that much work has been done over the years to ensure the historic preservation of Greenwich Village, SoHo, Tribeca, the East Village, and other parts of the City. I hope that those efforts were not futile. The movement for preserving crucial elements of New York's past began with the mindless destruction of the original Penn Station and the imminent threat to Grand Central Terminal. We can thank the foresight of people like Jackie Kennedy who recognized it is the responsibility of each generation to pass on to the next its key historic places.

I have several concerns regarding the draft scope of work. First, I am concerned with the speed at which the scope for the text amendment is being pushed through. The one-size-fits-all approach to city-wide up-zoning changes is happening faster than the community can address. Due to the breadth of topics at hand and the number of individual changes we see coming into our neighborhoods, I am concerned that in an effort to implement this text amendment, the Department of City Planning must give more time for individual neighborhoods to comment on the scope of work. Moving so quickly from presenting the scope, to the open comment period and then certification, presents a difficulty for all community boards City-wide to raise their concerns and have their questions answered. Furthermore, I am aware of many elected representatives who have not been able to focus on this matter, as many state officials are trying to protect the City's interests in Albany during current budget negotiations. This does not begin to account for fielding questions and concerns from various offices of other elected officials and agencies during the open comment period in the next month or so before certification.

Additionally, I have concerns over the breadth of topics that are being covered as part of scoping. I am worried that an effort to make uniform changes will have a negative impact on many neighborhoods with contextual zoning. Specifically, the impact these changes will have on historic districts, due to increases in allowable height, could be detrimental to the very character of our

historic districts. Our communities have spent years fighting for contextual changes to preserve the historical makeup and cohesiveness of our neighborhoods. Contextual zoning districts resulted from a public process that included extensive community involvement often including compromises to allow taller buildings while still keeping neighborhood character and historical factors in mind. It is thoroughly inappropriate, that in the period of only a few months, years of hard work can be undone with a single text amendment. While the draft scope acknowledges a desire for aesthetically pleasing architecture and construction as a result of this text change, I feel we must ensure that the needs of individual neighborhoods be considered as part of the plan. I hope that some neighborhood-based options will be considered in an effort to preserve the unique communities we strive for in New York City.

Scoping is an important part of this process and I hope that you understand the immense weight and impact these changes may bring. The fight to preserve some of the oldest historical aspects of New York City should not be impinged upon by one rapidly moving process. While I believe in many of the objectives outlined by this overall plan; increasing the amount of affordable housing, providing options for an increasing senior population, and finding practical solutions for parking needs, these cannot be achieved by sacrificing the livability of our City. Thank you.



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Assemblyman 57th District

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April 30, 2015

Mr Robert Dobruskin
Director
Environmental Assessment and Review Division
Department of City Planning
22 Reade Street, Room 4E
New York, New York 10007
VIA FACSIMILE & ELECTRONIC TRANSMITTAL

Re: Zoning for Quality and Affordability EIS Draft Scope of Work

Dear Mr. Dobruskin,

I am writing to submit my comments in response to the proposed scope of work for the Draft Environmental Assessment Statement (EAS) for the proposed Zoning for Quality and Affordability text amendment.

As the New York State Assemblyman representing neighborhoods in central Brooklyn who, for the past decade have seen a staggering increase in rental costs coupled with the continued loss of rent regulated apartments, Mayor Bill de Blasio's affordable housing plan to produce and preserve 200,000 housing units is a bold plan with a multi-faceted approach. I applaud the Mayor's initiative, but have reservations about the significant ramifications for my local communities if some of the proposals in the draft scope are implement.

As stated in the report, the proposed increase of height limits for all contextual zones city wide for as of right development would be used as an incentive to build more units of housing to offset the cost of permanent affordable units. This change, if implemented can lead to fueling an already speculative housing market, push rent prices even higher, and negate the benefit of affordable units created.

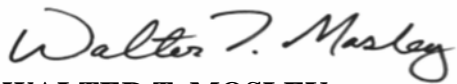
Height and set-back requirements for the current contextual zones were set after numerous studies were done across the city of New York throughout the years. The proposed actions in the Draft Scope do not take into consideration what the impact city-wide would be on individual

communities. I ask that there be a comprehensive study moving forward involving neighborhoods in North Crown Heights where height and set-back requirements are linked inadvertently to designated historic districts through the New York City Landmark Preservation Commission. These historic districts which overlay on regular city zoning creates abrupt height disparities for buildings right outside of the district and must be mitigated.

Lastly, the potential for displacement of long term tenants in communities within my district is evident in this plan. Encouraging new development in these communities may create an incentive for developers to purchase older properties with relative affordable units and demolish them to build larger residential buildings with only 20% set aside for affordable units.

I hope you take this letter into full consideration as you move forward with the process and I thank you for the opportunity to comment of the Draft Scope of Work.

Sincerely,



WALTER T. MOSLEY
Member
New York State Assembly
57th District

WTM/jy





LINDA B. ROSENTHAL
Assemblymember 67th District

THE ASSEMBLY
STATE OF NEW YORK
ALBANY

CHAIR
Committee on Alcoholism & Drug Abuse

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Tourism, Parks, Arts & Sports Development

**COMMENTS OF ASSEMBLYMEMBER LINDA B. ROSENTHAL BEFORE THE NEW YORK CITY
DEPARTMENT OF CITY PLANNING AT A PUBLIC SCOPING MEETING ON HOUSING NEW YORK:
ZONING FOR QUALITY AND AFFORDABILITY**

March 25, 2015

I am Assemblymember Linda B. Rosenthal, and I represent the Upper West Side of Manhattan and parts of Hell's Kitchen. As a member of the New York State Assembly's Committee on Housing and an elected official who has long advocated for affordable housing, I am pleased that the Administration, recognizing the seriousness and scope of the affordability crisis here in New York City, has taken steps to address it. The crisis in affordable housing is very real for my constituents, many of whom walk into my office because they are unable to afford their rent or to find an alternative, affordable place in which to live. Each week, I encounter seniors looking for part-time employment to supplement their income and hard-working families who are forced to leave the City because they cannot afford to pay their rent and still purchase other basic necessities. In a city where last year 70,000 people applied for 38 units of affordable housing, it is inarguable that something must be done to preserve and create affordable housing.

Housing New York: Zoning for Quality and Affordability outlines proposed actions that are intended to promote the construction of new affordable housing citywide. While I share the City's goal of producing more affordable housing, I am concerned that the plan takes one-size-fits-all approach to development and largely leaves communities out of the discussion. While the nature and sheer scope of the affordability crisis we face demands immediate action, we must not rush toward solutions that do not abide by certain guiding principles, namely respect for the integrity and diversity of individual neighborhoods and an inclusive process that guarantees community input.

New York's population of senior citizens is projected to increase by 40% by 2040. As generations of New Yorkers who played a role in shaping the New York of today age in place, we must prioritize the construction of supportive affordable housing that will cater to this growing population. To that end, the text amendment seeks to encourage development of non-profit and for-profit affordable housing, reducing unit size requirements to allow for the construction of more units and to create more long-term care facilities. While it is crucial to meet needs of an ever-aging population, successful plans must create permanent solutions. As currently written, the amendment requires for-profit developers to ensure that this senior housing remain affordable for 30 years. As we have seen with the expiration of affordability for units that are receiving tax abatements, such as 421-a and J-51, the failure to require permanent affordable housing only kicks the can down the road by forcing future generations to deal with this issue. It is critical that the City encourage the development of permanent affordable housing, not merely for seniors on low, fixed incomes, but as a matter of course.

Housing New York: Zoning for Quality and Affordability would also change regulations governing building heights, setbacks and corner lots. The new rules would be applied citywide without regard for differences between neighborhoods and communities. No two communities in New York are the same - the Upper West Side is nothing like the Upper East Side and Brownsville does not look anything like Park Slope. Development in each of these individual communities must be contextual and undertaken with careful consideration of the impacts that the development would have on local infrastructure, including schools, transportation, water and sewage, to name a few. Local community boards should be involved early and regularly in development decisions.

I am especially concerned with the massive scale of change being considered with little solicitation of input from the local communities and how these proposals will affect the character of neighborhoods in my district and across the City. I am also concerned about the plan's impact on landmarked sites and historic districts, as well as the uniform approach the plan takes with respect to parking requirements citywide. The plan makes no mention of any changes to development rules in historic districts. Given the substantial investment of time and resources by advocates to landmark individual buildings and create historic districts, this oversight should be addressed to ensure that the integrity of those districts is maintained. Any changes to parking requirements relative to development should be made only with assurances that New Yorkers who live in communities that are traditionally underserved by public transportation, many of whom are low-income, are not unduly burdened.

The affordability crisis has many faces; it affects disparate New York communities in vastly different ways. Any plan to address the crisis must be reflective of the problem, tailored to community by each unique community. This customized approach, along with robust community engagement, will guarantee better results for all involved.

There is no goal more important than creating new units of affordable housing while preserving our existing stock. To be sure, decisive action is needed to tackle this problem, but our proposals must be comprehensive and carefully consider the needs of individual communities. Each of the communities I represent on Manhattan's West Side stands ready to partner with government to realize our vision for a city that is affordable to all. The first step is to expand the scope of the environmental impact review to include the concerns I have raised in my testimony as well as the concerns of our community boards. Thank you.



COMMUNITY BOARD NO. 1

435 GRAHAM AVENUE – BROOKLYN, NY 11211

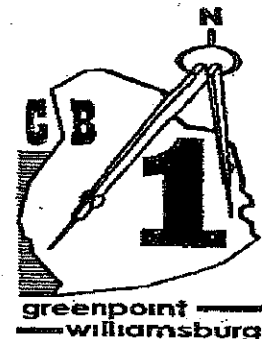
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HON. ERIC L. ADAMS
BROOKLYN BOROUGH PRESIDENT



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CHAIRPERSON

GERALD A. ESPOSITO
DISTRICT MANAGER

HON. STEPHEN T. LEVIN
COUNCILMEMBER, 33rd CD

HON. ANTONIO REYNOSO
COUNCILMEMBER, 34th CD

April 3, 2015

Mr. Carl Weisbrod
Chair, NYC Planning Commission
and Director, NYC Department of City Planning
22 Reade Street
New York, NY 10007-2016

**RE: Zoning for Quality and Affordability
Text Amendment CEQR Number 15DCP104Y**

Dear Mr. Weisbrod:

Community Board No. 1 is writing in regards to the Positive Declaration for the above referenced project.

Last month our board was in receipt of an announcement that the Department of City Planning (DCP) will be receiving written comments the DEIS Scope of work for this proposal through 5PM on April 6, 2015. Today we received a notice that the comment period was extended from April 6, 2015 to April 30, 2015.

We relate that this "extended" timeframe for comments on this important citywide text amendment is in no way conducive for us to carry out a thorough review per our Charter mandate. We would need to field responses from both our board members and public alike. We must be able to comprehensively explore how this text amendment would impact our particular district.

The time frame that DCP provides is much too brief for our board to provide meaningful comments on this far reaching text amendment. Key points of the text amendment as we currently understand it to be, involve inclusionary housing, senior housing, and parking matters. All of these issues are high concerns for our district.

We therefore respectfully request that the comment timeframe be extended to after June 10, 2015 which would allow our board to receive a public presentation by DCP at our May 14, 2015 Combined Public Hearing and Board Meeting, as well as having a follow-up presentation made to our Land Use committee at its scheduled May 26, 2015. Extending the comment period's time frame will provide sufficient time for our board to solicit comments from the public and deliberate.

A recommendations from our full board could then be rendered at our June 9, 2015 Board Meeting and subsequently forwarded to the Department of City Planning for the record.

We look forward to your response.

Sincerely,

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

Dealice Fuller
Chairperson

DF/mbw



COMMUNITY BOARD NO. 8

1291 ST. MARKS AVENUE • BROOKLYN, NEW YORK 11213

TEL.: (718) 467-5620 • FAX: (718) 778-2979

Eric Adams
Borough President

Nizjoni Granville
Chairperson

Robert Matthews
Chairperson Emeritus

Michelle T. George
District Manager

April 21, 2015

Mr. Robert Dobruskin, Director
Environmental Assessment and Review Division
New York City Department of City Planning
22 Reade Street, 4E
New York, New York 10007

Re: Comments on Proposed Changes Zoning for Quality and
Affordability Text Amendment

DEPT. OF CITY PLANNING
RECEIVED
2015 APR 29 PM 12:13
ENVIRONMENTAL REVIEW DIV.

Dear Mr. Dobruskin,

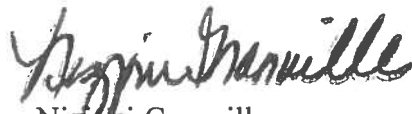
I write to provide your office with comments on the proposed changes to zoning regulations governing the rules that shape buildings, senior housing and parking requirements, among other housing-related regulations. We commend your office for the broad vision and insightful initiative demonstrated in the target goals of the proposal. However, while we recognize that there is a shortage of quality affordable and senior housing, we see the shortage partially as an unintended consequence of abuse of the 421a and J51 tax credit programs.

Brooklyn Community Board 8 includes the Crown Heights North and Prospect Heights Historic Districts. These designations were long-sought and hard won; and we are concerned that allowing five (5) to ten (10) additional stories to be added to buildings in contextual historic districts will destroy celebrated areas. While we received verbal assurances that historic districts will not be affected by the proposed changes, we request clarity in the proposed text that the additional heights enumerated will not be permitted in historic districts; that any inclusionary housing floor area bonuses permitted in non-historic districts will be mandatory; that the affordable housing will be keyed to local community district average median incomes; and that the affordable housing will be in the same site as the market rate units with the low and moderate income tenants able to use the same entrances and amenities as market rate tenants.

We embrace those aspects of the proposal that will increase floor to ceiling heights, and set back building walls from the sidewalk.

We are concerned about the plans to add density, increase lot coverage, reduce open space, and reduce on-site parking. We request a presentation by a Department of City Planning at the next CB 8 Housing Committee meeting which is on Thursday, May 7th or June 4, 2015 at the Center for Nursing and Rehabilitation at 727 Classon Avenue, Brooklyn, N.Y. at 6:30 p.m. The Housing Committee meets monthly on the first Thursday, same time and place. We hope to have more than one discussion with DCP on this proposal as it works its way through the process.

Yours truly,



Nizjoni Granville
Board Chairperson and
Housing/ULURP Committee
Chairperson

cc: Hon. E. Adams, BBP
Hon. R. Cornegy, CM 36th Dist
Hon. L. Cumbo, CM 35th Dist
V. Been, Cmsr, HPD
A. Glen, Dep. Mayor, Housing
E. Tyus, CB 8 Housing Committee Vice Chair



COMMUNITY BOARD NO. 1

435 GRAHAM AVENUE – BROOKLYN, NY 11211

PHONE: (718) 389-0009

FAX: (718) 389-0098

Email: bk01@cb.nyc.gov

Website: www.nyc.gov/brooklyncb1

HON. ERIC L. ADAMS
BROOKLYN BOROUGH PRESIDENT



RABBI JOSEPH WEBER
FIRST VICE-CHAIRMAN
DEL TEAGUE
SECOND VICE-CHAIRPERSON
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DEALICE FULLER
CHAIRPERSON
GERALD A. ESPOSITO
DISTRICT MANAGER

HON. STEPHEN T. LEVIN
COUNCILMEMBER, 33rd CD
HON. ANTONIO REYNOSO
COUNCILMEMBER, 34th CD

April 30, 2015

Mr. Carl Weisbrod, Director
NYC Department of City Planning
22 Reade Street
New York, NY 10007-1216

**RE: Zoning for Quality & Affordability
Text Amendments.**

Dear Mr. Weisbrod:

Please be advised that this letter is to convey Community Board No. 1's comments for the proposed scope of a DEIS for the Zoning for Quality and Affordability Text Amendments.

CB #1 supports zoning envelope modifications that increase dignified and quality affordable and senior housing. However, we ask for clarification of the planned text amendments before we can take a position on the proposed changes.

Based on the overall reading of the materials, which are at this time extremely vague and open to multiple interpretations, our board has the following concerns:

- 1- The affordable and senior units may be down-sized and reformed to allow conditions which are substandard.
- 2- The proposed changes seem to indicate the possibility of eliminating the requirement of separate housing for seniors. Such change could result in foreseeable (or unforeseen) unsafe conditions and/or loss of important services for our seniors.

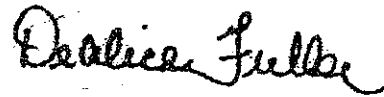
-3- Seniors may be limited to occupying studio apartments. We feel it is more appropriate to allow them to qualify for one bedroom units in order to accommodate home health care needs.

-4- We have questions regarding the equity and effect of eliminating parking requirements for affordable and senior housing in new and existing buildings.

Finally, CB #1 notes that we may have additional concerns and comments as the text amendments are clarified and divulged with more specificity.

We eagerly await further details.

Sincerely,

A handwritten signature in cursive script that reads "Dealice Fuller".

Dealice Fuller
Chairperson

DF/mbw



COMMUNITY BOARD NO. 1

435 GRAHAM AVENUE – BROOKLYN, NY 11211

PHONE: (718) 389-0009

FAX: (718) 389-0098

Email: bk01@cb.nyc.gov

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HON. ERIC L. ADAMS
BROOKLYN BOROUGH PRESIDENT



RABBI JOSEPH WEBER
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DEL TEAGUE
SECOND VICE-CHAIRPERSON

STEPHEN J. WEIDBERG
THIRD VICE-CHAIRMAN

MARIA VIERA
FINANCIAL SECRETARY

ALMA SAVOIA
RECORDING SECRETARY

PHILIP A. CAPONEGRO
MEMBER-AT-LARGE

DEALICE FULLER
CHAIRPERSON

GERALD A. ESPOSITO
DISTRICT MANAGER

HON. STEPHEN T. LEVIN
COUNCILMEMBER, 33RD CD

HON. ANTONIO REYNOSO
COUNCILMEMBER, 34TH CD

OFFICE OF THE
CHAIRPERSON

APR 9 - 2015
28281

April 3, 2015

Mr. Carl Weisbrod
Chair, NYC Planning Commission
and Director, NYC Department of City Planning
22 Reade Street
New York, NY 10007-2016

**RE: Zoning for Quality and Affordability
Text Amendment CEQR Number 15DCP104Y**

DEPT OF CITY PLANNING
RECEIVED
2015 APR 14 PM 3:01
ENVIRONMENTAL REVIEW DIV.

Dear Mr. Weisbrod:

Community Board No. 1 is writing in regards to the Positive Declaration for the above referenced project.

Last month our board was in receipt of an announcement that the Department of City Planning (DCP) will be receiving written comments the DEIS Scope of work for this proposal through 5PM on April 6, 2015. Today we received a notice that the comment period was extended from April 6, 2015 to April 30, 2015.

We relate that this "extended" timeframe for comments on this important citywide text amendment is in no way conducive for us to carry out a thorough review per our Charter mandate. We would need to field responses from both our board members and public alike. We must be able to comprehensively explore how this text amendment would impact our particular district.

CB 8 COMMENTS ON DCP PROPOSAL CEQR NO. 15DCP104Y

HOUSING NEW YORK: Zoning for Quality & Affordability

Wednesday, March 25, 2015

From 2005 to 2013 – 8 years, Brooklyn CB 8 worked with DCP on the CHW Rezoning only to have the rules changed now.

We took more time with the CHW Rezoning than what is being offered for a Citywide change to longstanding regulations.

The Environmental Assessment Statement issued 2/20/14 leaves a good number of important questions unanswered.

To include a positive, the increased ceiling height in dwellings is a welcome change.

Adding five stories in a historic district is another matter; as is:

- adding density
- increasing lot coverage
- reducing open space,
- reducing on-site parking and
- confirmed safety and efficacy of ‘block and plank’ or modular construction

Down here on the ground, we need more time to thoughtfully consider what is being proposed; and ask for 30-day extension of the 4/6/2015 due date for comments on the scope of work for the EIS.

Ethel Tyus
Vice-Chair
Housing/ULURP Committee
Brooklyn CB 8



Community Board Ten

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Communitybd10@nyc.rr.com
www.bkcb10.org

DORIS N. CRUZ
Vice Chairperson
RONALD GROSS
Secretary
GREGORY AHL
Treasurer

BRIAN KIERAN
Chair
JOSEPHINE BECKMANN
District Manager

April 28, 2015

Robert Dobruskin, AICP, Director
Environmental Assessment and Review Division
New York City Department of City Planning
22 Reade Street, Room 4E
New York, NY 10007

Dear Director Dobruskin:

At a duly publicized meeting of Community Board Ten held on Monday, April 20, 2015, members voted to voice opposition to the DEIS Scope for the Housing New York Zoning for Quality and Affordability plan.

Brooklyn Community Board Ten Members outlined the following concerns relating to why they were unable to support the DEIS Scope at this time.

1. The review period of the EAS was insufficient for proper Community Board review.
2. The scope of the proposed Text Amendment was too large for the limited review period.
3. The description of the New York Zoning for Quality and Affordability text amendment was grossly insufficient.
4. The description gives the appearance of trying to accelerate and bypass community not engage it.
5. The plan feels like a Master Plan void of key details.
6. Community Board Ten Members need to understand the land use impacts the proposed changes will have on Community Board Ten.
7. Community Board Ten Members need to be able to not only review parochial concerns -- but those of our neighboring Districts and Citywide impacts.

Also, as part of its motion, members of Community Board Ten requested that advance notification of the certification of the New York Zoning for Quality and Affordability Text Amendment be made far in advance of the 60 day statutory review period and at least 30 days before the release of the certification.

Thank you for your attention.


Brian Kieran
Chair

Sincerely,


Josephine Beckmann
District Manager

ERIC ADAMS, BOROUGH PRESIDENT

Community Board Ten

Page - 2 -

cc: Carl Weisbrod, AICP Director
Beth Lebowitz, Director Zoning DCP
Mayor Bill de Blasio
Hon. Eric Adams
Hon. Vincent Gentile
Hon. Carlos Menchaca
Richard Jacobs, DCP
Richard Bearak, Borough Hall



BROOKLYN COMMUNITY BOARD 14
FLATBUSH-MIDWOOD COMMUNITY DISTRICT
810 East 16th Street
Brooklyn, New York 11230

OFFICE OF THE
CHAIRPERSON

SHAWN CAMPBELL
APR 6 - 2015 *District Manager*

ERIC ADAMS
Borough President

ALVIN M. BERK
Chairman

April 2, 2015

Carl Weisbrod
Chair, New York City Planning Commission, and
Director, NYC Department of City Planning
22 Reade Street
New York, NY 10007-2016

DEPT OF CITY PLANNING
RECEIVED
2015 APR -7 PM 3:01
ENVIRONMENTAL REVIEW DIV.

Re: Zoning for Quality and Affordability Text Amendment
CEQR Number 15DCP104Y

Dear Mr. Weisbrod:

On March 2, 2015, Brooklyn Community Board 14 received notice of a February 20, 2015 Positive Declaration for the above-referenced project, and an announcement that the Department of City Planning (DCP) will be receiving written comments on the DEIS Scope through 5:00 PM on April 6, 2015. This timetable, essentially one month, is far too brief for a project of this massive scale.

This community board takes seriously its mandate under the NYC Charter to solicit local public input about a proposed public project prior to rendering an opinion of its own. As you know, this mandate exists because the Charter framers recognized the distinctive differences among the City's 59 community districts. A text amendment must account for those differences. So too, must an analysis of the amendment's potential environmental impacts.

Each community board must be able to comment on whether the DEIS Scope addresses local conditions. For our constituents to offer meaningful input about potential environmental impacts in CD14's neighborhoods, they first must have a chance to understand the scope of the project; they then need time to analyze the project's local environmental implications; and, finally, they need an opportunity to bring their concerns, if any, to the community board. The board, in turn, must adhere to its own deliberative process before rendering a formal opinion based, in large part, on the public input it receives.

The timetable afforded for submitting comment on the DEIS Scope for the referenced text amendment is far too brief to enable Brooklyn Community Board 14 to fulfill its obligations under the NYC Charter.

Accordingly, Brooklyn Community Board 14 requests that DCP extend the Scope review period through June 12, 2015. CB14 also requests that DCP schedule an informational presentation of the project under the community board's auspices. The board can accommodate such a presentation on the evening of Thursday, May 14.

We request that DCP make such a presentation regardless of your agency's decision regarding our request to extend the review period.

Please ask your staff to work with District Manager Shawn Campbell regarding the presentation.

Sincerely yours,



Alvin M. Berk

cc: Mayor Bill de Blasio
Borough President Eric Adams
Councilmember Chaim Deutsch
Councilmember Mathieu Eugene
Councilmember David Greenfield
Councilmember Jumaane Williams
New York City Community Boards

City of New York



COMMUNITY BOARD NO.9

Queens Borough Hall
120-55 Queens Boulevard, Room 310-A
Kew Gardens, NY 11424

(718) 286-2686
Fax (718) 286-2685
Meeting Hotline (718) 286-2689
Email: communitybd9@nyc.rr.com
Website: www.nyc.gov/queenscb9

Raj Rampershad, Chairperson * Lisa Gomes, District Manager * Melinda Katz, Borough President

July 1, 2015

Robert Dobruskin
Director of Environmental Assessment
Department of City Planning
22 Reade St.
NY, NY 10007

Dear Mr. Dobruskin,

The enclosed document is from the Land Use committee of Queens Community Board 9. It provides our further concerns regarding the "Zoning for Quality and Affordability" Scoping Document (CEQR #15DCP104Y). The proposal offers many new opportunities for developers, but fails to address the concomitant need for major infrastructure upgrades. Moreover, it is extremely unclear how this proposal addresses the dire need for more affordable housing.

A proposal of this magnitude must not be forced on the city by bureaucratic fiat. We urge you to take our concerns very seriously. We know they are shared by many other communities in Queens and throughout New York City.

Sincerely,

Raj Rampershad
Chair, CB9Q

Cc: Mayor Bill De Blasio
Queens Borough President Melinda Katz
Carl Weisbrod, Department of City Planning,
CM Eric Ulrich
CM Elizabeth Crowley
CM Karen Koslowitz
CM Rory Lancman
CM Melissa Mark-Viverito
Assemblyman Michael Miller
Senator Joseph Addabbo, Jr

Z:\Committees\DCPzngLtro7015.docx

2015 JUL 22 PM 1:13
ENVIRONMENTAL REVIEW DIV.

Cc: CM Ruben Wills
Queens Community Boards
Helen Ho, Queens Director, Mayors Community Assistance Unit
Woodhaven Residents Block Association
Richmond Hill Block Association
Kew Gardens Civic Association
Queens Civic Congress
Queens Chronicle
Leader Observer
Forum

Z:\Committees\DCPzngLtro7015.docx

June 23, 2015

Response from Queens CB 9 Land Use Committee to Department of City Planning Proposal: “Housing NY: Zoning for Quality and Affordability”

Going Backwards?

The proposed “Zoning for Quality and Affordability” (CEQR #15DCP104Y) seems to be a step backwards --- to before NYC Mayor Fiorello LaGuardia in the 1930's, when he began the transformation of working people's housing from tenements to habitats providing space, light and air.

This Dept. of City Planning's (DCP) 166-page Scoping Document ostensibly would allow for “better buildings” by changing the building envelopes only “minimally,” encouraging increased ceiling heights, raising first floors above the street level, in short, encouraging some of the architectural and livability detail associated with “prewar” housing. However, none of these “livability” configurations is to be mandated. *The document is so unclear that it could permit significant changes to how we define zoning categories and eliminate current protections that we have come to expect from building regulations. The following outlines some of the concerns of the Land Use Committee of Queens Community Board 9.*

AFFORDABILITY

In the name of affordability, this proposal claims to create affordable housing. While the term affordability appears over and over in the document, no definition of “affordability” is provided, nor any explanation of how the proposal will create affordable housing.

SENIOR HOUSING AND AFFORDABLE HOUSING

Building affordable AND senior housing (of various kinds from independent living to nursing homes) is the given reason for many, many of the zoning use changes in the Scoping Document. But the mixing of affordable and senior creates a wide open barn door. For example, there are over 60 references to what one can or cannot do with and to rear yards. If one thinks that the present Zoning Resolution is convoluted and can lead a builder and architect into a labyrinth, just wait to see what this proposal leads to.

SPACE AND THE ELIMINATION OF MINIMAL DWELLING UNIT SIZE

DCP suggests eliminating minimal dwelling unit size in affordable senior housing. Thus the FAR allowed in a building could accommodate many more dwelling units and thus increase population density. On page 57 of the February Scoping document, one sees significant increases in FAR in nearly every zone for “affordable” and “affordable senior housing.” The document raises the possibility of mixed uses, both affordable and senior housing within the same market rate building. This kind of mix could be a good step in reducing isolation between seniors and the rest of the population. However, what will mixed use of such housing in a market rate building add or enable of the “new” FAR? And how much affordable housing is actually required? Nor is it clear whether or not more FAR is only for seniors. What happens when the senior leaves?

PARKING - In the belief that seniors don't drive cars and that low income people don't own cars, parking is proposed as either totally eliminated or reduced in what the document calls transit zones -- i.e., within ten blocks of public transport. And where such parking now exists, it suggests permitting construction on parking lots. Yet elimination of parking is considered permissible. even over ten blocks away from public transit,

And as for low income people not owning cars, Public housing in NYC provides reasonably priced parking to its tenants - some \$60 to \$538 a YEAR, depending on whether it is reserved, not reserved, indoor or outdoor parking. While we have no figures on the free spaces in these lots, given their cost it is hard to believe these spaces go begging, particularly since they are also open to non-residents. Over 200 NYC Housing Authority developments offer parking. (http://www.nychaparking.com/parking_maps.php)

Queens Community Board 9 does not lack for seniors, nor for seniors with cars. What we greatly lack (especially with the closing of the Municipal Parking garage) is **adequate** parking. Indeed, in sections close to mass transit, parking is even more limited as drivers from out of the area drive in, park their cars and take advantage of the nearby mass transit. During the week, between the hours of 8 am and 6 pm, one moves at one's peril out of a parking spot. Yet to get from many parts of Queens to another without a car is an exercise in hours of waiting for and changing buses.

Manhattan with public buses on nearly every avenue, and soon a fourth subway line, is obviously least needy in terms of parking. Queens, aside from Staten Island, has the least subway transit in the city. In CB 9, street parking is a limited commodity, as we are sure DCP has heard by now.

In addition, parking at senior housing and long-term care facilities allows visitors to come without spending hours on buses, an effort which discourages visiting. Also, workers are at the same disadvantage for mass transit, and many of them must drive to work and require parking.

BUILDING HEIGHTS

Build heights are revised to accommodate new zoning definitions. Much has been made of the statement that DCP is only *tweaking* the zoning, that in most cases only one story would be added to a building. We are not sure how you pack the increased FAR in the chart on page 57 of the document into one more added story which few people would find unacceptable. The reality is that we truly don't understand the numbers or the statements.

REMOVING SETBACKS

Mandated setbacks perform two functions in this city - ensuring light and air, and in very high density areas making the streetscape appear less overwhelmed by the heights permitted.

REDUCE SIDE YARDS AND REAR YARDS

Not only does the proposal allow one to reduce the rear yard distances between adjacent structures, from 30 feet to 25 feet, the change would permit **construction** in rear yards, although not for housing use and not, supposedly, in B districts So what remains of the rear yard?

ODD SHAPED BUILDING LOTS

Greater flexibility for building on odd lots would simply reduce the need for the BSA (Board of Standards and Appeals), which some might agree with. If one buys a small lot and fills it, does this lead to encroaching on the light and air of adjacent buildings? By reducing the required distances in side lots and rear yards, these odd lots become usable as-of-right, but what effect does this have on adjacent structures? What are the controls?

ELIMINATE CERTAIN CERTIFICATES AND SPECIAL PERMITS

Now certain certificates and special permits are required for certain types of long-term care facilities, e.g., nursing homes. These uses could thus become as-of-right, thus creating building and population density in areas now of low density given their zoning.

INCLUSIONARY HOUSING

Inclusionary Housing is another term that appears often in the document. The inclusionary housing that now exists in the city is not mandated to provide a fixed mix of affordable units or even such units within the new building. The recent award by NY State HUD to RockRose of \$270 million dollars to help erect a luxury apartment building in LIC mandates 20% of affordable housing for a term of 30 years. Such affordable Inclusionary Housing apartments have generally, we believe, been made available through a lottery. The idea here is to mandate Inclusionary Housing in certain districts. But no details have yet been provided.

AFFORDABLE HOUSING and 421-a Tax Exemptions

Right now, according to the IBO (Independent Budget Office) the City loses **one billion dollars in tax revenue EVERY year**¹. The 421-a exemption has led to such travesties as reducing the property taxes on a \$100 million Manhattan apartment to less than many NY state residents pay on houses that cost less than \$1 million. One billion dollars could go a long way to building non-profit or even regulated for-profit affordable housing. Just recently, the Mayor has proposed changes in 421-a.

SUMMATION

In summing up, the Land Use Committee members who attended the Special Meeting hosted by the Board on May 27 at Queens Borough Hall for DCP representatives came away feeling that zoning and permitting could become meaningless under the current proposals- - that developers would find even more wiggle room to act as they pleased without realizing any increase in quality and affordability. We have yet to be convinced that We the People will benefit from the current proposals.

¹[Shttp://ibo.nyc.ny.us/cgi-park2/?p=1045](http://ibo.nyc.ny.us/cgi-park2/?p=1045)

Tobi Bergman, *Chair*
Terri Cude, *First Vice Chair*
Susan Kent, *Second Vice Chair*
Bob Gormley, *District Manager*



Antony Wong, *Treasurer*
Keen Berger, *Secretary*
Susan Wittenberg, *Assistant Secretary*

COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE

NEW YORK, NY 10012-1899

www.cb2manhattan.org

P: 212-979-2272 F: 212-254-5102 E: info@cb2manhattan.org

Greenwich Village ♦ Little Italy ♦ SoHo ♦ NoHo ♦ Hudson Square ♦ Chinatown ♦ Gansevoort Market

March 23, 2015

Carl Weisbrod, Director
City Planning Commission
22 Reade Street
New York, NY 10007

Dear Mr. Weisbrod:

At its Full Board meeting on March 19, 2015, CB#2, Manhattan (CB2, Man.), adopted the following resolution:

The Zoning for Quality and Affordability Text Amendment seeks to promote affordable senior housing and care facilities, modernize the rules that shape buildings and reduce unnecessary parking requirements for affordable housing;

Whereas:

1. CB2, Man. wholeheartedly supports these goals and seeks a scope that will assure opportunities for CB2 to have input in achieving those goals;
2. While some of this plan will not affect CB2, Part 2 (modernizing the rules that shape buildings) would significantly affect both the two areas within CB2 where contextual rules currently apply, and larger areas where CB2 supports new zones using current rules;
3. These changes could increase the allowed heights of buildings as much as 20% to 30%;
4. Contextual zoning in these areas resulted from a public process that included extensive community involvement and created compromises that allowed taller building that did not infringe on neighborhood and historic local character;
5. While the plan offers good ideas that may have positive effects in many areas, implementation would eliminate all existing options and current rules, including those that have successfully protected neighborhood character and created many new and often very attractive buildings ;
6. In fact, the Quality Housing height limits currently in effect within CB2 have had a positive effect, keeping the scale of new development in character with existing, highly successful neighborhoods. This suggests that the proposed 20% increase in height for market rate development in R7-A and R8-A equivalent zones is unnecessary in our district;

7. CB2 has proposed new contextual zones in the South Village and the University Place corridor, areas that are not within historic districts. In these areas, the proposed zoning changes are likely to spur redevelopment of older and smaller buildings including some that are National Register listed or eligible, buildings that would more likely to survive under existing contextual rules.
8. Likewise, the proposed changes would encourage teardowns of existing buildings in the district that will also drive housing costs higher and have a negative impact on diversity and affordability;
9. A review of the proposed text as a neighborhood-based option rather than a no-option, one-size-fits-all replacement can provide mechanisms to mitigate significant impacts in some districts while implementing positive changes in other areas—even within the same community board district ;
10. It is unclear to CB2 whether the proposed scope will allow consideration of such an option-based plan;
11. The scoping timeframe for this plan does not allow community boards sufficient time to fulfill their Charter-mandated review or to hear comments from local community groups and individuals ;
12. Neither CB2 nor the public has had the opportunity to hear a presentation from the Department of City Planning or to get answers to questions regarding the scope;

Therefore it is resolved that CB2:

1. Requests extension of the scoping timeframe for an additional 60 days to allow more community participation and to assure that the scope is sufficiently broad to secure a successful outcome that respects the diverse characters, scales, population profiles and needs of our communities.
2. In any case, the scope should allow consideration of a plan that is flexible enough to assure successful application to the full variety of New York City neighborhoods, for example by providing options in existing contextual zones and quality housing areas.

Vote: Unanimous, with 28 Board members in favor.

Please advise us of any decision or action taken in response to this resolution.

Sincerely,



Tobi Bergman, Chair
Community Board #2, Manhattan



Anita Brandt, Chair
Land Use & Business Development Committee
Community Board #2, Manhattan

TB/fa

c: Hon. Jerrold L. Nadler, Congressman
Hon. Sheldon Silver, Assembly Speaker
Hon. Deborah Glick, Assembly Member
Hon. Daniel Squadron, NY State Senator
Hon. Brad Hoylman, NY State Senator
Hon. Gale A. Brewer, Manhattan Borough President
Hon. Margaret Chin, Council Member
Hon. Corey Johnson, Council Member
Hon. Rosie Mendez, Council Member



CITY OF NEW YORK

MANHATTAN COMMUNITY BOARD FOUR

330 West 42nd Street, 26th floor New York, NY 10036
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www.nyc.gov/mcb4

CHRISTINE BERTHET
Chair

JESSE R. BODINE
District Manager

April 29, 2015

Carl Weisbrod
Chair
City Planning Commission
22 Reade Street
New York, NY 10007

Robert Dobruskin, Director
Environmental Assessment and Review Division
Department of City Planning
22 Reade Street
New York, NY 10007

Re: Draft Scope for *Housing New York: Zoning for Quality and Affordability* EIS

Dear Chair Weisbrod and Mr. Dobruskin:

At its regularly scheduled Full Board meeting on April 1, 2015, Manhattan Community Board 4 (CB4), on the recommendation of its Chelsea Land Use Committee, voted 31 in favor, 0 opposed, 1 abstaining and 1 present but not eligible to vote, to approve the following comments on the draft Environmental Impact Statement (EIS) scope for the Department of City Planning's (DCP) proposed text amendments: *Housing New York: Zoning for Quality and Affordability*.

CB4 has a long history of advocating for affordable housing and quality design. We aim to maximize the number of affordable units throughout CD4. Great care must be taken to craft zoning measures that promote well-designed, affordable housing but also support the character and scale of individual neighborhoods that have developed over time, serve their residents well, and preserve economic diversity. CB4 asks that the EIS analyses, particularly for proposed building envelope changes, be conducted not on a citywide basis but targeted to specific districts in particular neighborhoods.

One of the principal stated reasons for the proposed amendments is to permit full utilization of available FAR for the production of housing. Changes in building methods, specifically "block and plank," which is said to be incompatible with buildings built to current building envelopes, are cited as an important factor. Land in New York City is a scarce resource that must be managed and utilized carefully. We believe that rather than requiring zoning to adapt to building methods for optimal use of this resource, building methods should adapt and be developed to fulfill the needs of zoning that is specific to and benefits New York City.

We also are concerned that the assumption that contextual districts are ripe for revision because they no longer fit the needs of the city is unwarranted. CB4 was the author of the Chelsea Plan, the city's first 197-a Community Based Planning proposal. It was adopted, as modified by DCP and by the City Council in 1996. The DCP description of the approved plan reads, "The plan sets forth recommendations for zoning changes intended to balance the need for new development with the need to preserve the neighborhood context within a 64-block area generally between 14th and 34th streets west of Sixth Avenue in Manhattan." The Chelsea Plan was the result of a lengthy, community-wide effort and it is still relevant today.

CB4 recommends that DCP modify the draft scope by adding the following tasks.

Specific Task Requests

Task 2. Land Use, Zoning and Public Policy

- Study impacts of proposed expanded building envelope in each affected zoning district, in each special district and in neighborhoods of different types.
- Compare the utilization of available FAR and available lot area enabled by the proposed building envelopes with that enabled by current building envelopes in each affected zoning district and in each special district.
- Study current contextual district affordable housing for successful utilization of FAR and quality of housing, including floor-to-ceiling heights and quality of design.
- Provide comprehensive visual comparisons of existing and proposed heights in all zoning districts and in all special districts through massing and other diagrams.

Task 3. Socioeconomic Conditions

The increased utilization of available FAR resulting from the proposed amendments is being heralded as an important means for achieving the increased production of affordable housing without affecting current affordable housing through displacement or demolition. These assumptions must be tested before the proposed amendments are certified.

- Study whether increased height limits for buildings utilizing the voluntary Inclusionary Housing program will actually increase the amount of affordable housing produced.
- Conduct a detailed assessment of the impact of proposed expanded building envelopes in contextual districts on indirect residential displacement through changes in rent-stabilized housing and potential demolition of buildings.
- Study the impact of an alternative, where a plan for the protection of rent stabilized housing units in contextual districts is included in the proposed rezoning.
- Study the economic impact of an increase in ground floor commercial floor height to 15' on local businesses, if regional and national chain stores will be attracted.

Task 4. Community Facilities and Services

The proposed action is intended to increase the number of housing units. An increase in the population would result in increased demands on community facilities and services.

- Study the cumulative impacts of projected increase in number of students on schools, along with the expected increases from new housing developments nearby.
- Study the cumulative impacts of projected increase in residents and workers on police, fire, and health care services, along with the expected increases in new residential and commercial development nearby.

Task 5. Open Space

Proposed changes in building envelope would reduce the depth of buildings, potentially increasing rear yard space, but proposed changes to the use of rear yard space for accessory residential uses potentially decreases rear yard space.

- Study the net effect of the proposed changes in building envelope and rear yard use on open rear yard space and on light and air in the interiors of blocks.
- Study the impact of increased use of rear yard space for accessory residential uses on other open space. In particular:
 - Study whether the loss of rear yard space will increase the use of existing publicly accessible open space.
 - Study whether any such increased use will require additional open space, and whether there will be additional open space available for use.

Task 8. Urban Design/Visual Resources

Contextual districts have developed over many years through the work of community boards and other community advocates, based on compromises such as density vs. height limits and low density midblock areas flanked by higher density on avenues. This earlier work must be respected in assessing whether and how to proceed with the proposed amendments.

- Study the impact of excluding areas from the proposed text amendments that were rezoned to reflect recommendations of adopted 197-a community-based plans.
- Study alternatives that include modifications to building envelopes such as street walls and setback but do not increase building height.
- Study the impact of significant building height increases on views of the Hudson River from in-land neighborhoods in Manhattan Community District 4.
- Study specifically the impact of increases in permitted height on the east side of Eleventh Avenue between 43rd and 54th Streets on views of the Hudson River from neighborhoods to the east of the study area, incorporating studies conducted for 2011 rezoning and community input.

Task 11. Water and Sewer Infrastructure

- Study the impact of increased use of rear yard space for accessory residential uses on rain water run off and on existing sewer infrastructure.

Task 19. Neighborhood Character

Contextual districts have improved the quality of life in our neighborhoods. They must not be modified or dismissed lightly.

- Study the impact of proposed expanded building envelopes on existing contextual zoning districts achieved through earlier compromises such as upzonings.
- Study the impact of an increase in ground floor commercial floor height to 15' on local businesses.
- Study whether the increase in floor height will attract regional and national chain stores at the expense of local businesses, or displace existing local businesses in their favor.

The *Housing New York* proposal is important for the city. The review of this proposal is an enormous undertaking for the city's community boards, whose districts will be affected in many different ways. We appreciate the extension of the comment period to April 30th, 2015.

We urge DCP to present both the EIS and the certified proposal in ways that facilitate the understanding of the proposed modifications, the alternatives and the anticipated impacts by community boards. We look forward to the DCP staff briefing.

Sincerely,



Christine Berthet
Chair



J. Lee Compton
Co-Chair
Chelsea Land Use Committee



Betty Mackintosh
Co-Chair
Chelsea Land Use Committee



Jean Daniel Noland
Chair

Clinton & Hell's Kitchen Land Use Committee

cc: Hon. Gale A. Brewer, Manhattan Borough President
Hon. Corey Johnson, City Council
Hon. Helen Rosenthal

SANDRO SHERROD
CHAIR

VICE-CHAIRS
RICHARD EGGERS, 1ST
CLAUDE L. WINFIELD, 2ND



THE CITY OF NEW YORK
MANHATTAN COMMUNITY BOARD SIX
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DAN MINER
DISTRICT MANAGER

BEATRICE DISMAN, TREASURER
CHARLES BUCHWALD, ASST. TREASURER

AARON HUMPHREY
SECRETARY
KATHY THOMPSON
ASST. SECRETARY

VIA E-MAIL: cweisbrod@planning.nyc.gov

April 16, 2015
Mr. Carl Weisbrod
Chairman
New York City Planning Commission
22 Reade Street
New York, NY 10007

RE: Zoning for Quality and Affordability

Dear Chairman Weisbrod:

At the April 8th Full Board meeting of Community Board 6, the Board adopted the following resolution:

WHEREAS, as part of its affordable housing initiative the City has proposed modifications of the zoning resolution to reduce obstacles to the development of affordable housing, including changes to remove obsolete and redundant provisions, to allow smaller dwelling units, to allow more density and larger zoning envelopes, and to require less parking, and

WHEREAS, the provision of affordable housing units seamlessly integrated into the community and commodious housing in well-designed buildings that contribute to the excellence of the urban design of neighborhoods are long established objectives of Community Board Six, and

WHEREAS, inadequate time was scheduled between the publication of the proposal and the hearing on the scope for the environmental review for a community board to study the materials, solicit community response, and prepare testimony for the scoping hearing and although Community Board Six invited City Planning to present at its March and April meetings City Planning declined saying it did not have enough staff, and

WHEREAS, on their face, changes intended to keep the Zoning Resolution current and clear without changing its meaning are unobjectionable, and

WHEREAS, changes to better match the size and mix of dwelling units with the nature and needs of their occupants is unlikely to be objectionable provided it does not discriminate among social groups, and

WHEREAS, changes to the zoning envelope and density rules of the Zoning Resolution that increase the size of buildings, especially in contextual zoning districts, have the potential to change the intended character of the public realm, and

WHEREAS, building envelope sky exposure controls were established in the 1916 Zoning Resolution and FAR density controls were added in the 1961 Zoning Resolution, providing two complementary sets of rules to limit development so as to protect the public realm, but were not intended to set bulk or density entitlements for sites, and

WHEREAS, Community District Six is an area in which instead of requiring parking the zoning resolution limits the maximum amounts of parking and is on record in favor of lower parking requirements, now

THEREFORE, BE IT

RESOLVED, that Community Board Six of Manhattan is inadequately briefed on the proposed Zoning for Quality and Affordability to comment constructively at this time but encourages the City to allow adequate time and to provide briefings and analyses such that the community may understand both the universal and local implications of the proposals and the intended and the unintended consequences of the zoning changes so as to offer constructive comments in the future.

Be it further

RESOLVED, that Community Board 6 requests an extension of the comment period to not earlier than May 31, 2015, so that the board can be adequately briefed and can vote on a fully informed resolution at its May meeting.

VOTE: 35 in Favor 1 Opposed 0 Abstain 0 Not Entitled

Yours Truly,



Dan Miner
District Manager

Cc: Hon. Gale Brewer
Hon. Brad Hoylman
Hon. Liz Krueger
Hon. Brian Kavanagh
Hon. Richard Gottfried
Hon. Dan Quart
Hon. Ben Kallos
Hon. Rosie Mendez
Hon. Dan Garodnick
Robert Dobruskin, Department of City Planning
Terrence O'Neal

**Comments on the Scope of the
Draft Environmental Impact Review (DEIS) for the
Zoning for Quality and Affordability Text Amendment Proposal**

March 25, 2015

Community Board 7/Manhattan supports the stated goals of the Zoning for Quality and Affordability Text Amendment: to promote the creation of affordable housing and to foster diverse, livable neighborhoods. Furthermore, CB7 appreciates the tremendous effort that went into drafting this broad proposal to update the zoning text. In the spirit of effective community collaboration, we offer the following questions and concerns:

1) General concerns regarding the process:

Text -- Notwithstanding the scoping document itself, we have no information regarding the actual text of the proposed zoning amendment. Without knowing the specific details of the proposed action, it is impossible to develop an appropriate scope and/or analyze potential impacts.

Clarity -- It's not clear from the presentation how the proposed zoning amendment works with existing bonus floor area allowances. The presentation also doesn't unequivocally state that maximum allowable FAR will not be increased by the proposed text. While the proposal does not technically constitute an "up zoning," it could significantly increase the actual build-out of FAR by expanding the permitted building envelope.

Schedule -- The timeline outlined in the presentation is quite aggressive, indicating that the DEIS will be completed in a matter of weeks. This seems ambitious given the scope of the project, and points to plans for a relatively narrow study of impacts.

Timing -- Although the proposal was posted to the DCP website in January, CB7 did not become aware of it until mid-March. This allowed less than one week to review the proposal, discuss potential outcomes, and prepare testimony for scoping of the DEIS. Effective public process requires more outreach and time for review.

2) General concerns regarding the Scope of the DEIS:

One-Size Does Not Fit All -- We request that the DEIS, as part of its Reasonable Worst-Case Development Scenario (RWCDS), study the impacts of the proposed expanded building envelope on several zoning districts, ranging from medium-density residential (like Brooklyn Heights) to high-density commercial (like midtown) to low-density residential (like Astoria or East Harlem). It is imperative that the RWCDS take into account contextual zones and historic districts, as well as other relevant varieties of Special District.

Unintended Consequences -- Community members have expressed considerable concern about unanticipated outcomes of a citywide amendment. Even if the proposal does not increase allowable FAR, will it realistically have an effect on population density and its related Impact Categories (Community Facilities and Services, Water and Sewer Infrastructure, Solid Waste and Sanitation Services, Transportation, Public Health, Neighborhood Character)? And even if the proposal does not numerically cross the shadow increase threshold warranting a detailed analysis, should there be consideration of the proposal's proportional shadow impact in limited-height districts?

Accomplishing the Goal of Affordable Housing: While the proposal points to barriers to building affordable housing, it does not demonstrate that removing these barriers will actually result in more affordable housing. It does not compare this proposal to alternative approaches to achieving this goal. We request an analysis that compares the benefits and impacts of this program to other methods of expanding affordable housing in New York City.

Accomplishing the Goal of Quality Buildings -- While the proposal states that zoning envelopes inhibit the construction of quality buildings, it does not demonstrate that relaxing envelopes will result in better buildings. Good buildings can be built within existing height and setback constraints, as back-of-the-envelope calculations make clear. How will the proposed amendment provide incentives to ensure the construction of stoops, higher ceilings, shallower apartments, and/or other elements of good design? How will the proposal attenuate market forces that work to maximize FAR, sometimes at the price of good design?

Purpose of zoning -- One major premise of the proposal is that current zoning envelopes inhibit the ability to build out the total floor area allotted by the underlying district. This begs the question: Is allotted floor area an absolute right, independent of the many other zoning principles (street wall requirements, height limits, open space ratios, etc.) that allow us to effectively manage the growth of our communities? Will emphasizing FAR obviate important constraints that protect neighborhood character and quality of life?

3) Specific requests to expand the scope of the DEIS:

CB7 requests that the three components of the proposal: a) removing barriers to senior housing, b) modernizing rules on building shapes, and c) reducing unnecessary parking requirements, be analyzed separately with respect to each of the 19 categories of the CEQR manual, and with respect to several different neighborhoods types. We have outlined specific questions pertaining to the CEQR categories.

Again, it's important to stress that CB7 whole-heartedly supports the goal of increasing affordable housing and fostering diverse, livable neighborhoods. We stand ready, in partnership, to ensure that together we achieve that result.

Specific questions include:

1. Land Use, Zoning, and Public Policy
 - What are the requirements to obtain height variances? Will affordable housing be required?
 - Will the proposal have retroactive allowances for existing buildings? How does it apply to the addition of new floors to existing buildings?
 - What agency will have discretionary approval over zoning variances for odd-shaped lots? What sort of training will the agency put in place for examiners? Will there be an audit mechanism for discretionary approvals? Will there be public review of the odd-shaped lot variance process?
 - What will be the duration of FAR earmarked as affordable?
 - Will FAR earmarked for senior housing be linked to the Certificate of Occupancy and expected in perpetuity?
 - Will affordable housing units be transferrable to other neighborhoods, outside of the bonus lot?
 - How will the definition of senior housing change? Will market rate housing for seniors be afforded an inclusionary bonus?
 - How will the definition of nursing homes be changed? What are the impacts, especially on New York State policy?
 - Will the proposal affect the current rules on Transfer Development Rights? (Air rights) Will the proposal expand the scope or increase the number of "As of Right" developments?
 - Will the proposal change the review process for BSA? for the Landmarks Commission? for the City Planning Commission?
 - Please describe and depict visually in massing and other diagrams the existing FAR and height limits in all zones and the proposed changes in:
 - The proposed modification in calculating building envelopes resulting in increased FAR and increased height
 - The increases in FAR and height if affordable housing is provided; the proposed changes in height and FAR if senior affordable housing is provided
2. Socioeconomic Conditions
 - Will the proposal increase the possibility of demolishing existing buildings? Under what conditions? What review processes will be in place?
 - Is there a mandate to preserve existing affordable housing?
 - Will the proposal have an impact on existing rent stabilized and other forms of affordable housing?
 - Will the sunset for inclusionary affordable units change?
 - What will be the sunset for senior housing?
3. Community Facility and Services
 - Will Community Boards have input on Community Use Facilities as to whether they would serve the neighborhood?
4. Open Space
 - How will the proposal affect rear yards and other private open spaces?

- Will the proposal supplement Zone Green regulations, such as provision of permeable surfaces?
5. Shadows
 - How will height increases affect shadows in low-rise neighborhoods?
 - How will neighbors be included in discussions about height?
 - How will shadows affect public spaces like plazas and parks?
 6. Historic and Cultural Resources
 - Will the proposed amendment impede the designation of new historic districts, like phase 2 of West End Preservation on the Upper West Side?
 - Will the proposal expand transfer development rights for landmarks?
 7. Urban Design and Visual Resources
 - Will the proposed amendment consider the pedestrian experience in contextual zones?
 - What provisions will ensure the construction of quality buildings?
 8. Natural Resources
 - Will the proposed amendment reduce light and air for existing residents?
 9. Hazardous Materials
 - Will the proposed amendment result in relaxed construction oversight?
 10. Water/Sewer Infrastructure
 - How much additional run-off will result from rear and side yard in-fills?
 - Will increased density remain stress water/sewer systems?
 11. Solid Waste Management
 - How much additional stress will be placed on solid waste systems?
 - What is the projected increase in solid waste?
 12. Energy Use
 - Will additional FAR increase energy consumption?
 - Will new developments require advanced measures to minimize greenhouse gas emissions?
 13. Transportation
 - How will the loss of parking affect middle- and low- income families that drive to work?
 - How will reduced parking requirements impact street parking?
 14. Air Quality
 - How much air pollution will be generated from additional residential units?
 15. Green House Gas Emissions
 - How will greenhouse gas emissions from additional residences be mitigated?

16. Noise

- Will increased construction have an impact on ambient noise?
- What provisions are in place to mitigate noise from contiguous construction sites?

17. Public Health

- What provisions are in place to deal with increased construction throughout the city?
- What will the impact of increased senior housing be on emergency services?

18. Neighborhood Character

- How will the proposed amendment apply to Historic Districts? To Contextual Zones?
- Does the proposal affect protections for landmarked properties? Are designated landmarks more likely to be redeveloped?

19. Construction

- Given that the proposal incentivizes modular construction, how will it impact construction jobs in NYC?
- What will the impact of increased construction be on communities? What provisions will be put into place to mitigate those impacts?

James G. Clynes
Chairman

Latha Thompson
District Manager



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The City of New York Manhattan Community Board 8

April 29, 2015

Carl Weisbrod, Chair
City Planning Commission
22 Reade Street
New York, NY 10007

Re: "Zoning for Quality and Affordability Text Amendment" CEQR No. 15DCP104Y

Dear Chair Weisbrod:

Manhattan Community Board 8 is in favor of creating more affordable housing in the city but does so with concerns about the proposed citywide text amendment known as "Zoning for Quality and Affordability" and the draft scope of work for its associated environmental review. Foremost, the current proposal appears to have an adverse impact on our community.

We are in agreement with statements already submitted by various community boards, civic association in our community as well as with the written statements by elected officials. We are a city of communities distinguished by our differing neighborhoods and, even in principle; one-model-fits-all does not appear to take into consideration individual community impact. Each community has to be individually evaluated in order to carry out a valid assessment and preserve our neighborhood's character. The term "best practices" needs to be defined for each neighborhood.

It is also essential that the scope of the Environmental Impact Statement (EIS) be enlarged to consider the loss of current affordable housing that would result from displacing rent controlled and rent stabilized homes with new construction. The current utilization of affordable housing programs...inclusionary housing or 421a...has been a profit incentive to developers resulting in fewer affordable units. One cannot create affordable housing by destroying it. MCB8 has already lost such units and anticipates a great loss as development occurs in the affected districts. While the proposed zoning text amendment will facilitate the creation of new housing, there is real concern it will put development pressure on existing housing stock. Current residents and affordable units must be protected from eviction and demolition. Affordability as proposed through modern development needs to ensure the tenant benefits not the developer.

Senior housing has to be studied within the context of different models of mixed housing. We have a socio-economic history of failures and successes to help provide a basis for long-term accessibility and sustainability in relation to demographic prognosticators. Substantial affordable housing and senior housing was previously developed and lost due to the lack of incorporating preservation protections. The proposed reduction of administrative obstacles and elimination of redundant special permits that are in place for nursing homes and adult homes need to be examined in context to the

impact of development on the community.

Contextual zones are essential to protecting the character of neighborhoods and were strongly supported by the public, elected officials and the City Planning Commission. The EIS must examine the entire record of CPC's previous enactments including testimonies, public and elected officials' submissions, reports, studies, etc. This stringent review is equally important in the case of the "Sliver Law," which was enacted in response to the universal outrage caused by these grotesque buildings. MCB8 worked for over 30 years to enact zoning that would preserve the character of our mid-blocks and neighborhood. This proposal destroys our work and does not give a reasonable alternative to what already exists. We need an alternative to the proposed undoing of contextual districts that make up 64% of our community.

Other aspects of the proposal have the potential to seriously damage our community and must be vigorously studied. To build in the rear yards will destroy an essential characteristic of our neighborhood and affect its air quality. The shadows cast by the taller buildings will fall on our historic resources, parks, and open spaces. Our current population density stretches our infrastructure; the strains on transportation, waste management, and electric power must be carefully measured. Every aspect of the proposal requires rigorous evaluation and study.

As this proposed zoning text amendment moves forward, it must be altered to include fixes to the inclusionary housing program; eliminate the double and triple dipping; and provide increased affordable units but not at a cost to the community.

The EIS is a generic document but must incorporate the uniqueness of each community. We request that the community be given ample time to review your changes to the proposed zoning text amendment and that the process not begin before the Fall, when your alternative proposal will include the individual specifics to each neighborhood.

Sincerely,



James G. Clynes

James G. Clynes
Chairman

Cc: Honorable Bill de Blasio, Mayor of the City of New York
Honorable Gale Brewer, Manhattan Borough President
Honorable Charles Schumer, US Senator of New York
Honorable Kirsten Gillibrand, US Senator of New York
Honorable Carolyn Maloney, 14th Congressional District Representative
Honorable Liz Krueger, NYS Senator, 26th Senatorial District
Honorable Rebecca Seawright, NYS Assembly Member, 65th Assembly District
Honorable Dan Quart, NYS Assembly Member, 73rd Assembly District
Honorable Ben Kallos, NYC Council Member, 5th Council District
Honorable Daniel Garodnick, NYC Council Member, 4th Council District
Manhattan Community Boards 1-12

MANHATTAN COMMUNITY BOARD FIVE

Vikki Barbero, Chair

450 Seventh Avenue, Suite 2109
New York, NY 10123-2199
212.465.0907 f-212.465.1628

Wally Rubin, District Manager

April 30, 2015

Bob Dobruskin
EARD Director
Environmental Assessment and Review Division
New York City Department of City Planning
22 Reade Street, 4E
New York, New York 10007

Dear Director Dobruskin,

Manhattan Community Board 5 supports facilitating the creation of quality and affordable housing. We were fortunate enough to have had a presentation from the Citizens Housing and Planning Council explaining some of the building envelope constraints that led DCP to propose of the changes in the “Zoning for Quality and Affordability” text amendment. We look forward to commenting on the substance of the proposal during public review and take this opportunity to focus strictly on the draft scope of work.

The Land Use, Housing and Zoning Committee is interested in understanding the specific impacts within our community district of the proposed changes. How will the community district’s schools, historic resources, commercial office space, parks and open space be impacted? Will there be any residential displacement? The EIS needs to inform our community board about what impacts we can reasonably expect if the Zoning Resolution is modified as proposed.

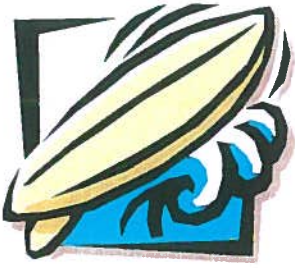
Regarding alternatives, we strongly suggest that the city consider a modification to the bonus ratio of the R10 program to generate more affordable sf for each sf of bonus. A citywide text change meant to facilitate new affordable housing development is the perfect opportunity to modify the Inclusionary Housing Program to achieve greater public benefit.

As another alternative, the city should consider whether building envelope constraints other than height could be modified to achieve similar objectives.

Sincerely,



Eric Edward Stern
Chair, Land Use, Housing and Zoning Committee



COMMUNITY
BOARD #14

April 24, 2015

DEPT OF CITY PLANNING
 RECEIVED
 2015 MAY -7 PM12:13
 ENVIRONMENTAL REVIEW DIV.

Robert Dobruskin, AICP, Director
 Environmental Assessment and Review Division
 New York City Department of City Planning
 22 Reade Street, Room 4E
 New York, New York 10007

Dear Director Dobruskin,

Community Board 14 requests that the deadline for comment for the Draft Scope for the EIS for the Housing New York: Zoning for Quality and Affordability CEQR #15DCP104Y be extended until June 15th 2015. This important proposal requires thorough review by all 59 Community Boards in this City.

We also request that the proposal NOT be certified until late August or September so that all of our volunteer Board members can participate in the ULURP process. Our board has a number of concerns with the information in the plan provided by DCP.

1. Community Board 14 Queens is designated as a Transportation hub, when in fact; we are poorly served by government mass transportation. A commute to Manhattan via A train is over an hour on a good day. If a CB14 resident wishes to commute via public transportation to downtown Jamaica or other areas of Queens, it is 90 minutes to almost two hours. No skilled transportation expert would consider our community served efficiently by public transportation.
2. The removal or reduction of the parking requirements also are troublesome in light of a number of reasons that are highlighted by poor public transportation and the need for privately owned vehicles to get to work locations.

We therefore request that the whole process for comment and review be given additional time for proper public review and comment. This proposal will have a lasting impact on the residents of this City and it must be done in a way that the public can participate thoroughly and in an informed manner.

I thank you in advance for efforts in this matter.

Sincerely,

Jonathan Gaska
District Manager

1931 Mott Avenue, Room 311
 Far Rockaway, NY 11691
 Tel.: (718) 471-7300
 Fax: (718) 868-2657
cbrock14@nyc.rr.com

JG/dls

cc: Hon. Bill De Blasio
 Hon. Melinda Katz
 Hon. Melissa Mark-Viverito

Hon. Eric Ulrich
 Hon. Donovan Richards
 Carl Weisbrod DCP, Chairman





The City of New York
Borough of Queens

Community Board 8

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Chairman, Alvin Warshaviak

District Manager, Marie Adam-Ovide

April 21, 2015

Robert Dobruskin, AICP, Director
Environmental Assessment and Review Division
New York City Department of City Planning
22 Reade Street, Room 4E
New York, NY 10007

Dear Director Dobruskin:

On February 20, 2015 the Department of City Planning (DCP) issued *Housing New York: Zoning for Quality and Affordability, Draft Scope of Work for an Environmental Impact Statement - CEQR NO.15DCP104Y* with little publicity or fanfare.

On March 18, 2015 Mr. Stephen Everett attended the Community Board 8 Queens meeting for the Queens Office of DCP. He announced this action and the single Public Scoping meeting for March 25, 2015. He stated that written testimony would be accepted up to April 6, 2015. DCP invited leadership from Community Boards to an informational session on March 31, 2015 and April 2, 2015.

At the Executive Committee meeting of Community Board 8 Queens on April 1, 2015, it was unanimously agreed that the time line for comment to this important *Environmental Impact Statement* is exceedingly short. We demand that the comment period be extended to at least June 6, 2015 and that the ULURP process not start until 90 days after final text of zoning amendments are publicly published. This will allow a reasonable time to review the EIS and make informed comments, and it will give the DCP time to review comments received and take corrective actions as needed. It will also allow review of the actual text amendments; hold committee, executive and general meetings.

By copy of this letter, we are urging all our Elected Officials to demand an extension of time.

Sincerely,

Alvin Warshaviak (AK)

Alvin Warshaviak
Chairman

Cc: New York City Council
New York City Community Boards
Local Press
Honorable Melinda Katz, Queens Borough President
Elected Officials

DEPT OF CITY PLANNING
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2015 APR 29 PM 12:30
ENVIRONMENTAL REVIEW



Community Board No. 5

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Vincent Arcuri, Jr.
Chairperson

Gary Giordano
District Manager

April 28, 2015

Mr. Carl Weisbrod, Director & Staff
Mr. Robert Dobruskin, Director
Environmental Assessment and Review Division
N.Y. City Dept. of City Planning
22 Reade Street (Room 4E)
New York, N.Y. 10007-1216

2015 MAY -4 PM 12:13
ENVIRONMENTAL REVIEW DIV.

RE: Comments on Draft Scope of Work for the Environmental Impact Statement For the Zoning for the Quality and Affordability Text Amendment Proposal (CEQR No. 15DCP104Y)

Dear Director Weisbrod & Mr. Dobruskin:

The Zoning and Land Use Review Committee of Community Board 5, Queens met on Tuesday, April 21, 2015, to discuss the above captioned proposal. After discussion the Committee voted in favor of making the following comments regarding CEQR No. 15DCP104Y:

That if building density is to be reduced related to the minimum size of apartments permitted for senior citizens housing, it is important that seniors have amenities in the building such as community rooms, activity center-type areas and bicycle parking.

That on- site parking availability should not necessarily be lowered at senior housing sites. The 65 year old of today is more like the 45 year old of the past. More seniors are driving today, and a majority of the Committee Members believe that 10, 15 and 20 years from now even more seniors will be driving. Therefore, there will very likely be a need for on- site parking as is afforded in the current zoning requirements.

Your attention to these recommendations of our Zoning and Land Use Review Committee is needed and appreciated.

Sincerely,

Gary Giordano
District Manager

CC: John Young, Director-Queens Office, NYC DCP; V. Arcuri & W. Sanchez of CB5Q



Chairman, Alvin Warshaviak

The City of New York
Borough of Queens

Community Board 8

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Qn08@cb.nyc.gov
www.nyc.gov/queenscb8



District Manager, Marie Adam-Ovide

April 27, 2015

Robert Dobruskin, AICP, Director
Environmental Assessment and Review Division
New York City Department of City Planning
22 Reade Street, Room 4E
New York, NY 10007

RE: ZONING FOR QUALITY AND AFFORDABILITY TEXT AMENDMENT
ENVIRONMENTAL ASSESSMENT STATEMENT CEQR NO. 15DCP104Y

Dear Director Dobruskin:

Community Board 8 Queens concurs with the objective to “Promote Affordable Senior Housing and Care Facilities”. We have serious concerns, however, that the proposed amendments will produce serious deleterious unintended consequences. One reason is that the Environmental Assessment Statement (EAS) covers the entire City of New York. Each community has its own special character needs. A more neighborhood focused EAS would be more appropriate. The size and scope of the current proposal is of great concern.

Also of great concern: there is no companion plan by the Mayor’s Office or City agencies to address the need for improvements and an expansion of infrastructure. There is not even an acknowledgement that it is an issue.

We will now comment on various sections which are problematic and to which we have objections:

EAS FULL FORM

Page 5 Question 2

Does it affect conditions in a specific industry? “No” is what you have answered.

The stated intent of this entire plan is predicated on changing Senior and Affordable Housing industries.

Unnecessary certifications and special permits

When Special Permits are required, an applicant will negotiate with the Community Board to mitigate community concerns not directly related to the application. Regulations and interpretations for NYS Department of Health Certificates of Need can change relatively quickly.

Senior Housing and Care Facilities

The Department of City Planning (DCP) stated that New York City—except for Richmond County-- has a lower rate of motor vehicle ownership than the rest of the country. However, a more important ratio is that most of the four counties have a lower ratio of available parking space versus motor vehicles owned.

Under the proposed action, off-street parking requirements would be severely changed in most residential districts. In many communities on-street parking is at capacity. At the informational meeting for Community Board members held on March 31st, it was stated that building parking spaces for staff or families was not an appropriate use of taxpayers' dollars. We disagree. If staff members need to drive to get to work, they need to be able to park.

To build within a "Transit Zone" does not equate to having access to transit that is needed. The Metropolitan Transit Authority (MTA) just announced record ridership. Several studies have documented that many lines, including the E and F subways, are at or near full capacity. The MTA's financial problems are well known. Therefore, one would not think that capital spending will be seen in the near future. While the subway system is very comprehensive, all rails go to and leave Manhattan.

Building Height, Setbacks and other Regulations

For over a decade, civic groups have worked, neighborhood by neighborhood, to rezone communities to contextual zoning. The proposed action will significantly reduce or eliminate many contextual controls, such as the city-wide Yard Text Amendment. Some changes that are of concern are:

- Increasing the maximum street wall and overall height of buildings within contextual districts.
- Reducing setback requirements in the front yard/streetwall and eliminating the rear yard setback requirement altogether.
- Increasing the maximum height of transition areas.
- Decreasing the line-up provision thus allowing for buildings to jut out.
- Changing the minimum square footage requirements that would allow legal "micro-unit" of 275 sq. ft.
- Significant reduction of required minimum distance between windows and buildings.

Affordable Housing

Many of the objections listed above also apply to Affordable Housing and we object to these as well.

Conclusion

DCP is one of the few city agencies that write and issue regulations and do not interpret them. There have been many occasions when the Department of Buildings' interpretations did not agree with DCP's. It is recommended that if the DCP goes forward with this proposed action, they must have extensive collaboration with DOB for the purpose of arriving at a text that will have DOB actions in sync with DCP intentions.

In an article by Gerard Flynn, April 1, 2015 in *City Limits*: "Challenges to De Blasio's Promise of Inclusive Planning" he lists five key points:

1. Comprehensive community planning takes a lot of time
2. Comprehensive community planning takes resources
3. Comprehensive community planning takes more than zoning.
4. Comprehensive community planning begins in the community
5. Community planning hasn't delivered in New York City in the past.

If change is necessary, it must be meaningful and in conjunction with community input. The Mayor's 'Zoning for Quality and Affordability' plan is not without good points, and its stated goals are worthy of support. But substantial modifications are needed to protect neighborhood character and benefit average New Yorkers before it can live up to its lofty premise and before it should be considered for adoption.

Sincerely,



Alvin Warshaviak
Chairman

City of New York

COMMUNITY BOARD NO.9

Queens Borough Hall
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Kew Gardens, NY 11424

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Fax (718) 286-2685
Meeting Hotline (718) 286-2689
Email communitybd9@nyc.rr.com

Raj Rampershad, Chairperson * Lisa Gomes, District Manager * Melinda Katz, Borough President



OFFICE OF THE
CHAIRPERSON

April 1, 2015

APR 5 - 2015

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2015 APR -7 PM 3:01
ENVIRONMENTAL REVIEW DIV.

Carl Weisbrod, Director
NYC Department of City Planning
22 Reade Street
New York, NY 10007

Dear Mr. Weisbrod:

The Land Use Committee of Queens Community Board 9 asks that the NYC Department of City Planning postpone until the end of May all **actions** on the 166 Page Scoping Document dated February 20, 2015 from which Zoning Text Amendments will flow. It is hasty and strange to have so little time to digest the Scoping Document which can drastically alter the existing zoning in this city.

AHOUSING@planning.nyc.gov sent us an invitation at 4:20 pm on March 23, 2015 <mailto:AHOUSING@planning.nyc.gov> announcing information sessions for Queens Community Board "Leadership" on the Zoning Text Amendments (which would follow from the Scoping). We note that such sessions have ALREADY taken place for Manhattan, Brooklyn and the Bronx. **Sessions for Queens and Staten Island take place on March 31 or April 2.** Yet, the Scoping Session hearing that took place on March 25 at 4 pm at the Department offices at 22 Reade Street will determine Zoning Text amendments.

Affordable housing is a problem too many citizens struggle with. We commend the Mayor for his attention to this important issue. But the speed with which the process is moving can only make for serious errors and detrimental "solutions" for our communities. We have hopes that whatever occurs will not be just another give-away to developers but will provide citizens with a decent and affordable roof over their heads. The timetable you have laid out wastes the opportunity to achieve decent and affordable housing that also respects the needs of communities. We know we are not alone in asking for time to "get it right." The current schedule is grotesquely unsuited to the task.

Sincerely,

Raj Rampershad, Chairman

Cc: Mayor Bill de Blasio
Melinda Katz, Queens Borough President
Karen Koslowitz, 29th CD
Eric Ulrich, 32nd CD
Elizabeth Crowley, 30th CD

Cc: Ruben Wills, 28th CD
John Young, Director of Queens Department of City Planning
Robert Dobruskin, Director, Environmental Assessment and Review Division, NYC DCP
Community Boards Citywide

COMMUNITY BOARD NO.9

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Raj Rampershad, Chairperson * Lisa Gomes, District Manager * Melinda Katz, Borough President

April 27, 2015

Robert Dobruskin
Director of Environmental Assessment
Department of City Planning
22 Reade St.
NY, NY 10007

2015 MAY -4 PM 12:13
ENVIRONMENTAL REVIEW DIV.
DEPT OF CITY PLANNING
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Dear Mr. Dobruskin,

Queens Community Board 9 (CB9) has overwhelmingly voted to oppose the recently circulated "Zoning for Quality and Affordability" Scoping Document. The enclosed statement explains our opposition. We would normally wait until our next CB9 meeting in May to discuss this very important issue. But to comply with the current unreasonable April 30th deadline for public comment, we hurriedly prepared and circulated it to the entire CB9 membership.

A proposal of this magnitude must not be forced on the city by bureaucratic fiat. Ample time should be allotted for public review by all 59 Community Boards and all 51 City Council districts, to permit proper evaluation of how the proposal would impact their respective communities.

We urge you to take these concerns very seriously. We know they are shared by many other Queens's communities.

Sincerely,



Raj Rampershad
Chairman
Enclosure



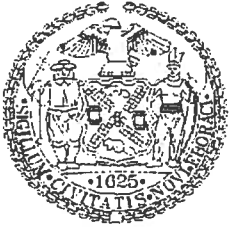
Sylvia Hack
Co-Chair Land Use Committee



Sherman Kane
Co-Chair Land Use Committee

Cc: Mayor Bill De Blasio
Queens Borough President Melinda Katz
Carl Weisbrod, Department of City Planning,
CM Eric Ulrich
CM Elizabeth Crowley
CM Karen Koslowitz
CM Rory Lancman
CM Melissa Mark-Viverito
Assemblyman Michael Miller
Senator Joseph Addabbo, Jr.

Cc: CM Ruben Wills
Queens Community Boards
Helen Ho, Queens Director, Mayors Community Assistance Unit
Woodhaven Residents Block Association
Richmond Hill Block Association
Kew Gardens Civic Association
Queens Civic Congress
Queens Chronicle
Leader Observer
Forum



COMMUNITY BOARD NO.9

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Raj Rampershad, Chairperson * Lisa Gomes, District Manager * Melinda Katz, Borough President

Opposition to Rezoning Scoping Document Community Board 9

Overview

Queens Community Board 9 (CB9) is extremely concerned about the recently proposed "Zoning for Quality and Affordability" Scoping Document (the proposal), which describes ways to "modernize" "outdated" zoning regulations. We are further dismayed by the extremely unreasonable deadline for public response to this document, which was recently extended, only after a great public outcry, from April 6th to April 30th.

The proposal is long and complex and describes major city-wide changes to existing zoning regulations. A proper evaluation of a proposal of this magnitude requires months, even years, of deliberation and consideration by the NYC Department of City Planning (DCP) and all affected communities. The announced deadline of April 30th is totally unrealistic.

CB9 Opposition

CB9 represents Kew Gardens, North Ozone Park, Richmond Hill and Woodhaven, all residential communities, consisting largely of one- and two-family homes.

Our current zoning is not at all "outdated," but is actually the result of painstaking efforts within the last 10 years by DCP and CB9. They collaborated to update the 1961 zoning to achieve a contextual rezoning that recognizes and preserves the existing residential character of our community, while still allowing for future development of housing along dozens of designated corridors throughout the district. While further "tweaks" can be explored, our zoning has already been "modernized," and nothing close to the sweeping changes in the proposal is justifiable or necessary.

The proposal lacks specific plans to address the infrastructure required to support increased density: schools, utilities, water, sewage, mass transit, police, fire, parking, etc. CB9 already struggles with the consequences of increased density: overcrowded schools, inadequate police protection, clogged roadways, lack of parking, and other infrastructure inadequacies. The proposal recommends relaxing density restrictions even further, but does not indicate if it is even feasible for the City to undertake the cost of the necessary infrastructure required to support increased density. The proposal's failure to consider the infrastructure needs created by increased density will only worsen the existing problems and further endanger our residential community character.

Summary

CB9 recommends that the City conduct a series of presentations to all 59 Community Boards and each of the 51 City Council Districts. These forums must include meaningful opportunities to hear and consider the concerns of community representatives.

No one denies the dire need for affordable housing in New York City. But this must not be achieved by over-stressing already-compromised residential neighborhoods that currently house what remains of NYC's middle and working class. The proposed zoning changes would only intensify the "Tale of Two Cities" on which our mayor's election campaign was based. The burden of providing affordable housing must be fairly shared by ALL segments of New York City's economy, including developers, the real estate industry and the very wealthy.

April 27, 2015

From: [Wells, Owen \(Parks\)](#)
To: [Evren Ulker-Kacar \(DCP\)](#); [Alderson, Colleen \(Parks\)](#)
Cc: [Robert Dobruskin \(DCP\)](#)
Subject: RE: request for CEQR # 15DCP104Y Reference # 15DCP104Y-09-11032015100359
Date: Friday, April 10, 2015 6:05:56 PM

Hi Evren-

Nothing of substance on the draft scope for the open space or shadows sections.

A couple minor things I noticed in the introductory material:

- Page 139 - "It is ~~not~~ expected that the following modifications to Building Envelopes would have no density effects..."
- Reasonable Worst-case Development Scenario is mentioned on page 3 and then referenced briefly on page 143 and 144 under a couple items in the Conceptual Analysis of Discretionary Actions heading, but doesn't get too much explanation. Not sure if it might make sense to give a little more background for the RWCDs concept somewhere in the Analysis Framework intro.

Thanks,
Owen

nyc.gov/parks | Follow Parks on: [Facebook](#) | [Twitter](#) | [foursquare](#) | [Instagram](#) | [YouTube](#)

From: EVREN ULKER-KACAR [mailto:EULKER@planning.nyc.gov]
Sent: Wednesday, March 11, 2015 10:45 AM
To: Alderson, Colleen (Parks); Wells, Owen (Parks)
Cc: Robert Dobruskin (DCP)
Subject: request for CEQR # 15DCP104Y Reference # 15DCP104Y-09-11032015100359
Importance: High

Hello,

Please log into CEQR-View to view the details of this request and provide an acknowledgement that you have recorded it.

Thank you

Additional Notes:

Please review the Draft Scope of Work for this proposal which is located at \\mcsenetapp001a.csc.nycnet\OEC\CEQR_View\2015\15DCP104Y\scope\draft_scope

ENVIRONMENTAL REVIEW

Project number: DEPARTMENT OF CITY PLANNING / 15DCP104Y
Project: ZONING FOR QUALITY AND AFFORDABILITY TEXT AMENDMEN
Date Received: 3/11/2015

The LPC is in receipt of the draft scope of work dated 2/20/15. The text is acceptable for historic and cultural resources.

Gina Santucci

4/3/2015

SIGNATURE
Gina Santucci, Environmental Review Coordinator

DATE

File Name: 30319_FSO_GS_04032015.doc

From: appleink1@aol.com
To: [Affordable Housing Text \(DCP\)](#)
Subject: The Citywide Rezoning Proposal
Date: Thursday, April 30, 2015 12:53:13 AM

April 29, 2015

TO City Planning Commission

Residents of this community, along with groups like GVSHP and elected officials, have spent hundreds of hours over many years to achieve a plan that would essentially save the human scale, livability and historic character of the East Village while agreeing to compromises that included provisions for affordable housing. That plan went into effect in 2008. This city administration is proposing to undo all of this hard-won common-sense contextual zoning in the East Village and impose a cookie cutter plan on this unique area (among others). We know first-hand the result of non-contextual zoning – all we have to do is look at the NYU dormitories on Third Avenue and see the deleterious effect they have had on the adjacent small-scale historic streets, particularly the St. Mark's Historic District.

What this administration is proposing, while wrapping itself in the laudable mantle of affordable housing, is a blatant giveaway to development interests and nothing less than a disenfranchisement of those who have voted with a major investment of time and energy over many years to make their neighborhood a better place to live. To allow a new building to be 20-30 percent higher with no assurance that there will be any or much affordable housing allotted, could turn out to be one of the worst city planning ideas since Robert Moses tried to turn Greenwich Village and SoHo into a roadway.

We urge the City Council don't be fooled by the publicly stated end of the proposed zoning plan and do explore carefully and deliberately the implementation of the means to that end, who will actually benefit, as well as the impact on our city, now and into the future. The public needs to be informed and involved in the process and there should be hearings in every neighborhood that is affected.

Marilyn Appleberg President 10th & Stuyvesant Streets Block

Association



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RECEIVED
2015 MAR 31 PM 3:01
ENVIRONMENTAL REVIEW DIV.

3/23/15

Robert Dobruskin, AICP, Director
Environmental Assessment and Review Division
New York City Department of City Planning
22 Reade Street
New York, NY 10007

Re: 'Zoning for Quality and Affordability,' CEQR No. 15DCP104Y

Dear Director Dobruskin:

I have several very strong concerns regarding the proposed scope of the environmental review for this application, and urge that the scope be expanded.

First, it is imperative that the scope of the review allow for the possibility of the existing height limits for contextual zones and for the Quality Housing program to remain in place. It is one thing to suppose that the City could benefit from having contextual districts with different height limits than those which currently exist, and to examine where such changes might be appropriate; it is another to retroactively change the existing limits everywhere they currently exist, and eliminate the current limits across the board.

It is also imperative that the scope look at the impact which allowing taller development with greater volumes, as proposed, would have on historic resources, neighborhood character, and shadows, especially in and around parks and other light-sensitive resources. While the Landmarks Preservation Commission would continue to regulate the allowable size of new developments and additions in historic districts, important historic resources also exist outside of designated historic districts. Under this plan, the incentive for demolition of such resources would increase, as would the likelihood of vertical extensions being added. Larger and taller construction in neighborhoods, and especially in areas of historic resources, would in many cases have a negative impact which should be measured. Similarly, the larger, taller buildings allowed under this plan would cast larger shadows, impacting parks, playgrounds, and other light-sensitive sites.



THE INITIATIVE FOR A SUSTAINABLE MIDTOWN

Thank you for your attention to this matter.

Sincerely,

For the 383 Members of our Association
Mario G. Messina
President



March 25, 2015

Carl Weisbrod, Chair
New York City Commission of City Planning
22 Reade Street
New York, NY 10007

re: Zoning for Quality and Affordability Text Amendment Proposal, CEQR NO. 15DCP104Y

Dear Chair Weisbrod:

Thank you for the opportunity to testify in regard to the Zoning for Quality and Affordability Text Amendment Proposal. We have listened attentively to the presentation of the proposal and the lively discussion about its implication for the City of New York and its neighborhoods. In addition we have read and analyzed the 24 specific tasks and proposed actions in the 153-page Scope of Work document, http://www.nyc.gov/html/dcp/pdf/env_review/zoning-qa/draft_scope.pdf.

On behalf of the New York Chapter of the American Institute of Architects, and our 5,500 architect and associate members here in New York City, we would like to offer the following thoughts and observations in support of its key concepts. There is an increasing and unremitting demand for housing in our city, across all five boroughs and for New Yorkers of all income levels. The need is greatest for those with limited financial resources. Affordable housing can be built if the economics work, starting, as the text amendments say, with better understanding of contemporary building practices, shifting patterns of automobile ownership, along with irregular lot conditions and demographic changes. As architects living and practicing in New York, we are keenly aware of the impediments resulting from overly stringent building envelope and design constraints, obsolete use regulations and parking requirements that significantly increase the cost of housing. We commend the Department of City Planning for proposing text that helps facilitate the development of new housing, and in particular, the drafting of new language that helps achieve the Administration's goals for the creation of new affordable housing.

AGING IN PLACE:

The Design for Aging Committee of the AIA New York Chapter has been working closely with DCP staff on the concepts and language that allow for an increasingly age-friendly city, where "aging in place" becomes more than a catch phrase and begins to be codified in ways that allow senior citizens, and particularly those on fixed incomes, to stay in their communities. Issues of housing type and unit size, to start with, are positively addressed in the proposed zoning text amendments.

BUILDING HEIGHT:

As architects we know that in addition to unit size, residential structures have also changed in floor-to-floor height as a result of different types of construction, including "block and plank" and modular or pre-fabricated technologies. Higher ceiling heights also generally create better apartments with enhanced environmental characteristics including more natural light. The proposed text amendments allow for greater flexibility in design and construction without a radical increase in building height. This brings down costs while also increasing quality. Of course, it is our shared understanding that existing height limits continue in historic districts.

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PARKING:

New York is fortunate to have the best public transit system in the country. The vast majority of New Yorkers navigate our city, get to work or school, visit family and friends, using our extraordinary existing subway and bus systems. The expansion of Select Bus or bus rapid transit routes to neighborhoods less-well served by surface transit is also a game-changer, redefining the possibilities of transit-oriented development. Further diminishment of unnecessary use of cars is consistent with Administration policy of reducing carbon emissions by 80% by the year 2050. The AIA has embraced this call for environmental action and at AIANY we have been suggesting for a decade that reducing unnecessary parking requirements is also a way of reducing housing costs and creating more dwelling units.

BUILDING GEOMETRY:

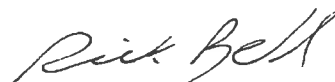
Neighborhood character in New York is often and best expressed by a lively interaction of buildings from different eras characterized by an eclectic mix of style, height and massing. Brownstones sit adjacent to mid-rise structures. Larger buildings are mixed in with smaller ones. Zoning sets the limits, but not for our neighborhoods the uniformity and homogeneity of a mandatory height restriction. That said, there are many oddly-shaped or corner sites where the existing development potential is precluded by setback or side yard requirements that preclude the full build-out of to otherwise allowable floor area limits. The proposed zoning text amendments start to address these variations, and the possibility of increasing housing availability by understanding that one size doesn't fit all.

As has been said in a variety of metaphors, it is the details that matter. Other organizations have raised questions about potential diminishment of contextual zoning and raising of height limits. We look forward to a vigorous debate informed by case study analysis about the potential impact of changes permitted by the text amendments. To this end we are organizing a public forum and continuing our discussions with our colleagues at AIA Brooklyn, AIA Queens, AIA Staten Island and AIA Bronx. We congratulate the staff at the Department of City Planning for bringing these proposed text improvements to public debate, and look forward to seeing their adoption - after more discussion - by the City Planning Commission.

Yours truly,



Tomas Rossant, AIA
President, AIA New York



Rick Bell, FAIA
Executive Director, AIA New York

cc: Jeff Shumaker, Department of City Planning; Ida Galea, AIA, President, AIA Brooklyn; Willy Zambrano, AIA, President; AIA Queens, Jeff Geary, AIA, President, AIA Staten Island; and Carlo Nuzzi, AIA, Past-President, AIA Bronx.



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April 29, 2015

City Planning Commission
22 Reade Street
New York, NY 10007
Att: Robert Dobruskin, Director
Environmental Assessment and Review Division

Re: Proposed Zoning for Quality and Affordability

Dear Mr. Dobruskin,

The Architects Council of New York (ACNY) congratulates the Mayor and City Planning Commission on their initiative to amend the existing zoning codes to remove obsolete provisions in the code and modernize others to encourage the development of new high quality, mixed-income housing. As an umbrella organization of the five (5) Constituent Architectural Organizations, ACNY purpose is to coordinate the actions of the NYC architectural community in regard to the regulations and procedures that enable our city to grow and thrive safely. For over 50 years we have achieved this through direct interaction with and support of the various NYC entities charged with overseeing construction and development in the City of New York. While many of the ideas in the proposed zoning still requires further study on our part, we do however have concerns on some of the proposed changes.

With regards to the reduction in the minimum separation of buildings, we strongly oppose the 20 foot yard separation and favor in keeping the 30 foot rear yard setback. Tall buildings with a 20 foot setback can be unpleasant and block light as well as not provide the necessary fire prevention requirements as shown by FDNY studies. We would be in favor of eliminating the additional 10 foot rear yard setback for tall buildings under ZR 23-663.

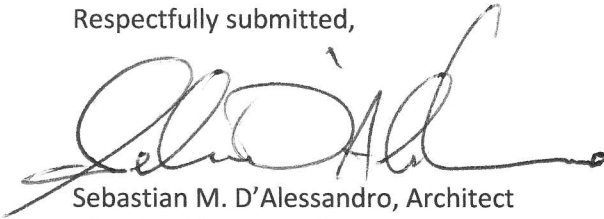
While we are in support of the reduction of parking on projects within 2000 feet of a subway or commuter train station, we do feel however that large developments should provide some parking on site.

The ACNY is in support of the building height increase on wide streets exclusive of the contextual districts throughout the City. Building height increases which would allow for taller ceilings and design flexibility is a positive step. This needs to be reviewed in more detail for pedestrian as well as skyline impacts.

Mr. Robert Dobruskin, Director
April 29, 2015
Page 2 of 2

The Architects Council of New York City would be glad to work with your agency to assist in refining these proposed changes.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'S. M. D'Alessandro', written in a cursive style.

Sebastian M. D'Alessandro, Architect
Vice President and Chair Zoning Committee
Architects Council of New York

cc: Mayors' Office

From: robertanusim@artdeco.org
To: [Affordable Housing Text \(DCP\)](#)
Subject: OUR SKY IS NOT FOR SALE!
Date: Wednesday, April 29, 2015 9:59:17 PM
Attachments: [untitled](#)

Dear Chair Weisbrod,

As president of the Art Deco Society of New York, I represent a wide range of New Yorkers in all the boroughs who support efforts to defend the current and future contextual neighborhood zoning protections from being weakened by allowing height limits within these protected areas to be raised by 20-30%.

The proposed citywide rezoning plan would overturn communities' hard-won zoning and historic district protections in one fell swoop. The result would be higher, out-of-character new buildings that undermine individual neighborhoods' human scale and unique sense of place. This is not the way to ensure affordability, architectural quality, and quality of life in our city. The environmental review for the rezoning plan must be expanded to ensure height limits can be maintained and impacts on historic resources, neighborhood character, and quality of life are taken into account for every neighborhood that will be affected.

More information on the plan should be made available to the public, and there should be public briefings in all affected neighborhoods.

With thanks for your consideration on this matter.

Roberta Nusim~President
Art Deco Society of New York

Ph: 212-679-DECO
www.artdeco.org
www.facebook.com/ArtDecoSocietyOfNewYork
www.twitter.com/ArtDecoSocNY



From: robertanusim@artdeco.org
To: [Affordable Housing Text \(DCP\)](#)
Subject: We add our voice
Date: Thursday, April 02, 2015 9:41:14 AM
Attachments: [untitled](#)

Robert Dobruskin
Director, Environmental Assessment and Review Division
NYC Department of City Planning
22 Reade Street, 4E
New York, NY 10007

Dear Mr. Dobruskin,

On behalf of the more than 700 members of the Art Deco Society of New York, an organization that celebrates New York's architectural masterpieces of the 1920s and 1930s, buildings that attract visitors from all over the world, we support efforts to defend the current and future contextual neighborhood zoning protections from being weakened and urge you not to allow height limits within protected areas to be raised by 20-30%.

The proposed citywide rezoning plan would overturn communities' hard-won zoning and historic district protections. The result would be higher, out-of-character new buildings that undermine individual neighborhoods' human scale and unique sense of place. This is not the way to ensure affordability, architectural quality, and quality of life in our city. The environmental review for the rezoning plan must be expanded to ensure height limits can be maintained and impacts on historic resources, neighborhood character, and quality of life are taken into account for every neighborhood that will be affected. More information on the plan should be made available to the public, and there should be public briefings in all affected neighborhoods.

We urge you to consider the concerns of those many New Yorkers concerned about this important issue.

Best regards,
Roberta Nusim~President
Art Deco Society of New York

Ph: 212-679-DECO
www.artdeco.org
www.facebook.com/ArtDecoSocietyOfNewYork
www.twitter.com/ArtDecoSocNY





ANHD
50 Broad Street, Suite 1402
New York, NY 10004
Tel: (212) 747-1117

**TESTIMONY OF MOSES GATES, BEFORE
THE NEW YORK CITY PLANNING COMMISSION SCOPING MEETING
REGARDING THE PROPOSED “ZONING FOR QUALITY AND AFFORDABILITY”**

April 28th, 2015

Thank you Chair Weisbrod and the members of the City Planning Commission for this opportunity to submit testimony on the City Planning Commission proposal “Zoning for Quality and Affordability.”

My name is Moses Gates and I am the Director of Housing and Community Development for the Association for Neighborhood and Housing Development (ANHD). ANHD is a membership organization of NYC- neighborhood based community groups- CDCs, affordable housing developers, supportive housing providers, community organizers, and economic development providers. We have over 100 members throughout the five boroughs. Our mission is to ensure flourishing neighborhoods and decent, affordable housing for all New Yorkers.

The City’s effort to reform the zoning code for additional quality and affordability is one that we applaud. We support the City’s drive to create more affordable housing, and our zoning code is a key tool to do so, especially as it allows the city to potentially produce affordable housing without direct subsidy, saving money for other, needed affordable housing developments and other neighborhood priorities.

We are in support of most of the ideas City Planning is proposing to examine – making senior housing development easier, rethinking our parking requirements, and encouraging better overall building design.

However, we do believe that this proposal should examine these changes only in the context of providing more affordable housing. Communities have worked hard to send the message that *affordable* housing is what should be incentivized through city actions, not unrestricted housing development in general. We believe the City has taken this key step through its commitment to Mandatory Inclusionary Zoning, and that this approach needs to be continued through other city zoning actions.

In loosening contextual zoning regulations to allow for additional height and make development more feasible, the City adds value to a parcel, the same as an upzoning. This value is taken from communities in the form of less light and air, as well as in changes to the desired neighborhood architectural context.

We understand that ensuring livable, affordable neighborhoods is a balance. And we understand that priorities and conditions change, and that neighborhood zoning might need to be revisited as a result of these changing conditions. We genuinely applaud City Planning for being proactive in

addressing these changes, especially as our senior population grows and use of public transit and alternative means of transportation increase.

However, if value is going to be extracted from a neighborhood and given to landowners and developers, then the community needs an appropriate benefit in return. And we believe communities – of all varieties throughout the city – could not be clearer in communicating that additional market rate housing development is not a community benefit - additional *affordable* housing is. And this affordable housing needs to be guaranteed to the greatest extent possible.

As such, these loosened regulations should, in all cases, be accompanied by much stronger requirements for affordable housing. The idea of first incentivizing all development, and then additionally incentivizing voluntary affordable development is one that has proven to not improve affordability or quality in our neighborhoods, and additionally, one we believe is not properly reflective of current city policy goals. Every time the city incentivizes unrestricted housing development, an opportunity is missed to leverage affordable housing. If a blanket rethinking of the Voluntary Inclusionary Zoning regulations is being revisited as part of this proposal, then the CPC should take the opportunity to significantly strengthen the program, including requiring an affordable housing component that more properly values the FAR bonus in high-market areas, and instituting rules to eliminate “poor door” developments.

We also have concerns about the overall process of this proposal. Contextual zoning in neighborhoods generally comes about as the result of an involved, comprehensive neighborhood rezoning process, and is largely thought of by residents as one piece of a negotiated puzzle. Revisiting these regulations in a blanket manner can be seen by communities as the City trying to change a negotiated and agreed upon end result – a dangerous precedent to set. As the City engages on its current wave of comprehensive neighborhood rezonings, it’s important to take into account the message the City is sending about working with local communities, and the solidity of the results.

Again, we believe the overall framework of this proposal is good and necessary. We look forward to working with the administration to both finding the appropriate community process, and getting the balance between affordability and revised building envelopes correct. But additional incentives for added market-rate development, without guaranteeing an affordable component, should not be part of this discussion. We believe this administration has been moving in the correct direction in terms of solidifying the policy and understanding that affordable housing will be a significant component of any development that gets incentives from the City, and we would encourage them to not stray from this path.

Carl Weisbrod, Chair
City Planning Commission
22 Reade Street
New York, NY 10007

Testimony for Scoping Hearing - *Housing New York: Zoning for Quality and Affordability*

Draft Scope of Work for an Environmental Impact Statement - CEQR NO. 15DCP104Y

March 25th, 2015

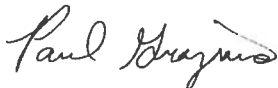
Those of us who are urban planners had wondered why the Department of City Planning had been so quiet for over a year. Virtually no new large-scale proposals were in the pipeline and all discussion and work to contextually rezone more neighborhoods in New York City ground to an halt.

Now we know why: this almost-silently rolled out proposal which, if approved, will upend decades of careful work, negotiations and an unspoken contract between our neighborhoods and New York City's government and elected officials.

This rings particularly true for Mayor DeBlasio, who as the Councilmember from Park Slope brokered the contextual rezoning plan there in 2003 to protect the historic scale of his brownstone neighborhood - but in exchange for a massive upzoning along 4th Avenue. I wonder how his neighbors and former constituents will feel about that hard-earned compromise being undermined completely by this proposal, all to help developers construct higher, bulkier and denser as-of-right buildings, not real increases in affordable or senior housing as this document would have you believe.

Mayor DeBlasio stated in February that we "have a duty to protect and preserve the culture and character of our neighborhoods, and we will do so" when he was referring to new affordable housing proposals that would come from his administration. This citywide zoning proposal is clearly in absolute opposition to the Mayor's rhetoric. If it is adopted as is, will quickly undo decades of careful progress in protecting neighborhoods around New York City from as-of-right overdevelopment.

Paul Graziano



Associated Cultural Resource Consultants

Contact: paulgraziano@hotmail.com
718-358-2535

Paul Graziano

Associated Cultural Resource Consultants

March 25th, 2015

BRIEF ANALYSIS AND RESPONSE

The Department of City Planning (DCP) has spent the past year working on a citywide zoning proposal which they purport will respond to the lack of affordable and senior housing in New York City. This proposal, released with little fanfare or publicity one month ago, will have a public scoping hearing on Wednesday, March 25th, 2015. After this hearing, the Department of City Planning is supposed to digest the responses from the public and rework the scope before the final submission triggers a ULURP action.

Throughout the document, several terms are used repeatedly: *modernize, optimize, enhance, best practices, flexibility* and *reduction/elimination of obstacles*. In planner-speak, all of these words mean to do away with or eviscerate the very things that civic organizations, community boards and other groups have fought for - sometimes for decades - to protect our neighborhoods from out-of-scale and inappropriate development.

This remarkable, Real Estate Board of New York (REBNY)-driven document is a total violation of the expectations of rational and reasonable development in contextual neighborhoods throughout New York City. Where the term "balance" has often been used to describe the give and take of development practices throughout New York City, the proposed changes to development practices in the Draft Scope of Work can only be described as a giveaway to developers under the guise of promoting increased affordable and senior housing. In fact, many of the proposed changes have nothing to do with either and are included to help developers realize more buildable floor area in their projects. In other words, *there is no "balance" in this proposal whatsoever*.

Throughout the document, the DCP has stated that the "With-Action" - or approved - scenario will have the same effect as a "No-Action" - or not approved - scenario, because "the increment would be small and spread throughout the city." This is a disingenuous statement; if the zoning regulations are changed throughout the city in multiple zones in order to facilitate increased development, then, without question, increased development will occur throughout New York City.

Across the board, if these proposed changes are adopted. they will create buildings that will be higher, bulkier and have more units as-of-right - and even more so for affordable and senior housing - across the city.

The key areas that are being discussed are *senior housing and elderly care facilities; changes to building heights, setbacks and other regulations; and affordable housing*. A brief summary and analysis is included on the following pages.

1. Senior Housing and Care Facilities

According to this document, the approach to increasing senior housing is two-fold; allow for bigger and bulkier buildings with an increased number of dwelling units and reduced or total elimination of parking requirements. Additionally, the Department of City Planning is proposing to eliminate special permits and other certificates which are needed to operate elderly care and nursing home facilities and, in a new twist, essentially allow the merging of housing and care facilities. Other changes include:

Increasing the base and overall height of buildings from 10' to 40' on top of the already proposed as-of-right increases for all R6-R10 contextual zone buildings of 5' to 15'.

Creating a new lower-density bulk envelope for senior housing and care facilities in R3-R5 zones. The buildings would be able to be 45' to 65' in height (rather than the 35' to 40' height limits which exist today) and would not be required to get additional CPC authorization (most of the time).

Increasing the FAR from 5.0 to 6.0 in future R7X and R7-3 Inclusionary Housing Designated Areas. This would also apply to senior housing and care facilities in both existing and future R7X and R7-3 zones.

Changes to Parking Requirements:

Under the proposed actions, off-street parking requirements would be severely changed in most residential districts:

Within the Transit Zone, all parking requirements for independent housing for seniors in all multifamily zoning districts would be eliminated.

Within the Transit Zone, all existing non-profit residences for the elderly (or simply housing units dedicated to seniors) would be able to eliminate all presently required parking.

Senior housing of any kind within R6-R10 zones would have no parking requirements, near or far from transit.

Senior housing of any kind within R3-2-R5D zones would lower parking requirements to 10% instead of 85%-100% of units as is currently required.

R6-R10 zones which presently have senior housing would retroactively be able to remove parking requirements through discretionary action by DCP/DOB. This would free up "surface parking lots" which are currently required for senior housing to be eligible for new development.

2. Changes to Building Height, Setbacks and other Regulations

Under the proposed actions, many contextual zoning controls created in the early 1990s will be reduced significantly or even eliminated entirely; in other cases, such as protective controls in the city-wide Yards Text Amendments which were passed in 2007, these will be eviscerated to the point of being meaningless. Some of the proposed as-of-right changes to non-inclusionary or senior housing (meaning, regular as-of-right development) include:

Increasing the maximum streetwall and maximum overall height of buildings within contextual zoning districts anywhere from 5' to 15' as-of-right. This will result in at least one additional floor per building.

Reducing setback requirements in the front yard/streetwall and eliminating the rear yard setback requirements altogether.

Allowing between 90% and 100% lot coverage for corner buildings for Quality Housing developments and many Special Districts.

Increasing the maximum height of transition areas (the 25' adjacent to a lower density area, such as an R2, R4A or R6B zone for example) from the adjacent zone maximum base height (between 24' and 50' depending on the zone, but typically 35' to 40') to 65' to 75' thus increasing the height and floor area at the expense of light, air and scale for the adjacent lower-density property.

Allowing for intrusions into the streetwall setbacks for "better design flexibility" for between 30-50% of the front facade between 1 and 3 feet in depth.

Decreasing line-up provisions which, along with maximum streetwall and overall height limits, are one of the key controls in contextual zones. The line-up would decrease from 15' to 10', allowing for buildings to jut out into the streetscape. Additionally, buildings would only have to line up to the adjacent buildings on either side, not within 150'.

Significantly decreasing the width to depth ratio for court provisions, which would have the effect of creating smaller amounts of open space within a building.

Simplifying retail regulations for ground floor spaces by making the retail spaces significantly shallower than current rules permit.

Allowing community facility uses to be located on the same floor as residential uses, which are currently prohibited.

Changing the formulas of minimum square footage required for a legal apartment in order to create "micro-units" of 275 square feet.

Encouraging elevated ground floor residences with ramps in the residential lobby.

Rewriting the provisions for shallow lots, which currently require a 30' rear yard if the property is at least 70' deep, with a 1' to 1' ratio for each foot that it is shallower; the new provision would remove 6" needed for a rear yard for every foot less than 95', resulting in much more building and less open space on a shallow lot. This rule would affect all shallow lots, regardless of when they were created after 1961.

Significant reduction of required minimum distances between windows and buildings.

3. Affordable Housing

According to this document, the approach to increasing affordable housing is similar to senior housing; allow for bigger and bulkier buildings with an increased number of dwelling units and reduced or total elimination of parking requirements. This includes:

Increasing the base and overall height of buildings from 10' to 40' on top of the already proposed as-of-right increases for all R6-R10 contextual zone buildings of 5' to 15'.

Allowing accessory uses, such as laundry rooms, recreation space, trash rooms and mechanicals to be built in the rear yards of buildings up to 15' in height, which are normally required to left open for light, air and space between buildings.

Encouraging taller buildings on narrow lots in R7-R10 zones by removing the "sliver law" provisions which curtail these out-of-scale buildings, even at off-site affordable housing locations.

Creating a new, very tall non-contextual building envelope in R6-R10 zones - similar to a new "Special District" - to promote high-density affordable housing along rail lines and highways. Maximum heights would range from 115 to 355 feet.

Increasing the FAR from 5.0 to 6.0 in future R7X and R7-3 Inclusionary Housing Designated Areas.

Changes to Parking Requirements:

Under the proposed actions, off-street parking requirements would be severely reduced or eliminated in most residential districts:

Within the "Transit Zone," all qualifying affordable housing would be able to eliminate any parking requirements, regardless of the residential zone in question. Developments that have some affordable units would also be able to reduce and possibly eliminate parking requirements.

R6-R10 zones would have no parking requirements, near or far from transit.

R3-2-R5D zones would lower parking requirements to 10% instead of 85%-100% of units.

All future buildings with a mix of affordable and non-affordable units would be eligible to have reduced parking requirements on a case-by-case basis.

R6-R10 zones which currently have affordable housing within the "Transit Zone" would be eligible to retroactively remove parking requirements on a case-by-case basis through discretionary action by DCP/DOB. This would free up "surface parking lots" which are currently required for senior housing to be eligible for new development.

AUBURNDALE IMPROVEMENT ASSOCIATION, INC.

P. O. BOX 580331, STATION A
FLUSHING, NY 11358

OFFICE OF THE
CHAIRPERSON

APR 1 - 2015
28220

March 28, 2015

Robert Dobruskin, Director
Environmental Assessment and Review Division
New York City Department of City Planning
22 Reade Street, 4E
New York, NY 10007

Testimony regarding the Mayor's Zoning for Quality and Affordability proposal:

The Auburndale Improvement Association, Inc. is celebrating 100 years of incorporation this year. We represent close to six hundred families living in the Auburndale Flushing and western Bayside communities. Our civic organization covers the largest amount of area of any civic group in Queens County.

We have been reading through the Mayor's Zoning for Quality and Affordability proposal and have also read through the responses to the proposal by community organizations, zoning experts, elected officials and other civic leaders. Our reaction is that the proposal does not truly facilitate the construction of affordable and senior housing in our city; housing that is most needed. Rather, we believe that the proposal is a bonanza for developers and an outrageous attack on the rezonings that we have fought so hard for during the last twenty years. We urge you and your advisors to listen to the suggestions being put forth by organizations like the Queens Civic Congress and the Historic Districts Council and individuals like urban specialist Paul Graziano and State Senator Tony Avella to dramatically revise this proposal.

We object to conditions in the proposal that apply to certain zones and certain types of buildings. Generally speaking, some of these allowances would permit taller buildings, would encourage bulkier buildings, would allow increases in the floor area ratio, would reduce setback requirements, would eliminate rear yard setback requirements, would increase lot coverage, would decrease line-up provisions and would reduce or eliminate parking requirements depending on the location of the new construction. There are other objectionable features to the proposal as well. There is also concern on just how the proposal would impact on historic districts.

If these changes are enacted after the proposal goes through the ULURP procedure, it would be devastating for our rezoned communities. We will fight this with all of our effort before it gets to that stage. Why wasn't there input from the various communities around the City before this proposal was put forth? We heard

just recently about the scoping hearing and it seems to us that there is a rush to ram this proposal through before proper vetting takes place. We have also heard that the proposal was basically crafted by the Real Estate Board of New York and various health care conglomerates to deliver changes that work overwhelmingly in their favor. Who is running our City anyway? We always thought it was the taxpayers.

We hope that there will be major revisions made to this proposal before the ULURP process begins this Summer and Fall. Our contacts in civics across the City all indicate deep disagreement and opposition to this proposal. In the meantime, those needing affordable and senior housing will experience continued delay in getting the much needed housing. We believe that changes must be made to this proposal that will protect the rezoning accomplishments that already have been made, while still allowing developers to produce more units of affordable and senior housing in our City. Perhaps, a condition should be established that increases the percentage of units in new construction that must be set aside for affordable and/or senior housing. Something that simple we feel would be appropriate. It would address the need and still turn a profit for the builder, without harming the community and its zoning.

Sincerely,



Terri Pouymari, President
Auburndale Improvement Association, Inc.



Henry Euler, First Vice President

Cc: Mayor Bill deBlasio

Mr. Carl Weisbrod, Chair, NYC Department of City Planning

Ms. Helen Ho, Community Affairs Unit, Queens Liaison to the Mayor

City Council Speaker Melissa Mark-Viverito

Public Advocate Letitia James

City Comptroller Scott Stringer

Queens Borough President Melinda Katz

Council Member Paul Vallone

Council Member Peter Koo

Council Member Mark Weprin

Congress Member Grace Meng

State Senator Tony Avella

State Senator Toby Stavisky

Assembly Member Edward Braunstein

Assembly Member Nily Rozic

Assembly Member Ron Kim

Queens Civic Congress

Historic Districts Council

Community Board 7, Queens

Community Board 11, Queens

Mr. Paul Graziano, Urban and Zoning Specialist

APR 1 - 2015

**THE
AUBURNDALE IMPROVEMENT
ASSOCIATION, INC.,
WOULD LIKE YOU TO HAVE A
COPY OF OUR TESTIMONY TO
ROBERT DOBRUSKIN, DIRECTOR,
ENVIRONMENTAL ASSESSMENT
AND REVIEW DIVISION,
NEW YORK CITY
DEPARTMENT OF CITY PLANNING,
REGARDING MAYOR DEBLASIO'S
ZONING FOR QUALITY AND
AFFORDABILITY PROPOSAL.
WE OPPOSE THIS PROPOSAL
DUE TO ITS NEGATIVE IMPACT
ON THE REZONINGS THAT
CIVICS HAVE FOUGHT FOR
DURING THE LAST
TWO DECADES.**

Bayside Historical Society
208 Totten Avenue
Ft. Totten
Bayside, NY 11359

Carl Weisbrod, Chair
City Planning Commission
22 Reade Street
New York, NY 10007

March 25th, 2015

RE: Housing New York: Zoning for Quality and Affordability - Draft Scope of Work for an Environmental Impact Statement - CEQR NO. 15DCP104Y

Dear Chair Weisbrod,

My name is Paul DiBenedetto and I am the President of the Bayside Historical Society, an organization founded in 1964 dedicated to the preservation and protection of Bayside and its adjacent communities in northeast Queens. I am also a member of Community Board 11 in Queens, which covers Auburndale, Bayside, Douglaston and Little Neck

Our organization is deeply concerned by the proposed zoning changes to contextual and non-contextual residential districts in the name of affordable and senior housing production as put forth in your *Draft Scope of Work for an Environmental Impact Statement*.

It seems that much of the proposal as written is actually a blatant gift to developers, with increased height, bulk and density to be incorporated as-of-right in large swaths of the city.

If adopted, these changes will instantly affect parts of Bayside and Flushing which are zoned R6A and R6B, where agreements were made over the past several decades between the Department of City Planning, elected officials and residents. For those of us who live in the more suburban parts of the city, apartments that are 50 or 60 feet high are already at least twice as tall as any other residential buildings in the area. This goes for the proposed increase in transition area heights as well between low density and higher density, which we fought so hard to get adopted.

Our areas of northeast Queens will also be extremely affected by the proposed increases to height and bulk for senior housing and care facilities and removing most of the parking requirements specifically in R3 through R5 zones.

There are other problems in the way this proposal has been crafted, and on a more fundamental level it will do nothing to protect neighborhood character whatsoever.

While the creation of more affordable and senior housing in New York City is a worthy goal, it should not be achieved at the expense of encouraging overdevelopment in places that cannot absorb it.

Therefore, we respectfully ask the Department of City Planning to pull back this proposal in its entirety and actually consult with the community boards, neighborhoods and people who live in these places to gather real input before pushing a plan which has the potential to destabilize and negatively affect large portions of the city.

Sincerely,

Paul DiBenedetto, President
Bayside Historical Society

From: rici170 [<mailto:rici170@aol.com>]
Sent: Friday, March 20, 2015 12:03 PM
To: Robert Dobruskin (DCP)
Cc: sbankoff@hdc.org; rici170@aol.com
Subject: Preservation for New York City

Dear Robert Dobruskin, AICP, Director;

Our Association supports the Historic Districts Council and the present zoning. We do not want it to be altered for Affordable Housing. The Mayor should be able to plan all housing within the existing zoning limits. I am very disappointed that the Mayor would go ahead with a revised zoning that would alter or eliminate the present zoning just for affordable housing. Build within the zoning limits and leave the neighbors alone; especially in the Coastal Zone Boundary of the Rockaway Peninsula.

Regards

Richard George

fax 212-720-3495

Robert Dobruskin, AICP, Director
Environmental Assessment and Review Division
New York City Department of City Planning
22 Reade Street
New York, NY 10007

Re: 'Zoning for Quality and Affordability,' CEQR No. 15DCP104Y

Dear Director Dobruskin:

I have several very strong concerns regarding the proposed scope of the environmental review for this application, and urge that the scope be expanded.

First, it is imperative that the scope of the review allow for the possibility of the existing height limits for contextual zones and for the Quality Housing program to remain in place. It is one thing to suppose that the City could benefit from having contextual districts with different height limits than those which currently exist, and to examine where such changes might be appropriate; it is another to retroactively change the existing limits everywhere they currently exist, and eliminate the current limits across the board.

It is also imperative that the scope look at the impact which allowing taller development with greater volumes, as proposed, would have on historic resources, neighborhood character, and shadows, especially in and around parks and other light-sensitive resources. While the Landmarks Preservation Commission would continue to regulate the allowable size of new developments and additions in historic districts, important historic resources also exist outside of designated historic districts. Under this plan, the incentive for demolition of such resources would increase, as would the likelihood of vertical extensions being added. Larger and taller construction in neighborhoods, and especially in areas of historic resources, would in many cases have a negative impact which should be measured. Similarly,

the larger, taller buildings allowed under this plan would cast larger shadows, impacting parks, playgrounds, and other light-sensitive sites.

Thank you for your attention to this matter.

Richard George
President
Beachside Bungalow Preservation Assn. of Far Rockaway
170-A Beach 24th Street
Far Rockaway NY 11691
917 387 5829 Cell
718 868 123 Home Line

March 21, 2015



of Far Rockaway, Inc.

**170-A BEACH 24th STREET
FAR ROCKAWAY, NEW YORK 11691
718-868-3123**

Bill DeBlasio
Mayor City of New York
City Hall
New York, NY 10007

Re: 'Zoning for Quality and Affordability,' CEQR No. 15DCP104Y

I together with the Beachside Bungalow Preservation Association members and residents although in support of quality and affordable housing strongly contest the new zoning CEQR No. 15DCP104Y.

Quality affordable housing can be developed within the present zoning regulations. Vacant City buildings can be renovated and properties acquired by the City for tax liens by can be used for affordable housing instead of auctioned off.

You have a large group of preservationists and working class homeowners that would not appreciate your efforts to revise zoning regulations for affordable housing that is insensitive to the existing neighborhood character so many of your constituents enjoy and want maintained.

Also you should be aware as New York City Mayor and the New York City Council have an approved Waterfront Revitalization Program (WRP) that has waterfront zoning regulations and 10 Policies under federal and state control to minimize development in the federal coastal zone boundary that includes the Rockaway Peninsula and the coastline of Manhattan and the five boroughs.

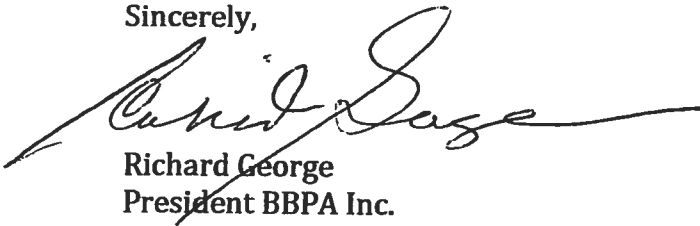
The Federal controls are based in the Coastal Zone Management Act of 1972 (16 USC 1451 et seq. The Secretary of Commerce approved the NYC WRP in 1982 and revisions have been made recently to the 10 Policies approved by City Council. NYC Policy 10 supports the preservation of all coastal communities with national, state and local Landmark Preservation laws that you and your attorneys should be familiar with does not provide for a revision to the zoning regulations in Rockaway approved by City Planning and the Department of Commerce under the past administration.

Also, we wholeheartedly support the Historic District Council in their opposition to the new zoning regulations that will destroy the character of historic areas and neighborhoods that have zoning in place that preserves the built character, height and scale.

There is no need to destroy neighborhoods with new zoning when other alternatives exist for affordable housing. We need affordable housing and we also need to maintain and preserve our New York City neighborhoods and character, as it exists today.

I look forward to your reply.

Sincerely,



Richard George
President BBPA Inc.

COPY:

Robert Dobruskin, AICP, Director Environmental Assessment and Review
Division New York City Department of City Planning
22 Reade Street
New York, NY 10007

Simeon Bankoff
Executive Director
Historic Districts Council
232 East 11th Street
New York, NY 10003

Dr. Kathryn Sullivan,
NOAA Administrator
US Department of Commerce
National Oceanic and Atmospheric Administration
1305 East West Highway
Silver Spring, MD 20910

Certified Mail 7007 0710 0001 3269 8979



March 29, 2015

RE: Housing New York: Zoning for Quality and Affordability

For over 50 years, residents in Boerum Hill have restored the historic character of our neighborhood. This is true of other brownstone neighborhoods nearby. This proposal appears to threaten everything we've built over the last generation.

“Contextual” zoning is the cornerstone and foundation of our neighborhood. We have fought to preserve our low-rise profile so we can enjoy the light and air often lacking in high-rise developments. We pride ourselves on our tree-lined streets that also encourage front and backyard gardening. These qualities are intrinsically linked to our identity as Brooklynites. This proposal is an attack on all that we’ve built and achieved.

The changes proposed to “contextual” zoning are a serious threat to the character of Boerum Hill. Taller is not better. For example, new development along Atlantic Avenue often favors concrete and glass over brick and architectural detail. The north side of this street is already seeing development that will destroy the historic nature of this commercial area.

Furthermore, our historic district is relatively small thereby leaving many blocks open to disruption by this zoning proposal. Increases in out-of-character building and higher profiles would surely be the result. We doubt any of this construction would be either affordable or housing for seniors.

The EIS needs to study the impact of current construction along with proposed future construction on the already crowded school system. In northern Brooklyn, we have a greater need for educational support than we do for housing. Downtown development is bringing 30,000 more residents in this decade.

We support the effort to increase senior living and affordable housing but we do not believe this zoning will yield those results. There will be too much leeway for developers to disrespect what so many have built over decades.

Help us preserve our character, our light and air. Our low-rise profile is a major part of our quality-of-life. Neighborhoods like ours need special consideration that this proposal fails to include.

Therefore the Boerum Hill Association is opposed to this zoning proposal.

Sincerely,
Howard Kolins, President
110 Hoyt Street
Brooklyn, NY 11217
hkolins@aol.com

From: [Jean Standish](#)
To: [Affordable Housing Text \(DCP\)](#)
Subject: Zoning for Quality and Affordability
Date: Sunday, April 26, 2015 6:23:47 AM

Dear Mr Dobruskin,

In regard to the Zoning for Quality and Affordability Text Amendment Proposal, I share several goals with the Department of City Planning especially with regards to removing obstacles to creating much-needed housing for Older New Yorkers and easing parking requirements with an eye towards increasing affordable housing units on site; however I have concerns with some of the particular components and topics I believe deserve special attention as part of any future study. In short I am concerned that in its current form, the amendment could result in development that disrupts the contextual nature of certain neighborhoods while failing to produce an increased amount of affordable housing.

Jean Standish
Vice President/Treasurer
Bowery Alliance of Neighbors

BROADWAY-FLUSHING HOMEOWNERS' ASSN., INC.
P.O. BOX 580031, FLUSHING, NY 11358-0031

March 25, 2015

Robert Dobruskin, AICP, Director
Environmental Assessment and Review Division New York City Department
of City Planning
22 Reade Street
New York, NY 10007

Dear Mr. Dobruskin:

The Broadway-Flushing Homeowners Association represents an area with over 1,300 households in North Flushing. Our organization was founded over a half century ago to preserve and protect our neighborhood's character through any legal means possible, including enforcement of our private deed restrictions, the adoption of contextual zoning and achieving historic landmark district designation if necessary.

During the past decade, we have had our entire community contextually rezoned, which from "anti-McMansion" single-family zones to an R5B zone along Northern Boulevard. Other R5B, R5D and R6A zones adjacent to our neighborhood were accepted as part of the "balance" between preserving our suburban neighborhood and allowing higher density along our main commercial arteries. **However, we were assured by the Department of City Planning that there were firm fixed maximum height, FAR and bulk limits which would not change, ensuring our low-density neighborhood would not have tall buildings looming on its edge.**

Imagine our utter surprise and anger last month when we were informed of the Department of City Planning's proposal to allow significantly higher and bulkier buildings for senior housing with no parking requirements in the R5B zone on Northern Boulevard, 162nd Street and south of Crocheron Avenue,, not to mention increasing the as-of-right maximum height limits in the R6A zone on our western boundary and the R6B zone nearby in Bayside - as well as other as-of-right changes to other controls in these zones and with even greater height and density allowed for so-called "affordable" housing developments.

Had we known that these contextual zones could be altered on a whim by the Department of City Planning after decades of assurances from your agency that contextual zoning would "create more predictable outcomes," we would have fought vociferously to keep our R3-2 zoning along Northern Boulevard, without question.

We want to make this clear: the promotion of affordable and senior housing in New York City is a laudable goal, but we believe that this set of zoning proposals was written solely for the construction and nursing home/senior housing industry to make extra profits at the expense of our neighborhoods.

Decades of goodwill and promises built with the Department of City Planning have evaporated in an instant with this proposal. It appears that this administration wishes to move unilaterally against the majority of its own tax-paying citizens, whether poor, middle-class or wealthy to serve the wishes of the real estate industry. If the Department of City Planning continues to proceed without shifting course, like many other civic organizations, we will have no choice but to consider our legal options to remedy this situation.

Sincerely,

Janet McCreesh
Immediate Past President



BROOKLYN
HEIGHTS
ASSOCIATION

55 Pierrepont Street, box 17D, Brooklyn, NY 11201 718-858-9193 info@thebha.org www.thebha.org

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Office Manager

Irene E. Janner

April 6, 2015

Mr. Robert Dobruskin, AICP, Director
Environmental Assessment and Review Division
NYC Department of City Planning
22 Reade Street
New York, NY 10007

Re: Zoning for Quality and Affordability Text Amendment

Dear Mr. Dobruskin:

The Brooklyn Heights Association (“BHA”) is an independent neighborhood association, founded in 1910. Our mission is to engage the Brooklyn Heights community in maintaining and improving the physical fabric of Brooklyn Heights and to engage them in improving the quality of life in our neighborhood. We advocate on all matters affecting our community.

It was thanks to the BHA’s efforts that Brooklyn Heights became the City’s first Historic District in 1965. Now, major developments at our boundaries add to the pressure of overcrowding at our one public school, over-crowding in the subways, with an exponential increase in vehicular traffic. This frames the basis for our review of the Zoning Text Amendment.

We view the administration’s sweeping rezoning proposal with concern. The one size fits all scope of the proposal raises too many questions not answered in the scope. How will this affect designated historic districts? There should be consideration given to the matter of allowing existing height limits of contextual zones to remain unchanged. The contextually zoned brownstone districts surrounding Brooklyn Heights were accomplished with much careful planning within those communities, designed to permit new development consistent with the character of those neighborhoods. Adding FAR to these districts, especially to landmarked blocks, could put pressure on the Landmarks Commission to approve rooftop additions and new buildings in historic districts that would be out of scale with the already built conditions. As has been stated by the NY Landmarks Conservancy, we agree that this would negate the protections of district designations. We ask that the scope consider the impact of allowing the proposed taller development on historic resources, neighborhood character, and whether, under this plan, there would be a greater incentive for demolition of such resources.

The stated goal of the rezoning is to increase affordable housing. However, the proposal also allows increased height in market rate housing with no safeguards to ensure that more affordable housing would actually occur from the rezoning. There should be an analysis of the numbers of new market rate and affordable units that this proposal might create versus the numbers of stabilized, affordable, less expensive existing units that might be lost with demolition.

We agree with our civic colleagues who have stated that the plan is moving through much too quickly, and we would request a more thoughtful, block by block or district by district approach, rather than a citywide rewrite of height limits that took years of community planning.

Thank you for your attention.

Sincerely,

A handwritten signature in black ink, appearing to read "Judy Stanton". The signature is fluid and cursive, with the first name "Judy" and last name "Stanton" clearly distinguishable.

Judy Stanton, BHA Executive Director

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EXECUTIVE DIRECTOR

Monica Hirsch

April 30, 2015

Hon. Carl Weisbrod, Chair
New York City Planning Commission
22 Reade Street
New York, NY 10007

Re: The Zoning Amendment Proposals “For Zoning for Quality and Affordability”

We are welcome the opportunity to comment on the Mayor’s new zoning proposal for affordable and quality housing.

Background on Carnegie Hill Neighbors (CHN): While our organization is strongly associated with the Carnegie Hill Historic District, it was actually founded following a joint meeting in the spring of 1970 by the joining of two concerned groups of residents – one focused on the creation of individual landmarks and a historic district to join them, the other group was concerned with seeking to limit the over sized tall buildings allowed by zoning at the time and under construction at the time (the 40 story 45 East 89th Street occupying a full blockfront on Madison Avenue and the equally tall No. 50 East 89th Street in the mid-block between Madison and Park Avenues). Over the years that effort resulted in the creation of more than two dozen individual landmarks and the Carnegie Hill Historic District (1974) later expanded in 1993. Subsequently the small Hardenbergh-Rhineland HD (1998) and the Park Avenue HD (2014) were added so that now the Carnegie Hill community between Fifth and Third avenues from 86th to 98th Streets is roughly 50 percent covered with landmarks and historic districts.

The creation of contextual zoning districts in the 1980s: In the 1980s CHN also sought with the help of sister organizations (including, Friends of the Upper East Side HDs and CIVITAS and Community Board 8) amendments to the 1961 Zoning Resolution that resulted in: setting height limits for Madison Avenue; the contextual R8B zoning for the narrow-street midblocks; and the sliver law.

It is to be noted that each of these amendments was done as an individual undertakings carefully focused on specifically delimited areas (such as the district of CB8); the areas were carefully studied and involved working closely with the City Planning Commission and our elected officials. The results were still very much a compromise reached after substantial negotiation.

The current proposal, in general: We are now faced with the 2015 revision of the Zoning Law, which we view as the major single revision affecting residential districts since the 1961 Zoning Resolution was enacted. Its stated purpose is three-fold: provide for more affordable housing; provide a more purportedly coherent relation between allowable heights and setbacks and allowable floor area; and reduce outdated onsite parking requirements. The amendments are comprehensive in scope, affecting most avenues (though not avenues in special districts), as well as the narrow-street mid-blocks, and affecting all five boroughs (with some isolated areas that will be on a separate time track, such as East Harlem). Not only are the changes being considered in a single package, but consideration by communities and affected residents is by the original plan to be compressed into a very tight time frame with city-wide community board consideration to be completed during the summer months (and thereby limiting debate and public input).

Our major concerns: Space and time do not allow us to do justice to all of our consideration on the scoping as part of that this memo is seeking to address, but we felt it best to comment individually on the issues that most closely would affect our neighborhood:

Impact of R8B Changes – areas of lesser impact: While the changes proposed in R8B (a 10 foot height increase from 75 to 85 feet, the front setback to start at 65 instead of 60 feet) may seem marginal, the impact could be significant in Carnegie Hill. These may not be felt in the historic districts weighted heavily to the west of Park Avenue, but in the strips between Park and Lexington avenues and between Lexington and Third avenues from 88th Street to 95th Street there could be adverse impacts. There the possible effect could be “bi-polar” with most buildings of the southern blocks of the strip already exceeding (some by a substantial amount) the FAR limit of 4.0. But this is not the case for the northern section, and specifically the blocks not included in the historic district, as is shown below.

Impact of R8B changes – areas of greater impact (brownstone blocks): The three blocks – 93rd, 94th and 95th between Lexington and Third avenues are populated with late 19th century brownstones generally no more than four stories typically with the first (or basement floor) sunk about one or two feet below street level. These have FARs far below the allowed 4.0, and could become the target of developers who would seek to combine several to build an apartment building – radically altering the “neighborhood character,” of the blocks. This was already done in 2005 where a 7-story apartment co-op was built on the former site of three brownstones (180 East 93rd Street). The resulting structure was out of character for the block. The inclusion of a wide, centered dormer encompassing the top two floors and occupying about a third of the width of the building created a further accentuation of the broken streetwall.

The EIS and R8B: The EIS should examine the impact of the proposed R8B changes on such brownstone blocks in Carnegie Hill and elsewhere in the City. In the case of Carnegie Hill these blocks are treasures of “neighborhood character,” that have the potential of someday becoming historic districts. Many of these brownstones, especially those cited between 94th and 95th streets have large rear yards with trees that are important to the City’s environmental health. The EIS should weigh the potential loss of these buildings in the broadest sense – environmental, historic, neighborhood character, friendly to families that

otherwise relocate outside the City. While the taller replacement buildings would be expected to house more people, this would not be affordable housing. Moreover, developers without this incentive would likely go elsewhere, where they could in our view do good instead of harm.

We ask that the “tipping point” impact be treated in the EIS. If the proposed change in R8B creates incentives for many individual development projects to replace brownstones with coop apartment buildings the cumulative impact could be to alter a low-scale brownstone block having a height of about 45 feet to a new block having a streetwall of 65 feet and a total height of 85 feet. In our view shadow studies should take the total impact into account, because the marginal changes in R8B are being proposed as catalysts to produce major changes. Moreover, depending on the topography of a particular block, shadow studies may still produce no result (e.g., for a south facing block). However, a radical increase in a streetwall does produce a sense of confinement, which could be called a “canyon effect.” It is hoped that the EIS will take such canyon effects into account.

We also urge that as part of the EIS process alternatives be explored to exclude such low scale blocks of special character if indeed the proposed changes in R8B are kept – two or more subcategories of R8B could be created to accomplish this.

The EIS should also examine whether the dormer option should be eliminated. This option effectively extends the street wall to the full height of the building (thereby undoing the objective of having a lower street wall) mentioned above for R8B. Such dormers, allowed for buildings wider than 45 feet and in many cases taking up as much as a third of the width of the building, should be eliminated because the proposed changes for the street wall and overall height would be increased by the proposed R8B.

The EIS and the displacement of people from affordable housing to less affordable housing: While this type of impact may be limited in Carnegie Hill where a great deal of housing is owner occupied, we recognize that it could play a major role elsewhere in the CB8 district and the City. Once renters leave their existing building, voluntarily or otherwise, they are likely to be faced with higher rents in the same or nearby areas, especially with a rising real estate market as has been experienced for the last decades. This would be a significant adverse impact. Many others have addressed this point and we agree that the EIS should examine this impact. Moreover, City Planning cited this in their 1985 R8B feasibility study saying that its creation of the contextual mid-blocks was also meant to safeguard affordable housing.

Regarding Zoning Changes for the Avenues – for Lexington Avenue: The avenue though contextually zoned R9X has the potential to be built up considerably with new construction. It is a narrow avenue and that even with current zoning could become a “canyon.” Therefore we do not want to increase the height and bulk. If the floor area increase could be accommodated with greater lot coverage, that would be preferable.

Also the current zoning law allows for an increase in FAR of about 5 percent for buildings built before 1961. If the FAR is increased, that currently allowed increase should be eliminated.

We urge that the EIS explore ways to soften the impact of new buildings. We are concerned about the proliferation of curtain wall glass buildings. The EIS should explore alternatives to that. Ideally the first two or three floors should have design that emphasizes bays (such as the use of piers) and above that the amount of glass should be limited and the use of stone or brick should be encouraged. There are relatively recent examples of such apartment building construction on both sides of Lexington Avenue between 96th and 98th Streets. There are clear challenges in being able to incorporate this in the zoning law language, but such requirements could make a large difference in making new construction compatible with the existing character of the avenue. This type of reasoning could also be applied to Third Avenue and other avenues that are not contextually zoned.

The need for greater specificity in the EIS analysis: The Draft Scope says, "It is not possible to evaluate the impacts of any specific development, as the specific location of future development projects is unknown. Therefore, the urban design and visual resources assessment will be based on prototypical scenarios." This approach to understanding and disclosing the impacts of the propose changes on these mid-block R8 districts is not specific enough for the purposes of disclosing the impacts of the proposal to the public. The proposal changes not only building height, but also changes the line-up provisions in contextual districts, allows the setback to follow the street instead of the street wall, as well as additional articulation. The potential for these changes, and how they interact, to impact the urban design and character of specific streets is unknown and will remain unknown and undisclosed if the Draft Scope is followed and only prototypes are used.

Instead the EIS needs to disclose the impacts on urban design by performing an urban design analysis on actual high-risk blocks: Blocks that are not landmarked but which still have a specific form and character, like those in Carnegie Hill discussed above, as well as others, like classic Brooklyn rowhouse blocks deserve special attention and treatment. The true impact of these wide-ranging proposed changes on the design and character of these streets can only be understood when they are applied on actual places: the prototypical urban design analysis proposed in the Draft Scope is far too generic for the disclosure CEQR requires. Only a handful of these analyses need to be done, perhaps one or two for high risk contextual districts (certainly R8B and R6B, and perhaps others) and these would represent the worst case impact of the proposed changes on the City's urban design.

Thank you for your consideration of our comments.

Respectfully yours,



Lo van der Valk, President



Morris Kornbluth, President
639 Carroll Street
Brooklyn, NY 11215
(718) 857-8471

April 27, 2015

Robert Dobruskin
Director, Environmental Assessment & Review Division
New York City Department of Planning
22 Reade Street, 4E
New York, NY 10007

DEPT OF CITY PLANNING
ENVIRONMENTAL REVIEW DIVISION
2015 APR 29 PM 12:13

Mayor de Blasio, the Department of City Planning (DCP) and the Real Estate Board of New York (REBNY) falsely claim New Yorkers must choose between affordable housing and retaining our neighborhoods' sense of place. The proposed citywide rezoning to eliminate contextual districts – which maintain our building height and bulk limits – will allow for taller buildings and encourage demolition of our historic roughhouses and apartments. The plan will lead to the destruction of existing affordable units and their replacement with tax incentivised luxury housing, with no legal requirement for affordable and senior housing, resulting in hyper-gentrification and a net loss of affordability! The city can and should do better, by protecting more rent stabilized and rent controlled units. We can construct efficient, spacious buildings with affordable and senior units within hard-won contextual height limits, no matter how much developers complain and without offering tax incentives to build luxury residential apartments. The environmental review must ensure that height and bulk limits can be maintained, and effects on neighborhood character, historic resources and general quality of life are taken into consideration for all contextual districts the plan will affect.

Attached you will find a list of residents who have signed onto these views. The signatures were collected over a three hour period and that indicates how strongly people feel about maintaining neighborhood quality, residential conformity, and population diversity.

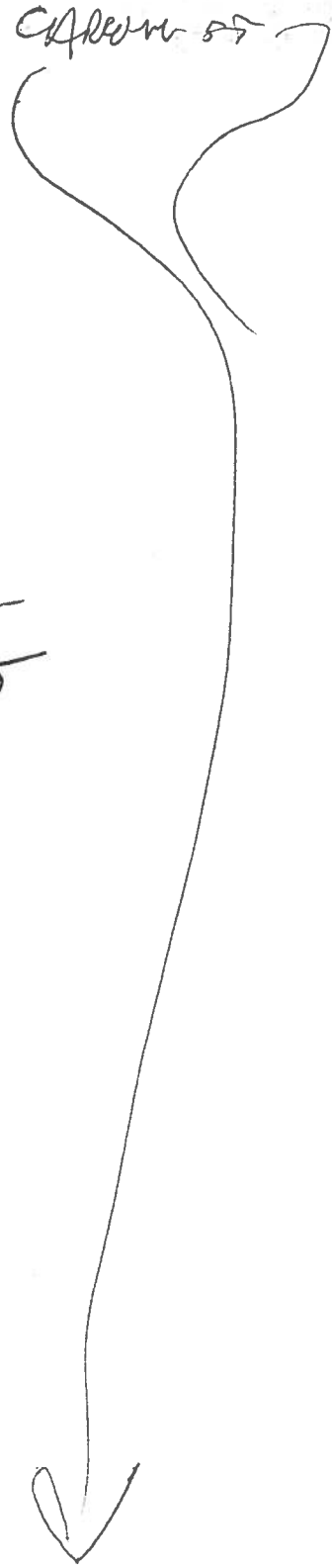
Thank you for interest and consideration of this matter.

Morris Kornbluth





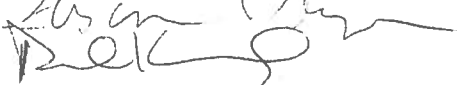
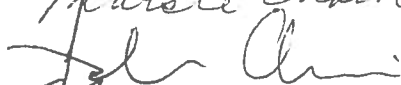
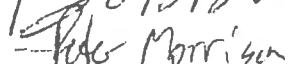

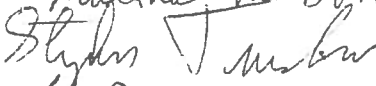


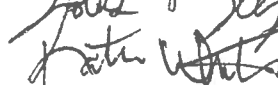


- CC: Hon. Stephen Levin, District 33
Eric Adams, Brooklyn Borough President
Letitia James, Public Advocate
Scott Stringer, Comptroller
Jo Anne Simon, District 52
James Brennan, District 44
Velmanette Montgomery, District 25

CONTEXTUAL ZONING PETITION - CARROLL ST

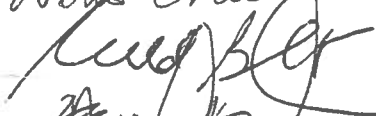

NAME	ADDRESS
Mary Arnold	639 Carroll St
Hilary Bingham	637
Susan Goldbetter	635
Melinda Burke	633
Andrew Blake	631
Domenico & Casale	629
Dora Casale	629
Mr. Gibson	629
Kyla Weissman	627
Nuttie Amato	635
Eric Hancock	625
Julia Rotman	619
Daniel Ferry	619
Harvey & Evelyn	619
Greg Coffer	617
Elizabeth Walker	617
Abel Sanchez Sosa	617
Rebecca Welch	617
Karen Cullen	617
ELIE	617
Fay Marullo	615
Alfred Mirth	611
Alfred Mirth	637
Melanie Masella	615
James Price	631



CONTEXTUAL ZONING PETITION - CARROLL ST

NAME	ADDRESS
	159 Garfield Pl. 2R Bklyn 11215
Kathryn Summer	224A Sixth Ave Bklyn 11215
	617 11
	627 Carroll St, #1, Brooklyn 11215
	655
	627 CARROLL ST.
Mwendu Alden	637 Carroll St.
Marsie Chackin	637 Carroll St.
	637 Carman St
John Moritz	657 Carroll St 121
David Kuppert	668 President St Apt 4
Rebecca Pearl	668 President St Apt 4
Bolobo Lin	654 Carroll St.
	132 Douglass St.
Nicole McGlinch	132 Douglass St.
Alexy Scholl	831 Carroll St.
M. Ave Teitelbaum	831 Carroll St
Michael Wellman	625 Carroll St.
	625 Carroll St.
Maryanne McDonald	623 Carroll St
	289 3rd Ave.
	557 5th St
	649 Carroll St
	110 Summit St.
	110 Summit St
	631 Carroll
	657 Carroll St.

CONTEXTUAL ZONING PETITION

NAME	ADDRESS
Mark Weaver	611 Carroll St. Brooklyn, 11215
Armando Noel	625 Carroll St. Brooklyn, 11215
Tricia S. Krug	649 Carroll St Brooklyn, 11215
Joselyne Rubin	641 Carroll St Brooklyn 11215
Fosé Rivera	641 Carroll St., Brooklyn, 11215
Carlos Pardo	662 Carroll St. Brooklyn 11215
News Crews	653 Carroll St Brooklyn 11215
	651 Carroll St Brooklyn 11215
	677 Carroll St Brooklyn 11215
Juan Nator	672 Carroll St., Brooklyn 11215



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DCP Hearing

3/25/15

Good afternoon. I am Claire Hilger, Director, Housing, Catholic Charities Brooklyn and Queens and am here representing the LiveOn NY Affordable Senior Housing Coalition.

LiveOn NY (formerly the Council of Senior Centers and Services) is a membership organization comprised of community based organizations serving over 300,000 older New Yorkers annually with vital services such as affordable senior housing, case management, meals on wheels, senior centers, caregiving, outreach addressing elder hunger, transportation, elder abuse services and others. Members of the LiveOn NY Affordable Senior Housing Coalition represent the leadership of nonprofit affordable senior housing organizations that have developed and operate upwards of 20,000 units of affordable housing citywide. LiveOn NY's mission is to make New York a better place to age.

Stable, affordable housing with services for low-income seniors is clearly a cornerstone towards promoting economic security as we age and preventing homelessness for the high number of seniors in New York City on the fiscal cliff.

The LiveOn NY Affordable Senior Housing Coalition believes current zoning regulations are outdated and impede construction of new affordable senior housing. The LiveOn NY Affordable Senior Housing Coalition supports changes in the zoning regulations, such as eliminating the parking requirements for senior housing buildings, that would allow more flexibility to make the production of senior housing more efficient.

Thank you.



**City Island Civic
Association Inc.**

Bill Stanton

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Igne Otto

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Deidre Simmions

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Virginia Gallagher

Executive Committee

Mailing Address:

Post Office Box 117

Bronx, New York, 10464

Email:

City.island.civic@gmail.com

Website:

<http://www.cicivic.org/>

Facebook:

<https://www.facebook.com/groups/city.island.civic>

Meetings:

General Meetings occur on the last Tuesday of every month, save December.

Meetings take place in the City Island Community Center, 190 Fordham Street- Basement Level

April 30, 2015

Robert Dobruskin, AICP,
Environmental Assessment and Review Division,
New York City Department of City Planning,
22 Reade Street, 4E,
New York, New York 10007,

Transmitted via email: AHOUSING@planning.nyc.gov

Dear Mr. Dobruskin:

We, the City Island Civic Association, write to you today on behalf of the approximately 4,500 residents in our community with great concern to your agency's proposed "Housing New York: Zoning for Quality and Affordability" plan. As a small nautical community located in Long Island Sound, our neighborhood has gone to great lengths to preserve the character of our island, which achieved special district zoning in 1977.

Over the years, numerous proposals for inappropriate developments have attempted to violated our zoning, so we were alarmed to hear of your plan to "relax density restrictions that may prevent the creation of appropriately (senior) sized units." City Island has thrived as a low-density community, and placing dense complexes, even for seniors, would significantly change our housing stock. Therefore, we respectfully oppose the changes you are proposing.

We understand that the administration has an ambitious affordable housing agenda, and as a solidly middle class community, we share many of your concerns about individuals being priced out of their communities. That being said, your plan to "simplify or reduce parking requirements" for affordable housing in all areas would be extremely problematic in our area. City Island and neighboring areas surrounding it are often referred to as "transportation deserts" because of the lack of public transportation options. Our bus service frequently ends at midnight and usually runs off-peak at the half hour mark. Having a motor vehicle isn't a luxury; it's an absolute necessity to get around. Parking in many areas is often at a premium, and this proposal would threaten the already limited number of spaces.

Obviously, a 22-page PowerPoint presentation is only meant to give an overview of your agenda, but there is enough in this limited proposal to cause great concern for our membership, and it is for these reasons we would ask you to reconsider where these proposals will be applied. Ideally, planning should involve those being affected, and there seems to be scant public consultation involved in this proposal.

Respectfully submitted,

The City Island Civic Association

CC: The Honorable Bill de Blasio, Mayor of New York City.
The Honorable James Vacca, Council Member – 13th District
The Honorable Ruben Diaz Jr., Bronx Borough President



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Mr. Robert Dobruskin
Department of City Planning
Environmental Assessment and Review Division
22 Reade Street #4E
New York, NY 10007

March 25, 2015

Zoning for Quality and Affordability Text Amendment Proposal

Dear Director Dobruskin,

CIVITAS recommends retaining current height restrictions. Over the past 34 years, CIVITAS has successfully advocated for affordable housing and improved zoning including contextual zoning on the Upper East Side and in East Harlem.

The Zoning for Quality and Affordability proposal will haphazardly change zoning across New York without thoroughly examining the varying needs of individual neighborhoods. It is crucial that the scope examine whether these changes are appropriate for each neighborhood and explore the impact of larger and taller buildings on neighborhood character and residents, historic structures, community resources, parks, shadows and infrastructure. Imposing a wide-reaching zoning change will have the unintended consequence of promoting insensitive development that will be out of context with its surroundings, and result in the influx of new market rate apartments, and significant upside pressure on rents. This will cause many long-time residents to be forced to leave their neighborhoods, as their once affordable apartments become too expensive. Additionally, how many current affordable units will be lost when their buildings are replaced for larger and denser structures in contrast to the affordable units provided in the new buildings?

Given the importance of affordable housing as well as contextual zoning, we suggest the City undertake a more detailed assessment of the implications of this proposal and alternatives.

Thank you for your consideration.

Sincerely,

Emma Marconi Bologna
Executive Director

From: Batya Lewton [mailto:blewton@verizon.net]
Sent: Saturday, March 21, 2015 9:31 AM
To: Affordable Housing Text (DCP)
Subject: PROPOSED CITYWIDE REZONING

The Coalition for a Livable West Side urges the City Planning Commission to postpone its vote on the City's proposed citywide rezoning plan until the Public has full access to the actual zoning text. There should be a minimum of 45 days after the release of the zoning text before a vote is taken by the CPC. The Public Hearing must be set in a venue larger than [22 Reade Street](#).

The Coalition for a Livable West Side is appalled by, and opposed to the proposed citywide rezoning plan which would overturn communities' hard-won zoning and historic district protections. The City Planning Commission must defend New York City communities by rejecting this massive zoning change. The CPC must not allow current and future contextual neighborhood zoning projections from being weakened by allowing height limits within these protected areas to be raised by 20-30%.

The result would be higher, out-of-character new buildings that undermine individual neighborhoods' human scale and unique sense of place. This is not the way to ensure affordability, architectural quality, and quality of life in our city.

Respectfully,
Batya Lewton
President
Coalition for a Livable West Side
livablenewyork@erols.com

from Batya L.

April 13, 2015

Mr. Robert Dobruskin, AICP Director
New York City Department of City Planning
22 Reade Street, 4E
New York, New York 10007

RE: Environmental Impact Statement for:
ZONING FOR QUALITY AND AFFORDABILITY TEXT AMENDMENT PROPOSAL
(CEQR No. 15DCP104Y)

Dear Mr. Dobruskin:

As a member of C.O.M.E.T. (Community of Maspeth and Elmhurst Together) and a long term resident of the community of Maspeth and Elmhurst, I am writing to provide comments regarding Mayor de Blasio's ten-year plan "Housing New York: Zoning for Quality and Affordability" (CEQR No. 15DCP104Y). While there may be benefits for mandatory inclusionary zoning, many issues remained unaddressed. Here are some of my key concerns:

1. The new zoning plan eliminates parking requirements for affordable housing: seniors would take their cars with them when they move into these newly developed units. Our community is already facing serious parking issues, so it's naive to think local street parking would provide adequate parking spaces to these residents.
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3. The new zoning plan fails to check residents of affordable housing units after they move in: history shows that residents stay in these affordable units long after they would qualify for them, causing hostile feeling from the occupants of the market rate units, who end up subsidizing the affordable units.

Until the above issues are addressed, I can not endorse CEQR No. 15DCP104Y in its present form.

Sincerely,

Name: Rosemary Moran

Address: 51-22 67th St

Woodside NY 11377

April 13, 2015

Mr. Robert Dobruskin, AICP Director
New York City Department of City Planning
22 Reade Street, 4E
New York, New York 10007

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Until the above issues are addressed, I can not endorse CEQR No. 15DCP104Y in its present form.

Sincerely,

Name: Sarah Rowland

Address: 51-14 67th Street

Woodside, NY 11377

April 13, 2015

Mr. Robert Dobruskin, AICP Director
New York City Department of City Planning
22 Reade Street, 4E
New York, New York 10007

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Sincerely,

Name: Joyce Franceschina

Address: 52-56 66 Street

Maspeth, NY 11378

April 13, 2015

Mr. Robert Dobruskin, AICP Director
New York City Department of City Planning
22 Reade Street, 4E
New York, New York 10007

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Sincerely,

Name: Albert Franceschina

Address: 52-56 66 St.

Maspeth, NY 11378

April 13, 2015

Mr. Robert Dobruskin, AICP Director
New York City Department of City Planning
22 Reade Street, 4E
New York, New York 10007

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Sincerely,

Name: Luella Winsko

Address: 59-37 58th Ave

Maspeth NY 11378

5

April 13, 2015

Mr. Robert Dobruskin, AICP Director
New York City Department of City Planning
22 Reade Street, 4E
New York, New York 10007

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Sincerely,

Name: Teresa Marrero

Address: 58-22 61 ST

Maspeth, N.Y. 11378

6

April 13, 2015

Mr. Robert Dobruskin, AICP Director
New York City Department of City Planning
22 Reade Street, 4E
New York, New York 10007

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Sincerely,

Name: VINCENT SACARUSO

Address: 58-24 61ST STREET

MASPETH NY 11378

7

April 13, 2015

Mr. Robert Dobruskin, AICP Director
New York City Department of City Planning
22 Rade Street, 4E
New York, New York 10007

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Sincerely,

Name: Andrew Brown

Address: 52-64 79th St.

Elmhurst, N.Y 11373

8

April 13, 2015

Mr. Robert Dobruskin, AICP Director
New York City Department of City Planning
22 Reade Street, 4E
New York, New York 10007

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Sincerely,

Name: Eileen McNamara

Address: 526 E 79th St. Elmhurst

April 13, 2015

Mr. Robert Dobruskin, AICP Director
New York City Department of City Planning
22 Reade Street, 4E
New York, New York 10007

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Sincerely,

Name: Margaret M. Garlany

Address: 46-19 65th Place

Woodside N.Y. 11377

April 13, 2015

Mr. Robert Dobruskin, AICP Director
New York City Department of City Planning
22 Reade Street, 4E
New York, New York 10007

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Sincerely,

Name: Mary Tenuerello
Address: 47-14 67th Street
Woodside, New York 11377

//

April 13, 2015

Mr. Robert Dobruskin, AICP Director
New York City Department of City Planning
22 Reade Street, 4E
New York, New York 10007

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Sincerely,

Name:

Catherine Wojciechowski

Address:

47-14 67th St

Woodside ny 11377

April 13, 2015

Mr. Robert Dobruskin, AICP Director
New York City Department of City Planning
22 Reade Street, 4E
New York, New York 10007

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Sincerely,

Name: Joseph Wosniechowski

Address: 47-14 67 ST Woodside NY 11377

April 13, 2015

Mr. Robert Dobruskin, AICP Director
New York City Department of City Planning
22 Reade Street, 4E
New York, New York 10007

RE: Environmental Impact Statement for:
ZONING FOR QUALITY AND AFFORDABILITY TEXT AMENDMENT PROPOSAL
(CEQR No. 15DCP104Y)

Dear Mr. Dobruskin:

As a resident in the community of the Maspeth and Elmhurst area of Queens, I am writing to provide comments regarding Mayor de Blasio's ten-year plan "Housing New York: Zoning for Quality and Affordability" (CEQR No. 15DCP104Y). While there may be benefits for mandatory inclusionary zoning, many issues remained unaddressed. Here are some of my key concerns:

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Sincerely,

Name: Jennifer Chu
Address: 5131 Manilla St, Elmhurst NY 11373

April 13, 2015

Mr. Robert Dobruskin, AICP Director
New York City Department of City Planning
22 Reade Street, 4E
New York, New York 10007

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Sincerely, *Bridget Walsh*

Name: Bridget Walsh

Address: 84-27 52 Ave

Elmhurst, NY 11373

15

April 13, 2015

Mr. Robert Dobruskin, AICP Director
New York City Department of City Planning
22 Reade Street, 4E
New York, New York 10007

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Sincerely,



Name:

Katherine Walsh

Address:

84-27 52 Ave

Elmhurst, NY 11373

April 13, 2015

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New York City Department of City Planning
22 Reade Street, 4E
New York, New York 10007

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Until the above issues are addressed, I can not endorse CEQR No. 15DCP104Y in its present form.

Sincerely,

Name:

Mahesh AB

Address:

70-07 57th RD

Maspeth NJ 11378

17

April 13, 2015

Mr. Robert Dobruskin, AICP Director
New York City Department of City Planning
22 Reade Street, 4E
New York, New York 10007

RE: Environmental Impact Statement for:
ZONING FOR QUALITY AND AFFORDABILITY TEXT AMENDMENT PROPOSAL
(CEQR No. 15DCP104Y)

Dear Mr. Dobruskin:

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Sincerely,

Name:

MARY MURPHY

Address:

53 - 74 - 63 ST

MASPETH, NY

April 13, 2015

Mr. Robert Dobruskin, AICP Director
New York City Department of City Planning
22 Reade Street, 4E
New York, New York 10007

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Sincerely,

Name: Jeff Bausling
Address: 4619 65 PLACE
WOODSIDE NY 11377

April 13, 2015

Mr. Robert Dobruskin, AICP Director
New York City Department of City Planning
22 Reade Street, 4E
New York, New York 10007

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Sincerely,

Name: CARAINO DONOHUE

Address: 85-34 53RD Avenue

ELMHURST, NY 11373

April 13, 2015

Mr. Robert Dobruskin, AICP Director
New York City Department of City Planning
22 Røade Street, 4E
New York, New York 10007

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(CEQR No. 15DCP104Y)

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Sincerely,

Name:

Regina Kwiat

Address:

85-17 53RD Avenue

Elmhurst, NY 11373

April 13, 2015

Mr. Robert Dobruskin, AICP Director
New York City Department of City Planning
22 Reade Street, 4E
New York, New York 10007

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Sincerely,

Name: Nora Devaney *Nora Devaney*

Address: 84-19 57th Rd.

Elmhurst, NY 11373

April 13, 2015

Mr. Robert Dobruskin, AICP Director
New York City Department of City Planning
22 Reade Street, 4E
New York, New York 10007

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(CEQR No. 15DCP104Y)

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Sincerely,

Name: WALTER FAESSE

Address: 85-05 56 Ave.

ELMHURST NY 11373

23

April 13, 2015

Mr. Robert Dobruskin, AICP Director
New York City Department of City Planning
22 Reade Street, 4E
New York, New York 10007

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Sincerely,

Name: MARY FRESSLE

Address: 85-05 56TH AVE.

ELMHURST, N.Y. 11373

24

April 13, 2015

Mr. Robert Dobruskin, AICP Director
New York City Department of City Planning
22 Reade Street, 4E
New York, New York 10007

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Sincerely,

Name:

Address:

Marguerite Matute
54.03 So St. Elmhurst

April 13, 2015

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New York City Department of City Planning
22 Reade Street, 4E
New York, New York 10007

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Sincerely,

Name: Lynne Matulis

Address: 53-65 61st Street

Maspeth, NY 11378

26

April 13, 2015

Mr. Robert Dobruskin, AICP Director
New York City Department of City Planning
22 Reade Street, 4E
New York, New York 10007

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ZONING FOR QUALITY AND AFFORDABILITY TEXT AMENDMENT PROPOSAL
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Sincerely,

Name: Geraldine WALSH

Address: 84-27 52nd Ave

ELMHURST, NY 11373

27

April 13, 2015

Mr. Robert Dobruskin, AICP Director
New York City Department of City Planning
22 Reade Street, 4E
New York, New York 10007

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Sincerely,

Name: JACINTO CHUA

Address: 87-10 51 AVENUE #7K
ELMHURST NY 11373

April 13, 2015

Mr. Robert Dobruskin, AICP Director
New York City Department of City Planning
22 Reade Street, 4E
New York, New York 10007

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Sincerely,

Name: Bridget J. Larmody

Address: 5260 79th Elmhurst NY 11373

April 13, 2015

Mr. Robert Dobruskin, AICP Director
New York City Department of City Planning
22 Reade Street, 4E
New York, New York 10007

RE: Environmental Impact Statement for:
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(CEQR No. 15DCP104Y)

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Sincerely,

Name: Howard Moskowitz
Address: 76-34 Kneeland Avenue
Elmhurst NY 11373

April 13, 2015

Mr. Robert Dobruskin, AICP Director
New York City Department of City Planning
22 Reade Street, 4E
New York, New York 10007

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Sincerely,

Name: Nancy Carbone
Address: 53-28 72 Place
Maspeth, NY 11378

April 13, 2015

Mr. Robert Dobruskin, AICP Director
New York City Department of City Planning
22 Reade Street, 4E
New York, New York 10007

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Sincerely,

Name: Frank Carbone

Address: 53-28 72nd Place

Maspeth NY 11378

April 13, 2015

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New York City Department of City Planning
22 Reade Street, 4E
New York, New York 10007

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Sincerely,

Name: Richard D. Doyle

Address: 85-03 56th Ave

Elmhurst NY 11373

23

April 13, 2015

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New York City Department of City Planning
22 Reade Street, 4E
New York, New York 10007

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ZONING FOR QUALITY AND AFFORDABILITY TEXT AMENDMENT PROPOSAL
(CEQR No. 15DCP104Y)

Dear Mr. Dobruskin:

As a resident in the community of the Maspeth and Elmhurst area of Queens, I am writing to provide comments regarding Mayor de Blasio's ten-year plan "Housing New York: Zoning for Quality and Affordability" (CEQR No. 15DCP104Y). While there may be benefits for mandatory inclusionary zoning, many issues remained unaddressed. Here are some of my key concerns:

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Until the above issues are addressed, I can not endorse CEQR No. 15DCP104Y in its present form.

Sincerely,

Name: Linda Wong
Address: 7816 Kneeland
Elmhurst NY 11373

April 13, 2015

Mr. Robert Dobruskin, AICP Director
New York City Department of City Planning
22 Reade Street, 4E
New York, New York 10007

RE: Environmental Impact Statement for:
ZONING FOR QUALITY AND AFFORDABILITY TEXT AMENDMENT PROPOSAL
(CEQR No. 15DCP104Y)

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Sincerely,

Name: Miley Wong
Address: 51 81 Odessa Pl
Elmhurst NY 11373

April 13, 2015

Mr. Robert Dobruskin, AICP Director
New York City Department of City Planning
22 Reade Street, 4E
New York, New York 10007

RE: Environmental Impact Statement for:
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Sincerely,

Name: Anna Ornela
Address: 5154 SIMPSON ST.
ELMHURST NY 11373

April 13, 2015

Mr. Robert Dobruskin, AICP Director
New York City Department of City Planning
22 Reade Street, 4E
New York, New York 10007

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Sincerely,

Name: JOHN DE SANTOS

Address: 76-24 KNOXLAND AVE.
ELMHURST NY 11373

April 13, 2015

Mr. Robert Dobruskin, AICP Director
New York City Department of City Planning
22 Reade Street, 4E
New York, New York 10007

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Sincerely,

Name:

Sally Wang

Address:

5161 Codwise Place

Elmhurst, NY 11373

April 13, 2015

Mr. Robert Dobruskin, AICP Director
New York City Department of City Planning
22 Reade Street, 4E
New York, New York 10007

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Sincerely,

Name: Maria Zorovich

Address: 52-15 Haspel St.

Elmhurst, N.Y. 11373

April 13, 2015

Mr. Robert Dobruskin, AICP Director
New York City Department of City Planning
22 Røade Street, 4E
New York, New York 10007

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Sincerely,

Name: Rosemary Waloski

Address: 60-27 54 Ave

Maspeth Ny 11378

April 13, 2015

Mr. Robert Dobruskin, AICP Director
New York City Department of City Planning
22 Rade Street, 4E
New York, New York 10007

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Sincerely,

Name: ANNA M. ABBRUZZESE

Address: 71-08 JUNIPER VALLEY RD
MIDDLE VILLAGE N.Y. 11379

April 13, 2015

Mr. Robert Dobruskin, AICP Director
New York City Department of City Planning
22 Reade Street, 4E
New York, New York 10007

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Sincerely,

Name:

Tom Loh

Address:

117-14 Union Turnpike
Kew Gardens, NY 11415

April 13, 2015

Mr. Robert Dobruskin, AICP Director
New York City Department of City Planning
22 Reade Street, 4E
New York, New York 10007

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Sincerely,

Name:


John Schaffer

Address:

5131 Gorsline St

Elmhurst NY 11373

April 13, 2015

Mr. Robert Dobruskin, AICP Director
New York City Department of City Planning
22 Reade Street, 4E
New York, New York 10007

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Sincerely,

Name: Barbara Heppa

Address: 6408 60 Ave

Maspeth, NY 11378

44

April 13, 2015

Mr. Robert Dobruskin, AICP Director
New York City Department of City Planning
22 Reade Street, 4E
New York, New York 10007

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Sincerely,

Name: William W. Bellas

Address: 53-26 70th St.

Maspeth, ny 11378

45

April 13, 2015

Mr. Robert Dobruskin, AICP Director
New York City Department of City Planning
22 Reade Street, 4E
New York, New York 10007

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Name:

Pat Bellas

Address:

53-26 70TH St.

Maspeth, ny 11378

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April 13, 2015

Mr. Robert Dobruskin, AICP Director
New York City Department of City Planning
22 Rade Street, 4E
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Sincerely,

Name: Antoinette Lalezian

Address: 79-04 Kneeland Ave

Elmhurst NY 11373

47

April 13, 2015

Mr. Robert Dobruskin, AICP Director
New York City Department of City Planning
22 Reade Street, 4E
New York, New York 10007

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Sincerely,

Name: Anna Russell

Address: 52-15 79 St.

Elmhurst, NY 11373

April 13, 2015

Mr. Robert Dobruskin, AICP Director
New York City Department of City Planning
22 Rade Street, 4E
New York, New York 10007

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(CEQR No. 15DCP104Y)

Dear Mr. Dobruskin:

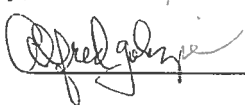
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Sincerely,

Name:



Address:

7904 Knaford Ave

Elmhurst NY 11373

April 13, 2015

Mr. Robert Dobruskin, AICP Director
New York City Department of City Planning
22 Reade Street, 4E
New York, New York 10007

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Sincerely,

Name: Chen Baruch

Address: 85-03 55th

Elmhurst NY 11373

April 13, 2015

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New York City Department of City Planning
22 Reade Street, 4E
New York, New York 10007

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(CEQR No. 15DCP104Y)

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As a member of C.O.M.E.T. (Community of Maspeth and Elmhurst Together) and a long term resident of the community of Maspeth and Elmhurst, I am writing to provide comments regarding Mayor de Blasio's ten-year plan "Housing New York: Zoning for Quality and Affordability" (CEQR No. 15DCP104Y). While there may be benefits for mandatory inclusionary zoning, many issues remained unaddressed. Here are some of my key concerns:

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Until the above issues are addressed, I can not endorse CEQR No. 15DCP104Y in its present form.

Sincerely,

Name: Louise Payne

Address: 86-14 54 Ave

Elmhurst NY 11373

April 13, 2015

Mr. Robert Dobruskin, AICP Director
New York City Department of City Planning
22 Reade Street, 4E
New York, New York 10007

RE: Environmental Impact Statement for:
ZONING FOR QUALITY AND AFFORDABILITY TEXT AMENDMENT PROPOSAL
(CEQR No. 15DCP104Y)

Dear Mr. Dobruskin:

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Sincerely,

Name:



Address:

84-17 55 AVE
ELMHURST NY 11373

April 13, 2015

Mr. Robert Dobruskin, AICP Director
New York City Department of City Planning
22 Reade Street, 4E
New York, New York 10007

RE: Environmental Impact Statement for:
ZONING FOR QUALITY AND AFFORDABILITY TEXT AMENDMENT PROPOSAL
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Sincerely,

Name:

Address:

Elmhurst, NY 11373

April 13, 2015

Mr. Robert Dobruskin, AICP Director
New York City Department of City Planning
22 Reade Street, 4E
New York, New York 10007

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ZONING FOR QUALITY AND AFFORDABILITY TEXT AMENDMENT PROPOSAL
(CEQR No. 15DCP104Y)

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Sincerely,

Name: Anne Terichon

Address: 79-69 69 Rd

Middle Village NY 11379

April 13, 2015

Mr. Robert Dobruskin, AICP Director
New York City Department of City Planning
22 Reade Street, 4E
New York, New York 10007

RE: Environmental Impact Statement for:
ZONING FOR QUALITY AND AFFORDABILITY TEXT AMENDMENT PROPOSAL
(CEQR No. 15DCP104Y)

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Sincerely,

Name: Jean O'Brien

Address: 57-46 98 St

Middle Village 11379

April 13, 2015

Mr. Robert Dobruskin, AICP Director
New York City Department of City Planning
22 Reade Street, 4E
New York, New York 10007

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ZONING FOR QUALITY AND AFFORDABILITY TEXT AMENDMENT PROPOSAL
(CEQR No. 15DCP104Y)

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Sincerely,

Name: Anne Marie Pollino

Address: 51-27-74 ST. Elmhurst, NY 11373-4106

56

April 13, 2015

Mr. Robert Dobruskin, AICP Director
New York City Department of City Planning
22 Reade Street, 4E
New York, New York 10007

RE: Environmental Impact Statement for:
ZONING FOR QUALITY AND AFFORDABILITY TEXT AMENDMENT PROPOSAL
(CEQR No. 15DCP104Y)

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Sincerely,

Name: Annette Cappella

Address: 6021 74 ST

Middle Village, NY 11379

57

April 13, 2015

Mr. Robert Dobruskin, AICP Director
New York City Department of City Planning
22 Reade Street, 4E
New York, New York 10007

RE: Environmental Impact Statement for:
ZONING FOR QUALITY AND AFFORDABILITY TEXT AMENDMENT PROPOSAL
(CEQR No. 15DCP104Y)

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Sincerely,

Name:

Marguerite Matutes

Address:

57.03. 50 St.

Elmhurst Ny 11373

April 13, 2015

Mr. Robert Dobruskin, AICP Director
New York City Department of City Planning
22 Reade Street, 4E
New York, New York 10007

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Sincerely,

Name: Joseph A. Oliveri
Address: 8527 Eliot Ave
Rego PK. N.Y. 11374

April 13, 2015

Mr. Robert Dobruskin, AICP Director
New York City Department of City Planning
22 Reade Street, 4E
New York, New York 10007

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Sincerely,

Name: Florence Gaten

Address: 84-09 60th Drive

Middle Village, New York 11379

60

April 13, 2015

Mr. Robert Dobruskin, AICP Director
New York City Department of City Planning
22 Reade Street, 4E
New York, New York 10007

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Sincerely,

Name:

Mary Johnston

Address:

51-76 72nd Place

Woodside NY 11371

April 13, 2015

Mr. Robert Dobruskin, AICP Director
New York City Department of City Planning
22 Reade Street, 4E
New York, New York 10007

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Sincerely,

Name: Lois Francis

Address: 51-72 72 PL.

Woodside, NY 11377

April 13, 2015

Mr. Robert Dobruskin, AICP Director
New York City Department of City Planning
22 Reade Street, 4E
New York, New York 10007

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Sincerely,

Name:

Address:


87-24 55 AVE
ELMHURST NY 11373

April 13, 2015

Mr. Robert Dobruskin, AICP Director
New York City Department of City Planning
22 Reade Street, 4E
New York, New York 10007

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(CEQR No. 15DCP104Y)

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Sincerely,

Name: Janne Kealey

Address: 84-24 55 Ave

Elmhurst, NY 11373

April 13, 2015

Mr. Robert Dobruskin, AICP Director
New York City Department of City Planning
22 Reade Street, 4E
New York, New York 10007

RE: Environmental Impact Statement for:
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Sincerely,

Name: Rachel Lam
Address: 72-34 Calamus Ave
Woodside NY 11377

April 13, 2015

Mr. Robert Dobruskin, AICP Director
New York City Department of City Planning
22 Rade Street, 4E
New York, New York 10007

RE: Environmental Impact Statement for:
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Sincerely,

Name:

RICHARD GUNDLACH

Address:

51-11 72 ST .

WOODSIDE, NY 11377

April 13, 2015

Mr. Robert Dobruskin, AICP Director
New York City Department of City Planning
22 Reade Street, 4E
New York, New York 10007

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Sincerely,

Name:

Yan Hing Wong

Address:

51-76 Manilla St.

Elmhurst, NY 11373

April 13, 2015

Mr. Robert Dobruskin, AICP Director
New York City Department of City Planning
22 Reade Street, 4E
New York, New York 10007

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(CEQR No. 15DCP104Y)

Dear Mr. Dobruskin:

As a member of C.O.M.E.T. (Community of Maspeth and Elmhurst Together) and a long term resident of the community of Maspeth and Elmhurst, I am writing to provide comments regarding Mayor de Blasio's ten-year plan "Housing New York: Zoning for Quality and Affordability" (CEQR No. 15DCP104Y). While there may be benefits for mandatory inclusionary zoning, many issues remained unaddressed. Here are some of my key concerns:

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Until the above issues are addressed, I can not endorse CEQR No. 15DCP104Y in its present form.

Sincerely,

Name: Kelly Mancuso

Address: 64-30 65 Lane #2

Middle Village, NY 11379

April 13, 2015

Mr. Robert Dobruskin, AICP Director
New York City Department of City Planning
22 Reade Street, 4E
New York, New York 10007

RE: Environmental Impact Statement for:
ZONING FOR QUALITY AND AFFORDABILITY TEXT AMENDMENT PROPOSAL
(CEQR No. 15DCP104Y)

Dear Mr. Dobruskin:

As a member of C.O.M.E.T. (Community of Maspeth and Elmhurst Together) and a long term resident of the community of Maspeth and Elmhurst, I am writing to provide comments regarding Mayor de Blasio's ten-year plan "Housing New York: Zoning for Quality and Affordability" (CEQR No. 15DCP104Y). While there may be benefits for mandatory inclusionary zoning, many issues remained unaddressed. Here are some of my key concerns:

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Until the above issues are addressed, I can not endorse CEQR No. 15DCP104Y in its present form.

Sincerely,

Name:

Kathleen Lynch

Address:

5212.495t Elmhurst LI 11373

April 13, 2015

Mr. Robert Dobruskin, AICP Director
New York City Department of City Planning
22 Reade Street, 4E
New York, New York 10007

RE: Environmental Impact Statement for:
ZONING FOR QUALITY AND AFFORDABILITY TEXT AMENDMENT PROPOSAL
(CEQR No. 15DCP104Y)

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Until the above issues are addressed, I can not endorse CEQR No. 15DCP104Y in its present form.

Sincerely,

Name: Laelia J. McManus

Address: 52-83 79th St

Elmhurst 11373

April 13, 2015

Mr. Robert Dobruskin, AICP Director
New York City Department of City Planning
22 Reade Street, 4E
New York, New York 10007

RE: Environmental Impact Statement for:
ZONING FOR QUALITY AND AFFORDABILITY TEXT AMENDMENT PROPOSAL
(CEQR No. 15DCP104Y)

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Until the above issues are addressed, I can not endorse CEQR No. 15DCP104Y in its present form.

Sincerely,

Name: Joan Ruckman

Address: 13-31 52 Ave

Maspeth, NY 11378

April 13, 2015

Mr. Robert Dobruskin, AICP Director
New York City Department of City Planning
22 Reade Street, 4E
New York, New York 10007

RE: Environmental Impact Statement for:
ZONING FOR QUALITY AND AFFORDABILITY TEXT AMENDMENT PROPOSAL
(CEQR No. 15DCP104Y)

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Until the above issues are addressed, I can not endorse CEQR No. 15DCP104Y in its present form.

Sincerely,

Name: JOHN CONNORS

Address: 73-19 52 DA

MASPEETH NY 11378

April 13, 2015

Mr. Robert Dobruskin, AICP Director
New York City Department of City Planning
22 Reade Street, 4E
New York, New York 10007

RE: Environmental Impact Statement for:
ZONING FOR QUALITY AND AFFORDABILITY TEXT AMENDMENT PROPOSAL
(CEQR No. 15DCP104Y)

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Sincerely,

Name: RICHARD POLGAR

Address: 57-38 73 ST

MASPETH NY 11378

73

April 13, 2015

Mr. Robert Dobruskin, AICP Director
New York City Department of City Planning
22 Reade Street, 4E
New York, New York 10007

RE: Environmental Impact Statement for:
ZONING FOR QUALITY AND AFFORDABILITY TEXT AMENDMENT PROPOSAL
(CEQR No. 15DCP104Y)

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Until the above issues are addressed, I can not endorse CEQR No. 15DCP104Y in its present form.

Sincerely,

Name: Elizabeth Behr

Address: 42-71 60 St.

Maspeth NY 11378

74

April 13, 2015

Mr. Robert Dobruskin, AICP Director
New York City Department of City Planning
22 Reade Street, 4E
New York, New York 10007

RE: Environmental Impact Statement for:
ZONING FOR QUALITY AND AFFORDABILITY TEXT AMENDMENT PROPOSAL
(CEQR No. 15DCP104Y)

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Sincerely,

Name: EILEEN WHYTE
Address: 51-51 GORSLINE STREET
ELMHURST, NY 11373

75

April 13, 2015

Mr. Robert Dobruskin, AICP Director
New York City Department of City Planning
22 Reade Street, 4E
New York, New York 10007

RE: Environmental Impact Statement for:
ZONING FOR QUALITY AND AFFORDABILITY TEXT AMENDMENT PROPOSAL
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Sincerely,

Name:

Eleanor S. Paternostro

Address:

53-68 63rd St.

Maspeth, NY 11378

April 13, 2015

Mr. Robert Dobruskin, AICP Director
New York City Department of City Planning
22 Reade Street, 4E
New York, New York 10007

RE: Environmental Impact Statement for:
ZONING FOR QUALITY AND AFFORDABILITY TEXT AMENDMENT PROPOSAL
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Sincerely,

Name:

John Rapber

Address:

53-72-64 ST M ASPETH

11378

77

April 13, 2015

Mr. Robert Dobruskin, AICP Director
New York City Department of City Planning
22 Reade Street, 4E
New York, New York 10007

RE: Environmental Impact Statement for:
ZONING FOR QUALITY AND AFFORDABILITY TEXT AMENDMENT PROPOSAL
(CEQR No. 15DCP104Y)

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Sincerely,

Name: Matthew Connolly

Address: 53-13863rd Maspeth NY 11378

April 13, 2015

Mr. Robert Dobruskin, AICP Director
New York City Department of City Planning
22 Reade Street, 4E
New York, New York 10007

RE: Environmental Impact Statement for:
ZONING FOR QUALITY AND AFFORDABILITY TEXT AMENDMENT PROPOSAL
(CEQR No. 15DCP104Y)

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Sincerely,

Name: Frank Mancini

Address: 53-55 63rd St

Maspeth NY 11378

April 13, 2015

Mr. Robert Dobruskin, AICP Director
New York City Department of City Planning
22 Reade Street, 4E
New York, New York 10007

RE: Environmental Impact Statement for:
ZONING FOR QUALITY AND AFFORDABILITY TEXT AMENDMENT PROPOSAL
(CEQR No. 15DCP104Y)

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Sincerely,

Name: Mary Murphy
Address: 53-24 63 St
Maspeth, NY

April 13, 2015

Mr. Robert Dobruskin, AICP Director
New York City Department of City Planning
22 Reade Street, 4E
New York, New York 10007

RE: Environmental Impact Statement for:
**ZONING FOR QUALITY AND AFFORDABILITY TEXT AMENDMENT PROPOSAL
(CEQR No. 15DCP104Y)**

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Sincerely,

Name: Michael Murphy
Address: 53 W 63 St
Maspeth NY

April 13, 2015

Mr. Robert Dobruskin, AICP Director
New York City Department of City Planning
22 Reade Street, 4E
New York, New York 10007

RE: Environmental Impact Statement for:
ZONING FOR QUALITY AND AFFORDABILITY TEXT AMENDMENT PROPOSAL
(CEQR No. 15DCP104Y)

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Sincerely,

Name: Margaret O'Rourke / Margaret O'Rourke

Address: 53-75 63rd Street

Maspeth, NY 11378

April 13, 2015

Mr. Robert Dobruskin, AICP Director
New York City Department of City Planning
22 Reade Street, 4E
New York, New York 10007

RE: Environmental Impact Statement for:
ZONING FOR QUALITY AND AFFORDABILITY TEXT AMENDMENT PROPOSAL
(CEQR No. 15DCP104Y)

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Sincerely,

Name:

Ray Gallagher

Address:

53 - 66 - 63 St

Maspeth, NY

April 13, 2015

Mr. Robert Dobruskin, AICP Director
New York City Department of City Planning
22 Reade Street, 4E
New York, New York 10007

RE: Environmental Impact Statement for:
ZONING FOR QUALITY AND AFFORDABILITY TEXT AMENDMENT PROPOSAL
(CEQR No. 15DCP104Y)

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Sincerely,

Name: Lucia Mancini

Address: 53-51 63rd St

Maspeth NY 11378

84

April 13, 2015

Mr. Robert Dobruskin, AICP Director
New York City Department of City Planning
22 Reade Street, 4E
New York, New York 10007

RE: Environmental Impact Statement for:
ZONING FOR QUALITY AND AFFORDABILITY TEXT AMENDMENT PROPOSAL
(CEQR No. 15DCP104Y)

Dear Mr. Dobruskin:

As a member of C.O.M.E.T. (Community of Maspeth and Elmhurst Together) and a long term resident of the community of Maspeth and Elmhurst, I am writing to provide comments regarding Mayor de Blasio's ten-year plan "Housing New York: Zoning for Quality and Affordability" (CEQR No. 15DCP104Y). While there may be benefits for mandatory inclusionary zoning, many issues remained unaddressed. Here are some of my key concerns:

1. The new zoning plan eliminates parking requirements for affordable housing: seniors would take their cars with them when they move into these newly developed units. Our community is already facing serious parking issues, so it's naive to think local street parking would provide adequate parking spaces to these residents.
2. The new zoning plan fails to address infrastructure capacities: this community faces various back-flowing storm drains during spring showers and exploding manholes during the summer storms. These events prove that the current water/sewer and electricity grids do not meet the existing demand of the residents. It's irresponsible to promote more development without planning upgrades to the infrastructure. Building taller and wider buildings would exacerbate existing problems, while creating new ones.
3. The new zoning plan fails to check residents of affordable housing units after they move in: history shows that residents stay in these affordable units long after they would qualify for them, causing hostile feeling from the occupants of the market rate units, who end up subsidizing the affordable units.

Until the above issues are addressed, I can not endorse CEQR No. 15DCP104Y in its present form.

Sincerely,

Name: Gene Barrino
Address: 85-04 55TH AVE
Elmhurst, NY 11373

85

April 13, 2015

Mr. Robert Dobruskin, AICP Director
New York City Department of City Planning
22 Reade Street, 4E
New York, New York 10007

RE: Environmental Impact Statement for:
ZONING FOR QUALITY AND AFFORDABILITY TEXT AMENDMENT PROPOSAL
(CEQR No. 15DCP104Y)

Dear Mr. Dobruskin:

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Sincerely,

Name:

Cathy Evans

Address:

85-14 54TH AVE

ELMHURST, NY 11373

86

April 13, 2015

Mr. Robert Dobruskin, AICP Director
New York City Department of City Planning
22 Reade Street, 4E
New York, New York 10007

RE: Environmental Impact Statement for:
**ZONING FOR QUALITY AND AFFORDABILITY TEXT AMENDMENT PROPOSAL
(CEQR No. 15DCP104Y)**

Dear Mr. Dobruskin:

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Sincerely,

Name:

WENDY LERCHENMUELLER Wendy

Address:

85-32 53 AVENUE

ELMHURST, NY 11373

April 13, 2015

Mr. Robert Dobruskin, AICP Director
New York City Department of City Planning
22 Reade Street, 4E
New York, New York 10007

RE: Environmental Impact Statement for:
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(CEQR No. 15DCP104Y)

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Sincerely,

Name: TRACEY LERCHENMUELLER (TL)
Address: 85-32 53RD AVENUE
ELMHURST, NY 11373

April 13, 2015

Mr. Robert Dobruskin, AICP Director
New York City Department of City Planning
22 Reade Street, 4E
New York, New York 10007

RE: Environmental Impact Statement for:
ZONING FOR QUALITY AND AFFORDABILITY TEXT AMENDMENT PROPOSAL
(CEQR No. 15DCP104Y)

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Sincerely,

Name: Barbara Macblin

Address: 53-76 63 St. Maspeth

DEPT OF CITY PLANNING
RECEIVED
2015 APR -3 PM 3:01
ENVIRONMENTAL REVIEW DIV

Zoning Hearing Testimony March 25, 2015 for the NYC Planning Commission

Affordable housing is critical to our City's wellbeing. The best solution to this problem is to ensure that we do not lose any housing in the current portfolio. Our priorities should be to change decontrol laws and to penalize landlord harassment. We need to strengthen regulations. As it is, when a regulated apartment becomes vacant it becomes a luxury apartment. Senior citizens would much prefer to remain in their apartment then to be driven out and have to adjust to senior housing.

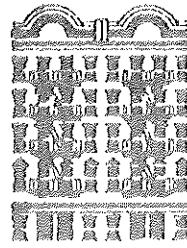
Environmental assessments are very weak in this City if they allow:

- 100+ story buildings to cast shadows on Central Park
- Add vehicles to streets in which traffic hardly moves
- Allows residential construction in low-lying areas inundated by Super Storm Sandy (Indeed, there is general amnesia about climate change)
- The substitution of glass walls instead of operable windows.

Is growth to be an infinite process? When is a city all grown up? Actually this City is over grown, overcrowded. Zoning changes should be made to improve the quality of life and to be environmentally sound for the millions of people who now live in our City. We need sun, light, open space and parks.

We need to down zone

Olive Freud
Olive Freud, President



Cooper Square Committee

61 E. 4th Street, New York, N.Y. 10003
tel: (212) 228-8210; fax: (646) 602-2260
email: csc@coopersquare.org
website: www.coopersquare.org

EIS Scoping Hearing Testimony:

Thank you for the opportunity to provide testimony regarding the scope of the EIS the City will conduct to assess the impact of proposed zoning text amendments that aim to further the goals of the City's 10 year housing plan: Removing barriers to housing production, Encouraging better quality buildings, promoting senior housing and reducing unnecessary parking requirements for affordable housing.

While the Cooper Square Committee supports each of these goals, and thinks some of the zoning text amendments may have the potential to promote more affordable housing and senior housing, we have some serious reservations about the potential impacts of enacting a one size fits all zoning text amendment in NYC's diverse neighborhoods.

First, we want to express concerns about raising the maximum height limits in R6-R8 contextual zoning districts. The proposed increases in base height and overall height of buildings threaten to undo a carefully crafted contextual rezoning that our community completed in 2008 after a 3 year planning process. The adoption of a contextual zoning plan in 2008 encompassed 114 city blocks from East 13th Street to Grand Street and Delancey Street east of the Bowery. Height limits of 75-80 feet were established in the R7A, R7B and R8B districts, and 120 feet in the C6-2A and R8A inclusionary zoning districts which are limited to Delancey Street, Houston Street, Chrystie Street and Avenue D and just 3 blocks of lower 2nd Avenue.

The proposal to increase base heights in R7A zones from 65' to 75' and overall height limits from 80' to 95', which is virtually all of our avenues from Houston Street to East 14th Street, would drastically alter the character of our community. The proposed base height increase in R8B zones from 60' to 65' feet and overall height limits from 75' to 85' would also promote out of scale development that would undermine the low rise character of our mid-blocks. We oppose both of these proposed changes because they would not achieve the stated goal of new affordable housing. If affordable housing is proposed in these districts, we could consider supporting BSA applications to increase the height of specific buildings on a case by case basis, given that such applications would be exceedingly rare.

The proposed modifications in R8A inclusionary zones, which exist in our community, on Delancey Street, Houston Street and Avenue D, would raise base heights from 85' to 105' and from 120' to 145' feet overall. Again, these proposed changes are excessive. We think that much more modest changes, such as a 5 foot increase in overall height to 125 feet in the R8A and C6-2A districts, could result in better design for 12 story buildings with ground floor retail or community facility space given that ground floor restaurants or other businesses with 15 foot ceilings are much more marketable and would command higher rents which mixed income or low income buildings require to help subsidize the low income housing. Still, we would strongly prefer only a 5 foot increase in the R8A district.

Cooper Square Community Development Committee
"Here Today...Here to Stay!"

In our view, if the aim of the proposed zoning text amendment is truly to promote affordable housing, it has a glaring omission, and that is **mandatory inclusionary zoning**. Our community's rezoning has not been as successful as we had hoped in promoting affordable housing development, but there's no evidence whatsoever that the 120 foot height limits in our R8A and C6-2A inclusionary zones is the reason. To date, we have achieved just 50 low income units in the inclusionary zones, far short of the 348 low income units in the worst case minimum development scenario. Despite the bonus FAR and the 421A tax exemptions available to developers, few have chosen to avail themselves of this. We don't think it is the lack of zoning or financial incentives that is preventing low income housing from being built in our community.

We believe that the reality is that most private developers just don't want to build mixed income housing. They would rather forego very generous 421A tax breaks which require 20% low income housing since our community is within the geographic exclusion area (GEA), and just build luxury housing units that rent for over \$3,500 per month for a 1 bedrooms, and over \$5,000 for 2 bedrooms. They have done the financial calculations and concluded that even with the generous tax breaks and zoning incentives, they make more money over 30 years renting new units at market rate rents of \$3,500 to over \$5,000 than they do renting low income units for households at 60% of the area median income in the general range of \$800 for a 1 bedroom to \$1,200 for a 2 bedroom per month over the same period. The differential adds up to well over \$1 million per unit in additional rental income for market rate units over 30 years when you include compounded interest on the capital gains. It is just a very disheartening reality we face in NYC, which has become a magnet for the world's wealthiest citizens. **Mandatory inclusionary zoning is the only means by which communities can be guaranteed some affordable housing.** It has become increasingly clear that voluntary programs are not working to achieve the goals of the Mayor's 10 year housing plan. We are dismayed that there is no mention of mandatory inclusionary zoning in these proposed zoning text amendments. We urge that the EIS scoping document include mandatory inclusionary zoning as one of the alternative actions.

The scoping document should examine how much more affordable housing mandatory zoning could create, as well as adverse impacts such as shadows, light and air, neighborhood character and construction impacts on the surrounding area if maximum base heights and overall heights are increased as proposed.

If NYC really wants to build 80,000 new affordable housing units as part of the Mayor's 10 year housing plan of creating and preserving 200,000 affordable units, there are many tools other than zoning that could be used. For example, the City of New York still owns a significant amount of vacant land in some communities. Relying on the private sector to deliver substantial numbers of affordable units as part of 80/20 developments on these sites is counterproductive, because it results in a disproportionate number of market rate units in the process, which only promotes more secondary displacement. Over the last decade, NYC has lost more rent stabilized units to deregulation than were created under the City's affordable housing production plan. It's time to acknowledge that a market driven approach to creating affordable housing is not working, and use other viable approaches. The 421A program gave \$1.1 billion in tax breaks to private developers in fiscal year 2013, and only 12,700 of the 153,000 units built using this program were "affordable" units, just 8.3%. This amounts to over \$86,000 PER YEAR for 10 years of tax breaks to develop low income housing. There are much more efficient ways to build much more affordable housing. Let's fix that before we tinker with hard fought rezonings in NYC neighborhoods!!!

The City should advocate to the NYS legislature that the 421A program be allowed to expire in June. The City should use the cost savings to set up a pilot program to directly build affordable housing itself on city owned sites. Another option would be to transfer the land to community land trusts, and fund non-profit HDFCs or for profit affordable housing developers to build low income housing. Land trusts provide an enforcement mechanism to prevent the building from eventually opting out of the City's regulatory oversight after a finite number of years.

With regard to other aspects of the proposed zoning text amendment, some are worth considering, such as removing barriers to building a range of senior housing models throughout NYC, and reducing or eliminating parking requirements in mass transit corridors. The EIS scoping document should project how many new assisted living senior housing units and nursing home units will be created in NYC if the zoning text amendments are adopted, and how this housing model may impact on the demand for health care services in NYC. The EIS scoping document should also examine several alternative FARs when looking at the impact of allowing greater FAR and density for senior housing restrictions.

With regard to changing existing "contextual" building envelopes, we have concerns about changes in setback requirements that could result in changing the unique character of our community. The East Village/Lower East Side is characterized by low/midrise buildings that adhere to a fairly uniform street wall. Promoting new construction with setbacks at the street level would be totally unacceptable. **Loosening lot coverage requirements somewhat on corner lots and irregularly shaped lots and shallow lots would be acceptable if the City mandated that the lots in question included at least 20% low income housing.**

Thank you for the opportunity to comment on issues that should be considered within the scope of the EIS.

From: [Robert Dobruskin \(DCP\)](#)
To: [Eren Ulker-Kacar \(DCP\)](#); [Affordable Housing Text \(DCP\)](#)
Subject: Comments on CEQR No. 15DCP104Y
Date: Monday, April 27, 2015 4:26:56 PM

From: Elizabeth Ashby [mailto:e.ashby96@gmail.com]
Sent: Monday, April 27, 2015 12:29 PM
To: Robert Dobruskin (DCP)
Subject: FW: CEQR No. 15DCP104Y

DEFENDERS *of the* HISTORIC UPPER EAST SIDE

Lenox Hill Station, PO Box 768, New York, NY 10021

Robert Dobruskin, AICP, Director
Environmental Assessment and Review Division
New York City Department of City Planning
22 Reade Street
New York, NY 10007

Re: 'Zoning for Quality and Affordability,' CEQR No. 15DCP104Y

Dear Director Dobruskin:

Defenders of the Historic Upper East Side is very much in favor of creating more affordable housing in the city. We do, however, have serious concerns about the current proposal because of the likelihood of grave adverse impacts on our community.

The affected neighborhoods differ widely from one another and it is important to protect the individual character of each one. We, therefore, feel that the environmental impact on every affected community should be evaluated individually. It would not be possible to carry out a valid assessment in any other manner.

It is also essential that the scope of the Environmental Impact Statement be enlarged to consider the loss of affordable housing that would result from the new construction. Because the principal purpose of this proposal is the creation of affordable housing, we believe that the existing affordable housing (rent controlled, rent stabilized, etc.) on the potential development sites must be measured. One cannot create affordable housing by destroying it.

Contextual zones are essential to the protection of the character of the neighborhoods in which they are situated and were strongly supported by the public, the elected officials, and by the City Planning Commission itself. The EIS must examine the entire record of their enactment. This would include a review of all testimony and submissions by members of the public and elected officials, and all reports, studies, etc. by the Department of City Planning. The proposed changes seem likely to have serious adverse impacts on neighborhood character, historic districts and buildings, and the urban design of the affected neighborhoods. The additional heights will obviously result in longer shadows being cast over open spaces, historic resources, and parks.

The “Sliver Law” resulted from the outrage that universally greeted these eyesores when they came upon the scene around 1980. As in the case of contextual zones, the EIS must examine the entire record of its enactment. This again would include a review of all testimony and submissions by members of the public and elected officials, and all reports, studies, etc. by the Department of City Planning. Repealing the ‘Sliver law’ would be a major reversal of good public policy. Sliver buildings were an offense against responsible principles of urban design and seriously damaged the character of the streets and neighborhoods in which they were found.

Open rear yards – the “holes in the donuts” – are essential to the character of the Upper East Side mid-blocks. Leaving this space open is also necessary to protect air quality. The proposal to permit construction in rear yards merits intense scrutiny, particularly of the impact on the environment and on neighborhood character.

The Upper East Side is an intensely populated district. It’s subway line is well over capacity and brownouts and blackouts have occurred during the summer months. The infrastructure must be carefully studied – particularly the stress on transportation, waste management, and electric power.

This proposal represents a dramatic change to current zoning – particularly the zoning designed to protect the character of the Upper East Side - and would undo many years of work by residents, civic organizations, and elected officials. Every aspect requires rigorous evaluation and study, which we look to your division to provide.

With best wishes,

Sincerely,

Elizabeth Ashby
Chairman

Preserve Harlem's Legacy's Official Response to

HOUSING NEW YORK: ZONING FOR QUALITY AND AFFORDABILITY DRAFT SCOPE OF WORK FOR AN ENVIRONMENTAL IMPACT STATEMENT

(Preserve Harlem's Legacy - founded in 2006 - is a grass-roots movement consisting of Harlem Residents and Friends of Harlem with the principle mission of sustaining and preserving Harlem's Historic Legacy, which includes the people and descendants of those who historically made Harlem the Mecca Of Black America. Its founder is Julius Tajiddin.)

Prepared by Julius Tajiddin

(Because of the late notice this response is segmentally prepared.)

Reduce Unnecessary Parking Requirements for Affordable Housing

DCP's findings

Studies of residential car ownership patterns have shown that, in "Inner Ring" neighborhoods that are located outside the Manhattan Core but are accessible to transit, employment centers, and services, per-unit parking requirements for affordable housing exceed car ownership rates among low-income households. Where off-street parking is built for affordable housing, spaces often go unused because even the few car-owning residents cannot pay monthly parking fees and thus park on-street. The construction of unnecessary parking spaces increases construction costs and may deter development or reduce the number of affordable units that can be produced. DCP is proposing appropriate reductions in parking requirements for affordable housing developments near public transit.

Preserve Harlem's Legacy Findings of Fact

Most, if not all, of the low-income "affordable housing" development built within the last ten years outside the Manhattan Core that is accessible to transit, employment centers and services does not have parking. Perhaps the parking requirements were waived. On the other hand, mixed-income developments outside of the Manhattan core built over the last ten years has on-site parking. This especially seems to be the case with new development in Harlem. The reason being it seems is because the greater percentage of the units in the mixed income model has been geared to luxury housing, despite often-times the on-site parking being inappropriate or hazardous if not dangerous to the surrounding area.

For example, take the luxury development on the Northeast corner of Frederick Douglass Blvd and W. 114th Street. This building has 8 floors or less, is very accessible to public transportation, supermarkets and other essential services. Yet, despite the community opposition of residents in the area the project, requiring ULURP, built an on-site parking garage. The community had

good reason to oppose the onsite parking for this development because the only suitable place to have the parking entrance was 50 feet or less from Frederick Douglass Blvd on W. 114 Street – a one way street - a street with a public housing development on it and a public school. Cars coming from three directions, North, South and East are capable of entering the block. The development is also rather small for parking.

But rather than waiving the parking requirement, which city council was capable of doing, parking was allowed. Not only can the street get congested as a result of this set-up, drivers understanding the situation come sweeping into the garage at fast speeds. There have been several accidents on this corner since the building was erected in 2008 or 2009.

So it seems that parking has catered to class rather than practicality or what's conducive. There is an exception to this trend that is worth noting. The 125th Street Special District which was created in 2008 eliminated public and private parking garages and lots and on-site parking for private developments with an entrance on 125th Street. The community at large was very involved in this particular rezoning process. Although the housing component to the rezoning increased by 750% and under a reasonable worst-case development scenario 80% of the housing stock would cater to high income residents, notwithstanding other objections, the community got its way with regards to parking.

Recommendation

Preserve Harlem's Legacy (PHL) would recommend the city doing nothing with parking zoning at this time because parking requirements always seem to get waived when it comes to low-income housing developments and when they should be waived they don't when it comes to luxury developments. If anything a zoning text amendment should be put in place that would prohibit on-site parking garages for any development if they don't meet a certain criteria. But so it seems, the way things work now, parking requirements can be adjusted by agency or councilmanic authority even with a text amendment restricting parking upon application by a developer.

REQUIRED APPROVALS AND REVIEW PROCEDURES

DCP's Findings

The City Planning Commission (CPC) has determined that an EIS for the Proposed Action will be prepared in conformance with City Environmental Quality Review (CEQR) guidelines, with DCP acting on behalf of the CPC as the lead agency. The environmental analyses in the EIS will assume a development period of ten years for the reasonable worst-case development scenario (RWCDS) for the Proposed Action, as defined herein, (i.e., analysis year of 2025). DCP will conduct a coordinated review of the Proposed Action with involved and interested agencies.

The proposed Zoning Text Amendment encompasses a discretionary action that is subject to review under Section 200 of the City Charter, and the City Environmental Quality review (CEQR) process.

City Environmental Quality Review (CEQR) and Scoping

The Proposed Action is classified as Type I, as defined under 6 NYCRR 617.4 and 43 RCNY 6-15, subject to environmental review in accordance with CEQR guidelines. An Environmental Assessment Statement (EAS) was completed on February 20, 2015. A Positive Declaration, issued on February 20, 2015, established that the Proposed Action may have a significant adverse impact on the environment, thus warranting the preparation of an EIS.

Draft Scope Phase...As stated by DCP

The CEQR scoping process is intended to focus the EIS on those issues that are most pertinent to the Proposed Action. The process allows other agencies and the public a voice in framing the scope of the EIS. The scoping document sets forth the analyses and methodologies that will be utilized to prepare the EIS. During the period for scoping, those interested in reviewing the Draft Scope may do so and give their comments to the lead agency. The public, interested agencies, Community Boards, and elected officials, are invited to comment on the draft scope of work, either in writing or orally, at a public scoping meeting to be held on March 25, 2015 at Spector Hall, 22 Reade Street, New York , New York 10007, starting at 4 pm. Comments received during the Draft Scope's public hearing and written comments received up to ten days after the hearing (until 5:00 pm on April 6, 2015), will be considered and incorporated as appropriate into the Final Scope of Work (Final Scope). The lead agency will oversee preparation of the Final Scope, which will incorporate all relevant comments made on the Draft Scope, and revise the extent or methodologies of the studies, as appropriate, in response to comments made during scoping. The Draft EIS (DEIS) will be prepared in accordance with the Final Scope.

Preserve Harlem's Legacy Comments on the Draft Scoping Process

Preserve Harlem's Legacy formally objects to the way that this scoping process has started. In the past, i.e., 125th Street Rezoning proposal, DCP had public sessions during the draft scoping phase and gave the affected community ample time to orally comment and submit written responses to be considered and incorporated into the Final Scope of Work.

Although the written comment period has been extended to April 30, 2015 the community at large in Harlem, including elected officials, were not notified of this public scoping meeting, held on March 25, 2015.

The preparer of this response happened to attend a Community Board 10 Land Use Committee meeting where committee members were discussing how the Committee plans to submit its response and learned that certain people were selectively invited to attend the draft scope of work meeting.

Whether or not it was the responsibility of the committee chair to organize a public hear/meeting for the Community Board 10 community, nevertheless the Harlem public, as far as Central Harlem is concerned, is clueless as to what is going on regarding this major proposed Action, which has the same dynamics and effect as the rezoning of 125th Street "River to River." And

that is because the residents, business owners, workers, and frequent visitors to Central Harlem were not properly notified of this draft scoping phase.

B. DESCRIPTION OF PROPOSED ACTION

Because of the shortness of time it is not possible to go over every detail of the proposal with a comment follow-up. However, in this area of the proposal DCP, for various reasons, recommends increasing heights of certain districts by 5-15’.

“This component of the Proposed Action is primarily applicable to R5D to R10 residence districts, as well as their residential equivalents in commercial and manufacturing districts, as applicable. These changes would also be reflected in Special Districts and special areas that include these zoning districts. In addition, a portion of the Proposed Action affects the development of affordable senior housing and care facilities in R3-2, R4, and R5 zoning districts.”

The 125th Street area from West of Second Avenue to East of Broadway, to South of 126th Street to North of 124th Street, is known as the 125th Street Special District. – aka “River to River.”

The ULURP journey on the River to River rezoning was contentious to say the least. It was a political battle that Harlem hadn’t seen in years. But what came out of it was a very tailored rezoning that went against many of the so-called “outdated” zoning requirements.

The height limits were stretched to 160’ on the south-side of the core sub-district (East of Frederick Douglass Blvd. on W. 125th – 55 W. 125th Street) and 195’ on the North-side of the core sub-district.

These heights were to be the max. Furthermore, the community did not want housing in the core sub-district. So the FAR was limited and bonusable to a standard FAR if the developer provided art/culture space and 20% affordable housing units. Moreover, if developments did not have resident entrances on 124th or 126th Street the resident entrance could only be just that - a resident entrance - no lobby. Thus, this special district has the handprint of the community and City.

Recommendation

Although it is the opinion of many that the housing component of the 125th Street Special District violates the Fair Housing Act, PHL recommends that the 125th Special District and other districts that have been extremely tailored with community input be exempt from this text amendment proposal.

Other areas of concern with the present Draft Scope and Recommendations

- Senior Housing should not be built like a match box (figure of speech) – this appears to be the case with this proposal
- New Buildings developed in split zones must continue to take the lesser zoning otherwise what's the point
- Continue contextual zoning based on community self determination in higher density areas
- Provide for more Income Targeted Housing geared toward Extremely Low and low income housing (This is left out)
- As an alternative or to some degree - Come up with creative housing models (structure and incentives) for seniors that encourage extended family living. (more than single family households)
- Retain sensible open space requirements. Buildings should not be on top of each other. This seems to be the case with this proposal
- Avoid too much over-crowded living space (This seems to be the case with this proposal)

PHL reserves the right to expand on this comment phase because of poor notice of this proposal.

Dated: April 30, 2015

Julius Tajiddin

From: gloryny@aol.com
To: [Affordable Housing Text \(DCP\)](#)
Cc: landmarkwest@landmarkwest.org
Subject: No to Losing Zoning Protection of New York
Date: Thursday, April 30, 2015 3:03:28 PM

Dear Commissioner Weisbrod:

Manhattan Valley fought alongside Manhattan Community Board 7 and other groups to secure 8A-8B protection in 2007.

This was a democratic, community-based effort that should not be overturned!

I support efforts to defend the current and future contextual neighborhood zoning protections from being weakened by allowing height limits within these protected areas to be raised by 20-30%. The proposed citywide rezoning plan would overturn communities' hard-won zoning and historic district protections in one fell swoop. The result would be higher, out-of-character new buildings that undermine individual neighborhoods' human scale and unique sense of place. This is not the way to ensure affordability, architectural quality, and quality of life in our city. The environmental review for the rezoning plan must be expanded to ensure height limits can be maintained and impacts on historic resources, neighborhood character, and quality of life are taken into account for every neighborhood that will be affected. More information on the plan should be made available to the public, and there should be public briefings in all affected neighborhoods.

Sincerely,

***Glory Ann Kerstein
President
Duke Ellington Boulevard Neighborhood Association/West 106 St.***

East Village Community Coalition
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New York, NY 10009
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April 30th, 2015

Robert Dobruskin, AICP, Director
Environmental Assessment and Review Division
New York City Department of City Planning
22 Reade Street
New York, NY 10007

Re: ‘Zoning for Quality and Affordability,’ CEQR No. 15DCP104Y

Dear Director Dobruskin:

On behalf of the East Village Community Coalition, I would like share with you concerns we have regarding the scope of the environmental impact assessment for the “Zoning for Quality and Affordability” (CEQR No. 15DCP104Y) plan. The proposed scope threatens to undo long-term community planning achievements in the East Village, and we urge that the scope be expanded to consider existing neighborhood protections.

The needs and conditions in this community must be analyzed when considering a change to our individually crafted rezoning. In 2005, the community initiated a plan that would become the East Village/ Lower East Side rezoning resulting in the low-scale, high-density character that is both historic and efficient. This 197-a proposal emerged from a collaborative process involving a range of community stakeholders. Implemented in 2008, the grassroots plan incorporated consensus terms for height limits, floor area ratio, use, and inclusionary housing incentives. Loosening the height limits without the promise of affordable housing is a betrayal of that community process. It is critical that the scope of the environmental review consider protecting our hard-fought height limits as well as the Quality Housing program adopted at the time.

The changes to contextual districts if implemented retroactively may not yield the intended results in

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the East Village. The neighborhood retains many affordable housing units and local groups are robust in their defense of existing units and effort to produce more. Permitting vertical extensions must be also considered in the context of the neighborhood. In too many cases, penthouse construction atop existing buildings has degraded living conditions for existing tenants while not resulting in new affordable development. This issue has come into full light following the tragic explosion on Second Avenue last month. The historic tenement buildings that characterize the neighborhood now have high speculative appeal. New owners too often seek “upscaling opportunity” that manifests in pushing stabilized tenants out as well as long-standing commercial tenants. For the high purchase price of these buildings, not enough investment is put into maintaining their structure and systems. Opening the height limits to permit more penthouse developments atop questionably kept buildings is a risk we know too well not to take.

We urge that the scope consider the impact that taller development will have on neighborhood character, public safety, shadows on narrow streets and greenspaces including more than thirty community gardens, the existing housing stock, and other historic resources.

I strongly urge you to include current height limits in contextual zones and existing neighborhood protections within the scope of the environmental review.

Thank you for your attention to this matter.

Regards,

Sara Romanoski
Managing Director

ZONING FOR QUALITY AND AFFORDABILITY

STATEMENT FROM THE FOREST HILLS COMMUNITY & CIVIC ASSOC.INC.

TO: ROBERT DOBRUSKIN, DIRECTOR

While we support the concept for availability of affordable Senior Housing, we cannot agree with the proposed changes in rezoning of residential neighborhoods. Our Civic Association worked for many years to rezone our one and two family residential area into the proper designation in order to protect and stabilize quality of life. Many of these homes are owned by Seniors who prefer to remain in their homes for as long as they can and to live in an area where they feel safe and have access to the essentials. Moreover, the infrastructure in our community dates back to 1924 and any additional construction over and above that which exists would place an additional stress on already overburdened structures.

It also does not appear to be logical to reduce parking requirements for Seniors who cannot afford to pay rent but who can absorb the luxury of maintaining a vehicle. Our streets are already congested with resident parking and many spend considerable time just trying to find an overnite parking spot. Parking restrictions should be increased and not decreased in residential areas so that homeowners can conveniently park their vehicles.

There are areas within the City that could accommodate Senior Housing but the application cannot be all inclusive and haphazard. Siting must be considered very carefully and any proposed construction plan must be voted upon by that community in which it may be placed. The Planning and Zoning Commission must hold hearings on all proposals and they must proceed through all of the existing step by step requirements that currently protect any proposed building.

Submitted by:

Barbara Stuchinski
President

23 April 2015

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232 East 11th Street, New York, NY 10003
718-343-8830

OFFICE OF THE
CHAIRPERSON

APR 6 - 2015
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CHAIRPERSON
APR 6 - 2015

March 29, 2015

Carl Weisbrod, Chairman
New York City Department of City Planning
22 Reade Street
New York, NY 10007-1216

Re: Affordable Housing Proposed
Regulations.

Dear Mr. Weisbrod:

The Four Borough Neighborhood Preservation Alliance Foundation is dedicated to the preservation of lower density neighborhoods. We cover all boroughs except Manhattan since Manhattan doesn't have low density neighborhoods.

We are reacting with alarm to the proposed regulations to facilitate so-called affordable housing. We have worked with civic associations and landmarking groups over the years to tweak zoning regulations and get massive rezoning throughout the "outer" four boroughs to eliminate inappropriate and non-contextual zoning. We see this proposed regulations as an overnight assault on all that work.

The stated goals of creating affordable housing and affordable housing for our growing senior population are laudable goals that we support.

The premise of the proposed zoning changes is that we should allow every lot in the City to be built as high as possible and on every square inch of the lot, by doing this we will have affordable housing for all.

The premise of the proposed zoning changes is the only way to achieve these goals is that our senior and low income residents must give up their quality of life, and live in less space and not have access to required parking spaces.

We believe that the proposed changes will not achieve its goals and would negatively affect and diminish the quality of life in communities throughout the city.

One of the proposals is that seniors should have less square footage in their dwelling units than market rate housing; seniors should give up their existing parking spaces, new senior developments should not give seniors any off street parking spaces. Many seniors rely on care givers to bring them grocery and take them to their doctors; they are in walkers and wheelchairs. To be able to have a car or parking area for their use makes their lives more manageable. Why would one want to take that away from them?

The proposed changes to reduce building setbacks, allow taller buildings in height and increase the number of stories will result in a denser city with less air, light reaching the ground and adjacent properties. The reasons that these setbacks exist are because enlighten civic leaders and planners early in 1900s saw that unregulated buildings in bulk and height were negatively affecting the quality of life for the citizen, they passed zoning laws that required these setbacks to minimize these negative qualities.

The proposed changes make a premise that these existing controls for constrained sites, corner sites, existing zoning does not allow modern sustainable building to built in the city, and make for poor buildings. The proposed changes would improve design flexibility and make more affordable housing. Architects are trained to be creative individuals and are able to design quality buildings for any site and conform to zoning and code constraints. We do not believe the Empire State building, Chrysler building Woolworth building, the Dakota and thousands of other buildings that conform to the zoning constraints are inferior designed buildings. In the 1980s when architects/builders made similar complaints that the zoning only allowed wedding cake building designs, Midtown Zoning was created to allow more flexible designs.

The increase in floor to floor height and building story heights may place our citizens at risk unless there are substantial changes to our building and fire codes. Building height and fire protection are directly related because egress calculations are based, in part, on how long it will take someone to go down a flight of stairs to exit the building and how high the fire department ladder truck can reach.

The proposed change to reduce or eliminate rear yard dimension, court size and distance between buildings, these dimensions were established standards for minimum amounts air light ventilation and privacy to the residents. The distance between windows and buildings is an important fire protection feature because it minimizes the spread of fire from flames leaping to one building to another and allows fire department apparatus access to the exterior sides of a building.

The proposed change is to reduce and eliminate parking requirements for the affordable housing units within one half mile of walking distance of a subway but the proposed law allows the market rate units in the same building to have off street parking. The proposed changes state that by eliminating parking requirements for the affordable units and allowing more market rate units there will be more affordable apartments for all perhaps as much as one or two additional affordable units more that the current regulations allow in the building.

Many families in our boroughs need a car to go to the supermarket or work nights and do not want walk home one half mile at night.

There was time in New York City when people were densely packed into dwelling units, interior living rooms had little or no access to air, light, ventilation, privacy. The buildings were built to every square inch of the lot lines there were no required rear or side yards there was no required separation between windows and/or buildings. There were numerous fires that caused large numbers of fatalities. The average person lived in deplorable and unsafe conditions.

The builders and developers at the time said we are providing for housing for the waves of new immigrants who have come to New York City, this is the only way to provide them affordable housing.

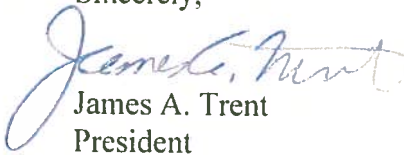
The time period the 1880s and 1890s. Our civic leaders, philanthropists, and reformers were horrified by these deplorable living conditions and the first Tenement Acts Laws of 1901- 1903 were enacted, followed by the Housing Maintenance Code, the Multiple Dwelling Law to correct these conditions.

Here we are in 2015 proposing to go back to the past with same mantra it is the only way to provide affordable housing. Who benefits, as in the past well connected real estate interests. Is this our vision for the future?

There are many proven past ways to provide affordable housing look at Co-op city in the Bronx, Stuyvesant town, Peter Cooper Village, West-Beth Artist, Mitchell-Lama type housing , Algamated Houses, etc

The proposed path will be the path of destruction and diminish the quality of life for the average New Yorker.

Sincerely,



James A. Trent
President

James J. Gallagher Jr., Pres.
Fresh Meadows Homeowners Civic Association, Inc.
c/o 69-23 181 St.
Fresh Meadows, NY 11365-3531

DEPT OF CITY PLANNING
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ENVIRONMENTAL REVIEW DIV.

April 26, 2015

Robert Dobruskin, Dir. of Dept Environmental Assessment & Review Division
NYC Department of City Planning
22 Reade St.
New York, NY 10007

RE: FMHCA Opposed to Zoning for Quality and Affordable Text Amendment Proposal


While The Fresh Meadows Homeowners Civic Association, Inc. (FMHCA) recognizes the importance of senior housing and the need for quality and affordable housing, we are opposed to the many aspects of the proposed "Zoning for Quality and Affordable Text Amendment Proposal". We firmly believe that this proposal does not take into consideration the adverse impact on parking, congestion, schools, and available transit, among other issues affecting the Quality of Life in our neighborhood which we strive to maintain.

We are opposed to the changes to parking requirements for R3-2 zoned areas that would result in lowering the parking requirements to 10% from the current 85% to 100%. We are also opposed to changing the formulas of minimum square footage for a legal apartment in order to create "micro-units" of 275 square feet which includes a bed area, kitchen, and bathroom. This is smaller than a standard car garage. It is like placing human dwellings into a "Can of Sardines". It is totally inhumane and can be unsafe in many respects.

This Zoning for Quality and Affordable Text Amendment Proposal is not in the interest of the homeowners, average resident, and the working class of this particular area of Queens, and we want to express our opposition for the reasons outlined above.

We are hopeful that the views of the FMHCA, other civic organizations, associations and groups opposing the proposal be given due consideration.

Sincerely,


James J. Gallagher Jr. President (FMHCA)

cc: Hon. Rory I. Lancmann, 24th NYC Council District
Hon. Mark Weprin, 23rd NYC Council District
Hon. Melinda Katz, Queens Borough President
Hon. Grace Meng, Congresswoman 6th Congressional District
Hon. Anthony Avella, NY State Senator 11th Senatorial District
Hon. Toby Stavisky, NY State Senator 16th Senatorial District
Hon. Nily Rozic, NY State Assemblywoman, 25th Assembly District
Harbachan Singh, Pres. Queens Civic Congress
Marie Adam-Ovide, District Manager Queens CB #8

From: [Harry](#) on behalf of [Friends of Brook Park](#)
To: [Affordable Housing Text \(DCP\)](#)
Subject: Robert Dobruskin, Director Environmental Assessment and Review Division Statement to City Planning
Date: Friday, March 27, 2015 5:55:48 PM

As part of the coalition led by the The Historic Districts Council, we are commenting.

Frankly put, this amendment as it is proposed, takes the **context out of contextual zoning**. It arbitrarily raises height limits and diminishes yard requirements across the board according to a mathematical nicety, not based in the actual built fabric of our city's neighborhoods. Contextual zones came to fruition after years of effort by community-driven, carefully examined, neighborhood-specific studies. New York thrives because of the diversity of its neighborhoods, yet this proposal's approach will deal with each neighborhood as the same, with a one-size-fits-all approach. HDC requests that the environmental review include an actual study of the median street wall and set-back height and yard coverage of all the potential areas affected. A calculation of potential growth based on a model is not the same as actual development, especially when one considers the diversity of New York's built environment. This amendment **will affect a lot—approximately 10.4% of properties**, according to our calculations. This potential impact on these properties must be studied carefully before being executed.

This is a plan without prescription. It should be prescribed that only units constructed for affordable or senior housing receive height bonuses, which would incentivize construction of the housing stock that is the genesis of this proposal and that the City so desperately needs. At this moment, the proposal incentivizes all development, **without any guarantee that it will actually house New Yorkers** who are rent-burdened. In fact, a point could be made that this might incentivize demolition of existing housing in order to replace it with new development utilizing the proposed as-of-right height limits. This could increase displacement while only adding more market-rate housing to the pool. **Bigger buildings do not equal lower rents, if that were the case, West 57th Street would be Manhattan's newest neighborhood for the middle class.**

There is also no explanation of how building higher will mandate construction of quality buildings like the examples in the proposal. Interestingly, the **new construction that City Planning aspires to create is found in historic districts** in all five boroughs, as these buildings are designed from a human perspective and new development is carefully scrutinized to meet its context. It is outside of the city's historic and contextual districts where true banality dwells and quality design is an elusive sight.

Further, HDC is concerned that this proposal has not taken into consideration the undue burden on contextually zoned properties that fall under the Landmarks Preservation Commission's (LPC) purview. LPC is hard-pressed regulating property for "appropriate" development in instances when the as-of-right base zoning allows substantially more

potential building mass than what is actually built – relief of this pressure is one reason why contextual rezonings are often paired with historic district designations. By raising the height limits and lessening the yard requirements to landmark properties, the development expectations are increased and the LPC is given the unenviable task of having to resist policy enacted by a sister city agency. This could result in hardship claims, legal challenges and **undue pressures on the LPC** to act outside of its own mission.

Finally, we ask that special attention be paid in the environmental review to the effects the proposed changes might have to designated landmark properties, as well as properties determined eligible for or included on the New York State or National Register of Historic Places (as is required by municipal and state law regardless). With these concerns in mind, we feel that this proposal is myopic, hasty, and **created without New Yorkers** or their neighborhoods in mind.



FRIENDS OF TERRA COTTA

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Robert Dobruskin, Director
Environmental Assessment and Review Division
NYC Planning Department
22 Reade Street
New York, NY 10007

Dear Mr. Dobruskin,

We support efforts to defend the current and future contextual neighborhood zoning protections from being weakened by allowing height limits within these protected areas to be raised by 20-30%. The proposed citywide rezoning plan would overturn communities' hard-won zoning and historic district protections in one fell swoop.

The result would be higher, out-of-character new buildings that undermine individual neighborhoods' human scale and unique sense of place. **This is not the way to ensure affordability, architectural quality, and quality of life in our city.**

The environmental review for the rezoning plan must be expanded to ensure that height limits can be maintained.

The impacts on historic resources, neighborhood character, and quality of life **MUST** taken into account. More information on the plan should be made available to the public, and there should be public information sessions in all affected neighborhoods.

Sincerely,

Susan Tunick
President
Friends of Terra Cotta

* A copy of this letter
was e-mailed on Apr 5, 2015

Friends of Terra Cotta/New York State
c/o Tunick, 771 West End Avenue 10E
New York, New York 10025
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April 30, 2015

Mr. Robert Dobruskin, AICP
New York City Department of City Planning
22 Reade Street
New York, NY 10007

RE: Draft Scope of Work for the Environmental
Impact Statement for the Zoning for Quality
and Affordability Text Amendment Proposal
(CEQR 15DCP104Y)

Dear Mr. Dobruskin:

I have reviewed the Draft Scope of Work for the above proposal and this letter contains my comments. I am a certified planner who has helped to write or evaluate many Environmental Impact Statements. While I often represent clients who have interests in these matters, these comments are solely my own. My comments are split into two parts: serious issues in the Draft Scope of Work that will require additions to the Scope, and minor issues which simply need clarification.

Serious issues

There are two serious issues in the Draft Scope of Work. The first relates to how the socioeconomic impacts of the proposed action will be analyzed, and the second relates to the action's Reasonable Worst Case Development Scenario.

Socioeconomic Impacts

The Draft Scope of Work (Scope) states that one of the reasons the building envelope is changing is to accommodate new construction practices, including "block and plank" and modular construction. The Scope explains that these practices are favored to reduce construction cost in low and mid-rise construction, but in New York City they often cannot be used while still using all the floor area available. The change in the envelope is intended to allow developers to both use these lower cost construction techniques, as well all the floor area the underlying zoning provides.

The use of pre-fabricated materials in construction reduces costs by eliminating tradespeople and laborers from the construction site, when compared to building using more traditional site-built construction techniques.

The CEQR Technical Manual tells us, "A socioeconomic assessment should be conducted if a project may be reasonably expected to create socioeconomic changes within the area affected by the project that would not be expected to occur without the project." As an example of a significant impact, the Technical

Manual uses the displacement of 100 workers. If this change in the building envelope is successful and results in a significant number of additional buildings using prefabricated materials, there is the potential for a significant socioeconomic impact that would not occur otherwise, and that impact needs to be studied and disclosed. The Building Congress estimates that in 2015 there are 125,100 construction jobs in New York City. If just 1% of these jobs are lost due to savings related to the use of prefabricated materials that is a loss of 1,251 jobs.

Yet the Scope only identifies one area of study in the socioeconomic chapter: indirect residential displacement. Considering the potential impact on the construction industry and the tradespeople and laborers that work in it, the Scope should be amended to include an assessment of direct business displacement and indirect business displacement.

Further, the Technical Manual tells us, “If the project is expected to affect conditions within a specific industry, an assessment is appropriate. For example, a citywide regulatory change that would adversely affect the economic and operational conditions of certain types of businesses or processes may affect socioeconomic conditions in a neighborhood.”

Zoning is a part of the City’s regulations, and if the changes to the building envelope reduces construction costs, as it expressly hopes to do, the proposal will certainly impact the construction industry and that impact needs to be understood and disclosed. The change also has the potential to impact the socioeconomic conditions of particular neighborhoods more than others. Highly skilled construction jobs will still be needed to fit prefabricated buildings together--perhaps even more in certain trades than traditional building techniques--but some number of lower skilled laborers may effectively be replaced by factory workers who are manufacturing these products outside of New York City. These lower skilled construction workers tend to reside in certain New York City neighborhoods, and the loss of these jobs and their impact on the socioeconomic conditions of already distressed New York City neighborhoods should be understood and disclosed. The Technical Manual supports this reasoning with its requirement that an assessment is appropriate when an action, “may affect socioeconomic conditions in a neighborhood.”

Reducing costs to make housing more affordable is a laudable goal, but a reduction of costs does not occur in a vacuum. With any reduction of costs, there is also a corresponding reduction in the economic activity, which is often someone’s job. As the CEQR Technical Manual clearly instructs, these socioeconomic impacts need to be understood and disclosed and the Scope needs to be expanded to include these potential socioeconomic impacts.

The Reasonable Worst Case Development Scenario

The Scope reads, “To produce a reasonable analysis of likely effect of the text amendment, 13 representative development prototypes have been identified. . . .

these prototypes represent a reasonable worst case scenario for the Proposed Action.” It is not clear, however, how the reasonable worst case development scenario (RWCDS) for the entire action will be constructed. Will it include other prototypes? Since the prototypes detailed in the Scope represent only a handful of zoning districts, this would make sense, but do they also use the same assumptions as the prototypes in the Scope? If they do, this is a problem for the development of a RWCDS for CEQR purposes.

All of the prototypes found in the Scope are informative regarding the building forms that the proposal would allow, but most of them are too idiosyncratic for a generic RWCDS for CEQR purposes. Much of the desired articulation and partial floors shown in the prototypes, while desirable for both urban design and design flexibility, would likely make buildings more expensive to build. Unless this type of articulation becomes a requirement of the proposed text amendments instead of an option,¹ a generic RWCDS should not assume that developers will choose more expensive building forms over less expensive building forms if each has the same amount of floor area. A generic RWCDS should show a reasonable worst case, which would be relatively uniform massings with minimal articulation built to maximum base and building height in contextual districts. This would likely result in higher floor-to-floor heights than the proposal anticipates, but such building massing would represent the reasonable worst case scenario that CEQR requires. For example, some of the prototypes do not reach the maximum building height and these certainly should not be a part of the RWCDS. To effectively study a worst case scenario for shadows, an environmental impact statement needs to study a RWCDS that shows the reasonably maximum height, which in these contextual building envelopes are the maximum heights proposed. The scope should provide more detail on how the RWCDS should be constructed, and use a RWCDS that is built with reasonable worst case assumptions.

Minor issues & clarifications

Figure 16 is missing wide streets

Figure 16 lists existing and proposed heights for buildings on narrow streets. The Scope should clarify that no change is proposed for the building envelope on wide streets, or it should detail the change proposed for wide street building envelopes.

Clarify the proposed height and setback for R8QH option on wide streets

Figure 17 shows the proposed maximum base height and building height for an R8 district using the quality housing option on a wide street to be 105 and 145 feet. Figure 16 shows the proposed maximum base height and building height for an R8A to be 95 and 125 feet. This difference between the R8A and R8QH is seen despite the text which states: “In non-contextual districts utilizing the

¹ If this articulation will be required by the amendments, the Scope should be amended to clearly state that the articulation seen in the prototypes will be a requirement of the action, not simply an additional option provided to the developer.

Quality Housing option, the proposal is generally seeking to make the district envelope comparable to that of a comparable ‘A’ zoning district.” Are the different height and setbacks for R8A and the R8QH intentional? If so, the text describing Figure 17, quoted above, should be revised. If not, the proposed height and setbacks for R8A and R8QH should be changed so that they match.

Clarify what is being proposed for building spacing

The proposed action is unclear on building spacing rules for heights over 125 feet. The Scope reads that building spacing in mid- and high-density districts would, “mimic the provisions set forth in the state Multiple Dwelling Law, which stipulates portions of buildings below a height of 125’ shall be no closer to one another than 40’ and portions above shall be no closer than 80’.” But the MDL reads, “The provisions of this subdivision requiring an open space eighty feet in depth between portions of buildings in excess of one hundred twenty-five feet above the curb level *shall not be applied when both such portions are towers.*” [emphasis added.] Is the proposal to mimic MDL including this exception for towers, or is the proposal to keep building spacing over 125 feet at 80 feet for all buildings as the text suggests? Either way, the Scope should be clarified.

Close

The Draft Scope of Work for the proposed text amendments is well-written and clearly explains complex topics in a way that most lay-people can understand. The proposal itself contains many long overdue amendments to the zoning resolution that will, at least in a small way, ultimately make our City better place to live and work. But the most difficult thing about policy is understanding the unintended consequences of those policies. While I detail several issues with the Scope, the socioeconomic impact of encouraging the outsourcing of a percentage of the City’s construction employment is likely one of the larger impacts of the proposed text amendments, yet the Scope does not even propose to study it. This is an impact that needs to be understood and disclosed so that the public and our elected officials can make decisions on the proposal with full knowledge.

Thank you for your efforts and for a clear, well-reasoned Draft Scope of Work. If you have any questions about these comments, please let me know.

Sincerely,



George M. Janes, AICP
Principal
George M. Janes & Associates



Greater Woodhaven Development Corporation

84-01 Jamaica Ave., Woodhaven, N.Y. 11421 • 718-805-0202

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ENVIRONMENTAL REVIEW DIV.

April 30, 2015

Director Robert Dobruskin
Director of Environmental Assessment
Department of City Planning
22 Reade St.
NY, NY 10007

Dear Mr. Dobruskin,


Stated Position on the Rezoning Scoping Document

Overview- The Greater Woodhaven Development Corporation is concerned about the recently proposed “Zoning for Quality and Affordability” Scoping Document (the proposal), which describes ways to “modernize” outdated zoning regulations. The proposal is long and very complex and describes major city-wide changes to existing zoning regulations. A proper evaluation of a proposal of this magnitude requires months, even years, of deliberation and consideration by the NYC Department of City Planning (DCP) and all affected communities. The announced deadline of April 30th is totally unrealistic, for a zoning change of this magnitude

The GWDC Opposition- The Greater Woodhaven Development Corporation represents the businesses of Jamaica Avenue and the apartment buildings in Woodhaven, Queens, N.Y. Our current zoning is not “outdated” for it was changed 2 years ago with the input of our Woodhaven Community Residents and our Organizations after 7 years of consultation with Community Board # 9, and the N.Y. City Planning Commission. These changes, the first since 1961 were much celebrated by our Community and have worked

well for us since their inception. Our Woodhaven is very satisfied with these changes, which were hard fought for. This proposal lacks specific plans to address the support for its proposed increased density: schools, utilities, water, sewage, mass transit, police, fire, parking, etc. Our Woodhaven already struggles with the consequences of overcrowded schools, inadequate police protection, clogged roadways, lack of parking, and other infrastructure inadequacies. The proposal recommends relaxing density restrictions even further. Our Community is overcrowded as it is. There is no where in this proposal that accommodates increased services to support this increase in density. As it is we are coping with overcrowding problems. These problems which have negatively affected our Quality of Life. The GWDC would appreciate that we discuss these changes further, with Woodhaven and others with Community Meetings. In this way our Woodhaven will work with your good offices to find affordable additional housing and to assimilate this housing. This in a way that will not detrimentally affect the tenuous condition of our current satisfactory zoning. Our Organizations look forward to discussing these proposed zoning changes, so that we can arrive at a zoning arrived at by mutual decisions that will be positive for our Woodhaven and for our City of N.Y.

Sincerely,


Stephen R. Esposito
President

Maria A. Thomson
Executive Director

GREENWICH VILLAGE COMMUNITY
TASK FORCE

119 Morton Street apt. GA
New York, NY 10014
ph. (212) 633-2040

April 6, 2015

Robert Dobruskin, Director
Environmental Assessment and Review Division
New York City Department of City Planning
22 Reade Street, 4E
New York, New York 10007

Re: 'Zoning for Quality and Affordability,' CEQR No.
15DCP104Y

Dear Director Dobruskin:

It is imperative that the scope of review for this application be expanded to allow for the retention of existing height limits in contextual zones and the Quality Housing program. Retroactively increasing the height limits in every existing contextual zone in the city would be profoundly unfair and counter-productive.

The proposed changes would subvert years of work that our organization has done to protect the far West Village. We fought for contextual zoning in our neighborhood precisely because of the height limits which it offered. In return for these height limits, we reluctantly agreed to exclude several prime development lots from the rezoning, and we also gave up our efforts to have much of the area landmarked. We sacrificed far more than we wanted, but we thought that we had made a deal that would protect the physical character of our neighborhood for the future. Now the City is proposing to unilaterally change the terms of that deal.

The primary reason we fought for our contextual zoning is that most historic buildings in our area are sufficiently large that the current height limits removed any incentive for developers to tear them down in favor of new construction. The proposed changes undo the balance we thought we had achieved a decade ago with the rezoning.

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Furthermore, the proposed changes would likely make housing in our area even more unaffordable than it already is. The increased height limits would lead to more luxurious apartments with greater floor-to-ceiling height, which would sell for even more than current new construction does. The increased value of new construction which the zoning changes would allow would simply increase the incentive for developers to demolish existing old buildings.

The arguments that the current height limits unfairly restrict developers is completely specious, at least in our community. We are not aware of a single new building in our area that was unable to utilize its full FAR under the existing contextual zoning. We would also like to note that the buildings constructed under contextual zoning in our area have been aesthetically far superior to the buildings built under the previous, non-contextual zoning.

Sincerely,



Zack Winestine

Co-chairs, Greenwich Village Community Task Force



Katy Bordonaro



**Greenwich
Village
Society for
Historic
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252 East 11th Street
New York, New York 10005

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Executive Director
Andrew Berman

President of the Board
Arthur Levin

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Calvin Trillin
Jean-Claude van Itallie
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Vicki Weiner
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**TESTIMONY OF THE GREENWICH VILLAGE SOCIETY
FOR HISTORIC PRESERVATION
REGARDING PROPOSED
'ZONING FOR QUALITY AND AFFORDABILITY' TEXT AMENDMENT
CEQR NO. 15DCP104Y**

The Greenwich Village Society for Historic Preservation is the largest membership organization in Greenwich Village, the East Village, and NoHo. We have several serious concerns about the proposed text amendment, and urge that changes be made to the proposed scope of environmental review.

First, we believe that it is critical that the ability to preserve existing height limits within contextual zoning districts, and for Quality Housing developments in non-contextual districts, be a part of any adopted plan. Thus we urge that an alternative be studied wherein new districts with the proposed changes in height limits are created, but the existing districts and their height limits remain intact.

Additionally, we also believe that the proposed changes are extremely generous regarding increased height for developments which offer little or no affordable housing. Thus we urge that an alternative be studied which does not raise the height limits for market rate housing, but only does so for inclusionary developments. Further, given the marginal public benefit of inclusionary developments with 80% luxury units and just 20% affordable units, to which the current proposal grants significant increased height, we urge that an alternative be studied allowing increases only for developments with a much higher percentage of affordable units, or for those which are entirely affordable housing.

Similarly, the current proposal offers very generous allowances of increased bulk and height for affordable senior housing and care facilities. But in fact, the full benefit of increased height and bulk would be offered to developments in which only a fraction of the space might be dedicated to such uses, with the majority serving as luxury, market-rate housing. Thus an alternative should be studied which would apply the proposed changes in allowable bulk and height solely to those developments which are entirely affordable senior housing and care facilities, rather than just partially.

The current proposal would also allow for certain ground floor incursions into rear yards in residential developments in certain districts which are currently prohibited. This will result in less open and green space in the rear yards of buildings and more hard surfaces, with significant potential environmental ramifications regarding heat retention, water runoff and drainage, density of vegetation, air quality, and shade. We urge that this full range of environmental impacts from the reduction in green space in rear yards which the proposal would result in be studied.

With its loosened height limits, larger allowable building envelopes, and in some cases increases in allowable FAR, the current proposal would result in larger and taller developments, make vertical extensions of buildings more likely, and create more incentives for teardowns. This has significant implications in terms of increased shadowing, and impacts upon neighborhood character and historic resources. Historic resources which are not currently regulated by the Landmarks Preservation Commission will be directly affected by such changes, including sites which are listed on, have been determined eligible for, or are potentially eligible for the State and National Registers of Historic Places, and sites which are landmark-eligible but have not been designated. All such historic resources in the areas affected by the proposal should be identified, and the impact of the resulting expanded development upon them should be thoroughly analyzed.

Thank you.



Greenwich
Village
Society for
Historic
Preservation

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New York, New York 10003

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Anthony C. Wood

March 10, 2015

Manhattan Borough President Gale Brewer
One Centre Street, 19th floor South
New York, NY 10007

City Councilmember Corey Johnson
224 West 30th Street, Suite 1206
New York, NY 10001

City Councilmember Rosie Mendez
237 1st Avenue, Suite 504
New York, NY 10003

City Councilmember Margaret Chin
165 Park Row, Suite 11
New York, NY 10038

Re: 'Zoning for Quality and Affordability' Proposal

Dear Borough President Brewer and City Councilmembers Johnson, Mendez, and Chin:

I write to express the Greenwich Village Society for Historic Preservation's extreme concern about the weakening of neighborhood zoning protections and height limits which are part of the city's recently-released 'Zoning for Quality and Affordability' proposal.

Under this plan, height limits in contextual districts, and for Quality Housing developments in non-contextual districts, would be lifted by as much as 20% across the board, and by 30% in inclusionary districts for market-rate developments which include 20% affordable housing. In our R7-A and R7-A-equivalent districts such as C1-6A and C4-4A, the increase in allowable height would be particularly dramatic. But in all cases, the increases would clearly affect our neighborhood landscapes in ways that undermine years of local effort.

It is disturbing that this proposal would change the rules across the city for all medium and high density contextual zoning districts, without any consideration of the particular context, needs, or desires of individual communities. In our neighborhoods, residents fought for years, sometimes decades, to achieve these zoning protections to regulate new development. In many cases, the limits they achieved were only secured as trade-offs for upzonings or loosening of rules in other areas, or were in other respects compromises from the protections they sought. To remove these rules through a one-size-fits-all zoning action insults the hard work and careful balancing of interests which led to their implementation.

The argument presented by the City that these changes are needed to allow quality development and the construction of affordable housing, or to accommodate current development needs, does not appear to be borne out by the facts. In inclusionary contextual zoning districts in the East Village, dozens of new affordable housing units have been built. Many new developments in contextual districts in our neighborhood have utilized their full allowable square footage, and have generous floor-to-ceiling heights, in spite of the claims that current contextual zoning prevents this. And there does not seem to be any problem with ground floor units in contextual developments being rented or sold, in contrast to the claims that current rules somehow make these units inferior or unsuitable. In fact, in general, contextual developments in our neighborhood appear to be economically successful, and no shortage of them have been built.

In terms of quality of design, contextual districts see a mix of thoughtful new designs and mediocre ones. The contextual zoning does not appear to in any way inhibit quality design, as evidenced by the significant number of pleasing new designs found in contextual districts, and the significant number of poor designs found in non-contextual districts. But while contextual zoning does generally help ensure that the scale of new development is compatible with its surroundings, the proposed zoning change would clearly diminish this important protection.

Some elements of the proposed rule changes in contextual districts are curious and inconsistent. For instance, the new rules would allow new developments to be set further back from the street, supposedly in an effort to encourage more lively and interesting designs, and then grants developers greater height in exchange for the lost volume from the setting back of the façade. However, it does not appear that the new rules require new buildings to be set back, so there would be nothing to prevent a new development from simply coming out to the streetwall, as it would have under the old rules, but still being allowed to rise 20-30% higher, thus even further increasing the size of new developments.

The new rules create larger allowable envelopes for new buildings. While the proposal claims that this is in order to accommodate newer construction techniques, it appears that in many cases it will simply allow the transfer into the development site of air rights, which existing contextual zoning envelopes typically make difficult or impossible. Thus in practical effect the new rule changes will allow more floor area in new developments as well as greater height, in spite of claims to the contrary.

In fact, in many respects, the effect of the rezoning proposal seems less likely to be the facilitation of quality design or more affordable housing, but simply the construction of larger, more profitable buildings, with apartments at greater heights and with higher ceilings, which command greater prices.

While there are some laudable and worthwhile changes in the proposal, these across-the-board, retroactive and prospective changes to contextual zoning and quality housing rules would be destructive to neighborhood character. As we enter the scoping process for the proposal, I strongly urge you to ensure that the scope of the environmental review allows for the current height limits and other important neighborhood zoning protections to be maintained.

Sincerely,

A handwritten signature in black ink that reads "Andrew Berman". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Andrew Berman
Executive Director

cc: Manhattan Community Boards 1-10
Municipal Art Society
NY Landmarks Conservancy
Historic Districts Council
Landmark West!
CIVITAS
Friends of the Upper East Side Historic Districts
Save Chelsea
East Village Community Coalition
SoHo Alliance
Tribeca Community Association
Brooklyn Heights Association
Park Slope Civic Council



HANAC, Inc.
49 West 45th Street
New York, NY 10036
Tel: (212) 840-8384
Fax: (212) 840-8005

April 13, 2015

Hon. Melinda Katz
Borough President of Queens
Queens Borough Hall
120-55 Queens Boulevard
Kew Gardens, NY, 11424

Dear Madame Borough President:

My name is John Napolitano, and I thank you for this opportunity to attend today's housing meeting. I am here representing HANAC, where I serve as its Director of Community Development & Planning. I am also member of the executive committee for LiveOn New York's (formerly CSCS), senior housing coalition that has developed upwards 20,000 units of affordable housing citywide.

As stated in last year's report *"Call to Action: Building a Housing Agenda for Older New Yorkers"* issued by LiveOn NY, the average earnings for an older New Yorker, aged over 70 years is **\$15,000/year**. For the 200,000 residents that fit into this category, the most they could afford to pay for rent is **\$375 per month**. Given the number of apartments that are currently available at this rent level across this borough and city, the choice is clear that we must commit to building and preserving new senior housing.

To facilitate this endeavor, we are in full support of the City Planning Department's new *"Zoning for Quality and Affordability"* initiative to promote new senior housing. This includes:

- Modifying the zoning definition for senior housing,
- Lessening the parking requirement for new senior housing projects within ½ mile of mass transit (i.e. subway station)
- Adding new height and building envelope flexibility for developers to create a more efficacious housing design.

Under these changes, developers/sponsors (similar to HANAC) would be permitted to include new accessory amenity spaces on the ground floor, previously excluded due to parking. This is viewed as an important component in the new senior housing with services model that attempts to integrate new support systems – medical and social - to keep seniors housed and from entering the next level of care (i.e. nursing home).

With HANAC's recent experience rezoning of a vacant 12,000sf city-owned property, located at 54-25 101 Street in the Corona community in Central Queens, mayoral zoning overrides were needed to eliminate the inclusion of 16 parking spaces (22.5% of the 68 dwelling



(Page 2)

units) and waiver of the dwelling unit factor to accommodate all of the proposed units within the building envelope. These onerous procedural steps would be eliminated under the current DCP proposal, streamlining the development process so more affordable projects like ours can get in the ground more quickly. This would help increase the potential unit yield for new properties ideal for new senior housing which would improve the financial bottom line of a project. In other words, more units equal more borrowing capacity or permanent debt a project can carry.

On behalf of HANAC and the LiveOn NY's senior housing coalition, we applaud the City's efforts related to this proposed zoning amendment. Density is a good thing, when it is in the interest in developing affordable homes for our seniors, families and most vulnerable New Yorkers. As a native of Flushing, I am sensitive to shortsighted development practices that can disturb the integrity of our low-density communities that are unique to Queens. However, I believe there are new opportunities that can be seized – across the borough and city - to sponsor new projects like the HANAC Corona Senior Residence that do not negatively impact the residential character of its block. This includes the redevelopment of underutilized HUD 202 Parking Lots to be highlighted in a new report to be released by LiveOn NY later this month. With your support we look forward to participating in this "Call to Action" together.

Sincerely,

A handwritten signature in black ink, appearing to read "John Napolitano", written in a cursive style.

John Napolitano

Director of Community Development & Planning.
HANAC, Inc.



Hillcrest Estates Civic Association

Affiliated with the Queens Civic Congress, Inc. and the 107th Precinct Council

April 29, 2015

Robert Dobruskin, AICP, Director
Environmental Assessment and Review Division
New York City Department of City Planning
22 Reade Street, Room 4E
New York, NY 10007

Dear Director Dobruskin:

**RE: ZONING FOR QUALITY AND AFFORDABILITY TEXT
AMENDMENT**

ENVIRONMENTAL ASSESSMENT STATEMENT

CEQR NO. 15DCP104Y

The Hillcrest Estates Civic Association, concur with the objective to “Promote Affordable Senior Housing and Care Facilities”. We have serious concerns, however, that the proposed amendments will produce serious deleterious unintended consequences. One reason is that the Environmental Assessment Statement (EAS) covers the entire City of New York. Each community has its own special character needs. A more neighborhood focused EAS would be more appropriate. The size and scope of the current proposal is of great concern.

Also of great concern: there is no companion plan by the Mayor's Office or City agencies to address the need for improvements and an expansion of infrastructure. There is not even an acknowledgement that it is an issue.

We will now comment on various sections which are problematic and to which we have objections:

EAS FULL FORM

Page 5 Question 2

Does it affect conditions in a specific industry? "No" is what you have answered.

The stated intent of this entire plan is predicated on changing Senior and Affordable Housing industries.

Unnecessary certifications and special permits

When Special Permits are required, an applicant will negotiate with the Community Boards to mitigate community concerns not directly related to the application. NYS Department of Health Certificates of Need regulations and interpretations can change relatively quickly.

Senior Housing and Care Facilities and Parking

The Department of City Planning (DCP) stated that New York City—except for Richmond County-- has a lower rate of motor vehicle ownership than the rest of the country. However, a more important ratio is that most of the four counties have a lower ratio of available parking space versus motor vehicles owned.

Under the proposed action, off-street parking requirements would be severely changed in most residential districts. In many communities on-street parking is at capacity.

- Increasing the base and overall height of buildings from 10’ to 40’ in addition to proposed as-of-right increase for all R6-R10 contextual zones.
- Creating a new lower-density bulk envelope in R3-R5 zones.
- Increasing the FAR from 5.0 to 6.0 in future R7X and R7-3 zones.

At the informational meeting for Community Board members held on March 31st, it was stated that building parking spaces for staff or families was not an appropriate use of taxpayers’ dollars. We disagree. If staff members need to drive to get to work, they need to be able to park.

To build within a “Transit Zone” does not equate to having access to transit that is needed. The Metropolitan Transit Authority (MTA) just announced record ridership. Several studies have documented that many lines, including the E and F subways, are at or near full capacity. The MTA’s financial problems are well known. Therefore, one would not think that capital spending will be seen in the near future. While the subway system is very comprehensive, all rails go to and leave Manhattan.

Building Height, Setbacks and other Regulations

For over a decade, civic groups have worked, neighborhood by neighborhood, to rezone communities to contextual zoning. The proposed action will significantly reduce or eliminate many contextual controls, such as the city-wide Yard Text Amendment. Some changes that are of concern are:

- Increasing the maximum street wall and overall height of buildings within contextual districts.
- Reducing setback requirements in the front yard/streetwall and eliminating the rear yard setback requirement altogether.
- Increasing the maximum height of transition areas.
- Decreasing the line-up provision thus allowing for buildings to jut out.
- Changing the minimum square footage requirements that would allow legal “micro-unit” of 275 sq. ft.
- Significant reduction of required minimum distance between windows and buildings.
- Significantly decreasing the width-to-depth ratio for court provisions.

Affordable Housing

Many of the objections listed above also apply to Affordable Housing and we object to these as well.

Conclusion

DCP is one of the few city agencies that write and issue regulations and do not interpret them. There have been many occasions when the Department of Buildings’ interpretations did not agree with DCP’s. It is recommended that if the DCP goes forward with this proposed action, they must have extensive collaboration with DOB for the purpose of arriving at a text that will have DOB actions in sync with DCP intentions.

Our civic association, one of many civic throughout the city, worked for over a year with DCP to correctly zone our community. We negotiated

and compromised on a new zone R 5 D. This proposed action undercuts that effort.

In an article by Gerard Flynn, April 1, 2015 in *City Limits*: “Challenges to De Blasio’s Promise of Inclusive Planning” he lists 5 key points:

1. Comprehensive community planning takes a lot of time
2. Comprehensive community planning takes resources
3. Comprehensive community planning takes more than zoning.
4. Comprehensive community planning begins in the community
5. Community planning hasn't delivered in New York City in the past.

If change is necessary, it must be meaningful and in conjunction with community input.

The mayor's 'Zoning for Quality and Affordability' plan is not without good points, and its stated goals are worthy of support. But substantial modifications are needed to protect neighborhood character and to benefit average New Yorkers before it can live up to its lofty premise and before it should be considered for adoption.

Sincerely,

Kevin J Forrestal

Kevin J. Forrestal

President

Cc:

Hon. Grace Meng, Congresswoman, NY, 6th Congressional District

Hon. Gregory Meeks, Congressman, NY, 5th Congressional District

Hon. Melinda Katz, Queens Borough President

Hon. Rory I. Lancman, 24th NYC Council District

Hon. Tony Avella, NYS Senator

Hon. Leroy Comrie, NYS Senator

Hon. Nily Rozic, NY State Assemblywoman,

Hon. David Weprin, NY State Assemblyman,

Marie Adam-Ovide , District Manager CB #8 Queens

**HISTORIC PARK AVENUE
POST OFFICE BOX 286232
NEW YORK, NEW YORK 10128
E-MAIL: historicparkavenue@gmail.com**

April 1, 2015

Carl Weisbrod
Chair of the New York City Planning Commission
22 Reade Street,
6th Fl. West
New York, NY 10007-1216

Robert Dobruskin, Director
Environmental Assessment and Review Division
NYC Department of City Planning
22 Reade Street, 4E
New York, New York 10007

DEPT OF CITY PLANNING
RECEIVED
2015 APR -9 PM 3:01
ENVIRONMENTAL REVIEW DIV.

Dear Chair Weisbrod and Director Dobruskin:

Consequences, Consequences, Consequences!!!

That's what we should be looking at as we evaluate the Mayor's "Affordable Housing Plan." Many have good intentions, but plans can backfire if they haven't considered the **consequences**.

The welfare system awarded more money to women and children in homes without fathers, and fathers moved out of the house. **Unintended Consequences!**

Historic Park Avenue is an organization that was formed for the specific purpose of including in an Historic District those streets on Park Avenue north of 79th Street that were not already included. This effort began in 2006 and has been a nine year effort with the streets being included on the State and National Registers in 2010 and the **Park Avenue Historic District** being designated in April 2014.

Achieving this was a monumental effort of outreach, education and inclusion and could not have been achieved without the support of the community, preservation organizations, Community Board 8, and elected officials. Submitting the Request for Evaluation to the Landmarks Preservation Commission, fund-raising, working with a preservation consultant, research, and gathering visuals, petitions, letters, and e-mails, along with getting substantial turn-out to attend Landmarks' hearings, was an enormous effort and could not have happened without the help of so many.

I highlight this to show you how much dedication and hard work it takes to protect our history, our buildings, our streets, and our Historic Districts. There must be financial support, deep concern and the interest of many, and still it takes a long while to reach

the preservation goal. And, this effort was for Park Avenue- an easy preservation case to make- as it is an iconic street known all over the world.

Multiply this effort thousands of times over, and you will understand what dedication is required for preservation with most of the effort being handled by volunteers who give of their time at great personal expense.

And now, an Administration comes along and says, we're going to upend everything that has been accomplished over the past 50 years, because we want more affordable housing. "Affordable Housing" is a laudable goal, but at what cost? We all would like to see more of it, but we don't want the cost to society and to preservation to be high.

From what I have read, the Administration's plan, (the details of which have not been presented to the public), in no way guarantees that more "Affordable Housing" will be built.

What it does guarantee is a windfall for developers, because this plan gives them more loopholes than constraints. Developers will provide the minimum while taking the maximum advantage.

Our streets and neighborhoods are precious to us. We **like** the height limits in the mid-block, for which so many fought. We **like** the height limits on our avenues which give a sense of place and permit for air and light. We want **more** oversight as to size and bulk, not less. We want to **keep** that for which we have fought so hard.

Please respect that!

I listened to a presentation during which Extell proudly explained that they have a plan that will provide 12 affordable housing units in Community Board 8, a district representing the upper east side of Manhattan. But, Extell would get the air rights of its building which it could use in tower construction elsewhere for market based apartments. That's not a good deal for the community by any stretch of the imagination.

This proposal will encourage developers to buy old buildings for a song, minimally upgrade them, call them affordable housing, and invade other neighborhoods with enormous eyesores that yield wind-fall profits.

The incentives in this plan do not encourage good architecture, but do encourage maximizing floor area. For example, look at Extell's cantilever design proposed over the Park Avenue Christian Church on Park Avenue @ 85th Street. This design showed blatant disregard for this beautiful old church. To the Landmarks Preservation Commission's credit, it put a quick stop to that and demanded a new plan. However, Extell **did** win approval for the cantilever construction over The Art Students League on 57th Street. Does this design respect that beautiful building? No, but it maximized floor area, a developer's primary interest.

I stand with other preservation organizations who want to protect the current and future contextual neighborhood zoning laws, and I support statements submitted by *Historic Districts Council* and *Friends of the Upper East Side Historic District*.


The present rezoning plan has the potential to do great harm to our city without necessarily accomplishing its intended goal. We do not want to sacrifice the historic nature or the quality of life of any neighborhood.

Please examine the details thoroughly, present the plan to every Community Board, and hold community meetings so that people can get the information they need in order to understand the impact on their communities and comment accordingly.

Please come up with a reasonable plan that preserves what we now have and for which we have fought so hard.

Thank you.

Sincerely,


Michele Birnbaum
President

cc: Council Member Dan Garodnick
Council Member Ben Kallos
Borough President Gale Brewer

From: [Len Maniace](#)
To: [Affordable Housing Text \(DCP\)](#)
Cc: landmarkwest@landmarkwest.org; [Dromm, Daniel](#); [Maniscalco, Vincent](#)
Subject: Proposed Changes to NYC Zoning Regulations
Date: Sunday, April 05, 2015 11:28:53 PM

The Jackson Heights Beautification Group voted unanimously to oppose the citywide weakening of zoning regulations at our April 1, 2015 Board of Directors meeting.

These proposed changes would leave our city's residential neighborhoods open to large out-of-scale development which would destroy the very qualities that make these neighborhoods attractive to residents of all income levels.

JHBG, a civic and environmental nonprofit organization, applauds and supports efforts to increase the supply of affordable and senior housing, but we believe these goals call for a fine tuning of zoning codes rather than the blunt instrument that these changes represent.

We object to both the weakening of contextual zoning protections and a process that provides for scant community discussion of such a major change for our city.

Sincerely,

Len Maniace

President of Jackson Heights Beautification Group
www.jhbg.org www.facebook.com/JHBGNY

LiveOn NY
Affordable Senior Housing Coalition
Department of City Planning Hearing Testimony
March 25, 2015

LiveOn NY (formerly the Council of Senior Centers and Services) is a membership organization comprised of community based organizations serving over 300,000 older New Yorkers annually providing vital services such as affordable senior housing, case management, meals on wheels, senior centers, caregiving, outreach addressing elder hunger , transportation, elder abuse services and others.

Members of the LiveOn NY Affordable Senior Housing Coalition represent the leadership of nonprofit affordable senior housing organizations that have developed and operate upwards of 20,000 units of affordable housing citywide. LiveOn NY's mission is to make New York a better place to age.

Stable, affordable housing with services for low-income seniors is a cornerstone towards promoting economic security as New Yorkers age and preventing homelessness for the high number of seniors in New York City on the fiscal cliff.

The LiveOn NY Affordable Senior Housing Coalition believes current zoning regulations are outdated and impede construction of new affordable senior housing. The LiveOn NY Affordable Senior Housing Coalition supports changes in the zoning regulations that would make the production of senior housing more efficient, such as eliminating the parking requirements for current and future senior housing buildings. LiveOn NY also supports changes in the zoning code that would allow more flexibility in the production of senior housing.



Housing New York: Zoning for Quality and Affordability Municipal Art Society Scoping Comments - March 25, 2015

Thank you for the opportunity to testify today. My name is Alison Brown and I am a Project Manager for the Municipal Art Society, a 120 year-old organization working for a more livable and resilient city. Housing affordability has reached crisis levels in New York and we applaud the City for attempting to address it through its *Housing New York* Plan. We look forward to working with the city as it develops more concrete regulatory proposals to remove barriers, encourage better quality buildings, promote senior housing, and reform parking regulations. We reviewed the City's proposal and have the following comments on the Draft Scope:

Overall, we agree that zoning rules should be modified to better accommodate the much-needed new housing proposed in the *Housing New York* Plan; however, MAS believes a more comprehensive approach is needed. The City should identify what the larger intended framework of the entire *Housing New York* project plan will be and explain how these proposed changes will relate to future proposals. The *Zoning for Quality and Affordability* proposal needs greater clarity on its scale and impact on New York's neighborhoods. Clearly explaining the proposal's goals, intent, and impacts will reduce the likelihood that new development will harm neighborhood character while helping to secure the public's support.

Promoting Senior Housing

We are pleased to see senior housing highlighted as a key issue. We suggest that as part of the DEIS the City map out and identify specific locations where new senior housing could reasonably be built and where retirement communities might naturally occur. We encourage DCP to increase coordination with other agencies to ensure that City services increase to adequately support communities with aging populations.

Modernize Rules that Shape Buildings

MAS agrees that current regulations are out of date, and often create mediocre buildings that can't take advantage of existing development allowances. We also agree that modest increases in building heights (in many neighborhoods, between 5 to 15') in order to allow for better design, is generally a worthwhile trade-off.

The City should better explain what the proposed changes mean architecturally and for neighborhoods. The DEIS needs to illustrate what the proposed changes will mean in simple example images (For example, the City could choose a neighborhood and include images of what additions to a single building, or for an entire block, would mean in that neighborhood).

New buildings should not significantly alter historic neighborhoods nor cast new shadows on our parks. We ask that the City also include in the DEIS maps and visual examples that illustrate how this proposal will impact relevant parks and historic districts.

This proposal promotes ground floor retail and community spaces by amending current zoning restrictions. With this proposal, the City has an opportunity to help protect and support small businesses that utilize smaller floor areas. These businesses are increasingly being pushed out of neighborhoods, especially ones that have been rezoned. It also has the opportunity to encourage new ground floor community spaces, so people have gathering spaces outside of their own living rooms. As housing costs increase and residents move to smaller and smaller apartments, this will become even more important.

Parking Requirements

MAS strongly supports the City's proposal to eliminate unnecessary parking requirements for affordable housing, and believes the proposal should go even further. In New York City, low rates of car ownership are not limited to low income or senior households. As identified by the NYCEDC, household car ownership rates in the city are quite low compared to national averages (23% in Manhattan, 44% in Brooklyn, 46% in the Bronx, 64% in Queens, 84% in Staten Island). This indicates that reforming unnecessary parking requirements should also apply to all new housing throughout the five boroughs.

MAS encourages a reduction of parking on a case by case basis, in all areas of the city for all developments. More data should be included in the DEIS on the rates of use of newly-constructed parking, especially outside the core.

The current Transit Zone-- a half-mile walk from a subway stop – doesn't account for other public transit modes, including buses and ferries. If a city wide reduction is not pursued as part of this proposal, we would ask for the boundaries of the Transit Zone to be reevaluated and factor in these other modes, as they also impact parking needs.

Thank you for the opportunity to testify today. We look forward to further engaging with the City on this important topic.

From: harryschwartz2@juno.com
To: [Affordable Housing Text \(DCP\)](#)
Cc: landmarkwest@landmarkwest.org; hdc@hdc.org
Subject: Proposed Rezoning for New York City
Date: Sunday, March 29, 2015 3:16:57 PM

Mr. Robert Dobruskin, Director
Environmental Assessment and Review Division
New York City Department of City Planning

Dear Mr. Dobruskin

The Morningside Heights Historic District Committee opposes the proposed revisions to the New York City Zoning Ordinance that would raise the height limits for residential buildings and undermine contextual zoning. These changes would hasten inappropriate development on several "soft sites" in Morningside Heights.

We would like to be informed of any actions taken by the Department regarding these changes at info@morningsideheights.org

Thank you

Harry Schwartz
Treasurer



Greenwich
Village
Society for
Historic
Preservation

252 East 11th Street
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Justine Leguizamo
Ruth McCoy
Andrew S. Paul
Cynthia Penney
Robert Rogers
Katherine Schoonover
Mindy Sahel
Judith Saneloff
Linda Yowell
F. Anthony Zucino III

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Elizabeth Gilmore
Carol Gretzler
Tony Hiss
Martin Humer
James Stewart Polshek
Martina Savvin Filoti
Anne-Marie Sumner
Calvin Trillin
Jean-Claude van Itallie
George Vellonakis
Vicki Welner
Anthony C. Wood

March 10, 2015

Manhattan Borough President Gale Brewer
One Centre Street, 19th floor South
New York, NY 10007

City Councilmember Corey Johnson
224 West 30th Street, Suite 1206
New York, NY 10001

City Councilmember Rosie Mendez
237 1st Avenue, Suite 504
New York, NY 10003

City Councilmember Margaret Chin
165 Park Row, Suite 11
New York, NY 10038

Re: 'Zoning for Quality and Affordability' Proposal

Dear Borough President Brewer and City Councilmembers Johnson, Mendez, and Chin:

I write to express the Greenwich Village Society for Historic Preservation's extreme concern about the weakening of neighborhood zoning protections and height limits which are part of the city's recently-released 'Zoning for Quality and Affordability' proposal.

Under this plan, height limits in contextual districts, and for Quality Housing developments in non-contextual districts, would be lifted by as much as 20% across the board, and by 30% in inclusionary districts for market-rate developments which include 20% affordable housing. In our R7-A and R7-A-equivalent districts such as C1-6A and C4-4A, the increase in allowable height would be particularly dramatic. But in all cases, the increases would clearly affect our neighborhood landscapes in ways that undermine years of local effort.

It is disturbing that this proposal would change the rules across the city for all medium and high density contextual zoning districts, without any consideration of the particular context, needs, or desires of individual communities. In our neighborhoods, residents fought for years, sometimes decades, to achieve these zoning protections to regulate new development. In many cases, the limits they achieved were only secured as trade-offs for upzonings or loosening of rules in other areas, or were in other respects compromises from the protections they sought. To remove these rules through a one-size-fits-all zoning action insults the hard work and careful balancing of interests which led to their implementation.

The argument presented by the City that these changes are needed to allow quality development and the construction of affordable housing, or to accommodate current development needs, does not appear to be borne out by the facts. In inclusionary contextual zoning districts in the East Village, dozens of new affordable housing units have been built. Many new developments in contextual districts in our neighborhood have utilized their full allowable square footage, and have generous floor-to-ceiling heights, in spite of the claims that current contextual zoning prevents this. And there does not seem to be any problem with ground floor units in contextual developments being rented or sold, in contrast to the claims that current rules somehow make these units inferior or unsuitable. In fact, in general, contextual developments in our neighborhood appear to be economically successful, and no shortage of them have been built.

In terms of quality of design, contextual districts see a mix of thoughtful new designs and mediocre ones. The contextual zoning does not appear to in any way inhibit quality design, as evidenced by the significant number of pleasing new designs found in contextual districts, and the significant number of poor designs found in non-contextual districts. But while contextual zoning does generally help ensure that the scale of new development is compatible with its surroundings, the proposed zoning change would clearly diminish this important protection.

Some elements of the proposed rule changes in contextual districts are curious and inconsistent. For instance, the new rules would allow new developments to be set further back from the street, supposedly in an effort to encourage more lively and interesting designs, and then grants developers greater height in exchange for the lost volume from the setting back of the façade. However, it does not appear that the new rules require new buildings to be set back, so there would be nothing to prevent a new development from simply coming out to the streetwall, as it would have under the old rules, but still being allowed to rise 20-30% higher, thus even further increasing the size of new developments.

The new rules create larger allowable envelopes for new buildings. While the proposal claims that this is in order to accommodate newer construction techniques, it appears that in many cases it will simply allow the transfer into the development site of air rights, which existing contextual zoning envelopes typically make difficult or impossible. Thus in practical effect the new rule changes will allow more floor area in new developments as well as greater height, in spite of claims to the contrary.

In fact, in many respects, the effect of the rezoning proposal seems less likely to be the facilitation of quality design or more affordable housing, but simply the construction of larger, more profitable buildings, with apartments at greater heights and with higher ceilings, which command greater prices.

While there are some laudable and worthwhile changes in the proposal, these across-the-board, retroactive and prospective changes to contextual zoning and quality housing rules would be destructive to neighborhood character. As we enter the scoping process for the proposal, I strongly urge you to ensure that the scope of the environmental review allows for the current height limits and other important neighborhood zoning protections to be maintained.

Sincerely,

A handwritten signature in black ink, appearing to read "Andrew Bernart". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Andrew Bernart
Executive Director

cc: Manhattan Community Boards 1-10
Municipal Art Society
NY Landmarks Conservancy
Historic Districts Council
Landmark West!
CIVITAS
Friends of the Upper East Side Historic Districts
Save Chelsea
East Village Community Coalition
SoHo Alliance
Tribeca Community Association
Brooklyn Heights Association
Park Slope Civic Council



PARK SLOPE CIVIC COUNCIL

Advocate for Our Community

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Martie McNabb
Thomas Miskel
Melinda Morris
Chandru Murthi
Lauri Schindler

The Park Slope Civic Council was founded in 1896 as the South Brooklyn Board of Trade and incorporated in 1938.

April 29, 2015

Mr. Robert Dobruskin, AICP, Director
Environmental Assessment and Review Division
New York City Department of City Planning
22 Reade Street
New York, New York 10007

Re: Zoning for Quality and Affordability, CEQR No. DCP104Y

Dear Mr. Dobruskin:

We appreciate the opportunity to provide the Department of City Planning (DCP) with our comments and concerns regarding the scope of work for the Environmental Impact Statement that your office will be preparing in connection with the above-referenced zoning action.

While it is commendable that DCP is concerned with addressing the need for both affordable and senior housing to meet the city's growing population, the Park Slope Civic Council (PSCC) has serious concerns with the proposed citywide text amendment, entitled "Zoning for Quality and Affordability," and with the Draft Scope of Work associated with its environmental review. Our overriding concern is that the proposed plan will produce neither greater quality housing nor affordability and that it will overturn the protections of Park Slope's historic character that was achieved by the contextual zones that were adopted in 2003.

In our view, the preliminary scope overlooks a number of important considerations: 1) the impact of the proposed zoning amendment on the quality of life of New York City neighborhoods, particularly those of a historic character; 2) the application of the proposed changes on a citywide basis that ignores the individual needs of the city's neighborhoods; and 3) the provision of development incentives to all development and not targeted to the production of affordable housing. Furthermore, we are concerned that the proposed zoning action will not, in fact, be an effective solution for the affordable and senior housing that are its ostensible objectives.

As you may know, the Park Slope Civic Council is a 119-year old civic organization concerned with enhancing the quality of life of Park Slope and its residents and has actively engaged with DCP in recent years to promote a balance between the need for more housing, particularly affordable housing, and quality of life concerns. PSCC does not object to the ostensible goals of the zoning amendment:

- It advocated for the mandatory inclusion of permanent affordable housing along

The Park Slope Civic Council is a tax-exempt organization under Section 501(c)3 of the Internal Revenue Code.

Fourth Avenue, and

- It joined with other downtown Brooklyn neighborhoods to force the developers of the Atlantic Yards Project to expedite the affordable housing component of that project.

However, the hundreds of housing units that have been added to Fourth Avenue since the 2003 text amendment was approved do not include a single unit of affordable housing. Moreover, because many of these buildings were constructed with blank street walls and a dearth of amenities, PSCC successfully requested that DCP amend the zoning text to require more transparent and active ground floors.

PSCC has also led the effort to extend the 1973 Park Slope Historic District, which protected only a small portion of the neighborhoods 100 or more blocks. These efforts reflect the American Planning Association's recognition of Park Slope as one of the nation's Great Places:

The Park Slope neighborhood of today retains much of the architecture that defined it 100 years ago.... "No neighborhood in America has a finer and more intact collection of late 19th-century row houses than Park Slope," notes architectural historian and Columbia University professor Andrew Dolkart. "Block after block is virtually unaltered, with houses ranging from grand townhouses designed by Brooklyn's leading architects, to long rows of vernacular speculator-built housing designed by the obscure architects who provided character to so many urban neighborhoods...."

More recently, the department of city planning rezoned Park Slope in 2003 to cap building heights on the brownstone side streets while accommodating taller apartment houses in the Fourth Avenue transit corridor.

Historic in design and modern in amenity, the livability of Brooklyn's Park Slope is no hyperbole. Its architectural, recreational, transportation, and community assets all combine to make it a great community of lasting value.

It is precisely the "lasting value" of Park Slope's character that is at risk under the proposed zoning action, which would promote the destruction of the historic character and cohesive 19th century streetscape of the streets that presently lie outside the historic district, but are integral to its expansion. A master plan was adopted by the Park Slope Civic Council in 2008 and has been reviewed with the Landmarks Preservation Commission, which is currently considering the second extension phase and has been working with PSCC on the third of the plan's five phases. The changes envisioned by "Housing for Quality and Affordability" will severely undermine the expansion potential of the historic district.

With regard to the CEQR's scope of work, we have both general and specific concerns, as reviewed below:

1. General Concerns

The draft scope states that the proposed text amendment will "facilitate and encourage increased production of new housing, particularly affordable housing." We are concerned that the proposed action will likely lead instead to the replacement of *existing* affordable housing with market-rate housing, particularly since much of the existing affordable housing stock comprise the buildings that are most economical for developers to buy and redevelop. Moreover, we are concerned as well that rent-burdened households will be displaced in adjacent housing due to the impact of the intended housing production on rents throughout the neighborhood. This further gentrification has been evident in neighborhoods such as Greenpoint and Williamsburgh, where upzoning has lead to the considerable displacement of long-time, low-income residents.

A second key area of concern is that the expected increase in housing to accommodate 500,000 or more new city residents that lies at the heart of the zoning plan will impose excessive demands upon the city's already overburdened infrastructure.

We request that DCP expand its scope to determine the location and quantity of rent-regulated housing in each neighborhood affected by the proposed zoning action to assess the potential for this displacement to occur. This assessment should also consider whether the specific characteristics of the existing affordable housing, such as the proportion of the maximum FAR it occupies, will make their replacement more likely.

With regard to the city's infrastructure, we request that DCP document and assess the infrastructure within *each* affected neighborhood. This assessment should consider, among others, public school seats, acres of open space/parks, sewer and other utility capacity, and hospital services, and evaluate the demands upon them both before and after the proposed action. In many neighborhoods, schools are already over-capacity and the addition of hundreds of additional school children will exacerbate this crisis. Park Slope's sewage system already experiences environmental impacts due to its inadequate infrastructure, since with its combined sanitary and storm water systems, it routinely experiences flooding on low-lying streets and an overflow of sewage into the Gowanus Canal. Without a commensurate increase in infrastructure, the neighborhoods affected by this proposal will not be able to support the additional density that the zoning action will generate and their quality of life will be greatly affected.

Furthermore, we do not consider that the 10-year timeframe for projecting impacts of the proposed action is sufficient. While some changes will indeed occur fairly quickly, the real impact of the changes will be evident over a longer timeframe. We strongly urge DCP to extend the timeframe for evaluating the impacts of this proposal in a 20-year timeframe.

2. Specific Concerns

- The scoping statement states that one rationale for the zoning action is that "outdated zoning requirements often produce buildings which despite original intentions, are not consistent with existing community character..."

Our concern is that the proposed zoning changes will have the opposite impact by promoting the design of buildings that deviate significantly from the prevailing consistent character of brownstone communities, including Park Slope. Since the intended outcome of the proposal is to generate housing production, the new development will replace existing older buildings that are integral to the historical fabric of these neighborhoods.

The proposed text amendment specifically promotes apartment buildings with more articulated street facades. As the APA statement above indicated, Park Slope's character consists of 3- and 4-story 19th century rowhouses. The CEQR review should assess the degree of impact on the historical character of these neighborhoods, and particularly in those areas that now have a contextual zoning.

- The scoping statement makes reference to affordability, but by using metropolitan area median income, creates a standard of affordability that is well above the income levels of many communities.

We believe the CEQR assessment should document the median family income of the existing neighborhood on a smaller scale than the SMSA, such as by community board. It should consider whether the "affordable"

housing standard being used in the zoning proposal will be affordable to existing households living in each community affected by the proposal.

- The scoping statement discusses the need for housing units sized for small households, given the city's growing senior population as well as younger residents who would prefer to live alone.

The assessment should assess whether the incentives fit the financial considerations of developers with respect to producing buildings with smaller units. We question whether the proposed action will generate the type of housing units needed by the city's growing senior population. Moreover, since much of this population will be living on fixed incomes, how will the new housing generated be affordable to low and moderate-income seniors without a vast commitment of rent subsidy dollars? The scoping study should assess the economics of housing production and take into account the current dearth of Section 8 funding available to the city.

Since the proposal also provides across-the-board incentives for all housing production, it is likely that developers will build larger market rate housing units than the type of small units intended. The CEQR should further examine whether the incentives will skew the market so that existing buildings with smaller units will be replaced by new buildings with much larger units, thereby leading to the displacement of smaller, more affordable housing units.

- The scoping document states that "standards for retail space have also increased to provide an improved shopping environment ..."

Our concern is the implied value of construction that meets new retail standards and what is meant by an "improved" shopping environment. It implies the replacement of smaller retail spaces, typically found in 19th century buildings throughout our neighborhoods with new construction containing taller ground floors – which is the specific objective of the 'quality' design being promoted - and larger footprints. The retail environment being promoted by the zoning proposal would favor the expansion of national chains within the city's neighborhoods. The CEQR should assess the economic impact of the proposed action, since it is recognized that national chains pull more money out of the local economy than locally owned businesses and shift those earnings to out-of-town corporate headquarters and often pay wages that are well below the living wage standard. It should also assess the impact on the character of our existing retail avenues, many of which have older buildings and smaller storefronts that are compatible with the neighborhood's historic character and older residential buildings.

- The scoping statement states that "DCP is proposing appropriate reduction in parking requirements for affordable housing developments near public transit."

We find this element of the zoning action to be worthwhile, but question why it should not also apply to all development near public transit and not to just affordable housing.

Many of the new developments along Fourth Avenue in Park Slope incorporate parking within the building or have adjacent surface level parking lots. Since the ostensible rationale for upzoning Fourth Avenue in 2003 was its proximity to the subway line under the avenue, the requirement for parking within market rate developments defeats this rationale. It is also not consistent with the City's long-term sustainability strategy to reduce greenhouse gas emissions. We request that DCP assess the impact of reducing the parking requirement for all developments in Transit Corridors and to assess strategies that the city can adopt to discourage automobile ownership through higher fees, Residential Parking Permits, or new technologies.

- To promote affordable senior housing and care facilities, the proposed action would, among others, “reduce administrative obstacles: eliminate certification and special permits for nursing homes.”

We question whether the proposed changes will adequately protect the public interest generally, and more particularly, the safety and welfare of the residents of these nursing facilities.

We suggest that DCP clearly assess the costs and benefits of eliminating these certifications and special permits and clearly identify them in the final EIS.

- The general building envelope modifications are intended to “allow sufficient flexibility to accommodate best practices for affordable construction and good design.”

Our concern is that many developers are not interested in good design, but only in a least cost approach. Good design invariably comes at a price premium, an example of the old adage that “you get what you pay for.” While the proposed modifications provide greater design flexibility, they do not mandate these best practices and impose no design review process. The proposed modifications will likely not generate better looking buildings but provide incentives for many more buildings of mediocre design. In Park Slope, the new developments will adversely affect the historic character of the neighborhood, which is now protected to a degree by existing contextual zoning.


We ask that DCP should assess what the “least cost approach” to building will look like under the proposed zoning action. In addition to showing renderings of the “best practices” design, it should also show the “worst practices” examples. We also request that DCP assess what further steps can be taken to ensure that better design is followed, not simply encouraged.


- The text amendment treats all neighborhoods the same and demonstrates no regard for the history of the City’s planning with the affected communities.

In Park Slope, as in many other city neighborhoods, the proposed zoning action will overturn the zoning protections embodied in the R6B contextual zones on our residential streets that were the product of a lengthy involvement by civic organizations, community residents and Community Board 6. The one-size-fits-all aspect of this zoning proposal would obliterate the contextual protections that our neighborhood gained in return for the higher density on Fourth Avenue.

In conclusion, we urge the Department of City Planning to significantly increase the scope of its environmental assessment to take into account the concerns we have raised. Since every neighborhood has a different character, we further request that DCP abandon the one-size-fits-all approach and work closely with each affected neighborhood to develop a comprehensive plan that addresses how higher housing production can be accommodated by appropriate infrastructure investments and with due regard to the character of each community.

Sincerely,


Judith Lief
Co-President


Gilly Youner
Co-President



Prospect Heights
Neighborhood
Development Council

284 Park Place
Brooklyn, NY 11238

646.847.9720
www.phndc.org

Member Organizations

- The Prospect Heights Association
- The Park Place/Underhill Avenue Block Association
- The Prospect Heights Parents Association
- The Eastern Parkway Cultural Row Neighborhood Association
- The Vanderbilt Avenue Merchants District
- The Carlton Avenue Association
- The Friends of Underhill Playground
- The Sterling Place Block Association
- The St. Mark's Avenue Block Association

April 27, 2015

Mr. Robert Dobruskin,
Director
Environmental Assessment and Review Division
New York City Department of City Planning
22 Reade Street, 4E
New York, New York 10007

Re: Zoning for Quality and Affordability EIS Draft Scope of Work

Dear Mr. Dobruskin:

Thank you for the opportunity to comment on the Draft Scope of Work for the environmental assessment statement (EAS) to be undertaken for the proposed Zoning for Quality and Affordability text amendment. The Prospect Heights Neighborhood Development Council appreciates the stated goals of the amendment to increase the amount of senior housing and affordable housing being created in the City of New York. However, the amendment amounts to a sweeping change for contextual districts all over New York City with potentially significant implications for preserving context in the city's neighborhoods. Further, if not administered carefully, we believe it is possible that some of the changes sought in the amendment might reduce the number of affordable apartments in New York City rather than increase it. For these reasons, the EAS must substantiate the assumptions stated and implied by the description of the proposed action, as well as thoroughly assess the impacts of the with-action condition. Unfortunately, the Draft Scope of Work doesn't outline analyses sufficient to accomplish these tasks. Our specific comments are below.

Substantiation of need for contextual height increases for market rate development

The Draft Scope describes a proposed increase of height limits for all contextual zones city wide for as-of right development. Among the justifications cited is to "remove impediments to development." At this time in Prospect Heights, on the blocks of Prospect Place, St. Marks Avenue, Bergen Street and Dean Street east of Vanderbilt Avenue, there are fourteen market rate residential projects in progress or recently completed. All of these blocks are zoned R6B. This level of activity amounts to an unprecedented building boom not seen in this neighborhood in the previous two decades, a boom which has consumed practically all the vacant or substantially underbuilt lots in Prospect Heights. We see evidence of similar strong demand for market rate development in other neighboring communities (in particular, in Crown Heights). Under these circumstances, it is not clear that increasing height limits in contextual zones is necessary to incentivize development. If this need does in fact exist, the EAS must include studies that identify locations where contextual zoning has resulted in vacant land remaining undeveloped and unproductive, and show that proposed height increases would be effective in addressing the condition.

The Draft Scope does, however, acknowledge that taller ceiling heights make for more desirable dwelling units. It would seem to follow that increasing height limits as proposed would lead to a corresponding increase in rents or purchase prices for newly-developed units. The EAS should include studies that demonstrate why fostering increased housing prices at the risk of threatening the character of contextual zones is a net benefit to the public.

Additionally, the proposal seeks to facilitate improved design standards, such as greater articulation of building facades that are characteristic of pre-1961 housing stock in

contextual and landmarked neighborhoods. The EAS should provide studies substantiating how street-level design improvements would be guaranteed given the incentive to achieve taller ceiling heights for more marketable units.

Quantification of opportunity for affordable development in R6B districts with proposed height increase

PHNDC acknowledges the challenge of using inclusionary bonus FAR with projects in contextual districts as described in the Draft Scope. However, it is not clear that the advantages to providing additional height for inclusionary affordable housing would extend proportionally to R6B zones as called for under the proposed action as they would to denser districts.

The affordable projects envisioned to be facilitated by the proposed action would presumably require financing subsidies and tax credits to be viable for development. Current financing programs offered by NYCHDC are generally intended for projects with total units of one hundred or more, but in any event not less than fifty units. The HPD SARA program for financing of affordable senior housing has a fifty unit minimum. It would take a very large lot in an R6B zone for a project to qualify for these financing products.

In Prospect Heights, there are few if any large sites available for such projects in R6B zones, and we believe other neighborhoods in northwest Brooklyn as shown on Map 5 may be in a similar situation. Therefore, the EAS should quantify the opportunity to develop affordable projects in R6B zones (and perhaps all the other contextual zones proposed) based on the assumption of subsidized financing and an inventory of actual buildable lots, to substantiate the need for height increases for inclusionary projects under the proposed action.

Potential for degradation of contextual and historic districts

Height and setback requirements for the current contextual zones were established after years of study of neighborhoods across the city. Although the Draft Scope describes a limited number of prototypes for modeling the effect of the proposed action, it does not indicate any attempt to be made to analyze whether the sweeping changes of the proposed action in fact would be appropriate for any particular neighborhood in New York City. Most communities that have received contextual downzoning spent substantial time and effort to match available zoning tools to their specific situations. Many communities agreed to upzone portions of their neighborhoods in exchange for downzoning in other sections (Franklin Avenue in Crown Heights and Fourth Avenue in Park Slope are two examples). The complete lack of any real-world analysis in the EAS would be a glaring omission, and the Final Scope should include at minimum a methodology to sample a set of neighborhoods representative of common built environments in New York City for analysis of the impact of the proposed action.

Specifically, we request that the impact of the proposed action on the row house neighborhoods of northwest Brooklyn be studied. In addition to extensive use of contextual zones, in these neighborhoods, height and bulk is also regulated indirectly through designation of New York City landmark districts. Landmark districts are often characterized by historic properties that are significantly underbuilt relative to the allowable FAR of the contextual zones in which they exist. At the borders of such historic districts, significantly higher construction is possible, and the proposed action would increase height limits in these border areas further. For example, the NYCL Prospect Heights Historic District includes Vanderbilt Avenue from Pacific Street to Sterling Place on the east side, but only Dean Street to midblock between Prospect Place and Park Place on the west side. The context in the historic district is low height three- and four-story buildings. However, because Vanderbilt Avenue is zoned for an R7A overlay, the remainder of the east side from Prospect to Sterling which could be built to 80 feet under the current zoning would be increased to a maximum of 105 feet under the proposed action. The EAS should quantify the potential for these sorts of abrupt transitions in northwest Brooklyn, in both contextual and historic districts, and should modify the proposed action as necessary to establish transition zones to mitigate the potential for adverse shadow and visual resources impacts. We also find that none of the prototypes proposed for study in the Draft Scope cover the R6A and R6B zoning common in northwest Brooklyn row house neighborhoods, and request that such prototypes be added.

Potential for displacement of existing tenants of affordable apartments and neighborhood businesses

It seems to be at least possible, if not likely, that increasing height limits in all of the areas zoned contextual throughout New York City will create new development pressure that could result in the displacement of tenants who now pay affordable rents. Even in situations where new development includes affordable apartments under inclusionary zoning provisions, such developments are generally required to allocate 20% of their units to affordable

housing. However, older buildings cleared to make way for these developments could be expected in many cases to have a higher percentage of long-term tenants whose rents are affordable. Further, the 20% of affordable units in a new development would be allowed under current City financing programs to target tenants earning incomes that are a multiple of a neighborhood average.

For all of these reasons, it is critical that the EAS study the potential for the proposed action to result in a net loss of affordable housing, and particularly housing affordable to residents earning neighborhood median incomes or less. The EAS should include case study samples in enough neighborhoods throughout the five boroughs to provide a reasonable assessment of the risk to tenants citywide.

Similarly, the EAS should sample the commercial tenants in contextual districts to determine the extent to which businesses citywide would be at risk of displacement should the proposed action be approved. The EAS should also estimate the gap between current commercial rents in contextual districts, and potential rents of the more spacious street level spaces envisioned by the proposed action, to determine how the profile of businesses that currently exist in contextual zones throughout the city may change following approval of the proposed action.

Potential for changes in public policy

The proposed action in effect prioritizes access to usable FAR over contextual height limits. The EAS should study whether approval of this action would create a precedent leading to changes in other policies that regulate use of FAR, including policies governing construction in historic districts. Analyses should consider the potential for new hardship claims and legal challenges that would undermine the preservation mission of the Landmarks Preservation Commission.

The proposed action appears to justify increasing height limits in contextual zones in order to create more marketable apartments. The EAS should study whether approving the action would increase pressure to change other aspects of contextual zoning from developers responding to an increasingly affluent base of customers.

The proposed action justifies increasing height limits in contextual zones based upon new developments in construction technology such as “block and plank” construction. The EAS should study whether approving the action would set a precedent for changing other zoning regulation based upon future innovations that also improve developer profit margins.

Finally, PHNDC believes that the time frame given for the EAS is insufficient for both a thorough analysis of a proposed change of such magnitude, and its necessary public review. Further, it is often difficult for members of the public to attend hearings held during the summer months, and Community Boards generally do not meet in July and August. We respectfully request that public review not begin before September, and that it be open for at least three months.

Thank you once again for the opportunity to comment on the Draft Scope of Work.

Sincerely,



Gib Veconi
Chair

cc: Mayor Bill de Blasio
Brooklyn Borough President Eric Adams
State Senator Velmanette Montgomery
State Senator Jesse Hamilton
Assembly Member Jo Anne Simon
Assembly Member Walter Mosley
New York City Council Member Laurie Cumbo
Nizjoni Granville, Chair, Brooklyn Community Board 8



Queens Civic Congress, Inc.

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Harbachan Singh Esq.
President

April 27, 2015

Mr. Robert Dobruskin, AICP, Director
Environmental Assessment and Review Division
New York City Department of City Planning
22 Reade Street, Room 4E
New York, NY 10007

Dear Director Dobruskin,

**RE: ZONING FOR QUALITY AND AFFORDABILITY TEXT
AMENDMENT - ENVIRONMENTAL ASSESSMENT STATEMENT - CEQR NO.
15DCP104Y**

The Queens Civic Congress, an umbrella organization which represents over one hundred civic groups, concur with the objective to “Promote Affordable Senior Housing and Care Facilities”. We have serious concerns, however, that the proposed amendments will produce serious deleterious unintended consequences. One reason is that the Environmental Assessment Statement (EAS) covers the entire City of New York. Each community has its own special character needs. A more neighborhood focused EAS would be more appropriate. The size and scope of the current proposal is of great concern.

Also of particular concern: there is no companion plan by the Mayor’s Office or City agencies to address the need for corresponding improvements and an expansion of infrastructure. There is not even an acknowledgement that it is an issue.

We will now comment on various sections which are problematic and to which we have objections:

EAS FULL FORM

Page 5 Question 2

Does it affect conditions in a specific industry? “No” is what you have answered.

The stated intent of this entire plan is predicated on changing Senior and Affordable Housing industries.

Unnecessary certifications and special permits

When Special Permits are required, an applicant will negotiate with the Community Boards to mitigate community concerns not directly related to the application. NYS Department of Health Certificates of Need regulations and interpretations can change relatively quickly.

Senior Housing and Care Facilities and Parking

The Department of City Planning (DCP) stated that New York City—except for Richmond County-- has a lower rate of motor vehicle ownership than the rest of the country. However, a more important ratio is that most of the four counties have a lower ratio of available parking space versus motor vehicles owned.

Under the proposed action, off-street parking requirements would be severely changed in most residential districts. In many communities on-street parking is at capacity.

- Increasing the base and overall height of buildings from 10' to 40' in addition to proposed as-of-right increase for all R6-R10 contextual zones.
- Creating a new lower-density bulk envelope in R3-R5 zones.
- Increasing the FAR from 5.0 to 6.0 in future R7X and R7-3 zones.

At the informational meeting for Community Board members held on March 31st, it was stated that building parking spaces for staff or families was not an appropriate use of taxpayers' dollars. We disagree.

If staff members need to drive to get to work, they need to be able to park.

To build within a “Transit Zone” does not equate to having access to transit that is needed. The Metropolitan Transit Authority (MTA) just announced record ridership. Several studies have documented that many lines, including the E and F subways, are at or near full capacity. The MTA’s financial problems are well known. Therefore, one would not think that capital spending will be seen in the near future. While the subway system is very comprehensive, all rails go to and leave Manhattan.

Building Height, Setbacks and other Regulations

For over a decade, civic groups have worked, neighborhood by neighborhood, to rezone communities to contextual zoning. The proposed action will significantly reduce or eliminate many contextual controls, such as the city-wide Yard Text Amendment. Some changes that are of concern are:

- Increasing the maximum street wall and overall height of buildings within contextual districts.
- Reducing setback requirements in the front yard/street wall and eliminating the rear yard setback requirement altogether.
- Increasing the maximum height of transition areas.
- Decreasing the line-up provision thus allowing for buildings to jut out.
- Changing the minimum square footage requirements that would allow legal “micro-unit” of 275 sq. ft.
- Significant reduction of required minimum distance between windows and buildings.
- Significantly decreasing the width-to-depth ratio for court provisions.

Affordable Housing

Many of the objections listed above also apply to Affordable Housing and we object to these as well.

DCP is one of the few city agencies that write and issue regulations and do not interpret them. There have been many occasions when the Department of Buildings' interpretations did not agree with DCP's. It is recommended that if the DCP goes forward with this proposed action, they must have extensive collaboration with DOB for the purpose of arriving at a text that will have DOB actions in sync with DCP intentions.

In an article by Gerard Flynn, April 1, 2015 in *City Limits*: "Challenges to De Blasio's Promise of Inclusive Planning" he lists 5 key points:

1. Comprehensive community planning takes a lot of time
2. Comprehensive community planning takes resources
3. Comprehensive community planning takes more than zoning.
4. Comprehensive community planning begins in the community
5. Community planning hasn't delivered in New York City in the past.

If change is necessary, it must be meaningful and in conjunction with community input.

The mayor's 'Zoning for Quality and Affordability' plan is not without good points, and its stated goals are worthy of support. But substantial modifications are needed to protect neighborhood character and to benefit average New Yorkers before it can live up to its lofty premise and before it should be considered for adoption.

Harbachan Singh
Harbachan Singh,

President

civicperson

From: "Queens Civic Congress" <rch.brecht@verizon.net>
Date: Tuesday, March 24, 2015 10:16 AM
To: <civicperson@nyc.rr.com>
Attach: Draft Scope DCP of Proposed Zoning Changes - Review (1).doc
Subject: Queens Civic Congress - Review of Mayor's Proposed Zoning Changes

DEPT OF CITY PLANNING
RECEIVED
2015 APR -9 PM 3:01
ENVIRONMENTAL REVIEW DIV.

Dear Friend,

The Department of City Planning just revealed that they have been working on the introduction of numerous exhaustive changes which will undo the hard work over decades by concerned citizens intent on protecting and preserving their communities. Zoning, in a massive and complex city like New York, is a monumental undertaking often with unanticipated ramifications of even minor changes. The base zoning regulations of 1961 took years, perhaps decades to accomplish. The "Contextual Zones" beginning in 1984 took a huge effort and have been tweaked over and over since then.

It is, therefore, unconscionable to fast tract the implementation of massive city-wide zoning make-over now in this way. Queens Civic Congress is concerned that such immediate changes will bring about impacts with far reaching implications affecting life styles and potentially diminish quality of life both quantitatively and qualitatively for future generations. We recognize the importance of senior housing and the need for quality, affordable housing. However, the implications on our vital infrastructure must be studied seriously and the impact on parking, congestion, schools, available transit, etc. must be considered at length before implementing major changes.

No civic organizations have been consulted on these proposals, yet there are many knowledgeable citizens who have been working on zoning neighborhoods for many years and should have been included in discussion and debate. We all know that once scoping takes place and throughout the ULURP process there may be opportunity for public comment, but typically there is little opportunity for significant change.

As concerned citizens we demand the opportunity and sufficient time to assist the administration and planning professionals to bring about regulations which will satisfy reasonable goals, without impinging on the quality of life or environmental, social and humanitarian concerns of NYC residents in our great neighborhoods.

Queens Civic Congress will participate in Wednesday's rally at City Hall and we call upon Queens elected officials to stand behind us in a search for reasonable, managed change to reach measured housing goals with minimal impact on our strong and well established communities.

Regards

Harbachan Singh, President, Queens Civic Congress

We are opposed to the proposed zoning change - what little we know



Bob & Edna Harris
7359 192nd St.
Fresh Meadows, NY 11366-1857

We are depressed!

Civics blast city's rezoning proposals

Plan would create senior, affordable housing without parking requirements

by **Anthony O'Reilly**
Associate Editor

Civics leaders across the borough are skeptical of the city's plan to create more senior and affordable housing through rezoning, saying the plan will lead to overcrowding in already overpopulated areas.

"It certainly tells me that it's a disaster for the residential neighborhoods of New York City," Joe Amaroso, zoning chairman of the Kissena Park Civic Association, said of the proposed changes.

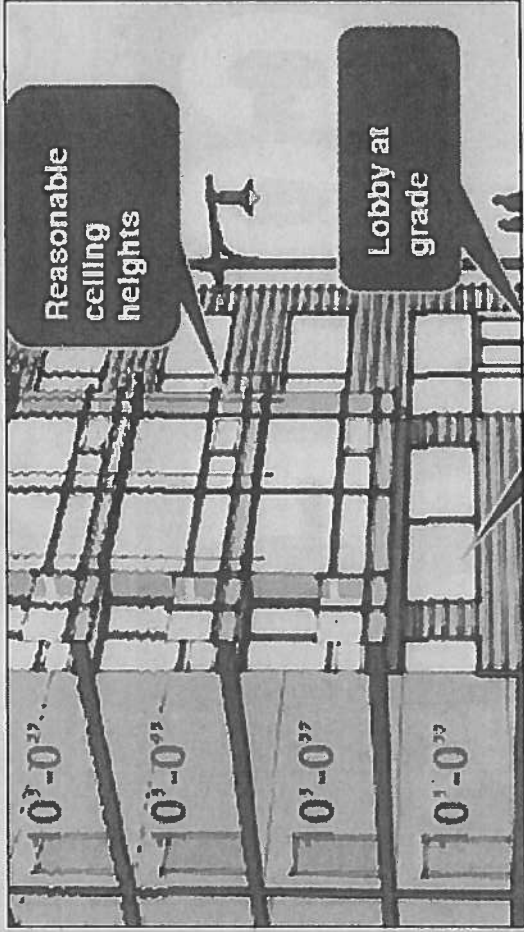
As part of Mayor de Blasio's plan to create or preserve 200,000 units of affordable housing, the city Department of Planning is proposing to "modernize zoning regulations that are outdated and often impede the production of new affordable housing."

The plan would allow for "different types of senior housing," relax density restrictions for new developments and reduce parking requirements for some affordable and senior housing buildings located near public transportation.

Height requirements would also be increased for some residential areas to allow for more units.

Amaroso, and other community leaders, say the plan will only lead to congestion and a lack of parking in some areas.

Rich Hellenbrecht, vice president of the



The city Planning Department is seeking to rezone several residential areas across the city in an effort to promote the construction of senior and affordable housing. Several civic leaders in Queens are skeptical of the proposal. IMAGE COURTESY NYC

Queens Civic Congress, said he knows many senior citizens who still drive cars.

"So where are these cars going to go?" Hellenbrecht asked.

Roe Daraio, president of the Communities of Maspeth and Elmhurst Together group, added that people living in affordable and senior

housing still use their cars.

"It's crazy to even try to do away with parking," Daraio said. "We should be looking to increase the parking."

Hellenbrecht added that he has not heard many people requesting senior or affordable housing in Queens.

"Perhaps there's a demand elsewhere in the city," he said. "But I think it's overblown and way premature."

He added that the proposal seems to benefit developers and the real estate industry more than the senior citizens the city seeks to place in the new buildings.

Daraio added that increasing the number of units that could be created in new developments would lead to more people in neighborhoods, which would put a strain on the area's public schools.

"[School] District 24 is already overcrowded," she said.

Daraio and Amaroso also expressed concerns that the city's utilities and infrastructure cannot handle the increased number of people who would move into the new units.

"It would open the doors to total disaster," Amaroso said. "Our infrastructure can't handle it."

The proposal went in front of a public scoping session last Wednesday at City Hall.

The public has until April 6 to submit comments on the plan.

The Planning Department has not yet released a date on when it will present its plan to community and borough boards.

Hellenbrecht said if the department is "serious" about the proposal, it could come to a City Council vote before the end of the year. □

From: [Mitchell Grubler](#)
To: [Affordable Housing Text \(DCP\)](#)
Subject: "Zoning for Quality and Affordability" proposal
Date: Saturday, March 28, 2015 1:02:16 PM

The Queens Preservation Council has very serious concerns about the 'Zoning for Quality and Affordability' proposal, which would retroactively weaken neighborhood zoning protections by increasing height limits in contextual zoning districts in a number of neighborhoods in our borough, and prospectively weaken those protections for any contextual district moving forward.

These height limits are an important way of preserving neighborhood character and preventing out-of-scale development. Our communities fought long and hard for them, and had to make many compromises and sacrifices to achieve them. For the City to undo all that hard work with a one-size-fits-all zoning change is not the right approach.

The new rules would not only allow up to a 20-30% increase in the allowable height of new development in our contextual zones; it would weaken future contextual zoning protections that we need and seek, and reduce the protections for non-contextual residential zoning districts by raising the height limits encouraged by 'Quality Housing' rules.

And these proposed changes would largely apply to developments with no public benefit whatsoever. Many would apply to purely market-rate, luxury housing developments, and the maximum proposed increases in allowable height would be made available to developments which are only required to include a relatively small percentage of affordable or senior housing.

I strongly urge you to work to ensure that the zoning protections our neighborhoods need, and we fought so hard for, are preserved, and that existing contextual zoning rules which we hope to apply to other neighborhoods in our borough in the future are not gutted as well.

Mitchell Grubler, Chair
Queens Preservation Council
204-05 43rd Avenue
Bayside, NY 11361



PO Box 1315 Old Chelsea Station New York, NY 10113-1315

<http://savechelseahistoricdistrict.blogspot.com>

email: savechelseanyc@gmail.com

March 20, 2015

Manhattan Borough President Gale Brewer
One Centre Street, 19th floor South
New York, NY 10007

City Councilmember Corey Johnson
224 West 30th Street, Suite 1206
New York, NY 10001

Re: 'Zoning for Quality and Affordability' Proposal

Dear Borough President Brewer and City Councilmember Johnson:

We write to inform you of Save Chelsea's grave concerns about the city's proposed *Zoning for Quality and Affordability*, and our unqualified opposition to the plan's proposed blanket increases of height limits for development in contextual districts and for Quality Housing developments in non-contextual districts.

While we endorse the plan's intention to create affordable housing, its methods would have the opposite effect. The higher apartment ceilings and elevated penthouses created by the plan would no doubt increase the value of luxury apartments and boost developers' return on their investment, but they will also add fuel to the fire of gentrification that has already made Chelsea unaffordable. The upward pressure of new construction prices on neighboring resale values and rents is evident in any quarterly real estate market report. Luxury construction also drives up local commercial rents, forcing out neighborhood businesses and destroying community fabric. The plan would solve New York's "two cities" disparity by making it a city of the rich only.

The enormous development profits to be made in Chelsea have already created a predatory environment hostile to preservation of affordable housing. One now-standard practice has developers buying large apartment buildings, self-certifying construction plans with the Department of Buildings that list them as vacant, and then using renovation construction as a tool of harassment to drive out established tenants. This is clearly a result of greed inflamed by the example of \$50 million apartment price tags, a situation not to be improved by raising the ceiling heights or improving the views of future apartment units already slated to have swimming pools and car elevator access.

As presented by the city, the *Zoning for Quality and Affordability* plan ignores zoning basics of light, air and compatibility, instead focusing on hypothetical construction scenarios which defy common sense. We're expected to believe sprinkler heads warrant higher ceilings, or that advances in construction technology have added constraints rather than flexibility. Zoning should not be driven by construction details.

The plan's claim that greater height will allow more interesting building forms strains credibility. There are countless ways to achieve architectural interest. Market forces are interested in the bottom line, not artistic expression. The developers of New York's designated landmark, Lever House, achieved its celebrated design by consuming less than the site's zoning-allowed area, an option still open to any developer not driven solely by profit. Given additional height to work with, today's developers will make building envelope decisions that enhance the value of the individual apartments they have for sale, at the expense of the community. The plan's proposed changes will only make for taller and more luxurious market-rate housing for the super-rich, blocking light and air for the general public.

The plan's assumption that zoning envelopes should allow full development of floor area ratios shows a willful disregard for zoning fundamentals, as does its application of across-the-board changes. Chelsea's contextual zoning has been tailored to unique conditions with great care, skill and public participation. We fought for years, block by block, to achieve the current contextual height limits, which were never as strict as we wanted and for which we had to concede up-zoning outside the districts. The city's plan will arbitrarily apply the same height increases in Chelsea as it does elsewhere, a poor reflection on the level of care and deliberation that went into it.

The city's plan is about to enter the critically important scoping phase. Given that it is unlikely to be defeated, it is crucial that you make sure the environmental review scope gives due consideration to Chelsea's specific neighborhood character, especially its considerable historic context not currently protected by landmark status and vulnerable to the negative impact of insensitively scaled development. We ask you to ensure that the proposal's environmental review scope gives us the option of retaining current height limits and all other critical zoning protections for which we've fought so hard.

Sincerely,

A handwritten signature in black ink, reading "Lesley Ann Doyel". The signature is written in a cursive, flowing style.

Lesley Doyel
President, Save Chelsea
The Save Chelsea Board of Directors

Cc: Manhattan Community Board 4 Chair, Christine Berthet



Ronald Gross Eric L Rouda

335 SENATOR STREET
BROOKLYN, NY 11220
TEL & FAX (718) 491-6201

March 28, 2015

rdobrus@planning.nyc.gov

fax 212-720-3495

Robert Dobruskin, AICP, Director
Environmental Assessment and Review Division
New York City Department of City Planning
22 Reade Street
New York, NY 10007

Re: 'Zoning for Quality and Affordability,' CEQR No. 15DCP104Y

Dear Director Dobruskin:

I have several very strong concerns regarding the proposed scope of the environmental review for this application, and urge that the scope be expanded.

First, it is imperative that the scope of the review allow for the possibility of the existing height limits for contextual zones and for the Quality Housing program to remain in place. It is one thing to suppose that the City could benefit from having contextual districts with different height limits than those which currently exist, and to examine where such changes might be appropriate; it is another to retroactively change the existing limits everywhere they currently exist, and eliminate the current limits across the board.

It is also imperative that the scope look at the impact which allowing taller development with greater volumes, as proposed, would have on historic resources, neighborhood character, and shadows, especially in and around parks and other light-sensitive resources. While the Landmarks Preservation Commission would continue to regulate the allowable size of new developments and additions in historic districts, important historic resources also exist outside of designated historic districts. Under this plan, the incentive for demolition of such resources would increase, as would the likelihood of vertical extensions being added. Larger and taller construction in neighborhoods, and especially in areas of historic resources, would in many cases have a negative impact which should be measured. Similarly, the larger, taller buildings allowed under this plan would cast larger shadows, impacting parks, playgrounds, and other light-sensitive sites.

Thank you for your attention to this matter.

Sincerely,

Eric L Rouda
President

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ENVIRONMENTAL REVIEW DIV.

Senator Street Historic District



THE SOCIETY FOR THE ARCHITECTURE OF THE CITY

The Zoning for Quality and Affordability Text Amendment (CEQR No. 15DCP104Y)

Testimony at the Scoping Meeting, Department of City Planning, March 25, 2015

In 1989, the *New York Times* described contextual zoning as the most important land use change since the 1961 revision of the zoning resolution,¹ while mentioning the opposition of the development community and the support from numerous civic organizations.

Contextual zoning was originally intended to “produce buildings that are consistent with existing neighborhood character.”² But the proposed Text Amendment is in conflict with that original intent, and the new zoning will remain “contextual” in name only. In its Public Policy review, the EIS should clarify the history of contextual zoning, fully documenting the considerations that generated it, as well as the public support it enjoyed. It should, cover reports and discussion documents that may have been generated by the DCP, enumerate the CPC actions that created contextual zoning, and summarize this history with reference to contemporary new accounts, so that the historic significance of the change is considered.

Specifically, the Amendment represents a profoundly disappointing policy reversal: in a more explicitly commercial context, it would be called “bait and switch.” Citizens were led to believe that contextual zoning would protect their neighborhoods, and many people supported or even demanded such zoning, believing that it was a way of preserving the surroundings of their homes. Now neighborhoods that sought protection are singled out for an up-zoning that would diminish the protections they achieved and open the door to redevelopment.

This gift to the development community and the nursing home industry is a slap in the face for citizens who put their trust in what they thought was to be the law. To pinpoint the same neighborhoods that sought preservation, and single them out for increased height and density, thus inviting demolition of familiar and beloved places and undermining neighborhood small businesses, is a policy that can only fuel a deep mistrust of elected and appointed officials and the pretexts they invoke in support of this proposal.

Christabel Gough

¹ <http://www.nytimes.com/1989/04/30/realestate/perspectives-lower-density-zoning-changing-the-rules-for-attached-housing.html>
<http://www.nytimes.com/1989/12/17/realestate/perspectives-east-side-zoning-adjusting-the-rules-for-avenue-buildings.html>

²Contextual zoning regulates the height and bulk of new buildings, their setback from the street line, and their width along the street frontage, to produce buildings that are consistent with existing neighborhood character. Residential and commercial districts with an A, B, D or X suffix are contextual zoning districts” according to the zoning glossary on the City Planning website.

From: [Herbert and/or Liz Reynolds](#)
To: [Affordable Housing Text \(DCP\)](#)
Cc: [Historic Districts Council](#); landmarkwest@landmarkwest.org; [Van Bramer, Hon. Jimmy](#)
Subject: "Housing New York: Zoning for Quality & Affordability"
Date: Thursday, April 30, 2015 4:52:14 PM

Dear Chairman Carl Weisbrod:

To achieve our goal of affordable housing, it seems especially counterproductive to propose height alterations in contextual zoning districts where DCP and neighbors have endeavored over decades to achieve an appreciable sense of place and quality of life in these neighborhoods.

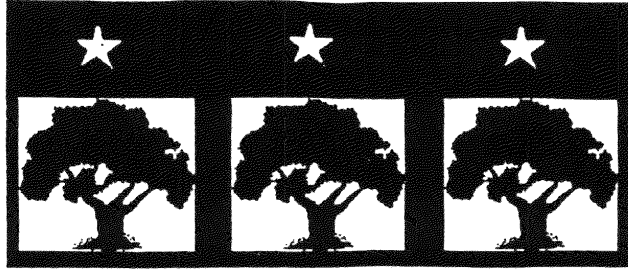
Increasing height limits has generally served only the wealthiest among us. If higher buildings are going to provide housing that is affordable, then there must be real restrictions guaranteeing that additional housing serves those who need lower rents.

Any rezoning plan must not weaken City landmark districts, nor State and National Register districts. In all neighborhoods, it ought to maintain height limits and consider the impact on historic resources, neighborhood character, and quality of life. At the very least, the environmental review should include a serious study of median street walls, set-back heights, yard coverage for all affected areas.

Certainly more information on the plan must be provided to the public, with public briefings in all affected neighborhoods, and appropriate time for public reflection and comment.

Respectfully yours,

Herbert Reynolds, President
Sunnyside Gardens Preservation Alliance
www.SunnysideGardens.us



THREE PARKS INDEPENDENT DEMOCRATS

Cathedral Station P.O. Box 1316 New York, N.Y. 10025 (212) 539-7602

Website: ThreeParksDems.org **Email:** ThreeParksDems@aol.com

President

Lauren Williams

District Leaders

Bob Botfeld & Cynthia Doty

State Committee

Lynn Thomas & Daniel Marks Cohen

April 6, 2015

Carl Weisbrod, Chair
City Planning Commission
22 Reade Street
New York, NY 10007

RE: Zoning for Quality and Affordability Text Amendment - CEQR No. 15DCP104Y

Dear Mr. Weisbrod,

The Board of the Three Parks Independent Democrats, an Upper West Side political club, wishes to express its concern with the Draft Scope of Work for the associated environmental review of this proposal. Specifically, we urge the Commission to expand the Scope to include the following:

1. The impact on specific neighborhoods needs to be considered, particularly those, such as ours, where contextual zoning is in place. The same environmental factors need to be studied on a neighborhood basis now, when zoning changes are proposed, as were studied when the contextual zoning was instituted in the first place.
2. The Scope needs to include an estimate of the net number of affordable units that this plan will produce after affordable units are demolished by developers wishing to profit from added building height. At present, there is no indication in the plan that such a net gain of affordable units will actually occur.
3. It is clear from the context of the plan that it is intended to operate in conjunction with 421-a tax abatements, 80/20 allocations, and a wide range of rent subsidy arrangements such as Section 8. The Scope of Work needs to consider the effectiveness of all of these elements, individually and together, to determine the overall impact on affordable housing.
4. While the height of a building is permanent, the programs that subsidize rents in affordable units are not. The Scope of Work must consider ways to ensure that apartments will remain affordable for the life of the building and will never go to market rate.

5. The proposals to reduce the size of senior citizen apartments and, indeed, the removal of minimum sizes in some cases, must be studied from the standpoint of their impact on the health and wellbeing of seniors. How small an area is actually conducive to mental and physical health, especially for a person of limited mobility? Will the absence of space for home health aides or visiting relatives lead to more seniors going to nursing homes?
6. The assumption that people who qualify for affordable units do not need parking spaces where such spaces are provided to more affluent occupants of the same building may be fallacious. The studies cited seem to include residents of public housing rather than focusing on people who can actually afford the units projected to be built under this plan. Census data on commuting to work is readily available and should be included.
7. The assumption that senior citizens don't need parking spaces appears to be based on car ownership alone, and does not consider that seniors may be visited daily by people who do require parking, for example, home attendants and those delivering Meals on Wheels. The Scope of Work should examine this.
8. It is traditional for an EIS to present alternative approaches to reaching the same goal. We echo the suggestion made by Borough President Brewer in a letter signed by twenty-seven Manhattan elected officials, that perhaps "... adjusting street wall, setback, rear yard and court requirement could provide the flexibility this proposal seeks without the need for increasing height limits by up to 15 feet." Others have suggested that the savings from ending 421-a tax abatements could be used by the City to build housing or provide rent vouchers. All such alternatives should be considered in a holistic fashion.

Sincerely,

Lauren Williams,
President

Steve Max
Lynn Max
Co-Chairs, Housing Committee

C: Congressman Jerrold Nadler
Congressman Charles Rangel
Mayor Bill de Blasio
Comptroller Scott Stinger
Public Advocate Letitia James
Manhattan Borough Pres. Gale Brewer
Council Member Mark Levine
Council Member Helen Rosenthal
Assembly Member Daniel O'Donnell
Miki Fiegel, Westsiders for Responsible Development

NYS Senator Bill Perkins
NYS Senator Adriano Espaillat
Kate Wood, Landmark West!
Community Board 7
Broadway Democrats
Community Free Democrats

TribecaTrust

P.O. Box 1180
Canal Street Station
New York, NY 10013

CHAIRPERSON

APR 6 - 2015

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Public
Review

www.tribecatrust.org
volunteer@tribecatrust.org
2015 APR 7 PM 3:01
ENVIRONMENTAL REVIEW DIV.

CEOR No. 15 DEP1644

March 24, 2014

Re: Testimony regarding "Zoning for Quality and Affordability Proposal"

I am Lynn Ellsworth speaking on behalf of Tribeca Trust, a civic organization that seeks better stewardship of our historic assets and public places. I second the fair-minded objections to this proposal that have been made by other groups here today, although do support the idea of eliminating parking requirements for new construction. I will stay away from those detailed criticisms of the zoning proposal and instead offer short testimony about the process we in. But first, two comments on the scoping document under review. First, the document reads as if it were written by a diabolical committee composed of Edward Glaeser, REBNY lobbyists, the build-anything-now AIA, perhaps aided and abetted by a public relations firm. Second, the proposed socio-economic analysis is feeble in the extreme – it proposes nothing to measure the inter-generational economic impact of damaging New York's historic neighborhoods, be they officially designated or not. That should be rectified.

All this does not mean Tribeca Trust is opposed to changing zoning. We are not. But our point of view and our diagnosis about what is wrong with zoning are very different that what is found in the current proposal. We ask that our take on zoning be reflected in what comes out of City Planning. What is that take? It's simple. We are residents of a historic, human-scaled neighborhood that the existing code has already completely failed. The sad truth is that our neighborhood is being ruined by developers who are over-building luxury condos with tax abatements that we are paying for. They are sacking rent-stabilized, historic buildings in the doing. They are also demolishing historic properties and building non-contextual high-rises that nobody we know actually needs.

Yet we understand developers are merely following the perverse incentives the zoning code has set out for them. *That* is what needs changing, not just tinkering around with the bits of the code that irritate developers like parking lots and unused FAR in contextual districts. This means we want you to look at the bigger picture. A former chair of City Planning once made this point of view very clear when he said: *"We are in a crisis because our zoning code encourages violence to the urban fabric... Zoning should respect the urban fabric and protect the quality of life. Neighborhoods should not be overwhelmed by inappropriate development."* (see Joseph Rose's speech of 1999).

So yes, we do want change. But we want relevant change that results from time-honored democratic traditions of widespread, deeply informed and protracted public debate. We do not want change that emanates from convivial, deal-making meetings among developers and city planners with confused economic notions of affordable housing, all of it brimming with condescending attitudes that consider citizens to be a lower form of NIMBY. We do not want change that arises from meetings in which developers whine about the mere existence of regulations. We do not want change that arises from their half-cocked stories of technological change in construction which are just disguised attempts to legitimize the erosion of whatever regulations happen to annoy them. We don't want change that arises from a diagnostic so profoundly different than ours or change *that never even considers our diagnostic*.

And we do not want change that results from the very flawed ULURP process. ULURP is too weak a system to deal with the kind of big changes that are needed. It allows for pathetically minimal, tightly controlled, usually irrelevant citizen input, zero community control, all of it embedded in a process that mostly shows a misguided fear of democracy. Moreover, the ULURP process is so short that intelligent public debate on big issues is impossible. It induces cynicism among taxpayers who are led to believe that "the fix is in" so public input is irrelevant. No, we need more than ULURP and more than this proposal to raise height and bulk. What we need for zoning now is visionary leadership that allows for more ideas to surface than have yet been discussed. Thank you.

From: [Lynn Ellsworth](#)
To: [Affordable Housing Text \(DCP\)](#)
Subject: against the zoning for affordability plan
Date: Wednesday, April 29, 2015 5:31:33 PM

Dear Chair Weisbord,

Our organization defends the interests of taxpaying Tribeca residents, most of them homeowners in Tribeca's historic districts. Our residents pay more each year in the city in taxes than does Trinity Real Estate.

We are opposed to the new zoning proposal, ludicrously named "Zoning for Quality and Affordability." We do not believe that hyper-density makes sense as a policy regime for NYC, referring to the model articulated by the former Deputy Mayor under Bloomberg, the economist Edward Glaeser, and Vishaan Chakrabarti in his book, *Country of Cities*. This proposal is obviously an offshoot of that policy. On a side note, I feel compelled to say that as an economist, a real one, with as much economic theory training as Mr. Glaeser, I believe the hyper-density model to be utterly specious, self-serving of the real estate industry, and theoretically flawed. I am heartsick that our Mayor would listen to such economic nonsense. He could achieve his affordability goals in ways less destructive to the historic city. He is clearly listening to the wrong advisors.

We are opposed to raising height limits in any way and to any weakening of contextual zoning. In fact, we would support a strengthening of contextual zoning to give meat to its current ambiguity by defining contextuality in terms of architectural language, materiality, and method of construction. The only good point we could find in a study of the proposal is the idea of eliminating parking lot requirements.

We do believe zoning reform could be a good thing, but not in the way it has been framed in the current proposal and we find it insulting that it is pitched as a plan for affordable housing when it is quite clear that it will not accomplish that goal. It is a mere by-product of the usual, conservative "anti-regulatory" ideology that Mr. Glaeser embodies. That does not make it accurate or true or even reasonable. We are aghast that a so-called "progressive" mayor is adopting this policy.

Here in Tribeca, we are losing in the very immediate term 110 units of affordable, rent-stabilized units to the speculative overreach of developers trying to tear down fine old buildings and cash in on the "historic Tribeca brand", while destroying that brand in the doing. They are also destroying historic assets and incalculable inter-generational economic value, essentially grabbing value from the public domain and rendering it to themselves. We think THAT is the activity that needs reform and regulation and the attention of City Planning.

On behalf of Tribeca Trust,
Lynn Ellsworth, Chair

165 Duane Street
NYC 10013

From: [WATERBURY LASALLE COMM. ASSO.](#)
To: [Affordable Housing Text \(DCP\)](#)
Subject: Zoning for quality and affordable housing
Date: Friday, April 24, 2015 5:56:50 PM
Attachments: [Housing New York letter to Robert Dobruskin1.pdf](#)

Robert Dobruskin
2015
Director of environmental assessment
N.Y.C. Department of city planning
22 Reade Street 4E
New York, N.Y. 10007

April 24,

Dear Mr Dobruskin

The following is in response to the Mayors zoning for quality and affordability housing.

-
Housing New York City:
Zoning for quality and affordability

-
Before any new housing is built in any neighborhood infrastructure must first be considered, addressed and improved. Electric, Gas, Water and Sewer service must be up graded to accommodate additional housing. Schools, Library's, Police, and Fire departments must be built or expanded to accommodate additional people. Also, Parks and street traffic must be considered before any new housing is built. Simply put just building housing is a formula for disaster unless the infrastructure is in place to handle additional people first.

The mayor wants to reduce what he calls unnecessary parking requirements.

-
There is no such thing as unnecessary parking. We have been fighting for a long time to increase the parking requirements especially in zoning where large multiple family apartment buildings are allowed. The parking requirement should be increased from 50 % to at least 100% per apartment building for all housing types. Whether it is for senior housing or affordable housing or any other type of housing, we are constantly fighting for more parking spaces. The future will only make conditions worse. While it may be true that in some areas car ownership may be less than others, the fact is these people all have visitors who will travel by car and they need a place to park. Consider the reason these people may not have cars, you will find that the lack of parking and the high cost of parking tickets is the leading reason they may chose not to own a car, if parking is more accessible these people would own cars. Additionally every shopping district in every borough needs more parking today and they will continue to need more parking in the future. Every train station, school, police and fire station also needs more parking. Cars are not going away.

Promote senior housing

We agree this city does need more senior housing and assisted living housing for seniors. We also need to allow the senior's to stay in the neighborhood that they chose, typically the neighborhood they are living in now where they are accustomed to the stores and the people. The New York City Housing Authority today will assign a senior applying for an apartment to any apartment in the borough without regard for the applicants needs or wants and if they refuse two apartments in an unacceptable neighborhood they are taken off the list they have waited on for more than 5 years. This policy must be change.

Andrew Chirico



Waterbury LaSalle Community & Homeowners Association
1145 Hobart Avenue
Bronx New York 10461

Robert Dobruskin
Director of environmental assessment
N.Y.C. Department of city planning
22 Reade Street 4E
New York, N.Y. 10007

April 24, 2015

Dear Mr Dobruskin

The following is in response to the Mayors zoning for quality and affordability housing.

Housing New York City:
Zoning for quality and affordability

Before any new housing is built in any neighborhood infrastructure must first be considered, addressed and improved. Electric, Gas, Water and Sewer service must be up graded to accommodate additional housing. Schools, Library's, Police, and Fire departments must be built or expanded to accommodate additional people. Also, Parks and street traffic must be considered before any new housing is built. Simply put just building housing is a formula for disaster unless the infrastructure is in place to handle additional people first.

The mayor wants to reduce what he calls unnecessary parking requirements.

There is no such thing as unnecessary parking. We have been fighting for a long time to increase the parking requirements especially in zoning where large multiple family apartment buildings are allowed. The parking requirement should be increased from 50 % to at least 100% per apartment building for all housing types. Whether it is for senior housing or affordable housing or any other type of housing, we are constantly fighting for more parking spaces. The future will only make conditions worse. While it may be true that in some areas car ownership may be less than others, the fact is these people all have visitors who will travel by car and they need a place to park. Consider the reason these people may not have cars, you will find that the lack of parking and the high cost of parking tickets is the leading reason they may chose not to own a car, if parking is more accessible these people would own cars. Additionally every shopping district in every borough needs more parking today and they will continue to need more parking in the future. Every train station, school, police and fire station also needs more parking. Cars are not going away.

Promote senior housing

We agree this city does need more senior housing and assisted living housing for seniors. We also need to allow the senior's to stay in the neighborhood that they chose, typically the neighborhood they are living in now where they are accustomed to the stores and the people. The New York City Housing Authority today will assign a senior applying for an apartment to any apartment in the borough without regard for the applicants needs or wants and if they refuse two apartments in an unacceptable neighborhood they are taken off the list they have waited on for more than 5 years. This policy must be change.

Andrew Chirico

Waterbury LaSalle Community & Homeowner Association

From: outgoingagency@customerservice.nyc.gov
To: [Affordable Housing Text \(DCP\)](#)
Subject: City of New York - Correspondence #1-1-1087287140 NYC DCP Zoning for Quality and Affordability
Date: Monday, April 06, 2015 4:44:23 PM

Your City of New York - CRM Correspondence Number is 1-1-1087287140

DATE RECEIVED: 04/06/2015 16:43:04

DATE DUE: 04/20/2015 16:44:16

SOURCE: eSRM

The e-mail message below was submitted to the City of New York via NYC.gov or the 311 Call Center. It is forwarded to your agency by the 311 Customer Service Center. In accordance with the Citywide Customer Service standard, your response is due in 14 calendar days.

-----Original Message-----

From: PortalAdmin@doitt.nyc.gov
Sent: 04/06/2015 16:42:53
To: <sbladmp@customerservice.nyc.gov>
Subject: < No Subject >

From: mikiefiegel@gmail.com ()
Subject: NYC DCP Zoning for Quality and Affordability

Below is the result of your feedback form. It was submitted by (mikiefiegel@gmail.com) on Monday, April 6, 2015 at 16:42:53

This form resides at
<http://home.nyc.gov/html/dcp/html/zoning-qa/zoning-for-affordability-feedback.shtml>

Confirmation: Comments received via this form will be considered as part of the public outreach efforts. They may also be included, as appropriate, on the Department of City Plannings project website. While the project team will make every effort to acknowledge the comments it has received in this way, the Team may not be able to respond individually to every comment submitted.

Name: MIki Fiegel Picinich

Email Address: mikiefiegel@gmail.com

Comment: I am writing as President of Westsiders for Responsible Development, Inc. and our 2,000 member organization. We spent better than 3 years working hand and hand with City Planning, CB7, various elected officials including Gail Brewer, Scott Stringer and Melissa Mark-Veverito to revise the zoning for our neighborhood which runs from 96-110th Streets from CPW to RSD. Our down zoning was effective in preserving low income and affordable housing which was disappearing at an alarming rate. On one block of W 99th St alone, a developer destroyed 2 brownstones which had more than a dozen apartments. These renters, many of whom were not native English speakers were bought out for as little as 1,000. They became homeless because they could not find comparable housing at comparable rents. The developer built a 56 story building in a neighborhood of 4 story brownstones and 12-18 story pre-wars. The building is incredibly out of context. It has a sister building across Broa! dway which is 52 stories. They rise above this historic area destroying the fabric of the neighborhood. Contextural zoning is key to not only preserving our neighborhood but also preserving housing for our lower income neighbors. The loss of contextural zoning will not support your goal for more affordable housing. It will have the same effect as the buildings on Broadway and 99th-100th Streets: expensive condos and rentals and more displaced persons. All over areas in Greenpoint, LIC, Hunts Point, College Point, Hunts POint and the Rockaways are empty lots, many with old factory buildings which could be re-purposed and land which could be properly developed. To destroy contextural zoning in neighborhoods that have real and deep knowledge of their respective communities does not move you towards your goal of more affordable housing. In fact, it has the reverse and terribly damaging effect. We implore you to leave contextural zoning in place and to examine each neighbor! hood carefully because your one size fits all does irreparable damage to the many neighborhoods around the city which give this wonderful home of ours its context and history. Thank you fro considering our opinion in this matter.

REMOTE_HOST: 24.90.139.101
HTTP_ADDR: 24.90.139.101
HTTP_USER_AGENT: Mozilla/5.0 (Windows NT 6.1) AppleWebKit/537.36 (KHTML, like Gecko)
Chrome/41.0.2272.118 Safari/537.36

WOODHAVEN



TAKING CARE OF "BIDNESS"

84-01 JAMAICA AVENUE WOODHAVEN • NY 11421

(718) 805-0760 • Fax: (718) 805-2929

DEPARTMENT OF CITY PLANNING
ENVIRONMENTAL REVIEW DIV.
15 MAY -4 PM 12:13
OFFICE OF THE CLERK

April 30, 2015

Director Robert Dobruskin
Director of Environmental Assessment
Department of City Planning
22 Reade St.
NY, NY 10007

Dear Mr. Dobruskin,

Stated Position on the Rezoning Scoping Document


Overview- The Woodhaven Business Improvement District is concerned about the recently proposed "Zoning for Quality and Affordability" Scoping Document (the proposal), which describes ways to "modernize" outdated zoning regulations. The proposal is long and very complex and describes major city-wide changes to existing zoning regulations. A proper evaluation of a proposal of this magnitude requires months, even years, of deliberation and consideration by the NYC Department of City Planning (DCP) and all affected communities. The announced deadline of April 30th is totally unrealistic, for a zoning change of this magnitude

The WBID Opposition- The Woodhaven Business Improvement District represents the property, business and storeowners on Jamaica Avenue from Dexter Court to 100th Street

in Woodhaven, Queens, N.Y. Our Community consists of one and two family homes. Our current zoning is not "outdated" for it was changed 2 years ago with the input of our Woodhaven Community Residents and our Organizations after 7 years of consultation with Community Board # 9, and the N.Y. City Planning Commission. These changes, the first since 1961 were much celebrated by our Community and have worked well for us since their inception. Our Woodhaven is very satisfied with these changes, which were hard fought for. This proposal lacks specific plans to address the support for its proposed increased density: schools, utilities, water, sewage, mass transit, police, fire, parking, etc. Our Woodhaven already struggles with the consequences of overcrowded schools, inadequate police protection, clogged roadways, lack of parking, and other infrastructure inadequacies. The proposal recommends relaxing density restrictions even further. Our Community is overcrowded as it is. There is no where in this proposal that accommodates increased services to support this increase in density. As it is we are coping with overcrowding problems. These problems which have negatively affected our Quality of Life. The WBID would appreciate that we discuss these changes further, with Woodhaven and others with Community Meetings. In this way our Woodhaven will work with your good offices to find affordable additional housing and to assimilate this housing. This in a way that will not detrimentally affect the tenuous condition of our current satisfactory zoning. Our Organizations look forward to discussing these proposed zoning changes, so that we can arrive at a zoning arrived at by mutual decisions that will be positive for our Woodhaven and for our City of N.Y.

Sincerely,

Maria A. Thomson
Executive Director


Mathew Xenakis
President

3/23/2015

Robert Dobruskin, AICP, Director
Environmental Assessment and Review Division New York City Department
of City Planning
22 Reade Street
New York, NY 10007
rdobrus@planning.nyc.gov
fax 212-720-3495

Re: 'Zoning for Quality and Affordability,' CEQR No. 15DCP104Y

Dear Director Dobruskin:

I have several very strong concerns regarding the proposed scope of the environmental review for this application, and urge that the scope be expanded.

First, it is imperative that the scope of the review allow for the possibility of the existing height limits for contextual zones and for the Quality Housing program to remain in place. It is one thing to suppose the City could benefit from having contextual districts with different height limits than those which currently exist, and to examine where such changes might be appropriate; it is another to retroactively change the existing limits everywhere they currently exist, and eliminate the current limits across the board.

It is also imperative that the scope look at the impact which allowing taller development with greater volumes, as proposed, would have on historic resources, neighborhood character, and shadows, especially in and around parks and other light-sensitive resources. While the Landmarks Preservation Commission would continue to regulate the allowable size of new developments and additions in historic districts, important historic resources also exist outside of designated historic districts. Under this plan, the incentive for demolition of such resources would increase, as would the likelihood of vertical extensions being added. Larger and taller construction in neighborhoods, and especially in areas of historic resources, would in many cases have a negative impact which should be measured. Similarly, the larger, taller buildings allowed under this plan would cast larger shadows, impacting parks, playgrounds, and other light-sensitive sites.

Thank you for your attention to this matter.



Beatrice Oelue

29-25 161 STREET
FLUSHING NY 11358

DEPT OF CITY PLANNING
RECEIVED

2015 MAR 31 PM 3:01

ENVIRONMENTAL REVIEW DIV.

Robert Dobruskin, AICP, Director
Environmental Assessment and Review Division New York City Department
of City Planning
22 Reade Street
New York, NY 10007
rdobrus@planning.nyc.gov
fax 212-720-3495

Re: 'Zoning for Quality and Affordability,' CEQR No. 15DCP104Y

Dear Director Dobruskin:

I have several very strong concerns regarding the proposed scope of the environmental review for this application, and urge that the scope be expanded.

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Thank you for your attention to this matter.

A. M. O'Leary

33-51 167th

Flushing NY

11358

718 886 3355

From: aackerman@dsmdesigngroup.com
To: [Affordable Housing Text \(DCP\)](#)
Subject: Re: Zoning for Quality and Affordability - "For Profit" Assisted Living Facility
Date: Thursday, March 19, 2015 12:42:52 PM

Thank you for this information. Is a draft of the proposed text changes available to the public?

From: "Affordable Housing Text (DCP)" <AHOUSING@planning.nyc.gov>
Date: Thu, 19 Mar 2015 15:55:11 +0000
To: 'Abe Ackerman' <aackerman@dsmdesigngroup.com>
Subject: RE: Zoning for Quality and Affordability - "For Profit" Assisted Living Facility

Abe,

Thank you for your inquiry. The proposed zoning text changes would replace the current zoning term "nursing homes and health related facilities" with "long term care facilities". The new term "long term care facilities" is proposed to include both for-profit and non-profit assisted living facilities and programs as Use Group 3 Community Facilities. Zoning would not distinguish between for-profit or non-profit status of the operator, only requiring that the facility holds the applicable license from the NYS Department of Health for Assisted Living. As use group 3 community facility, all assisted living facilities would not have density restrictions, and off-street parking requirements are only triggered if it is a very large facility.

Please Let us know if you have other questions about this.

From: Abe Ackerman [mailto:aackerman@dsmdesigngroup.com]
Sent: Monday, March 16, 2015 1:32 PM
To: Affordable Housing Text (DCP)
Subject: Zoning for Quality and Affordability - "For Profit" Assisted Living Facility

This project/study has revealed many instances in which the Resolution does not appropriately deal with a certain type of scenario, for whatever reason. Among these is the classification of the various senior care related facilities. The Draft Scope of Work for the EIS on page 16 states:

"Assisted living facilities file as Use Group 3 philanthropic or non-profit institutions with sleeping accommodations. They are not subject to the use special permit (74-90) but they are subject to the FAR special permit (74-902)."

I would like to point out that it is possible for an assisted living facility to be "for-profit". (Our firm has designed two.) Please don't forget about them. Current zoning leaves them to be treated as an use group 2 "apartment hotel". (I say apartment hotel as opposed to a general residential building because a general residential building would not allow for, say, a public dining room or beauty salon.) Because of this general use group 2 classification, the parking requirements are out of touch with the reality of a building occupied by non-drivers. The dwelling unit density requirements are out of touch as well, owing to the lack of full size kitchens in each unit and the provision of substantial common areas. The BSA has recognized this and have granted variances to these requirements. It seems to me that zoning can better address this type of building. I am not a

planner. I will not suggest ways to accomplish this, but I would gladly discuss my experiences and the issues we have had in developing these type of buildings.

Abraham Ackerman
DSM Design Group
158-13 72nd Avenue
Fresh Meadows, NY 11365
Tel. 718 380 8882 Ext. 1021
Cel. 347 728 2416
Fax 718 380 2055

From: [Abe Ackerman](#)
To: [Affordable Housing Text \(DCP\)](#)
Subject: Zoning for Quality and Affordability - "For Profit" Assisted Living Facility
Date: Monday, March 16, 2015 1:32:15 PM

This project/study has revealed many instances in which the Resolution does not appropriately deal with a certain type of scenario, for whatever reason. Among these is the classification of the various senior care related facilities. The Draft Scope of Work for the EIS on page 16 states:

“Assisted living facilities file as Use Group 3 philanthropic or non-profit institutions with sleeping accommodations. They are not subject to the use special permit (74-90) but they are subject to the FAR special permit (74-902).”

I would like to point out that it is possible for an assisted living facility to be “for-profit”. (Our firm has designed two.) Please don’t forget about them. Current zoning leaves them to be treated as an use group 2 “apartment hotel”. (I say apartment hotel as opposed to a general residential building because a general residential building would not allow for, say, a public dining room or beauty salon.) Because of this general use group 2 classification, the parking requirements are out of touch with the reality of a building occupied by non-drivers. The dwelling unit density requirements are out of touch as well, owing to the lack of full size kitchens in each unit and the provision of substantial common areas. The BSA has recognized this and have granted variances to these requirements. It seems to me that zoning can better address this type of building. I am not a planner. I will not suggest ways to accomplish this, but I would gladly discuss my experiences and the issues we have had in developing these type of buildings.

Abraham Ackerman
DSM Design Group
158-13 72nd Avenue
Fresh Meadows, NY 11365
Tel. 718 380 8882 Ext. 1021
Cel. 347 728 2416
Fax 718 380 2055

From: outgoingagency@customerservice.nyc.gov
To: [Affordable Housing Text \(DCP\)](#)
Subject: City of New York - Correspondence #1-1-1078362494 NYC DCP Zoning for Quality and Affordability
Date: Friday, March 13, 2015 10:08:59 AM

Your City of New York - CRM Correspondence Number is 1-1-1078362494

DATE RECEIVED: 03/13/2015 10:07:27

DATE DUE: 03/27/2015 10:08:55

SOURCE: eSRM

The e-mail message below was submitted to the City of New York via NYC.gov or the 311 Call Center. It is forwarded to your agency by the 311 Customer Service Center. In accordance with the Citywide Customer Service standard, your response is due in 14 calendar days.

-----Original Message-----

From: PortalAdmin@doitt.nyc.gov
Sent: 03/13/2015 10:06:58
To: <sbladmp@customerservice.nyc.gov>
Subject: < No Subject >

From: adam@rrslawllp.com ()
Subject: NYC DCP Zoning for Quality and Affordability

Below is the result of your feedback form. It was submitted by (adam@rrslawllp.com) on Friday, March 13, 2015 at 10:06:58

This form resides at
<http://www.nyc.gov/html/dcp/html/zoning-qa/zoning-for-affordability-feedback.shtml>

Confirmation: Comments received via this form will be considered as part of the public outreach efforts. They may also be included, as appropriate, on the Department of City Plannings project website. While the project team will make every effort to acknowledge the comments it has received in this way, the Team may not be able to respond individually to every comment submitted.

Name: adam rothkrug

Email Address: adam@rrslawllp.com

Comment: Please provide a link to the actual text.Thanks.Adam

REMOTE_HOST: 75.127.191.202, 184.26.44.26

HTTP_ADDR: 75.127.191.202, 184.26.44.26

HTTP_USER_AGENT: Mozilla/5.0 (Windows NT 6.1; WOW64; rv:36.0) Gecko/20100101 Firefox/36.0

From: [Adriana Catlett](#)
To: [Affordable Housing Text \(DCP\)](#)
Subject: Stop the height of tall buildings from becoming taller!!!!
Date: Thursday, April 30, 2015 8:59:42 AM

To Housing Planning Committee

The proposed New York City rezoning plan to allow the heights of tall buildings to increase by 20 to 30% would destroy the fabric of life in Manhattan.

Do not fall prey to developers who want to make a fast buck at the expense of every day people who live work and enjoy the many benefits of New York City. Already there are too many tall buildings which cast shadows and block views and importantly sunlight. Do you want to live in a city that is nothing but darkness with no light, no view of the blue sky?

Please stop this and preserve zoning that restricts the height of tall buildings.

Please read my protest even further - below

Adriana Catlett

I support efforts to defend the current and future contextual neighborhood zoning protections from being weakened by allowing height limits within these protected areas to be raised by 20-30%. The proposed citywide rezoning plan would overturn communities' hard-won zoning and historic district protections in one fell swoop. The result would be higher, out-of-character new buildings that undermine individual neighborhoods' human scale and unique sense of place. This is not the way to ensure affordability, architectural quality, and quality of life in our city. The environmental review for the rezoning plan must be expanded to ensure height limits can be maintained and impacts on historic resources, neighborhood character, and quality of life are taken into account for every neighborhood that will be affected. More information on the plan should be made available to the public, and there should be public briefings in all affected neighborhoods.

From: [Thomas C. Lynch](#)
To: [Affordable Housing Text \(DCP\)](#)
Cc: [landmarkwest](#)
Subject: Phooey to Proposed Citywide Rezoning Plot
Date: Wednesday, April 29, 2015 5:33:01 PM

We say no to citywide rezoning proposal that would raise height limits across the city and weaken hard-won contextual neighborhood zoning protections, benefiting developers while hurting communities.

We say yes to defending the current and future contextual neighborhood zoning. We say yes to defending against allowing height limits within these protected areas to be raised by 20-30%.

We say no to a proposed citywide rezoning plan which is a plot to overturn communities' hard-won zoning and historic district protections in one fell swoop. We say no to higher, out-of-character new buildings that undermine individual neighborhoods' human scale and unique sense of place.

This proposed plan is not about affordable housing. It's about stealing our sky. It's about forcing every day New Yorkers who don't bank billions to walk between ever taller elitist buildings and along ever darker and dirtier streets. Phooey!

Adrienne & Tom Lynch

1 West 67th Street
New York, NY 10023-6200
Tel: 212 799 7277
Cell: 646 825 1608
ThomasCharlesLynch@gmail.com

From: [Thomas C. Lynch](#)
To: [Affordable Housing Text \(DCP\)](#)
Cc: [landmarkwest](#)
Subject: No To Mayor de Blasio's Citywide Rezoning Pland
Date: Thursday, April 02, 2015 10:42:24 AM

Robert Dobruskin
Director, Environmental Assessment and Review Division
NYC Department of City Planning
22 Reade Street, 4E
New York, NY 10007

Subject: NO to Mayor de Blasio's Citywide Rezoning Plan

We and our family—all avid voters—oppose this destructive plan.

Please defend the current and future contextual neighborhood zoning protections from being weakened by allowing height limits within these protected areas to be raised by 20-30%. Don't permit the proposed citywide rezoning plan to overturn communities' hard-won zoning and historic district protections. NYC does not need higher, out-of-character new buildings that undermine individual neighborhoods' human scale and unique sense of place.

This is not the way to ensure affordability, architectural quality, and quality of life in our city. The environmental review for the rezoning plan must be expanded to ensure height limits are maintained and impacts on historic resources, neighborhood character, and quality of life are taken into account for every neighborhood that will be affected. And, please, make more information on the plan available to us, the public, and provide open-to-the-public briefings in all affected neighborhoods.

Adruenne & Tom Lynch

1 West 67th Street
New York, NY 10023-6200

Holly Lynch

136 West 70TH Street
New York NY 10023

Cambridge and Michael Lynch

246 West End Avenue-
New York NY 10023-3621

From: [Albert Sanders](#)
To: [Affordable Housing Text \(DCP\)](#)
Subject: I am against the Mayor's "Zoning for Quality and Affordability" citywide rezoning plan
Date: Sunday, March 29, 2015 4:20:34 PM

This rezoning plan has the potential for destroying the city's jewels like the "contextual zoning districts" neighborhoods on the Upper East Side by permitting building to greater heights.

Although well-intended, the Mayor should recall the dangers in providing low-income housing by mixing it with high-rise. Example: Pruitt-Igoe in St. Louis. Such an unintended failure that all 33 towers had to be dynamited only 20 years after construction.

From: [Alec Heehs](#)
To: [Affordable Housing Text \(DCP\)](#)
Subject: Comments on the Scope of 'Zoning for Quality and Affordability,' CEQR No. 15DCP104Y
Date: Friday, March 27, 2015 2:04:18 PM

Alec Heehs
128 W 13th St
New York, NY 10011

March 27, 2015

Dear Robert Dobruskin,

Re: 'Zoning for Quality and Affordability,' CEQR No. 15DCP104Y

Dear Director Dobruskin:

I have several very strong concerns regarding the proposed scope of the environmental review for this application, and urge that the scope be expanded.

First, existing height limits for contextual zones and for the Quality Housing program need to remain in place. It is unconscionable to retroactively change the existing limits across the board.

ALL aspects of the proposed work needs to be examined with a complete EPA impact statement for the buildings and adjacent neighborhoods -- the same standards required of everyone else in the city, no special treatment.

In particular, I seriously doubt this proposal will actually 'encourage variety and better design by allowing the variation and texture that typify older buildings in many neighborhoods.' Instead, this will give developers the license to gain more profit from a smaller footprint, with rooftop additions that are out of context with existing buildings.

Finally, the proposal will reward developers who create even more luxury housing, instead of the low-income families or the elderly that the proposal is designed to serve. Soon, only the rich will be able to afford to live in New York City.

Thank you for your attention to this matter.

Sincerely,
Alec Heehs

From: alexfirest@aol.com
To: [Affordable Housing Text \(DCP\)](#)
Subject: Size Limits
Date: Thursday, April 02, 2015 4:48:06 PM

Hello,

I am a long-time resident of the Upper West Side: Owner of a condo in the Ansonia at Broadway and 73-rd street.

I wish to register my **strong opposition** to our misguided mayor's proposal for citywide rezoning to allow for significantly increased density more-or-less everywhere. This insane proposal can benefit only developers and, if implemented, will destroy neighborhoods.

Sincerely,
Alexander Firestone
2109 Broadway
New York, NY 10023

From: [Andrei Hutanu](#)
To: [Affordable Housing Text \(DCP\)](#)
Subject: zoning for quality and affordability
Date: Sunday, March 22, 2015 10:46:50 AM

Great plan! More like this needed.

Robert Dobruskin, AICP, Director
Environmental Assessment and Review Division New York City Department
of City Planning
22 Reade Street
New York, NY 10007
rdobrus@planning.nyc.gov
fax 212-720-3495

Re: 'Zoning for Quality and Affordability,' CEQR No. 15DCP104Y

Dear Director Dobruskin:

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Thank you for your attention to this matter.



Ann Marie Ehrmann



Michael Lum

3340 167th Street
Flushing, NY 11358

From: [Anne Kolker](#)
To: [Affordable Housing Text \(DCP\)](#)
Subject: Massive Rezoning Plan
Date: Friday, March 27, 2015 4:23:32 PM

Landmark buildings make neighborhoods feel like home. Raising height limits will enclose streets in canyons of glass and bricks.

From: robertanusim@artdeco.org
To: [Affordable Housing Text \(DCP\)](#)
Subject: We add our voice
Date: Thursday, April 02, 2015 9:41:14 AM
Attachments: [untitled](#)

Robert Dobruskin
Director, Environmental Assessment and Review Division
NYC Department of City Planning
22 Reade Street, 4E
New York, NY 10007

Dear Mr. Dobruskin,

On behalf of the more than 700 members of the Art Deco Society of New York, an organization that celebrates New York's architectural masterpieces of the 1920s and 1930s, buildings that attract visitors from all over the world, we support efforts to defend the current and future contextual neighborhood zoning protections from being weakened and urge you not to allow height limits within protected areas to be raised by 20-30%.

The proposed citywide rezoning plan would overturn communities' hard-won zoning and historic district protections. The result would be higher, out-of-character new buildings that undermine individual neighborhoods' human scale and unique sense of place. This is not the way to ensure affordability, architectural quality, and quality of life in our city. The environmental review for the rezoning plan must be expanded to ensure height limits can be maintained and impacts on historic resources, neighborhood character, and quality of life are taken into account for every neighborhood that will be affected. More information on the plan should be made available to the public, and there should be public briefings in all affected neighborhoods.

We urge you to consider the concerns of those many New Yorkers concerned about this important issue.

Best regards,
Roberta Nusim~President
Art Deco Society of New York

Ph: 212-679-DECO
www.artdeco.org
www.facebook.com/ArtDecoSocietyOfNewYork
www.twitter.com/ArtDecoSocNY



From: [Barbara Michaels](#)
To: [Affordable Housing Text \(DCP\)](#)
Subject: Zoning--a passionate plea
Date: Sunday, April 05, 2015 11:59:26 AM

I am a lifelong Upper West Sider approaching 80 years. Nothing has ever had me as dismayed as the thought that zoning law changes might allow towering pencil buildings to interrupt the urban landscape, in my neighborhood and elsewhere in the city.

I write to you from Frankfurt, Germany where towering buildings overwhelm residential neighborhoods and cast shadows on buildings and green areas that need sun. This city's new architecture is an example of what should not happen to New York.

Many others have enumerated the reasons that such a change is such a terrible idea. Add my voice--a strong *shout*--to theirs. Please do not let real estate interests and poor planning ruin the city landscape for years to come.

Sincerely,

Barbara L. Michaels
336 Central Park West
New York, NY 10025

From: [Barbara L. Michaels](#)
To: [Affordable Housing Text \(DCP\)](#)
Subject: the sky"s not the limit
Date: Thursday, April 30, 2015 10:54:55 PM

As a lifelong New Yorker/Upper West Sider I am appalled at the "pencil buildings" that are casting shadows on Central Park and elsewhere, destroying the quality of New York's light and air.

No more of these should be allowed! Please do not allow the overturn of zoning and historic district protections.

I support efforts to defend the current and future contextual neighborhood zoning protections from being weakened by allowing height limits within these protected areas to be raised by 20-30%. The proposed citywide rezoning plan would overturn communities' hard-won zoning and historic district protections in one fell swoop. The result would be higher, out-of-character new buildings that undermine individual neighborhoods' human scale and unique sense of place. This is not the way to ensure affordability, architectural quality, and quality of life in our city. The environmental review for the rezoning plan must be expanded to ensure height limits can be maintained and impacts on historic resources, neighborhood character, and quality of life are taken into account for every neighborhood that will be affected. More information on the plan should be made available to the public, and there should be public briefings in all affected neighborhoods.

Barbara L. Michaels
336 Central Park West

From: outgoingagency@customerservice.nyc.gov
To: [Affordable Housing Text \(DCP\)](#)
Subject: City of New York - Correspondence #1-1-1082284883 NYC DCP Zoning for Quality and Affordability
Date: Monday, March 23, 2015 10:03:01 PM

Your City of New York - CRM Correspondence Number is 1-1-1082284883

DATE RECEIVED: 03/23/2015 22:02:41

DATE DUE: 04/06/2015 22:02:56

SOURCE: eSRM

The e-mail message below was submitted to the City of New York via NYC.gov or the 311 Call Center. It is forwarded to your agency by the 311 Customer Service Center. In accordance with the Citywide Customer Service standard, your response is due in 14 calendar days.

-----Original Message-----

From: PortalAdmin@doitt.nyc.gov
Sent: 03/23/2015 22:01:52
To: <sbladmp@customerservice.nyc.gov>
Subject: < No Subject >

From: b.neuhaus@verizon.net ()
Subject: NYC DCP Zoning for Quality and Affordability

Below is the result of your feedback form. It was submitted by
(b.neuhaus@verizon.net) on Monday, March 23, 2015 at 22:01:52

This form resides at
<http://www.nyc.gov/html/dcp/html/zoning-qa/zoning-for-affordability-feedback.shtml>

Confirmation: Comments received via this form will be considered as part of the public outreach efforts. They may also be included, as appropriate, on the Department of City Plannings project website. While the project team will make every effort to acknowledge the comments it has received in this way, the Team may not be able to respond individually to every comment submitted.

Name: Barbara Neuhaus

Email Address: b.neuhaus@verizon.net

Comment: I appreciate the current administration's goal to increase affordable housing in NYC. However, this must be thoughtfully accomplished without destroying balanced zoning and historic district protections critical to maintaining the beauty and unique character of individual neighborhoods. Raising the allowable height of new development puts all of this at risk. As such, to fairly balance the needs of new development against preserving the sole of neighborhoods, I respectfully request that the environmental review for the rezoning plan be expanded to ENSURE THAT HEIGHT LIMITS BE MAINTAINED and impacts on historic resources, neighborhood character, and quality of life are taken into account so they are not destroyed in the process.

REMOTE_HOST: 108.54.55.147, 23.67.251.184
HTTP_ADDR: 108.54.55.147, 23.67.251.184
HTTP_USER_AGENT: Mozilla/5.0 (Windows NT 6.1; WOW64) AppleWebKit/537.36 (KHTML, like Gecko)
Chrome/41.0.2272.101 Safari/537.36

From: outgoingagency@customerservice.nyc.gov
To: [Affordable Housing Text \(DCP\)](#)
Subject: City of New York - Correspondence #1-1-1081424453 NYC DCP Zoning for Quality and Affordability
Date: Saturday, March 21, 2015 9:26:12 AM

Your City of New York - CRM Correspondence Number is 1-1-1081424453

DATE RECEIVED: 03/21/2015 09:24:21

DATE DUE: 04/04/2015 09:26:09

SOURCE: eSRM

The e-mail message below was submitted to the City of New York via NYC.gov or the 311 Call Center. It is forwarded to your agency by the 311 Customer Service Center. In accordance with the Citywide Customer Service standard, your response is due in 14 calendar days.

-----Original Message-----

From: PortalAdmin@doitt.nyc.gov
Sent: 03/21/2015 09:23:56
To: <sbladmp@customerservice.nyc.gov>
Subject: < No Subject >

From: livablenewyork@erols.com ()
Subject: NYC DCP Zoning for Quality and Affordability

Below is the result of your feedback form. It was submitted by
(livablenewyork@erols.com) on Saturday, March 21, 2015 at 09:23:56

This form resides at
<http://www.nyc.gov/html/dcp/html/zoning-qa/zoning-for-affordability-feedback.shtml>

Confirmation: Comments received via this form will be considered as part of the public outreach efforts. They may also be included, as appropriate, on the Department of City Plannings project website. While the project team will make every effort to acknowledge the comments it has received in this way, the Team may not be able to respond individually to every comment submitted.

Name: Batya Lewton Coalition for a Livable West Side

Email Address: livablenewyork@erols.com

Comment: The Coalition for a Livable West Side urges the City Planning Commission to postpone its vote on the City's proposed citywide rezoning plan until the Public has full access to the actual zoning text. There should be a minimum of 45 days after the release of the zoning text before a vote a Public Hearing is set in a venue larger than 22 Reade Street. The Coalition for a Livable West Side is appalled by, and opposed to the proposed citywide rezoning plan which would overturn communities hard-won zoning and historic district protections. The City Planning Commission must defend New York City communities by rejecting this massive zoning change. The CPC must not allow current and future contextual neighborhood zoning projections from being weakened by allowing height limits within these protected areas to be raised by 20-30%. The result would be higher, out-of-character new buildings that undermine individual neighborhoods human scale and unique sense of place. This is not! the way to ensure affordability, architectural quality, and quality of life in our city. Respectfully, Batya Lewton
President Coalition for a Livable West Side
livablenewyork@erols.com

REMOTE_HOST: 100.2.78.27
HTTP_ADDR: 100.2.78.27
HTTP_USER_AGENT: Mozilla/5.0 (iPad; CPU OS 8_1_2 like Mac OS X) AppleWebKit/600.1.4 (KHTML, like Gecko) Version/8.0 Mobile/12B440 Safari/600.1.4

From: outgoingagency@customerservice.nyc.gov
To: [Affordable Housing Text \(DCP\)](#)
Subject: City of New York - Correspondence #1-1-1081424553 NYC DCP Zoning for Quality and Affordability
Date: Saturday, March 21, 2015 10:02:38 AM

Your City of New York - CRM Correspondence Number is 1-1-1081424553

DATE RECEIVED: 03/21/2015 10:01:24

DATE DUE: 04/04/2015 10:02:36

SOURCE: eSRM

The e-mail message below was submitted to the City of New York via NYC.gov or the 311 Call Center. It is forwarded to your agency by the 311 Customer Service Center. In accordance with the Citywide Customer Service standard, your response is due in 14 calendar days.

-----Original Message-----

From: PortalAdmin@doitt.nyc.gov
Sent: 03/21/2015 10:00:30
To: <sbladmp@customerservice.nyc.gov>
Subject: < No Subject >

From: livablenewyork@erils.com ()
Subject: NYC DCP Zoning for Quality and Affordability

Below is the result of your feedback form. It was submitted by
(livablenewyork@erils.com) on Saturday, March 21, 2015 at 10:00:30

This form resides at
<http://www.nyc.gov/html/dcp/html/zoning-qa/zoning-for-affordability-feedback.shtml>

Confirmation: Comments received via this form will be considered as part of the public outreach efforts. They may also be included, as appropriate, on the Department of City Plannings project website. While the project team will make every effort to acknowledge the comments it has received in this way, the Team may not be able to respond individually to every comment submitted.

Name: Batya Lewton

Email Address: livablenewyork@erils.com

Comment: Corrected copy. Please note. The Coalition for a Livable West Side urges the City Planning Commission to postpone its vote on the City's proposed citywide rezoning plan until the Public has full access to the actual zoning text. There should be a minimum of 45 days after the release of the zoning text before a vote is taken by the CPC. The Public Hearing must be set in a venue larger than 22 Reade Street. The Coalition for a Livable West Side is appalled by, and opposed to the proposed citywide rezoning plan which would overturn communities hard-won zoning and historic district protections. The City Planning Commission must defend New York City communities by rejecting this massive zoning change. The CPC must not allow current and future contextual neighborhood zoning projections from being weakened by allowing height limits within these protected areas to be raised by 20-30%. The result would be higher, out-of-character new buildings that undermine individual neighborhoods human scale and unique sense of place. This is not the way to ensure affordability, architectural quality, and quality of life in our city. Respectfully, Batya Lewton
President Coalition for a Livable West Side
Sidelivablenewyork@erils.com from Batya L.

REMOTE_HOST: 100.2.78.27, 184.26.44.38
HTTP_ADDR: 100.2.78.27, 184.26.44.38
HTTP_USER_AGENT: Mozilla/5.0 (iPad; CPU OS 8_1_2 like Mac OS X) AppleWebKit/600.1.4 (KHTML, like Gecko) Version/8.0 Mobile/12B440 Safari/600.1.4

From: bauersusaboo@aol.com
To: [Affordable Housing Text \(DCP\)](#)
Subject: Massive Rezoning Plan
Date: Friday, March 27, 2015 1:07:49 PM

This sounds like a disaster in the making. The higher the building, the longer it takes for the sun to melt snow. Central Park could be in absolute shade all day long. The more garbage is generated. The more the building will sway in the wind. If there is an electricity failure, who wants to walk up 200 flights? Can you envision the results of an elevator breakdown? The more people in the city, the more crowds, the more need for parking spaces, the more air pollution. Is our public transit system geared for all these extra people? The subways are maximally crowded now. It sounds like some money-hungry real-estate owners have not yet done their homework. What we really need is to refurbish dilapidated apartment buildings in all the boroughs so there will be more housing for the poorer segment of our society, not plan to build yet more luxury housing for the very rich and those billionaires who need an extra "pad" in Manhattan.

From: [Bernette Ford](#)
To: [Affordable Housing Text \(DCP\)](#)
Subject: Massive Rezoning Plan
Date: Sunday, April 05, 2015 7:38:14 AM

Dear Madam or Sir in the City Planning Department,

I am writing to protest the proposals for up zoning.

We live in South Midwood, one of several Victorian Flatbush neighborhoods with homes built at the turn of the 20th century.

We value the history and beauty of our neighborhood. There are many areas in New York City with their own special character. This is what makes our city a special place to live. Certainly

there are areas such as industrial areas in disuse or where buildings are in unusable condition, where beautiful, affordable new low-rise buildings can be erected for poor people who deserve to

live in

beautifully designed neighborhoods. There is beautiful, unused land in neighborhoods all over the outer boroughs. Look at the land surrounding Gateway Plaza!

We live in a city rich in history. It is disheartening to see that the City Planning Department has no regard for our history and special architecture. People travel to Europe to see the buildings

that have been maintained for hundreds of years. We, a younger city and country, should value our architecture and the character of our beautiful old neighborhoods.

Bernette Ford
2732 Bedford Ave.
Brooklyn, NY 11210
bernette.ford@verizon.net

From: blynd2@nyc.rr.com
To: [Affordable Housing Text \(DCP\)](#)
Subject: proposal to amend local zoning laws
Date: Tuesday, April 14, 2015 12:09:00 AM

I am against the plan to amend local zoning laws as they relate to as-of-right development in light of the significant environmental impact of tall buildings over 25 stories. The Environmental Impact Statement (EIS) should take into consideration density and congestion, the effect of shadows on parks, and the vulnerability of an area to sea rise and storm surges.

Developers want to build in New York because they can command high prices. They will not be scared away by building regulations like REBNY and some in politics would have us believe. Setting height limits to protect our communities light and air will not send developers away but will keep our neighborhoods healthy and livable. It is a privilege to build in NYC, so why are so many in government afraid to set limits on developers? Will they really make as much money building in places like Nebraska or Mississippi? Boston has been successful with setting limits and so can NYC.

It is time to rethink our zoning and the manipulation of air rights that allow unprecedented mega-developments to be built. I urge you to place a moratorium on further construction.

Betty Lynd

From: outgoingagency@customerservice.nyc.gov
To: [Affordable Housing Text \(DCP\)](#)
Subject: City of New York - Correspondence #1-1-1082701399 NYC DCP Zoning for Quality and Affordability
Date: Tuesday, March 24, 2015 8:03:53 PM

Your City of New York - CRM Correspondence Number is 1-1-1082701399

DATE RECEIVED: 03/24/2015 20:03:01

DATE DUE: 04/07/2015 20:03:51

SOURCE: eSRM

The e-mail message below was submitted to the City of New York via NYC.gov or the 311 Call Center. It is forwarded to your agency by the 311 Customer Service Center. In accordance with the Citywide Customer Service standard, your response is due in 14 calendar days.

-----Original Message-----

From: PortalAdmin@doitt.nyc.gov
Sent: 03/24/2015 20:02:31
To: <sbladmp@customerservice.nyc.gov>
Subject: < No Subject >

From: perl2002@yahoo.com ()
Subject: NYC DCP Zoning for Quality and Affordability

Below is the result of your feedback form. It was submitted by
(perl2002@yahoo.com) on Tuesday, March 24, 2015 at 20:02:31

This form resides at
<http://www.nyc.gov/html/dcp/html/zoning-qa/zoning-for-affordability-feedback.shtml>

Confirmation: Comments received via this form will be considered as part of the public outreach efforts. They may also be included, as appropriate, on the Department of City Plannings project website. While the project team will make every effort to acknowledge the comments it has received in this way, the Team may not be able to respond individually to every comment submitted.

Name: Betty Perlish

Email Address: perlb2002@yahoo.com

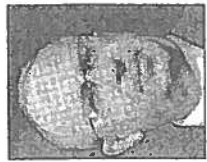
Comment: Please vote NO to citywide rezoning. I support efforts to defend the current and future contextual neighborhood zoning protections from being weakened by allowing height limits within these protected areas to be raised by 20-30%. The proposed citywide rezoning plan would overturn communities hard-won zoning and historic district protections in one fell swoop. The result would be higher, out-of-character new buildings that undermine individual neighborhoods human scale and unique sense of place. This is not the way to ensure affordability, architectural quality, and quality of life in our city. Thank you.

REMOTE_HOST: 66.108.26.14, 24.143.199.126
HTTP_ADDR: 66.108.26.14, 24.143.199.126
HTTP_USER_AGENT: Mozilla/5.0 (Windows NT 5.1; rv:36.0) Gecko/20100101 Firefox/36.0

TIMES LEDGER
APRIL 24, 2005

COLUMNS

New zoning could imperil quality of life



Bob Harris
The Civic Scene

have worked for decades to change R2 zoning of neighborhoods to R2A to prevent the building of larger houses that would bring more walls, bricks and cement instead of green spaces. People watch to make sure that lawns are not paved over. Civic associations report illegal conversions so that illegal tenants don't come with excess garbage and cars parked on lawns or across sidewalks.

The City Planning Department has been working on new zoning plans which the city says would "modernize zoning regulations that are outdated and often impede the production of new affordable housing." Well, any credible civic leader will tell you this is "hogwash" and will only make it easier for developers to build big buildings without parking. Oh, one proposal is that se-

nior housing should be built without the current required parking "because senior citizens don't drive." Civic leader Roe Daraio, president of the Communities of Maspeth and Elmhurst, thinks that parking should be increased rather than decreased.

The city seems to believe that senior citizens could walk to public transportation, then either wait for a bus exposed to the weather perhaps without a seat or walk upstairs to catch an elevated subway train. Even if some seniors don't drive, their visitors would probably drive.

These zoning proposals were prepared without the input of the civic and tenant associations in New York City. The city asked for suggestions in March and tried to set a final date for discussion for April 6, but there was such

complaining that now people can respond until April 30th.

President of the Queens Civic Congress Harbachan Singh, and Vice President Rich Hellenbrecht warned the member civic associations of these proposals, which would undo the decades of hard work if these new zoning changes are pushed through. They are concerned about the lack of infrastructure to handle large scale development.

Joe Amaroso, the knowledgeable zoning chairman of the Kissena Park Civic Association, called the proposals to increase height requirements and relax density restrictions "a disaster for some neighborhoods."

In Manhattan, numerous community preservation groups such as Landmark West, the New York Landmarks Conservancy, Green-

wich Village Society for Historic Preservation, Tribeca Trust, Friends of the Upper West Side and the Historic Districts Council have all spoken out against this disastrous new zoning proposal. There is fear that the new ideas would weaken the contextual zoning protection which has been developed over the years to protect historic sites and which prevent overdevelopment.

Any person can contact the Department of City Planning to oppose these ideas by emailing housing@planning.nyc.gov or writing Robert Dobruskin, director of the department's environmental assessment and review division, at New York City Department of City Planning, 22 Reade Street, 4E, New York, NY 10007.

Legalizing basement apartments poses problems



Bob Harris
The Civic Scene

As this column predicted a couple of months ago, the proposal to somehow legalize those illegal basement apartments or rooms is back in the news. The mayor is looking for ways to provide apartments for the homeless. Now Queens Borough President Melinda Katz says that we need to make the converted illegal basement apartments safe.

Well, the civic associations which are in the R1, R2 and R3 neighborhoods have been fighting for decades to prevent and remove any illegal rooms and apartments in their communities. The housing stock in these neighborhoods is usually one-family homes. People

bought homes in these neighborhoods because they wanted lawns, flowering gardens, nice bushes, trees, and lots of green spaces in which to raise families.

Civic associations affiliated with the Queens Civic Congress want to maintain the quality of life they currently have in their neighborhoods. They know that sometimes a speculator buys a house and puts in illegal rooms in the basement just to make money. You can tell which these houses are because they have cars parked across the sidewalks or on the lawns, the lawns are full of dirt and weeds, the gardens are unkempt and there is trash everywhere. Sometimes these houses are rented out to college students who have loud parties and who literally destroy the places. Sometimes two or three families live in a basement area.

If the officials were to decide to make it legal for people

to live in basements, then the problems mentioned above would just get worse. If basements were made legal, then some owners would just build more rooms to house more people. Since landlords want to make money, they would probably have unlicensed people do the construction with fire-prone construction materials and illegal wiring. We constantly read of such fires in illegal rooms with the deaths of people living there and also the fatalities and injuries involving firemen and firewomen who go in to fight a blaze in rooms which are literally death traps. We lost two firemen in the Bronx a couple of years ago with several others injured.

This column has written about this problem in the past. It has told of the illegal basement rooms in the houses in the Hillcrest Estates Civic Association neighborhood just west of St. John's University.

If there ever was a fire in one of these houses, we would lose two or three students with firefighters likely to be injured as well.

Regretfully, the DOB has never been able to get a handle on these illegal rooms in private houses and in apartment houses. Even now, more DOB inspectors are being charged with taking bribes to let illegal things happen and city officials want to have these inspectors make sure basement apartments are built legally. The law does not permit inspectors to get inside of these houses without a warrant and people are afraid to swear out a warrant.

The mayor and the borough president are correct in wanting to find housing for the homeless. There are thousands of homeless children who live in shelters or hotels for the homeless yet must attend school where they have problems learning with the

teachers being blamed for their inability to study and do homework at night.

Yet, there is vacant land and buildings the city has foreclosed on which could be used for housing. There are many boarded-up buildings all over the city which could be used for housing. You just have to look.

GOOD NEWS OF THE WEEK: The Sanitation Department has done a good job plowing and salting and sanding this winter. The city should think about closing the roads and just plowing when a deep snow falls.

BAD NEWS OF THE WEEK: The city should not let the plows leave snow in the middle of the street to melt or let people do that when shoveling out their cars. Also, how can one get to a meter or their car if they are covered by snow?



Rezoning, too quickly

Dear Editor:

(An open letter to Robert Dobruskln, director of environmental assessment, Department of City Planning)

Queens Community Board 9 has overwhelmingly voted to oppose the recently circulated "Zoning for Quality and Affordability" Scoping Document. The below statement explains our opposition. We would normally wait until our next CB 9 meeting in May to discuss this very important Issue. But to comply with the current unreasonable April 30 deadline for public comment, we hurriedly prepared and circulated it to the entire CB 9 membership.

Opposition to Rezoning Scoping Document Community Board 9:

• Overview: Queens Community Board 9 is extremely concerned about the recently proposed "Zoning for Quality and Affordability" Scoping Document (the proposal), which describes ways to "modernize" "outdated" zoning regulations. We are further dismayed by the extremely unreasonable deadline for public response to this document, which was recently extended, only after a great public outcry, from April 6th to April 30th.

The proposal is long and complex ... A proper evaluation of a proposal of this magnitude requires months, even years, of deliberation and consideration ... The announced deadline of April 30 is totally unrealistic.

• CB 9 Opposition: CB 9 represents Kew Gardens, North Ozone Park, Richmond Hill and Woodhaven, all residential areas, consisting largely of one- and two-family homes.

Our current zoning is not at all "outdated," but is actually the result of painstaking efforts within the last 10 years by DCP and CB 9 ... [N]othing close to the sweeping changes in the proposal is justifiable or necessary.

The proposal lacks specific plans to address the infrastructure required to support increased density ... CB 9 already struggles with the consequences of increased density: overcrowded schools, inadequate police protection, clogged roadways, lack of parking, and other infrastructure inadequacies. The proposal recommends relaxing density restrictions even further ... The proposal's failure to consider the infrastructure needs created by increased density will only worsen the existing problems and further endanger our residential community character.

• Summary: CB9 recommends that the City conduct a series of presentations to all

QUEENS CHRONICLE, Thursday, April 30, 2015

59 Community Boards and each of the 51 City Council Districts. These forums must include meaningful opportunities to hear and consider the concerns of community representatives.

No one denies the dire need for affordable housing in New York City. But this must not be achieved by over-stressing already-compromised residential neighborhoods that currently house what remains of NYC's middle and working class. The proposed zoning changes would only intensify the "Tale of Two Cities" on which our mayor's election campaign was based. The burden of providing affordable housing must be fairly shared by all segments ... including developers, the real estate industry and the very wealthy.

April 27, 2015.

A proposal of this magnitude must not be forced on the city by bureaucratic fiat. Ample time should be allotted for public review by all 59 community boards and all 51 City Council districts, to permit proper evaluation of how the proposal would impact their respective communities.

We urge you to take these concerns very seriously. We know they are shared by many other Queens communities.

Raj Rampershad, chairman
Sylvia Hack, Land Use co-chairperson
Sherman Kane, Land Use co-chairperson
Community Board 9
Kew Gardens

Editor's note: The full text of the document is available from CB 9. See a different point of view, "The truth on Zoning for Quality and Affordability," from City Planning Commission Chairman Carl Weisbrod in most print editions, or at qchron.com.

From: [Brian Hartig](#)
To: [Affordable Housing Text \(DCP\)](#)
Subject: I am Against the Zoning Text Amendment
Date: Friday, March 27, 2015 8:42:23 PM

I am a civil servant of the city of New York living in Bedford-Stuyvesant. I am against the City's rezoning plans because of the desire to squeeze every last piece of greenery out of our beautiful neighborhoods by removing height requirements on buildings and diminishing yard requirements. This arbitrary attempt at fitting as many people as possible into already popping-at-the-seams neighborhoods recalls Robert Moses' short-sighted efforts to turn all of New York City into concrete highways. Only affordable or senior housing units should receive height bonuses - that is where these efforts should be going. It is unthinkable to me that my City would make such plans to supposedly help the "rent-challenged," but to do so at the peril of most of us who would be the victims of re-zoning. Doing so with such haste smacks of political motivations to us. If these programs were so supported by the citizens of this borough, then allow the process more time for people to see what this means for their neighborhoods.

Brian Hartig
738 Macon Street
Brooklyn, N.Y. 11233

From: [Brigitt Rok](#)
To: [Affordable Housing Text \(DCP\)](#)
Cc: [Edward Johnson](#); [Alan Potamkin](#); landmarkwest@landmarkwest.org
Subject: Citywide Rezoning plan in the upper west side
Date: Monday, April 06, 2015 8:46:59 PM

Hello,

My name is Dr. Brigitt Rok. I live at 322 West 57 street apt 57F, at the Sheffield apartment building. I am very upset about the proposed changes for rezoning in the upper west side, particularly near 57 street and adjacent streets. Until the city figures out a way to create more streets and reduce traffic in this neighborhood, they should not allow more high rise condominiums to be built on these, already crowded, streets and avenues.

You cannot create more buildings without the proper infrastructure to support it. Our neighborhood is already crowded enough. Please think about what you are doing before you allow more tall buildings and residents in this area. It will be chaos and it is not fair to the residents whom live in this neighborhood. Please be responsible and ethical in your decision making.

Sincerely, Brigitt Rok, Psy.D.

From: [C.M.Pyle](#)
To: [Affordable Housing Text \(DCP\)](#)
Subject: Contextual Zoning Protections
Date: Saturday, March 28, 2015 10:02:44 AM

To Whom it May Concern:

Cheaper building methods arrived with Bauhaus (fine in its own, limited, context) in the 1950s, and have been used ever since to destroy the indigenous character of New York City's architecture. New York was a beautiful city in the 1940s and 1950s. We can never regain that character, overwhelmed -- thanks to developers' solely financial prerogatives, especially in recent years -- by facile design and cheaper construction, but we do not need to lose it totally.

*I support efforts to **defend the current and future contextual neighborhood zoning protections** from being weakened by allowing height limits within these protected areas to be raised by 20-30%. The proposed citywide rezoning plan would overturn communities' hard-won zoning and historic district protections in one fell swoop. The result would be higher, out-of-character new buildings that undermine individual neighborhoods' human scale and unique sense of place.*

This is not the way to ensure affordability, architectural quality, and quality of life in our city. The environmental review for the rezoning plan must be expanded to ensure height limits can be maintained and impacts on historic resources, neighborhood character, and quality of life are taken into account for every neighborhood that will be affected. More information on the plan should be made available to the public, and there should be public briefings in all affected neighborhoods.

C. M. Pyle
Intellectual and Cultural Historian
Co-Chair, Columbia University Seminar in the Renaissance
(Ph.D. Columbia University;
Fellow, American Academy in Rome 1978;
NSF Individual Grant 1988-89;
Center for Advanced Study in the Visual Arts iii-iv2001;
Netherlands Institute for Advanced Study 2002-3)
<http://sites.google.com/site/cynthiampyle/>

From: [Candace Clinton](#)
To: [Affordable Housing Text \(DCP\)](#)
Subject: Victorian Flatbush Up Zoning Proposal
Date: Monday, April 06, 2015 7:37:53 PM

Mr. Dobruskin,

I am writing to protest the proposals for up zoning.

We live in South Midwood, one of several Victorian Flatbush neighborhoods with homes built at the turn of the 20th century. We are heartbroken to learn that the City Planning Department may not see the value of our special architecture and neighborhood's history.

Each neighborhood in NYC has its own special character. Many people value neighborhoods based on short commute to work, proximity to eateries and nightlife, or to live in the sophistication and amenities of a modern high-rise building in the city. South Midwood, a neighborhood 50 minutes to midtown is valued for its suburban feel, lack of high-rises, history and beauty of our Victorian neighborhood.

Please, please, do not allow the rich history and culture of our neighborhood be diminished by changing the zoning to allow for developers to destroy the architecture of our neighborhood by building modern high-rises. Certainly there are areas such as industrial areas, areas suffering from blight or disuse, or where buildings are in unusable condition, where high rise buildings can be erected. The lack of high-rises, and abundance of Victorian homes and suburban feel are what makes our neighborhood special. It is why many families move here, to have all of the amenities of the city, but still have a suburban feel---this is what we value in our neighborhood.

Thank you for your consideration.

Candace Clinton

2601 Glenwood Road

Apartment 6D

From: [C. Annunziata](#)
To: [Affordable Housing Text \(DCP\)](#)
Subject: Massive Rezoning Plan - objection
Date: Thursday, April 02, 2015 7:53:27 PM

Please reconsider the zoning amendment, titled “Zoning for Quality and Affordability,” which would permit new buildings to be 5 to 50 feet taller than currently allowed in contextual zoning districts.

If developers had the right to build even taller market rate buildings, the historic architecture of the city will vanish and with it its unique character. We need to preserve New York's cultural richness and historic character for future generations since it is one of the few cities in the United States that allows us to feel connected to Americas history.

Also, it is an important income source since that is one of the reasons so many tourists visit New York each year!

Regards,
Carina

From: puffin@puffinroom.org
To: [Affordable Housing Text \(DCP\)](#)
Subject: Stop the Upzoning
Date: Saturday, March 28, 2015 3:15:52 PM

Dear Mr Dobruskin

I am a 60 year life long resident of NYC. I am in complete opposition to Mayor DeBlasio's scheme to destroy the many wonderful low rise communities around the city in the name of "affordable housing". This is nothing but a give away to the Real Estate industry.

The hard fought and won contextual zoning that has been installed in recent years should be maintained.

Sincerely

Carl Rosenstein
435 Broome St
NY NY 10013

From: [Carla Dozzi](#)
To: [Robert Dobruskin \(DCP\)](#)
Date: Saturday, March 21, 2015 3:51:43 PM

Carla Dozzi
35-11 166th Street
Flushing, NY 11358

March 20, 2015

Robert Dobruskin, AICP, Director

Environmental Assessment & Review Division

NYC Dept. of City Planning

22 Reade Street

New York, NY 10007
3495

rdobrus@planning.nyc.gov and/or fax 212-720-

Re: 'Zoning for Quality and Affordability,' CEQR No.
15DCP104Y

Dear Director Dobruskin:

I have several very strong concerns regarding the proposed scope of the environmental review for this application, and urge that the scope be expanded. First, it is imperative that the scope of the review allow for the possibility of the existing height limits for contextual zones and for the Quality Housing program to remain in place. It is one thing to suppose the City could benefit from having contextual districts with different height limits than those which currently exist, and to examine where such changes might be appropriate; it is another to retroactively change the existing limits everywhere they currently exist, and eliminate the current limits across the board.

It is also imperative that the scope look at the impact which allowing taller development with greater volumes, as proposed, would have on historic resources, neighborhood character, and shadows, especially in and around parks and other light-sensitive resources. While the Landmarks Preservation Commission would continue to regulate the allowable size of new developments and additions in historic districts, important historic resources also exist outside of designated historic districts. Under this plan, the incentive for demolition of such resources would increase, as would the likelihood of vertical extensions being added. Larger and taller construction in neighborhoods, and especially in areas of historic resources, would in many cases have a negative impact which should be measured.

Similarly, the larger, taller buildings allowed under this plan would cast larger shadows, impacting parks, playgrounds, and other light-sensitive sites.'

Thank you for your attention to this matter.

Very truly yours,

Carla Dozzi

**35-11 166th Street
Flushing, NY 11358**

March 20, 2015

Robert Dobruskin, AICP, Director

Environmental Assessment & Review Division

NYC Dept. of City Planning

22 Reade Street

New York, NY 10007 rdobrus@planning.nyc.gov and/or fax 212-720-3495

Re: 'Zoning for Quality and Affordability,'

CEQR No. 15DCP10RY

Dear Director Dobruskin:

I have several very strong concerns regarding the proposed scope of the environmental review for this application, and urge that the scope be expanded. First, it is imperative that the scope of the review allow for the possibility of the existing height limits for contextual zones and for the Quality Housing program to remain in place. It is one thing to suppose the City could benefit from having contextual districts with different height limits than those which currently exist, and to examine where such changes might be appropriate; it is another to retroactively change the existing limits everywhere they currently exist, and eliminate the current limits across the board.

It is also imperative that the scope look at the impact which allowing taller development with greater volumes, as proposed, would have on historic resources, neighborhood character, and shadows, especially in and around parks and other light-sensitive resources. While the Landmarks Preservation Commission would continue to regulate the allowable size of new developments and additions in historic districts, important historic resources also exist outside of designated historic districts. Under this plan, the incentive for

demolition of such resources would increase, as would the likelihood of vertical extensions being added. Larger and taller construction in neighborhoods, and especially in areas of historic resources, would in many cases have a negative impact which should be measured. Similarly, the larger, taller buildings allowed under this plan would cast larger shadows, impacting parks, playgrounds, and other light-sensitive sites.'

Thank you for your attention to this matter.

Very truly yours,

Carla Dozzi

From: outgoingagency@customerservice.nyc.gov
To: [Affordable Housing Text \(DCP\)](#)
Subject: City of New York - Correspondence #1-1-1086870684 NYC DCP Zoning for Quality and Affordability
Date: Sunday, April 05, 2015 1:03:38 PM

Your City of New York - CRM Correspondence Number is 1-1-1086870684

DATE RECEIVED: 04/05/2015 13:02:39

DATE DUE: 04/19/2015 13:03:34

SOURCE: eSRM

The e-mail message below was submitted to the City of New York via NYC.gov or the 311 Call Center. It is forwarded to your agency by the 311 Customer Service Center. In accordance with the Citywide Customer Service standard, your response is due in 14 calendar days.

-----Original Message-----

From: PortalAdmin@doitt.nyc.gov
Sent: 04/05/2015 13:01:42
To: <sbladmp@customerservice.nyc.gov>
Subject: < No Subject >

From: ristorucci@optonline.net ()
Subject: NYC DCP Zoning for Quality and Affordability

Below is the result of your feedback form. It was submitted by (ristorucci@optonline.net) on Sunday, April 5, 2015 at 13:01:42

This form resides at
<http://www.nyc.gov/html/dcp/html/zoning-qa/zoning-for-affordability-feedback.shtml>

Confirmation: Comments received via this form will be considered as part of the public outreach efforts. They may also be included, as appropriate, on the Department of City Plannings project website. While the project team will make every effort to acknowledge the comments it has received in this way, the Team may not be able to respond individually to every comment submitted.

Name: carmen ristorucci

Email Address: ristorucci@optonline.net

Comment: This email is directed to ahousing@planning.nyc.gov. For some reason I am not able to get through at that address. Please direct this to them. I live in South Midwood area of Brooklyn. Our area is one of the 7 historic areas of Victorian Flatbush. Our community is a working class neighborhood with many families living here for over 20 years. We pride ourselves in maintaining the historic nature of the homes and the neighborhood. For several years we fought to gain zoning that would not allow developers to destroy these homes and we won. More and more people are moving into South Midwood because of that zoning and because they are assured that no one can build large buildings next to their Victorian home. Now we are threatened again. We live among all different races and economic levels. I personally appreciate all that Mayor Deblasio is doing for low and middle income people in terms of housing. He is basically talking about my family. But to pit one group of people against the other is not making progress. Respect history and the work of people who have maintained Historic Flatbush while finding places to build for the future that don't destroy what we have built. DO NOT REZONE SOUTH MIDWOOD! I would appreciate a response. Carmen Ristorucci 528 east 23 street, bklyn. ny 11210.

REMOTE_HOST: 173.3.155.224, 23.67.251.213
HTTP_ADDR: 173.3.155.224, 23.67.251.213
HTTP_USER_AGENT: Mozilla/5.0 (Windows NT 6.1; WOW64; Trident/7.0; rv:11.0) like Gecko

From: outgoingagency@customerservice.nyc.gov
To: [Affordable Housing Text \(DCP\)](#)
Subject: City of New York - Correspondence #1-1-1081424987 NYC DCP Zoning for Quality and Affordability
Date: Saturday, March 21, 2015 10:50:45 AM

Your City of New York - CRM Correspondence Number is 1-1-1081424987

DATE RECEIVED: 03/21/2015 10:49:32

DATE DUE: 04/04/2015 10:50:41

SOURCE: eSRM

The e-mail message below was submitted to the City of New York via NYC.gov or the 311 Call Center. It is forwarded to your agency by the 311 Customer Service Center. In accordance with the Citywide Customer Service standard, your response is due in 14 calendar days.

-----Original Message-----

From: PortalAdmin@doitt.nyc.gov
Sent: 03/21/2015 10:48:51
To: <sbladmp@customerservice.nyc.gov>
Subject: < No Subject >

From: celiamegee@gmail.com ()
Subject: NYC DCP Zoning for Quality and Affordability

Below is the result of your feedback form. It was submitted by
(celiamegee@gmail.com) on Saturday, March 21, 2015 at 10:48:51

This form resides at
<http://www.nyc.gov/html/dcp/html/zoning-qa/zoning-for-affordability-feedback.shtml>

Confirmation: Comments received via this form will be considered as part of the public outreach efforts. They may also be included, as appropriate, on the Department of City Plannings project website. While the project team will make every effort to acknowledge the comments it has received in this way, the Team may not be able to respond individually to every comment submitted.

Name: Celia McGee

Email Address: celiamecgee@gmail.com

Comment: I empahctically call for the environmental review for the Mayor De Blasios new rezoning plan to be expanded to ensure height limits can be maintained and impacts on historic resources, neighborhood character, and quality of life are taken into account. The greater heights being proposed will not provide lower-income and affordable housing, but rather more luxuty towers for the wealthy and more miliions and power for developers. It will also harm the architectural beauty, integrity and historical significance of many areas that are the jewels--for New Yorkers of all incomes--of our city.

REMOTE_HOST: 10.170.187.29, 67.91.39.3
HTTP_ADDR: 10.170.187.29, 67.91.39.3
HTTP_USER_AGENT: Mozilla/5.0 (Macintosh; Intel Mac OS X 10_9_5) AppleWebKit/537.36 (KHTML, like Gecko) Chrome/41.0.2272.89 Safari/537.36

From: Pat [<mailto:p101vgate@aol.com>]
Sent: Monday, March 23, 2015 11:24 AM
To: Robert Dobruskin (DCP); mbece@mbstubbs.com
Subject: CEQR No.15DCP104Y

March 22, 2015

Dear Mr. Dobruskin,

I have very strong concerns that this bill would destroy the character of our neighborhood. Our neighborhood consists of two family homes. A good number of these have many more than two families living in them already, causing crowded conditions and parking problems. This bill would encourage developers to tear down the existing structures and replace them with high risers and larger apartment buildings, thereby destroying the quaint character of our surroundings, a factor which has attracted many home buyers in the past. How can the City retroactively change existing limits where they currently exist and eliminate current limits across the board?

I support the Broadway Flushing Homeowners in their efforts to block this bill.

Please do not destroy our neighborhood.

Patricia E, McGee,PhD.
35-63 163 Street
Flushing, NY 11358

P101vgate@aol.com

From: [cmirer_](#)
To: [Affordable Housing Text \(DCP\)](#)
Subject: Upzoning South Midwood Brooklyn, NY
Date: Sunday, April 05, 2015 3:35:05 PM

I am writing to protest the proposals for up zoning.
I live in South Midwood, which is one of several Victorian Flatbush neighborhoods with homes built at the turn of the 20th century. I have lived in this area all my life.

My family and I value the history and beauty of our neighborhood. There are many areas in New York City with their own special character. This is what makes our city a special place to live. Certainly there are areas such as industrial areas in disuse or where buildings are in unusable condition, where high rise buildings can be erected. This neighborhood is not one of those areas. It is a neighborhood with families, people who want to live in Victorian homes.

We live in a beautiful city rich in history. It is disheartening to see that the City Planning Department has no regard for our history and special architecture. People travel to Europe to see the buildings that have been maintained for hundreds of years. We, a younger city and country, should value our architecture and character of our neighborhoods.

Please listen to the voices of the people who live in the areas you are thinking of destroying.
Please don't destroy the history of this beautiful area.

Charlotte Mirer
773 E. 21 Street
Brooklyn, NY

From: [Christina Wilkinson](#)
To: [Affordable Housing Text \(DCP\)](#)
Subject: Zoning for Quality and Affordability
Date: Thursday, April 30, 2015 4:46:18 PM

The decision of this administration to include IBZs, such as West Maspeth in the "transit zone" is ludicrous. West Maspeth is a thriving manufacturing area. Why would you want to promote any kind of housing there? It's status as an IBZ is supposed to protect its status as a manufacturing hub and the jobs it creates. I am 100% opposed to this plan as it is short-sighted and simply a giveaway to residential developers.

Christina Wilkinson
Ridgewood, Queens

From: [Crp721](#)
To: [Affordable Housing Text \(DCP\)](#)
Subject: Proposed Rezoning of Contextual Districts
Date: Friday, March 27, 2015 3:46:31 PM

Robert Dobruskin
Director, Environmental Assessment and Review Division
NYC Department of City Planning
22 Reade Street, #4E
New York, NY 10007

Dear Mr. Dobruskin,

I am writing to urge you to stand against the proposed rezoning referred to as "Zoning for Quality and Affordability." Contextual zoning has been fought for over many years and it works wonderfully to protect the human scale in residential neighborhoods of New York. It is especially important in this era when so much light and space has been surrendered to real-estate developers, and so many citizens feel that their rights have been disregarded. Despite the developers' specious arguments, it is clear that this proposed rezoning would not enhance "Quality" and will have a very minimal impact on "Affordability." It is just one more destructive give-away to developers, which we cannot afford.

I urge you to reject this rezoning proposal.

Most sincerely,

Claudia Roth Pierpont
164 W. 79th Street
Apt. 7A
New York, N.Y. 10024

From: outgoingagency@customerservice.nyc.gov
To: [Affordable Housing Text \(DCP\)](#)
Subject: City of New York - Correspondence #1-1-1083003761 NYC DCP Zoning for Quality and Affordability
Date: Wednesday, March 25, 2015 3:05:39 PM

Your City of New York - CRM Correspondence Number is 1-1-1083003761

DATE RECEIVED: 03/25/2015 15:03:46

DATE DUE: 04/08/2015 15:05:33

SOURCE: eSRM

The e-mail message below was submitted to the City of New York via NYC.gov or the 311 Call Center. It is forwarded to your agency by the 311 Customer Service Center. In accordance with the Citywide Customer Service standard, your response is due in 14 calendar days.

-----Original Message-----

From: PortalAdmin@doitt.nyc.gov
Sent: 03/25/2015 15:03:14
To: <sbladmp@customerservice.nyc.gov>
Subject: < No Subject >

From: cleodg@verizon.net ()
Subject: NYC DCP Zoning for Quality and Affordability

Below is the result of your feedback form. It was submitted by
(cleodg@verizon.net) on Wednesday, March 25, 2015 at 15:03:14

This form resides at
<http://www.nyc.gov/html/dcp/html/zoning-qa/zoning-for-affordability-feedback.shtml>

Confirmation: Comments received via this form will be considered as part of the public outreach efforts. They may also be included, as appropriate, on the Department of City Plannings project website. While the project team will make every effort to acknowledge the comments it has received in this way, the Team may not be able to respond individually to every comment submitted.

Name: Cleo Dana

Email Address: cleodg@verizon.net

Comment: I support efforts to defend the current and future contextual neighborhood zoning protections from being weakened by allowing height limits within these protected areas to be raised by 20-30%. The proposed citywide rezoning plan would overturn communities hard-won zoning and historic district protections in one fell swoop. The result would be higher, out-of-character new buildings that undermine individual neighborhoods human scale and unique sense of place. This is not the way to ensure affordability, architectural quality, and quality of life in our city.

REMOTE_HOST: 100.2.189.13, 184.25.157.151
HTTP_ADDR: 100.2.189.13, 184.25.157.151
HTTP_USER_AGENT: Mozilla/5.0 (Macintosh; Intel Mac OS X 10_10_2) AppleWebKit/600.4.10 (KHTML, like Gecko) Version/8.0.4 Safari/600.4.10

From: outgoingagency@customerservice.nyc.gov
To: [Affordable Housing Text \(DCP\)](#)
Subject: City of New York - Correspondence #1-1-1081276272 NYC DCP Zoning for Quality and Affordability
Date: Friday, March 20, 2015 8:42:33 PM

Your City of New York - CRM Correspondence Number is 1-1-1081276272

DATE RECEIVED: 03/20/2015 20:41:17

DATE DUE: 04/03/2015 20:42:31

SOURCE: eSRM

The e-mail message below was submitted to the City of New York via NYC.gov or the 311 Call Center. It is forwarded to your agency by the 311 Customer Service Center. In accordance with the Citywide Customer Service standard, your response is due in 14 calendar days.

-----Original Message-----

From: PortalAdmin@doitt.nyc.gov
Sent: 03/20/2015 20:40:35
To: <sbladmp@customerservice.nyc.gov>
Subject: < No Subject >

From: cmp325@gmail.com ()
Subject: NYC DCP Zoning for Quality and Affordability

Below is the result of your feedback form. It was submitted by (cmp325@gmail.com) on Friday, March 20, 2015 at 20:40:35

This form resides at
<http://www.nyc.gov/html/dcp/html/zoning-qa/zoning-for-affordability-feedback.shtml>

Confirmation: Comments received via this form will be considered as part of the public outreach efforts. They may also be included, as appropriate, on the Department of City Plannings project website. While the project team will make every effort to acknowledge the comments it has received in this way, the Team may not be able to respond individually to every comment submitted.

Name: CMPyle

Email Address: cmp325@gmail.com

Comment: Contextual Zoning is essential to keep what remains of the character of our City. The Landmarks Commission must continue it, and not disable it with substantive changes which favor developers at the expense of those of us who live and work in New York City.

REMOTE_HOST: 71.183.7.28, 23.67.243.143, 204.93.33.137

HTTP_ADDR: 71.183.7.28, 23.67.243.143, 204.93.33.137

HTTP_USER_AGENT: Mozilla/5.0 (Windows NT 6.3; WOW64; rv:36.0) Gecko/20100101 Firefox/36.0

From: [Batya Lewton](#)
To: [undisclosed recipients](#)
Subject: Corrected copy re Citywide rezoning proposal - sorry if this is a duplicate.
Date: Saturday, March 21, 2015 10:10:54 AM

The Coalition for a Livable West Side urges the City Planning Commission to postpone its vote on the City's proposed citywide rezoning plan until the Public has full access to the actual zoning text. There should be a minimum of 45 days after the release of the zoning text before a vote is taken by the CPC. The Public Hearing must be set in a venue larger than [22 Reade Street](#).

The Coalition for a Livable West Side is appalled by, and opposed to the proposed citywide rezoning plan which would overturn communities' hard-won zoning and historic district protections. The City Planning Commission must defend New York City communities by rejecting this massive zoning change. The CPC must not allow current and future contextual neighborhood zoning projections from being weakened by allowing height limits within these protected areas to be raised by 20-30%.

The result would be higher, out-of-character new buildings that undermine individual neighborhoods' human scale and unique sense of place. This is not the way to ensure affordability, architectural quality, and quality of life in our city.

Respectfully,
Batya Lewton
President
Coalition for a Livable West Side
livablenewyork@erols.com

from Batya L.

from Batya L.

From: [Craig Heard](#)
To: [Affordable Housing Text \(DCP\)](#)
Cc: [LANDMARK WEST!](#)
Subject: Mayor de Blasio's Citywide Rezoning Plan
Date: Thursday, April 02, 2015 10:54:40 AM

Email: AHOUSING@planning.nyc.gov (please cc. landmarkwest@landmarkwest.org)

As an Upper West Side Resident for more than 30 years I feel compelled to voice my strong opposition to Mayor de Blasio's ill considered proposal to raise building heights in surrounding contextual districts by 20%-30%

The areas in question constitute the best in properly balanced, smaller scale historic buildings where families can live and grow without being surrounded by the ubiquitous towers that cast a soul crushing cold shadow over other sections of Manhattan .

While his intentions are marginally commendable the damage done will be permanent and as is often the case irreversible.

CRAIG THOMAS HEARD

ATTORNEY AT LAW

135 West 79th Street, Suite 2C

New York, New York 10024

Telephone: (212) 964-7770

Facsimile: (212) 964-1572

E-Mail: craigheard@msn.com

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From: [DFC99](#)
To: [Affordable Housing Text \(DCP\)](#)
Subject: Zoning for Quality and Affordability
Date: Wednesday, April 08, 2015 2:19:52 PM
Importance: High

Have read much about proposed increased height limits under this proposal. Will the proposed increases in height limit apply to currently R1, R2 and R3 residential zoned areas? Can't find clear answer anywhere regarding R1-3 areas.

Thanks,

Dan
New Dorp, Staten Island

David I. Karabell
Paula A. Moss
290 West End Avenue
New York, NY 10023

CHAIRPERSON

APR 1 - 2015

28222

March 26, 2015

Hon. Carl Weisbrod, Chair
City Planning Commission
22 Reade Street
New York, NY 10007

DEPT OF CITY PLANNING
RECEIVED
2015 APR -2 PM 3:01
ENVIRONMENTAL REVIEW DIV.

Re: Defeat the Proposal "Housing New York, Zoning For Quality and Affordability"

Dear Mr. Weisbrod:

Many concerned citizens and their elected New York City representatives fought long and hard to insure that contextual and other zoning changes were adopted to eliminate sliver buildings and other non-contextual additions and to preserve the low height of mid-blocks and other areas in many New York neighborhoods.

Although we had high hopes for Mayor de Blasio, our hopes have been dashed by his administration's zoning proposal. The proposal entitled, "Housing New York: Zoning for Quality and Affordability" will eliminate all of the hard-fought zoning changes that have preserved our neighborhoods. It is a proposal that seems dictated by developers and will clearly benefit developers. It will not benefit the people who live in our neighborhoods. It is a proposal that will destroy neighborhood quality and is not likely to enhance affordability. It is an ill-conceived proposal that, if adopted, would harm our city.

The de Blasio administration and the City Council must reject the proposed zoning change completely, or amend it to preserve contextual, R8B and other zoning limiting heights. Current zoning is vital to maintain the quality and character of our neighborhoods in New York.

My wife, Paula Moss, and I urge you not to support this zoning proposal which will undermine and, potentially, destroy the quality and character of our neighborhoods.

Very truly yours,


David I. Karabell

DIK:mm

From: [David Rosston](#)
To: [Affordable Housing Text \(DCP\)](#)
Subject: keep zoning protections
Date: Thursday, April 02, 2015 11:33:24 PM

Please keep the zoning protections from being weakened by allowing height limits to be raised.

This would mean protections of historic districts would be taken away-

this would not ensure affordability

this city is getting more for the rich and the beauty of the past architecturally is going away.

David Rosston

long time Manhattan resident

From: outgoingagency@customerservice.nyc.gov
To: [Affordable Housing Text \(DCP\)](#)
Subject: City of New York - Correspondence #1-1-1081753241 NYC DCP Zoning for Quality and Affordability
Date: Sunday, March 22, 2015 5:26:42 PM

Your City of New York - CRM Correspondence Number is 1-1-1081753241

DATE RECEIVED: 03/22/2015 17:25:25

DATE DUE: 04/05/2015 17:26:37

SOURCE: eSRM

The e-mail message below was submitted to the City of New York via NYC.gov or the 311 Call Center. It is forwarded to your agency by the 311 Customer Service Center. In accordance with the Citywide Customer Service standard, your response is due in 14 calendar days.

-----Original Message-----

From: PortalAdmin@doitt.nyc.gov
Sent: 03/22/2015 17:24:57
To: <sbladmp@customerservice.nyc.gov>
Subject: < No Subject >

From: quiet@rcn.com ()
Subject: NYC DCP Zoning for Quality and Affordability

Below is the result of your feedback form. It was submitted by (quiet@rcn.com) on Sunday, March 22, 2015 at 17:24:57

This form resides at
<http://www.nyc.gov/html/dcp/html/zoning-qa/zoning-for-affordability-feedback.shtml>

Confirmation: Comments received via this form will be considered as part of the public outreach efforts. They may also be included, as appropriate, on the Department of City Plannings project website. While the project team will make every effort to acknowledge the comments it has received in this way, the Team may not be able to respond individually to every comment submitted.

Name: david rosston

Email Address: quiet@rcn.com

Comment: Please keep the current contextual zoning protections as relates to new heights limits.... the city has whatever beauty it has architecturally and as a city in the buildings of the past largely, and say coming in by water downtown its just an intimidating forest of over high buildings- in my neighborhood on the upper west side a few years ago they put up a building on Bway around the low 100s, its like 30 or 40 stories higher than anything else, this is what will happen if these heights limits are not kept

REMOTE_HOST: 207.38.208.66
HTTP_ADDR: 207.38.208.66
HTTP_USER_AGENT: Mozilla/5.0 (Macintosh; Intel Mac OS X 10_8_5) AppleWebKit/600.3.18 (KHTML, like Gecko) Version/6.2.3 Safari/537.85.12

From: [Dawda Jobarteh](#)
To: [Affordable Housing Text \(DCP\)](#)
Subject: Rezoning Plan
Date: Tuesday, April 07, 2015 10:49:40 AM

To whom it may concern,

I am writing to protest the proposals for up zoning.

We live in South Midwood, one of several Victorian Flatbush neighborhoods with homes built at the turn of the 20th century.

We value the history and beauty of our neighborhood. There are many areas in New York City with their own special character. This is what makes our city a special place to live. Certainly there are areas such as industrial areas in disuse or where buildings are in unusable condition, where high rise buildings can be erected.

We live in a beautiful city rich in history. It is disheartening to see that the City Planning Department has no regard for our history and special architecture. People travel to Europe to see the buildings that have been maintained for hundreds of years. We, a younger city and country, should value our architecture and character of our neighborhoods.

Best,

Dawda Jobarteh

735 E 22nd Street

Brooklyn, NY 11210

From: [Diane Buxbaum](#)
To: [Affordable Housing Text \(DCP\)](#)
Subject: Comment/Statement by Diane D. Buxbaum, MPH
Date: Saturday, March 28, 2015 4:48:50 PM

Resident of Brooklyn since 1961, Local Resident and Activist first of Prospect Park South
And Since 1995, in Carroll Gardens.

I am enclosing the full statement of the Historic Districts Council
Zoning for Quality and Affordability Scoping Session:

I received this recently and it clearly and succinctly states my position on the contextual zoning
proposals. Please accept this as my support of what is said below. Thanks you.

**Statement of the Historic Districts Council
Zoning for Quality & Affordability Scoping Session**

The Historic Districts Council is the citywide advocate for New York's historic neighborhoods. We represent over 500 neighborhood-based group dedicated to preserving the physical character of their communities. Many of our constituents have spent years working with property owners, Community Boards, City Planning and elected officials to enact contextual zones in order to better protect the character of their neighborhoods and encourage appropriate new development which enhances where they call home. It is on their behalf that we address our **very strong concerns** about this proposed citywide zoning text amendment.

Frankly put, this amendment as it is proposed, takes the **context out of contextual zoning**. It arbitrarily raises height limits and diminishes yard requirements across the board according to a mathematical nicety, not based in the actual built fabric of our city's neighborhoods. Contextual zones came to fruition after years of effort by community-driven, carefully examined, neighborhood-specific studies. New York thrives because of the diversity of its neighborhoods, yet this proposal's approach will deal with each neighborhood as the same, with a one-size-fits-all approach. HDC requests that the environmental review include an actual study of the median street wall and set-back height and yard coverage of all the potential areas affected. A calculation of potential growth based on a model is not the same as actual development, especially when one considers the diversity of New York's built environment. This amendment **will affect a lot—approximately 10.4% of properties**, according to our calculations. This potential impact on these properties must be studied carefully before being executed.

This is a plan without prescription. It should be prescribed that only units constructed for affordable or senior housing receive height bonuses, which would incentivize construction of the housing

stock that is the genesis of this proposal and that the City so desperately needs. At this moment, the proposal incentivizes all development, **without any guarantee that it will actually house New Yorkers** who are rent-burdened. In fact, a point could be made that this might incentivize demolition of existing housing in order to replace it with new development utilizing the proposed as-of-right height limits. This could increase displacement while only adding more market-rate housing to the pool. **Bigger buildings do not equal lower rents, if that were the case, West 57th Street would be Manhattan's newest neighborhood for the middle class.**

There is also no explanation of how building higher will mandate construction of quality buildings like the examples in the proposal. Interestingly, the **new construction that City Planning aspires to create is found in historic districts** in all five boroughs, as these buildings are designed from a human perspective and new development is carefully scrutinized to meet its context. It is outside of the city's historic and contextual districts where true banality dwells and quality design is an elusive sight.

Further, HDC is concerned that this proposal has not taken into consideration the undue burden on contextually zoned properties that fall under the Landmarks Preservation Commission's (LPC) purview. LPC is hard-pressed regulating property for "appropriate" development in instances when the as-of-right base zoning allows substantially more potential building mass than what is actually built – relief of this pressure is one reason why contextual rezonings are often paired with historic district designations. By raising the height limits and lessening the yard requirements to landmark properties, the development expectations are increased and the LPC is given the unenviable task of having to resist policy enacted by a sister city agency. This could result in hardship claims, legal challenges and **undue pressures on the LPC** to act outside of its own mission.

Finally, we ask that special attention be paid in the environmental review to the effects the proposed changes might have to designated landmark properties, as well as properties determined eligible for or included on the New York State or National Register of Historic Places (as is required by municipal and state law regardless). With these concerns in mind, we feel that this proposal is myopic, hasty, and **created without New Yorkers** or their neighborhoods in mind.

Diane D. Buxbaum, MPH, 365 Sackett St., Brooklyn, NY 11231



This email has been checked for viruses by Avast antivirus software.
www.avast.com

From: [Diane Reinhardt](#)
To: [Affordable Housing Text \(DCP\)](#)
Subject: Opposition to City Planning Proposal permitting "up-zoning"
Date: Tuesday, April 07, 2015 1:16:37 PM

To Whom It May Concern:

I am writing to protest the proposal currently under consideration by the City Planning Department that would allow neighborhoods to be "up-zoned" in order to encourage the creation of affordable housing.

As a resident of South Midwood, Victorian Flatbush, an area that I believe now holds the largest, contiguous collection of Victorian homes in the country, and as a resident who moved here because of the neighborhood's individual and unique charm, I am pained to think that these homes, built at the turn of the 20th century, might be destroyed only to be replaced by the anonymity of steel and glass. The varied and diverse character of these New York City neighborhoods shouldn't be needlessly homogenized. We value the history and beauty of our community, qualities that make our city a special place to live.

For twelve years, the Bloomberg Administration in close alliance with real-estate developers supported policies that drove lower-, working, and middle class residents out of the city. A city rich in personality disappeared.

Enactment of the current proposal would now deliver a second lethal blow, erasing the architectural history and all sense of particularity of place. The proposal once again forfeits government's responsibility to protect by granting power to those who aim only to profit. Real estate developers helped to destroy the city's diverse population; this proposal would now give these same profiteers the opportunity to destroy its history, heritage and architectural variation.

I know that increasing affordable housing is of critical importance, but there have to be better ways. Certainly there are industrial areas in disuse, aging buildings in disrepair, conditions where housing can be reclaimed and buildings can be erected. The construction of affordable housing must not, should not, does not have to mean the destruction of neighborhoods of unique character and architectural distinction.

Diane Reinhardt

South Midwood, Brooklyn

From: [Dinah Bazer](#)
To: [Affordable Housing Text \(DCP\)](#)
Subject: Massive Rezoning Plan
Date: Sunday, April 05, 2015 7:51:49 PM

I am writing to protest the proposals for up zoning.

We live in South Midwood, one of several Victorian Flatbush neighborhoods with homes built at the turn of the 20th century.

We value the history and beauty of our neighborhood. There are many areas in New York City with their own special character. This is what makes our city a special place to live. Certainly there are areas such as industrial areas in disuse or where buildings are in unusable condition, where high rise buildings can be erected.

It is disheartening to see that the City Planning Department has no regard for our history and special architecture. People travel to Europe to see the buildings that have been maintained for hundreds of years. We, a younger city and country, should value our architecture and character of our neighborhoods.

Finally, as New York is a city where real estate interests rule, how about considering the real estate interests of those of us with homes in Victorian Flatbush, not just the interests of the big developers? Up zoning will Down value our homes. This is particularly significant for those of us who are retired or nearing retirement and considering down sizing.

Sincerely,

Dinah Bazer

622 E 24th St (Mansfield Place)

Brooklyn, NY 11210

From: catdoro@aol.com
To: [Affordable Housing Text \(DCP\)](#)
Subject: (no subject)
Date: Monday, March 30, 2015 2:26:48 PM

Mr. Robert Dobruskin;

March 29.2015

I am a member of Landmarks Preservation Society in New York and I have gotten e-mails about proposals that I feel are illegal in that the public is not given time to meet with the city planners that want to rezone or disregard current rezoning laws. We don't want New York City to have a shadow over it which is what will happen if the city planners do not reconsider what they are proposing. Don't let city planners ruin the aesthetics of beautiful neighborhoods. Have them reconsider and have public hearings at different times so all of New York can voice their suggestions. We are not a Monarchy we are a Democratic Country, act in that manner.

Dorothy Camporeale catdoro@aol.com

March 29, 2015

Mr. R. Lohrstein

The people living in the five boroughs need to have a say in what is going on in New York. We work, pay taxes here & love New York. We want to see if buildings proposed to be built will overshadow what is already here, & businesses for the people, that are raising their families here. We don't want a blight on our city, buildings need to conform with what is already here. Do the right thing for the city, not just for a few.

Dorothy Campbell

Should you want to call: (347) 684 7226

DEPT OF CITY PLANNING
RECEIVED
2015 APR -3 PM 3:01
ENVIRONMENTAL REVIEW DIV.

From: outgoingagency@customerservice.nyc.gov
To: [Affordable Housing Text \(DCP\)](#)
Subject: City of New York - Correspondence #1-1-1083003813 NYC DCP Zoning for Quality and Affordability
Date: Wednesday, March 25, 2015 3:08:04 PM

Your City of New York - CRM Correspondence Number is 1-1-1083003813

DATE RECEIVED: 03/25/2015 15:06:47

DATE DUE: 04/08/2015 15:07:59

SOURCE: eSRM

The e-mail message below was submitted to the City of New York via NYC.gov or the 311 Call Center. It is forwarded to your agency by the 311 Customer Service Center. In accordance with the Citywide Customer Service standard, your response is due in 14 calendar days.

-----Original Message-----

From: PortalAdmin@doitt.nyc.gov
Sent: 03/25/2015 15:06:32
To: <sbladmp@customerservice.nyc.gov>
Subject: < No Subject >

From: sgoldfischer@verizon.net ()
Subject: NYC DCP Zoning for Quality and Affordability

Below is the result of your feedback form. It was submitted by (sgoldfischer@verizon.net) on Wednesday, March 25, 2015 at 15:06:30

This form resides at
<http://www.nyc.gov/html/dcp/html/zoning-qa/zoning-for-affordability-feedback.shtml>

Confirmation: Comments received via this form will be considered as part of the public outreach efforts. They may also be included, as appropriate, on the Department of City Plannings project website. While the project team will make every effort to acknowledge the comments it has received in this way, the Team may not be able to respond individually to every comment submitted.

Name: Dr Sidney Goldfischer

Email Address: sgoldfischer@verizon.net

Comment: I support efforts to defend the current and future contextual neighborhood zoning protections from being weakened by allowing height limits within these protected areas to be raised by 20-30%. The proposed citywide rezoning plan would overturn communities hard-won zoning and historic district protections in one fell swoop. The result would be higher, out-of-character new buildings that undermine individual neighborhoods human scale and unique sense of place. This is not the way to ensure affordability, architectural quality, and quality of life in our city.

REMOTE_HOST: 100.2.189.13, 184.25.157.183
HTTP_ADDR: 100.2.189.13, 184.25.157.183
HTTP_USER_AGENT: Mozilla/5.0 (Macintosh; Intel Mac OS X 10_10_2) AppleWebKit/600.4.10 (KHTML, like Gecko) Version/8.0.4 Safari/600.4.10

From: epb223@gmail.com
To: [Affordable Housing Text \(DCP\)](#)
Subject: Massive Rezoning Plan
Date: Saturday, March 28, 2015 9:25:00 PM

The planned rezoning of contextual districts across the City is called "Zoning for Quality and Affordability," but City Planning has not provided any data to show how either goal would be achieved. Developers could get taller buildings for market rate housing. Community activists worked years to obtain contextual zoning. It is important to respect neighborhoods and protect neighborhood character. The City is pushing this rezoning through the approval process; I urge City Planning to provide more information on the proposal and to hold public briefings in every borough, and to provide neighborhood-specific maps so residents can see how their neighborhood is directly affected. The City should not renege on hard-won community protections.

Sincerely,
Edward Butler
New York City

From: [Claimsconsulting](#)
To: [Affordable Housing Text \(DCP\)](#)
Cc: landmarkwest@landmarkwest.org; info@murrayhillnyc.org
Subject: Oppose Deblasio Rezoning
Date: Monday, April 06, 2015 10:45:44 AM

I support efforts to defend the current and future contextual neighborhood zoning protections from being weakened by allowing height limits within these protected areas to be raised by 20-30%. The proposed citywide rezoning plan would overturn communities' hard-won zoning and historic district protections in one fell swoop. The result would be higher, out-of-character new buildings that undermine individual neighborhoods' human scale and unique sense of place. This is not the way to ensure affordability, architectural quality, and quality of life in our city.

The environmental review for the rezoning plan must be expanded to ensure height limits can be maintained and impacts on historic resources, neighborhood character, and quality of life are taken into account for every neighborhood that will be affected. More information on the plan should be made available to the public, and there should be public briefings in all affected neighborhoods.

Edwin & Thayer Hochberg

From: [Elaine](#)
To: [Affordable Housing Text \(DCP\)](#)
Subject: Please take a breath;
Date: Tuesday, March 31, 2015 11:10:32 AM

consider allowing NY historic neighborhood jewels to remain healthy and representative of their time. When I chose to make my life, living, home in NY, I investigated the quality of life and safety of historic areas. I learned they were unique. People took true care--active ownership of a tiny piece of NY--participated in programs for beautification, safety, fund-raising for worthwhile causes and became dedicated to their role as care takers since we are all just passing through. Suggested changes will drain value of historic areas: exemplary neighborhoods will be hurt by reckless expansion that pulls at the weave of personal and family responsibility to not just an investment, but to a home.

Elaine Criscione
60 Gramercy Park North
NYC, NY 10010

From: [Elena A Savelyev](#)
To: [Affordable Housing Text \(DCP\)](#)
Subject: City Planning Department proposal to up zone S Midwood
Date: Friday, April 03, 2015 5:42:40 PM

Dear Mr Dobruskin,

I am writing to protest the proposals for up zoning.

We live in South Midwood, one of several Victorian Flatbush neighborhoods with homes built at the turn of the 20th century.

We value the history and beauty of our neighborhood. There are many areas in New York City with their own special character. This is what makes our city a special place to live. Certainly there are areas such as industrial areas in disuse or where buildings are in unusable condition, where high rise buildings can be erected.

We live in a beautiful city rich in history. It is disheartening to see that the City Planning Department has no regard for our history and special architecture. Brooklyn is a special destination for people from around the world to to see the buildings that have been maintained for hundreds of years and Victorian South Brooklyn is one of the special places they come to visit. We, a younger city and country, should value our architecture and character of our neighborhoods.

Sincerely, Elena Popova

East 24th Street between Farragut and Foster

From: [Elizabeth Kurtzman](#)
To: [Affordable Housing Text \(DCP\)](#)
Subject: Comments on the Scope of 'Zoning for Quality and Affordability,' CEQR No. 15DCP104Y
Date: Thursday, April 30, 2015 2:16:10 PM

Elizabeth Kurtzman
182 Lafayette Street, Apt. 6
New York, NY 10013

April 30, 2015

Dear Robert Dobruskin,

Re: 'Zoning for Quality and Affordability,' CEQR No. 15DCP104Y

Dear Director Dobruskin:

When is someone in power going to see enough is enough. NYC is a mess, contrary to powers that be. We are all starting to choke as the human scale here is stripped away and politicians cave to wealthy developers. It's become a great place for tourists, but an awful place for the non-wealthy, to live. There is NO regard for infrastructure, overcrowding and green space. Shame on all of those who don't keep tabs on the stripping away of all that makes NYC great. I'm sick of reading about senior citizens being forced to leave their homes. Im sick of all the beautiful architecture demolished for cheap and cheesy oversized monster buildings that block out the sun. When they look back at this period in New York, they will say 'they loomed large, and destroyed the city'.

I have several very strong concerns regarding the proposed scope of the environmental review for this application, and urge that the scope be expanded.

First, it is imperative that the scope of the review allow for the possibility of the existing height limits for contextual zones and for the Quality Housing program to remain in place. It is one thing to posit that the City could benefit from having contextual districts with different height limits than those which currently exist, and to examine where such changes might be appropriate; it is another to retroactively change the existing limits everywhere they currently exist, and eliminate the current limits across the board.

It is also imperative that the scope look at the impact which allowing taller development with greater volumes, as proposed, would have on historic resources, neighborhood character, and shadows, especially in and around parks and other light-sensitive resources. While the Landmarks Preservation Commission would continue to regulate the allowable size of new developments and additions in historic districts, important historic resources also exist outside of designated historic districts. Under this plan, the incentive for demolition of such resources would increase, as would the likelihood of vertical extensions being added. Larger and taller construction in neighborhoods, and especially in areas of historic resources, would in many cases have a negative impact which should be measured. Similarly, the larger, taller buildings allowed under this plan would cast larger shadows, impacting parks, playgrounds, and other light-sensitive sites.

The review must also study the negative environmental impacts which would result from the proposed expanded allowance for building and constructing on rear yards in residential districts, replacing open, green space with hard surfaces.

Finally, the proposed generous increases in allowable size and height for new construction applies in many cases to new developments which would be purely market-rate, luxury housing, or might contain only a fraction of either affordable or senior housing. Alternatives should be studied wherein the proposed bonuses are granted only for those developments which contain 100% affordable housing or 100% senior housing.

Thank you for your attention to this matter.

Sincerely,
Elizabeth Kurtzman

From: [Elizabeth](#)
To: [Affordable Housing Text \(DCP\)](#)
Cc: LAtkins@Queensbp.org
Subject: Comment on "Zoning for Quality and Affordability"
Date: Tuesday, April 28, 2015 4:50:52 PM

To: Robert Dobruskin, Director,
Environmental Assessment and Review Division,
New York City Department of City Planning,
22 Reade Street, 4E, New York, New York 10007

From: Elizabeth V. Mooney
100-10 Ascan Avenue
Forest Hills, NY 11375
(718) 261-6385

Dear Mr. Dobruskin:

I find the goals of your plan to be laudable and needed. However, the devil is not only in the details of the plan itself, but in the limitations of its scope.

Specifically, as to scope, I don't get the sense that due consideration was paid and addressed as to what makes neighborhoods livable beyond housing. Adequate transit, transportation, schools, medical facilities, parks, and perhaps most importantly, jobs.

In this latter category, companies that pay relatively high wages for trades, crafts and manufacturing are being displaced and moving out of the city altogether. Where is the zoning for these in this plan? As you well know, retail and services are notoriously low-paid options for the less-educated echelons of our society. As one Brooklyn elected official wisely said, "no home is affordable if you don't have a job." I would add that no home is affordable if the job you have barely pays a living wage.

It seems to me that this citywide rezoning offers a rare opportunity to create neighborhood clusters where everything, or most everything, people need in their daily lives is close at hand. Downtown Charlotte, NC, for example, is doing just that with derelict neighborhoods, creating urban suburbs in the center city that are live-work-play communities.

This is a very old model that deserves resuscitation because it works extremely well where implemented, as other cities - not only Charlotte - are newly discovering. The remnants of this model can be found, still

working quite well, in some of the older neighborhoods I am familiar with, neighborhoods that grew up as planned communities around a major employer.

Areas of the outer boroughs and the upper reaches of Manhattan could benefit from an orderly rationalization of what often seems like haphazard, willy-nilly development of past eras. There is no need, however, to destroy the character of old neighborhoods that work by forcing out-of-scale development in their midst.

Rather, the goal should be to create new ones that work, with denser cluster zones around transit that gradually span out into less dense development that allows for light manufacturing and other trades. New York cannot run on sushi bars and hedge funds alone.

All of this must be contingent on adequate transit and educational facilities, as well as underground or above-ground, on-site parking wherever possible. Many people I know, people in different economic circumstances, must drive both to and for work.

Thank you for your consideration of these comments.

Sincerely,

Elizabeth V. Mooney

From: [Judy](#)
To: [Affordable Housing Text \(DCP\)](#)
Cc: [Reno Dakota](#)
Subject: Fwd: Suggested letter from me
Date: Saturday, March 28, 2015 1:32:42 PM

Begin forwarded message:

Dear Mr. Robert Dobruskin:

Before deciding to increase housing at random in all of Brooklyn, one must first comprehend and appreciate the harmony of design in each block that has existed for 100-years or more. This will take time. To avert the Mayor's haphazard wish or the developers' bottomless greed, please step on the brakes of the mad rush to enact a ridiculous scheme, and pause to consider the immense integrity of these blocks of buildings individually, with the respect and appreciation to which they are entitled.

We request a moratorium on this ill-conceived plan for at least six years, to arrive at a sensible and practical plan of action. Until then the Mayor's office could perhaps request that all the existing hotels and inns in Brooklyn, provide a certain percentage of rooms in their buildings for the needy, in exchange for a tax break.

Sincerely,

Emad Khaja - Retired Architect

Resident of Bed-Sty

.

From: [Eric Thirer](#)
To: [Affordable Housing Text \(DCP\)](#)
Subject: Re-zoning
Date: Wednesday, April 15, 2015 8:12:21 AM

I oppose Mayor de Blasio's re-zoning plan . Let us retain what quality of life and humanity there is left.

Eric Thirer

From: Mcdskinner@aol.com
To: [Affordable Housing Text \(DCP\)](#)
Subject: Rezoning Plan for NYC
Date: Sunday, April 05, 2015 11:18:10 PM

I have lived in South Midwood, one of several Victorian Flatbush neighborhoods with homes built at the turn of the 20th century, for more than 30 years. I was attracted to this community upon my return from an overseas assignment with a major financial institution because of its sheer beauty and suburban charm smack dab in the middle of the busy Flatbush neighborhood. At that time, older residents were fleeing the city in droves and urban pioneers like myself were discovering these architectural treasures at reasonable prices. It was also a time when blockbusting was the norm with several realty companies. Several of them ran afoul of the law and were convicted and paid heavy fines. What remains is a mix of incomes and ethnicities living in harmony and displaying a level of civic mindedness that is exemplary to all who happen to learn about it.

Now that Brooklyn has become a brand and people are crowding into our borough, we have seen a wave of housing conversions which are contextually at variance with the architectural integrity of many of our neighborhoods. In Flatbush, we are fiercely proud of the Victorian nature of our architecture. We deeply value the history and beauty of our neighborhood and want to keep it that way. We are mindful that several homeowners have changed the configuration of their homes during restoration efforts but enough of the Victorian nature remains and is valued by visitors and residents alike. We are, therefore, urgently requesting that City Planning takes this into consideration and agree to allow our collective of neighborhoods the protection of landmark status, which would eliminate the imminent effects of high rise apartments which would irreversibly change our unique single family structures.

Ernest Skinner
2017 Glenwood Road
Brooklyn, NY 11 210

From: [Ernie von Simson](#)
To: [Affordable Housing Text \(DCP\)](#)
Subject: Rezoning Plan
Date: Thursday, March 26, 2015 4:35:56 PM

Manhattan already ranks as the fifth or sixth densest city in the world. The very notion that the deBlasio administration would seek to disrupt neighborhoods and further increase the difficulty of riding a subway or living a normal life is a clear sell out to the big time real estate developers and an immoral violation of our property rights and standard of living.

Ernest von Simson
16 West 77th Street
New York.

From: [Felicia Puma Dinkel](#)
To: [Affordable Housing Text \(DCP\)](#)
Subject: Massive Rezoning Plan
Date: Tuesday, April 07, 2015 11:32:47 AM

I am very interested in understanding the following:

Maps-----which contextual districts are affected? Is the Special Bay Ridge District one of them?
When and where will public hearings on the Plan in the Boroughs be held?

Please advise.

From: ComputerwiseGuys@aol.com
To: [Affordable Housing Text \(DCP\)](#)
Subject: rezoning proposal
Date: Thursday, April 02, 2015 11:32:00 AM

*Please vote **against** the zoning amendment titled "Zoning for Quality & Affordability" and save our neighborhoods.*

Frances Needles

75 Henry Street #17K

Brooklyn, NY 11201

718-855-0984

ComputerwiseGuys@AOL.com

From: [Gail Gregg](#)
To: [Affordable Housing Text \(DCP\)](#)
Subject: Contextual Zoning Changes
Date: Sunday, April 05, 2015 7:59:28 PM

Dear City Planning Commission,

On behalf of all New Yorkers concerned about density and livability issues, please do not push contextual zoning changes into law without a full hearing and exhaustive study.

The environmental review for the rezoning plan must be expanded to ensure that height limits can be maintained and that the affect on historic resources, neighborhood character and quality of life issues are taken into account. More information on the plan should be made available to to the public, and there should be public briefings in all affected neighborhoods. Further, the Commission and Mayor's office should demonstrate that their proposed changes would, in fact, result in an increase in affordable housing in the affected neighborhoods.

It would be a tragic irony of Mayor DiBlasio's democratic mayoralty turned out to be more opaque and unavailable to citizen response than the previous administration.

Thank you,

Gail Gregg

From: [Gary Roth](#)
To: [Affordable Housing Text \(DCP\)](#)
Subject: Support: Zoning for Quality and Affordability Text Amendment
Date: Monday, April 20, 2015 8:20:49 PM

Mr. Dobruskin,

I am writing in support of the Zoning for Quality and Affordability Text Amendment. I believe that the zoning text has become too restrictive and does not allow the city to grow to support new tenants. These restrictions also serve to make the city less affordable by reducing the supply of housing.

I am especially supportive of the section which will Reduce Unnecessary Parking Requirements for Affordable Housing. I think this is a good first step and parking requirements should be minimized or eliminated citywide. Reducing parking requirements will enable NYC to continue to grow to accommodate new residents and reduce the cost of housing by decoupling the cost of automobile ownership. Reduction of parking requirements is a cost effective method to promote affordable housing.

Keep up the good work,

Gary Roth
470 West 24th Street, #12C
New York, NY 10011

646.484.8686
samyahm@gmail.com

From: [Gene Wong](#)
To: [Affordable Housing Text \(DCP\)](#)
Subject: opposition to over development
Date: Monday, April 06, 2015 8:15:52 PM

Dear Sir/ Madam,

I am a resident at 377th W at 7th Avenue. I am deeply concerned about the plan of increasing the building height by 20-30% which could lead to over development, over burdening of the infrastructure and traffic congestion. The problem of affordable housing is not solved by over building. If the current administration continues to ignore this concern, we will make sure they will face the consequences in the next election. Thank you for your attention.

Gene and Margaret Wong

From: [Gina Quinzani](#)
To: [Affordable Housing Text \(DCP\)](#)
Subject: Massive Rezoning Plan
Date: Wednesday, April 01, 2015 11:01:48 AM

Hello to City Planners,

I've been reading to understand about the new proposed changes in zoning which will affect all of us. I wanted to share what has been happening in my Brooklyn neighborhood since I moved here over twelve years ago. When I was finally able to save enough for a down payment (over ten years of working as a public school teacher) I found I couldn't afford to buy in the area I had been renting.

So when I moved here I was very happy with the neighbors, the neighborhood and the fact I could afford it and a life. Over the twelve years I've lived here (in Brooklyn for 32 years) I've seen vast changes. Although lots of new buildings with amenities and terraces and views of NYC have been built the long time locals are dwindling.

My neighborhood has become very homogeneous. There are fewer older people and fewer long time residents. I used to wonder where they all went and what has happened.

We have lots of new buildings but they don't seem to include a place for people who can't afford amenities such as: parking garages, gyms, terraces and \$500,000 price tags. I could no longer afford to buy an apartment here. When I talk towards Atlantic Avenue down Washington Avenue I look at some of the new buildings. Many have lots of shiny surfaces and terraces. The problem, to me, is they are starting to look worn out. The metal is rusting and I see water marks. If some of these buildings are ten years old that would make them on the old side.

The really old, smaller buildings still look good. Not only are they aesthetically pleasing, to me, they still look in good condition.

In my building, we have renters and owners who've been here for over 30 years. We have old people, we have young people, we have families; we have a broad swath of humanity here. It seems to work.

Yes, people need an affordable place to live. Not just people moving here now but for the pioneers who have held the neighborhoods together for years when they weren't popular or desirable.

I think the planning needs to be thoughtful and if it takes time maybe it's for the best. Newer isn't always better if the people and the neighborhood are destroyed in

the process. Maybe the rush to build needs to REALLY include people who aren't so well off and don't have parents to finance them.

I moved to NYC from Tucson AZ thirty two years ago. Now NYC is starting to look like AZ...full of tall, glassy apartment complexes filled with people who all look alike.

I believe that thoughtful city planning can address the needs of the neighborhoods as well as saving some of the attributes that make NYC unique.

I hope my experience is of some value to the future city planning of my city.

Sincerely,
Gina Quinzani

From: [Golda Johnson](#)
To: [Affordable Housing Text \(DCP\)](#)
Subject: Massive Rezoning Plan
Date: Monday, April 06, 2015 8:43:28 PM

I am writing to protest the proposals for up zoning. This was copied because of time constraints. It however expresses my sentiments quite succinctly. Please add me to the list of local protesters of your rezoning plan.

I live in South Midwood, one of several Victorian Flatbush neighborhoods with homes built at the turn of the 20th century.

I value the history and beauty of our neighborhood. There are many areas in New York City with their own special character. This is what makes our city a special place to live. Certainly there are areas such as industrial areas in disuse or where buildings are in unusable condition, where high rise buildings can be erected.

We live in a beautiful city rich in history. It is disheartening to see that the City Planning Department has no regard for our history and special architecture. People travel to Europe to see the buildings that have been maintained for hundreds of years. We, a younger city and country, should value our architecture and character of our neighborhood.

Sincerely

Golda O Johnson MD

Sent from my iPhone

From: [Graham Halky](#)
To: [Affordable Housing Text \(DCP\)](#)
Subject: A culture is judged not by what it has gained but rather by what it has lost.
Date: Wednesday, April 29, 2015 6:48:30 PM

TO WHOM IT MAY CONCERN:

Can it be replaced? That is the key question. Our buildings are the wardrobe of our city. When many of the crown molding atop our buildings were removed, an architect friend remarked that “They look like beautiful women dressed for the opera with their finest jewelry on and their heads shaved bold.” I have often wonder, if a city could tolerate that, what would be the next step in degrading our environment?

These buildings are a part of our history that can not be replaced. It is bad enough that Penn Station was torn down. I f nothing else require that the IRT PowerStation outer walls be kept intact. Save St. Michael’s Episcopal Church with its windows by Tiffany as well as the early 19th Century buildings in Staten Island.

Despite two world wars and modernization Paris and London have managed to retain their architectural history to inspire future generations. Americans go to England on vacation not to see the brand new building that developers have slapped up, but obviously to see the work of craftsmen who are no longer working even in New York.

I might feel different if I knew there was still a respect for fine architecture which results in importing craftsmen from around the world to refine the look of buildings, but that is not going to happen.

The most damning thing ever said about our government is that it lacks imagination. Nine Eleven happened because according to the commission all of those smart people in charge lacked imagination. The Chinese say that there is a special hell set aside for those lacking imagination. Let’s hope it is true.

A culture is judged not by what it has gained, but rather by what it has lost.

Let’s not have a repeat of Penn Station please.

Sincerely,

Graham

Graham Halky
BTC/GH DesignWorks
VP of Creative Services
grahamhalky@earthlink.net
c: 1-646-492-2099
e: grahamhalky@earthlink.net

From: harryschwartz2@juno.com
To: [Affordable Housing Text \(DCP\)](#)
Cc: landmarkwest@landmarkwest.org
Subject: Proposed Revisions to NYC Zoning
Date: Wednesday, April 29, 2015 5:13:19 PM

Dear NYC Planning Commission,

I oppose proposed changes to the contextual development provisions and height limits of the NYC Zoning Ordinance. These changes are being considered without full public engagement in affected locales and without explicit requirements for affordable housing.

Sincerely,

Harry Schwartz

From: [HILDA REGIER](#)
To: [Affordable Housing Text \(DCP\)](#)
Subject: Scope of Environmental Study
Date: Monday, April 06, 2015 9:32:29 AM

Please include in the scope of the environmental study of the Zoning for Quality and Affordability proposal the impact on absorption of rain and snow melt by soil if footprints of buildings are enlarged as a result of the permitted changes. Excessive runoff can overwhelm sewage treatment plants and lead to the release of raw sewage into the Hudson and other bodies of water. Please study the impact if every property were developed to the maximum allowed and also if 50% or 25% were.

The impact of the removal of mature trees in rear yards that will doubtless occur with the expansion of buildings should also be studied. Defining this potential impact will be difficult but should be noted because of the effect on carbon dioxide removal from the air by mature trees.

What impact on affordable housing will result from replacement of existing buildings by new ones built in conformity with the proposed zoning? Will the number of current units that will be lost equal those that could be produced under the new guidelines?

Studies have shown a negative environmental impact from demolition of existing structures. The potential impact of destroying what is already built followed by new construction should be studied.

Hilda Regier (212) 242-2622
325 W. 22nd St.
New York, NY 10011

From: [Hugo Hoogenboom](#)
To: [Affordable Housing Text \(DCP\)](#)
Subject: Massive Rezoning Plan
Date: Thursday, March 26, 2015 8:20:12 PM

Dear Planning Committee:

We want more information about the rezoning plan and how it will affect us. There should be public briefings in every borough.

Can I have some maps that show how my neighborhood would be affected? I live on West 54th Street, between Fifth and Sixth Avenues.

The City should not take back hare-won protections for neighborhoods

Hugo and Edith Hoogenboom
45 West 54th Street, 10E
New York, NY 10019

212-957-8389

From: [ingrid Eisenstadter](#)
To: [Affordable Housing Text \(DCP\)](#); landmarkwest@landmarkwest.org
Subject: NO to INCREASED BUILDING HEIGHTS IN NYC
Date: Saturday, April 04, 2015 2:56:49 PM

Please do not allow building height limits to increase by 20% to 30% so private business can make a buck at the expense of the public. Particularly in midtown in the Grand Central area which still has historic buildings in it, the proposed rezoning plan will replace them with ugly massive structures that block sunlight and add to public transportation populations and foot traffic in an area that already has too much.

The environmental review for the rezoning plan must be expanded to ensure height limits can be maintained and impacts on historic resources, neighborhood character, and quality of life are taken into account for every neighborhood that will be affected.

More information on the plan should be made available to the public, and there should be public briefings in all affected neighborhoods.

Growth for the sake of growth is the ideology of the cancer cell.

I.J. Eisenstadter

|

From: [Irwin Arieff](#)
To: [Affordable Housing Text \(DCP\)](#)
Cc: [Daniel Garodnick](#)
Subject: Mayor de Blasio's Citywide Rezoning Plan -comment
Date: Monday, April 06, 2015 12:53:24 PM

Robert Dobruskin
April 6, 2015
Director, Environmental Assessment and Review Division
NYC Department of City Planning

Dear Mr. Dobruskin,

We are writing out of concern over a plan by Mayor de Blasio's administration to weaken neighborhood zoning protections here in New York City by allowing a significant increase in height limits in currently protected neighborhoods.

We have lived in Murray Hill in Midtown East for 16 years now and are deeply concerned about the overbuilding of our city. In Midtown East we are already way past the limit that humans should have to tolerate. There are simply too many people living and working in our neighborhood to safely walk down the street without bumping into people, being crowded off the sidewalks, getting into a bus or subway car -- let alone getting a seat on the subway. So many neighborhoods in Manhattan have simply gone beyond the comfort level, and this proposal to increase New York City height limits will only make us all feel more and more like rats in a cage.

We were very dismayed by Mayor Bloomberg's proposal to upzone Midtown East to, as he argued, ensure an adequate supply of office space for Manhattan to grow in the future. But this is simply not necessary. Look around -- taller and taller buildings are being built everywhere in midtown, without any zoning adjustment at all. The city population is growing at an alarming rate that is exceeding earlier expectations. There is simply no longer enough space in the area to ensure a sustainable and comfortable style of life. And the people who already live and work in midtown are paying for this excessive level of development by the increased congestion -- people jams on every sidewalk, cars filling every street throughout the day and night -- and an already overwhelmed mass transit system that is being forced by budgetary problems to cut back on service and capital programs rather than grow.

Rowhouses, brownstones and other small residential buildings like the one where we live are headed toward extinction. The mom and pop small shops are being driven out by huge chain stores that have no interest in the character of our neighborhoods. It's becoming a cookie-cutter city and we are all losers in this type of development, both commercial and residential.

If the city wants to allow taller buildings to be built, it is going to have to create wider sidewalks, a more dynamic mass transit system, and more trees, flowers and parks so that there will be places we can go to look skyward and reassure ourselves that the sun still exists. It is truly dismaying that Mayor de Blasio is siding with the developers and real estate interests here instead of the people who live and work in these neighborhoods and must struggle every day to keep from being crushed by a sea of people.

We neither want nor need higher, out-of-character new buildings that undermine our various neighborhoods' human scale and very character. This is not the way to ensure affordability, architectural quality, and a joyous quality of life in our city.

The environmental review for the rezoning plan must be expanded to ensure height limits can be maintained or even cut back and our precious historic resources, neighborhood character and quality of life are protected in every part of the city that would be affected.

Respectfully yours,

Irwin Arieff

Deborah Baldwin

139 E. 36th Street, Apartment 4

New York NY 10016

cc: Councilman Daniel Garodnick

irwin_arieff@yahoo.com

mobile 917-532-2523

home 212-689-2479

From: [Jackie Peu-Duvallon](#)
To: [Affordable Housing Text \(DCP\)](#)
Subject: Do not remove contextual zoning
Date: Thursday, April 30, 2015 12:02:50 AM

Dear Chair Weisbrod:

Please abandon this massive citywide rezoning proposal that would raise height limits across the city and weaken hard-won contextual neighborhood zoning protections, benefiting developers while hurting communities. No one is being misled by promises of affordable housing! The proposed zoning amendments contain no provisions to guarantee creation of affordable housing or any other public amenities.

We all know that if REBNY or its members really cared about affordable housing, they would be developing affordable housing. Everyone knows developers in this town are only interested in market-rate, and mostly luxury, housing. We also know this mayoral administration has been bought by REBNY.

I support efforts to defend the current and future contextual neighborhood zoning protections from being weakened by allowing height limits within these protected areas to be raised by 20-30%. The proposed citywide rezoning plan would overturn communities' hard-won zoning and historic district protections in one fell swoop. The result would be higher, out-of-character new buildings that undermine individual neighborhoods' human scale and unique sense of place. This is not the way to ensure affordability, architectural quality, and quality of life in our city. The environmental review for the rezoning plan must be expanded to ensure height limits can be maintained and impacts on historic resources, neighborhood character, and quality of life are taken into account for every neighborhood that will be affected. More information on the plan should be made available to the public, and there should be public briefings in all affected neighborhoods.

Sincerely,

Jackie Peu-Duvallon
40 East 89th Street
Apt 5D
New York, NY 10128

From: apjm@verizon.net
To: [Affordable Housing Text \(DCP\)](#)
Subject: Zoning for Quality and Affordability
Date: Sunday, April 05, 2015 9:57:22 AM

AHOUSING@planning.nyc.gov

I am writing in opposition to the current process for the rezoning plan, which the administration wants to push through. The voters need to learn more about the proposed "Zoning for Quality and Affordability", which would change the face of our city. Public hearings should be held in all the boroughs, not simply downtown Manhattan. And I would appreciate a map of Jackson Heights so I can understand how the rezoning plan would impact my neighborhood.

My partner and I have lived in Jackson Heights for over 20 years. We sold our coop apartment several years ago and purchased a house in the community. While we understand the need for affordable housing, we also believe that preserving neighborhood character is important. A plan that is as broad in scope as "Zoning for Quality and Affordability" deserves a real review and approval process.

Thank you for your consideration,
James McManus-Perez
347.776.8312

2003 Kimball Street
Brooklyn, NY 11234
March 29, 2015

Robert Dobruskin
Director, Environmental Assessment and Review Division
NYC Department of City Planning
22 Reade Street, 4E
New York, NY 10007

DEPT OF CITY PLANNING
RECEIVED
2015 APR -3 PM 3:01
ENVIRONMENTAL REVIEW DIV.

Re: Planned rezoning of contextual districts

Dear Mr. Dobruskin:

I am writing to express my opposition to the proposed rezoning of contextual districts. I only became aware of this proposal through an email from the New York Landmarks Conservancy. I saw nothing about this in my local newspaper, nor in communications from my local civic association. The City Planning Commission should conduct public briefings in every borough, as I only learned about the Manhattan hearing after the fact. I would like the opportunity to review specific maps so I can see how my neighborhood is directly affected. I am also interested in learning how adjacent communities might be affected. Civic activists have labored for years to achieve hard-won community protections afforded by contextual zoning. The City should not renege on these accomplishments that protect the character and scale of our residential neighborhoods.

To remove contextual zoning would be retrograde and would send our city into even more of a developer-driven feeding frenzy than it is currently in.

Thank you for your attention.

Sincerely,


Jane Cowan

From: outgoingagency@customerservice.nyc.gov
To: [Affordable Housing Text \(DCP\)](#)
Subject: City of New York - Correspondence #1-1-1082702284 NYC DCP Zoning for Quality and Affordability
Date: Tuesday, March 24, 2015 10:59:41 PM

Your City of New York - CRM Correspondence Number is 1-1-1082702284

DATE RECEIVED: 03/24/2015 22:58:23

DATE DUE: 04/07/2015 22:59:33

SOURCE: eSRM

The e-mail message below was submitted to the City of New York via NYC.gov or the 311 Call Center. It is forwarded to your agency by the 311 Customer Service Center. In accordance with the Citywide Customer Service standard, your response is due in 14 calendar days.

-----Original Message-----

From: PortalAdmin@doitt.nyc.gov
Sent: 03/24/2015 22:58:15
To: <sbladmp@customerservice.nyc.gov>
Subject: < No Subject >

From: Griffin_444@netzero.net ()
Subject: NYC DCP Zoning for Quality and Affordability

Below is the result of your feedback form. It was submitted by
(Griffin_444@netzero.net) on Tuesday, March 24, 2015 at 22:58:15

This form resides at
<http://www.nyc.gov/html/dcp/html/zoning-qa/zoning-for-affordability-feedback.shtml>

Confirmation: Comments received via this form will be considered as part of the public outreach efforts. They may also be included, as appropriate, on the Department of City Plannings project website. While the project team will make every effort to acknowledge the comments it has received in this way, the Team may not be able to respond individually to every comment submitted.

Name: Jane griffin

Email Address: Griffin_444@netzero.net

Comment: Am opposed to rezoning plan which is detrimental to neighborhoods. More thought and discussion needed.

REMOTE_HOST: 2604:2000:e261:4d00:b4df:36b6:64e6:831e, 72.247.10.190
HTTP_ADDR: 2604:2000:e261:4d00:b4df:36b6:64e6:831e, 72.247.10.190
HTTP_USER_AGENT: Mozilla/5.0 (iPad; CPU OS 7_1_2 like Mac OS X) AppleWebKit/537.51.2 (KHTML, like Gecko) Version/7.0 Mobile/11D257 Safari/9537.53

From: jpin586664@aol.com
To: [Affordable Housing Text \(DCP\)](#)
Subject: Fwd: [midwood-talk] Fw: Our voices need to be heard! Please read and act now! Deadline 4/6
Date: Sunday, April 05, 2015 6:29:38 PM

Stop this zoning plan. We love our neighborhood the high rising buildings are good for downtown Brooklyn. We need houses not high-rise building Redhook is the area for high-rise building. Please take that for consideration. Keep South Midwood as a neighborhood with houses.

Best Regards,
Janis

-----Original Message-----

From: walme08@aol.com via Talk <talk@lists.southmidwood.org>
To: talk <talk@lists.southmidwood.org>
Sent: Sun, Apr 5, 2015 5:03 pm
Subject: Re: [midwood-talk] Fw: Our voices need to be heard! Please read and act now! Deadline 4/6

Done
Wayne
E21st

Sent from my LG G3 Vigor, an AT&T 4G LTE smartphone

----- Original message-----

From: cistorucci@optonline.net via Talk
Date: Sun, Apr 5, 2015 16:22
To: cmirer .;Florence Valentino;
Cc: talk@lists.southmidwood.org;
Subject:Re: [midwood-talk] Fw: Our voices need to be heard! Please read and act now! Deadline 4/6

Done! Carmen

Sent on a Samsung Galaxy S@4

----- Original message -----

From: "cmirer . via Talk"
Date:04/05/2015 3:35 PM (GMT-05:00)
To: Florence Valentino
Cc: talk@lists.southmidwood.org
Subject: Re: [midwood-talk] Fw: Our voices need to be heard! Please read and act now! Deadline 4/6

Done!

Charlotte
E.21 St

On Sat, Apr 4, 2015 at 7:52 PM, Florence Valentino via Talk <talk@lists.southmidwood.org> wrote:

Sent from Windows Mail

From: talk@lists.southmidwood.org

Sent: Friday, April 3, 2015 3:32 PM

To: info@smra1901.org, talk@lists.southmidwood.org

Dear Neighbors:

You've probably heard the news that the City Planning Department proposes to up zone in order to enable affordable housing. Our South Midwood neighbor, Richard Silverman was among others from Victorian Flatbush neighborhoods who spent a great deal of time in the past few years to fight for down zoning. This means that a home can no longer be leveled in order to erect a tall building, out of context with the rest of the homes. For an example of what could happen see the unsightly house built on Stratford Road between Ditmas and Dorchester before the down zoning took effect.

While many people who attended the City Planning session on March 25th voiced objections, OUR voices must be heard. I realize that this message is arriving before a busy weekend and that it is close to the deadline of **April 6th**, but please take a few minutes to send a message to:

AHOUSING@planning.nyc.gov

Or send letters to:

Robert Dobruskin

Director, Environmental Assessment and Review Division

NYC Department of City Planning

22 Reade Street, 4E

New York, NY 10007

Here is a suggestion for what you could say. Please feel free to edit:

I am writing to protest the proposals for up zoning.

We live in South Midwood, one of several Victorian Flatbush neighborhoods with homes built at the turn of the 20th century.

We value the history and beauty of our neighborhood. There are many areas in New York City with their own special character. This is what makes our city a special place to live. Certainly there are areas such as industrial areas in disuse or where buildings are in unusable condition, where high rise buildings can be erected.

We live in a beautiful city rich in history. It is disheartening to see that the City Planning Department has no regard for our history and special architecture. People travel to Europe to see the buildings that have been maintained for hundreds of years. We, a

younger city and country, should value our architecture and character of our neighborhoods.

Talk mailing list

Talk@lists.southmidwood.org

<http://lists.southmidwood.org/listinfo.cgi/talk-southmidwood.org>

Talk mailing

list

Talk@lists.southmidwood.org

<http://lists.southmidwood.org/listinfo.cgi/talk-southmidwood.org>

Jay Sorid
495 Schenectady Ave
Brooklyn, NY 11203

04/30/2015

Department of City Planning
22 Reade Street
New York, NY 10007
Fax (212) 720-3495
Attn: Robert Dobruskin

First, I object to the public notice on draft scope of work on procedural grounds in that the notice does not reference that scoping refers to environmental justice areas (minority neighborhoods) that should be done according to increased disclosure and study analysis required by Executive Order 12898 – Federal Actions to Address Environmental Justice in Minority Populations and Low –Income Populations. There are potentially two areas of law applicable, which are Federal Environmental Guidelines required by NEPA and City Environmental Guidelines required by CEQRA since federal, state and city laws may be applicable. New York State has given the city authority according to CEQRA to conduct its own review.

Second, the NYC Public Advocate's Office must be part of the cc list and must be noticed. Letisha James, as public advocate, has the budget, attorneys, and legal resources available to insure that the public is being protected. The Public Advocate needs to sign off on these proposed changes, or else litigate on behalf of the people.

Third, I object to the proposed changes which can lead to a disparate negative impact on minority neighborhoods, a protected class

according to the Fair Housing Act. I object on two specific proposed changes.

The proposal seeks to remove the need special permits for nursing homes, health related facilities and other care centers. This special permit, referenced by Section 74-90 of the NYC Zoning Code, is the NYC zoning beachhead needed to insure that oversaturation of social services does not occur in certain neighborhoods. It is especially needed because the current NYC Fair Share Law restricts oversaturation by city facilities but fails to restrict private non-profits. Until the NYC Fair Share law is amended to reference all community facilities and not just city facilities, minority neighborhoods will become even more oversaturated with social services and community facilities. The increased non-residential development will lead to a change in neighborhood character. Or said a different way, the loss of NYC Zoning Sections 22-42, 74-90 will lead to commercializing residential minority neighborhoods disproportionately. We look down on the selfish who say "NIMBY", not in my backyard. But we have to respect those whose good nature has been taken advantage of and who now say "WAMBY", Why Always My Back Yard.

The proposal also seeks to remove parking requirements outside the transit zone in areas of low automobile ownership. If minority census tract areas have lower rates of car ownership due to economic factors, there will be a disparate impact on minorities who will face a shortage of parking spots and therefore will be forced to not own a car or will be forced to leave the neighborhood and be displaced.

The Public Advocate needs to sign off on these two issues on whether civil rights laws, fair housing laws, and Environmental Justice laws are being violates. Her office has not been noticed and I object to that.

The appropriate civil rights departments of federal and state agencies should also be noticed like NYS Attorney General and US Attorney for Eastern District of New York and US Attorney for the Southern District of New York.

I also object in general that the zoning changes view the city as a melting pot and not a salad bowl. Zoning changes should reflect the fact different neighborhoods need different solutions and said changes should be made with 197 plans or community based plans rather than a broad stroke of the brush meant to satisfy a policy goal which could be sacrificing neighborhood character, parking spots, sunlight and civil rights.

If it takes longer, take your time do it right NYC.



Jay Sorid

Property Owner in Environmental Justice Area

From: [Jeffrey Wollock](#)
To: [Affordable Housing Text \(DCP\)](#)
Subject: Housing New York: Zoning for Quality & Affordability
Date: Thursday, April 02, 2015 9:06:12 AM

I am writing to express my support for the response of the Historic Districts Council at the Public Scoping Hearing held on March 25th of this year. I urge you to give the fullest consideration to their criticisms and recommendations.

Thank you.

**Jeffrey Wollock
NY 10034**

From: jenny_goldsmith
To: [Affordable Housing Text \(DCP\)](#)
Cc: info@murrayhillnyc.org
Subject: rezoning of height limits
Date: Friday, April 03, 2015 12:02:49 PM

I am a resident of 30th and Madison Ave., N.Y.,NY. There is now the beginnings of the destruction of our neighborhood. 20 ft. from my bedroom window, there is the destruction of a 100 year old building belonging to the Madison Ave. Baptist Church. It was small in scale, as were all the buildings in the neighborhood. Now we are faced with the building of a 45 story luxury condo, there. Across the street, 100 yr. old American Academy of Dramatics Arts will have a 50 story luxury condo built on top of it. Thirtieth St. between Madison Ave., and Fifth Ave. now is about to build hi- rise luxury condos in 2 spots, across from each other. On Park Ave. on 28th and 29 St. 2 50 - 75 floor buildings have been completed, one a hotel, the other a luxury condo.

That is 7 luxury condos 7-8 times larger than the extant buildings in the area.

I have lived in this building 121 Madison ave. for almost 40 years. Many in this building are distraught with the constant noise, loss of sunlight, and height of buildings, which forever more will end this neighborhood of small buildings and quiet. This is a huge tragedy for the city and the neighborhood.

Mayor DeBlasio's law ending the rezoning of height limits is destroying my home as well as thousands of others.

Jennifer Goldsmith

From: outgoingagency@customerservice.nyc.gov
To: [Affordable Housing Text \(DCP\)](#)
Subject: City of New York - Correspondence #1-1-1083061535 NYC DCP Zoning for Quality and Affordability
Date: Wednesday, March 25, 2015 5:02:34 PM

Your City of New York - CRM Correspondence Number is 1-1-1083061535

DATE RECEIVED: 03/25/2015 17:02:12

DATE DUE: 04/08/2015 17:02:27

SOURCE: eSRM

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-----Original Message-----

From: PortalAdmin@doitt.nyc.gov
Sent: 03/25/2015 17:01:46
To: <sbladmp@customerservice.nyc.gov>
Subject: < No Subject >

From: jenniferlweiss@gmail.com ()
Subject: NYC DCP Zoning for Quality and Affordability

Below is the result of your feedback form. It was submitted by
(jenniferlweiss@gmail.com) on Wednesday, March 25, 2015 at 17:01:46

This form resides at
<http://www.nyc.gov/html/dcp/html/zoning-qa/zoning-for-affordability-feedback.shtml>

Confirmation: Comments received via this form will be considered as part of the public outreach efforts. They may also be included, as appropriate, on the Department of City Plannings project website. While the project team will make every effort to acknowledge the comments it has received in this way, the Team may not be able to respond individually to every comment submitted.

Name: Jennifer Weiss

Email Address: jenniferlweiss@gmail.com

Comment: I support efforts to defend the current and future contextual neighborhood zoning protections from being weakened by allowing height limits within these protected areas to be raised by 20-30%. The proposed citywide rezoning plan would overturn communities hard-won zoning and historic district protections in one fell swoop. The result would be higher, out-of-character new buildings that undermine individual neighborhoods human scale and unique sense of place. This is not the way to ensure affordability, architectural quality, and quality of life in our city.

REMOTE_HOST: 108.30.171.94, 184.51.101.51
HTTP_ADDR: 108.30.171.94, 184.51.101.51
HTTP_USER_AGENT: Mozilla/5.0 (Macintosh; Intel Mac OS X 10_9_5) AppleWebKit/600.4.10 (KHTML, like Gecko) Version/7.1.4 Safari/537.85.13

From: outgoingagency@customerservice.nyc.gov
To: [Affordable Housing Text \(DCP\)](#)
Subject: City of New York - Correspondence #1-1-1082702228 NYC DCP Zoning for Quality and Affordability
Date: Tuesday, March 24, 2015 10:44:50 PM

Your City of New York - CRM Correspondence Number is 1-1-1082702228

DATE RECEIVED: 03/24/2015 22:43:22

DATE DUE: 04/07/2015 22:44:46

SOURCE: eSRM

The e-mail message below was submitted to the City of New York via NYC.gov or the 311 Call Center. It is forwarded to your agency by the 311 Customer Service Center. In accordance with the Citywide Customer Service standard, your response is due in 14 calendar days.

-----Original Message-----

From: PortalAdmin@doitt.nyc.gov
Sent: 03/24/2015 22:43:08
To: <sbladmp@customerservice.nyc.gov>
Subject: < No Subject >

From: jmarlow@nyc.rr.com ()
Subject: NYC DCP Zoning for Quality and Affordability

Below is the result of your feedback form. It was submitted by (jmarlow@nyc.rr.com) on Tuesday, March 24, 2015 at 22:43:08

This form resides at
<http://www.nyc.gov/html/dcp/html/zoning-qa/zoning-for-affordability-feedback.shtml>

Confirmation: Comments received via this form will be considered as part of the public outreach efforts. They may also be included, as appropriate, on the Department of City Plannings project website. While the project team will make every effort to acknowledge the comments it has received in this way, the Team may not be able to respond individually to every comment submitted.

Name: Jessica Marlow

Email Address: jmarlow@nyc.rr.com

Comment: Too many tall buildings in inappropriate spaces. Soon we will not be able to see the sun. 57th Street is now ruined. How many more?!

REMOTE_HOST: 2604:2000:e0a8:9e00:d69a:20ff:fee3:39f2, 72.247.10.187
HTTP_ADDR: 2604:2000:e0a8:9e00:d69a:20ff:fee3:39f2, 72.247.10.187
HTTP_USER_AGENT: Mozilla/5.0 (Macintosh; Intel Mac OS X 10_6_8) AppleWebKit/537.36 (KHTML, like Gecko) Chrome/41.0.2272.101 Safari/537.36

From: [Joann Vanek](#)
To: [Affordable Housing Text \(DCP\)](#)
Cc: landmarkwest@landmarkwest.org; [Murray Hill Neighborhood Association \(MHNA\)](#)
Subject: NYC Dept of City Planning
Date: Monday, April 06, 2015 9:26:03 AM

I support efforts to defend the current and future contextual neighborhood zoning protections from being weakened by allowing height limits within these protected areas to be raised by 20-30%. The proposed citywide rezoning plan would overturn communities' hard-won zoning and historic district protections in one fell swoop. The result would be higher, out-of-character new buildings that undermine individual neighborhoods' human scale and unique sense of place. This is not the way to ensure affordability, architectural quality, and quality of life in our city.

The environmental review for the rezoning plan must be expanded to ensure height limits can be maintained and impacts on historic resources, neighborhood character, and quality of life are taken into account for every neighborhood that will be affected. More information on the plan should be made available to the public, and there should be public briefings in all affected neighborhoods.

Joann Vanek

80 Park Avenue, New York

Johanna Coxeter
561 47th Street
Brooklyn, NY 11223

March 29, 2015

Robert Dobruskin, AICP, Director
Environmental Assessment and Review Division
New York City Department of City Planning
22 Reade Street
New York, NY 10007

Re: 'Zoning for Quality and Affordability,' CEQR No. 15DCP104Y

Dear Director Dobruskin:

Please do NOT change the current contextual zoning.

I live in Sunset Park, a working class neighborhood full of lovely brownstones. We hope to protect a few blocks with a historic district.

When we first started doing community outreach, residents were desperate to have their block included in because the rowhouses are being destroyed at an alarming rate. They see the beautiful 100 year old buildings being torn down and express how upset they are. They want to know what they can do to keep their lovely blocks intact.

If the zoning is changed to allow taller buildings, then the rapid rate of tear-downs will speed up even more. This is not what we want. There are a limited number of brownstone neighborhoods left—if Mr de Blasio is serious about maintaining the fabric of our city, then this needs to be considered—not dismissed!

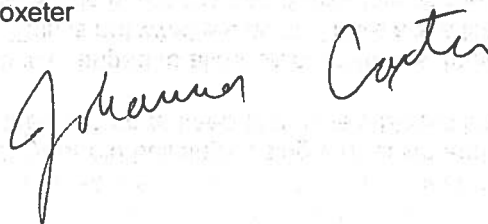
Three years ago the community went through rezoning in order to try to preserve the rowhouses by reducing the buildable height on sidestreets. They allowed buildings on the avenues to be taller than before, to balance affordable housing and preservation.

The community of Sunset Park has worked hard to find intelligent solutions that fit our neighborhood, as have many other brownstone neighborhoods. We hope that you will respect this.

Affordable housing is important. From what I gathered at the scoping hearing, the rezoning will not create much—if any affordable housing. It seems like a giveaway for developers. Please come up with a plan that actually does create more affordable housing and we'll be right there to support and promote it.

We look forward to working together to increase affordable housing.

Thank you,
Johanna Coxeter

A handwritten signature in cursive script that reads "Johanna Coxeter". The signature is written in dark ink and is positioned below the typed name.

DEPT OF CITY PLANNING
RECEIVED
2015 APR -3 PM 3:01
ENVIRONMENTAL REVIEW DIV.

From: johnharperpitt@aol.com
To: [Affordable Housing Text \(DCP\)](#)
Cc: landmarkwest@landmarkwest.org
Subject: I Oppose Mayor DeBlasio's Citywide Rezoning Plan
Date: Monday, April 06, 2015 5:05:19 PM

The proposed citywide Rezoning plan would quickly overturn communities hard won zoning and historic district protections. The proposal would result in higher buildings that will ruin the character of the city's neighborhoods and also have a huge negative impact on the quality of life of everyone in surrounding communities. This would be one more strike on living in New York City under the name of affordability

Sent from my iPad

From: [John Willenbecher](#)
To: [Affordable Housing Text \(DCP\)](#)
Subject: STOP RE-ZONING
Date: Wednesday, April 01, 2015 2:40:33 PM

PLEASE FIGHT TO KEEP ALL PRESENT ZONING PROTECTIONS IN PLACE!!

NEW YORK MUST NOT BE RUN BY THE REAL ESTATE INDUSTRY!

JOHN WILLENBECHER

**145 West Broadway
New York NY 10013**

From: [John Willenbecher](#)
To: [Robert Dobruskin \(DCP\)](#)
Subject: Comments on the Scope of 'Zoning for Quality and Affordability,' CEQR No. 15DCP104Y
Date: Friday, March 20, 2015 6:18:29 PM

John Willenbecher
145 West Broadway
New York City, NY 10013

March 20, 2015

Dear Robert Dobruskin,

PLEASE DO EVERYTHING IN YOUR POWER TO STOP THE POSSIBILITY OF THE NEW ZONING LAWS
THAT WILL WORK TO THE DETRIMENT OF OUR HISTORIC NEIGHBORHOODS.

NEW YORK MUST NOT BE RUN BY REAL ESTATE DEVELOPERS!

ENOUGH! ENOUGH!

Sincerely,
John Willenbecher

From: [Joseph A. Smith](#)
To: [Affordable Housing Text \(DCP\)](#)
Cc: [MBP Info](#); [district3@council.nyc.gov](mailto:district3@ council.nyc.gov)
Subject: Rezoning of entire city
Date: Friday, April 03, 2015 11:50:05 AM

Dear Mr. Dobruskin:

New York and New Yorkers do NOT want to live in urban China. The current mayor seems to think that we either do want to emulate Shanghai, or that we will, whether actual life long New Yorkers like myself want it or not, to satisfy his obsession with housing even if that destroys the city. Not everyone who thinks they want to live here can do so, just tough luck. There are no subways, no sewers, no streets and no power lines sufficient to satisfy the wants (not the needs!) of everyone who now thinks New York is cool. Do not kill the golden goose! Manhattan needs to be down-zoned, not upzoned.

Thank you for your attention.

Joseph A. Smith
50 West 29th Street
New York, NY 10001
Tel: 212-370-1300
Direct: 212-931-8719
Fax: 212-370-7889
jsmith@egsllp.com

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From: [Judith Raymo](#)
To: [Affordable Housing Text \(DCP\)](#)
Subject: Proposal to change zoning
Date: Friday, March 27, 2015 9:26:05 PM

I urge you not to approve the proposal to change zoning under the guise of availability and affordability. The density and height of dwellings is contributing to the overpopulation of this city and its inability to provide adequate services. The diversity of housing should be sustained and retained, not destroyed. Only the developers will benefit from this bizarre proposal.

Sincerely,

Judith Raymo
Sent from my iPad

From: [Marinus](#)
To: [Affordable Housing Text \(DCP\)](#)
Subject: Massive Rezoning Plan
Date: Tuesday, March 31, 2015 2:38:02 PM

As a member of the Landmarks Consequence, I am very troubled by the rezoning plan. We rushed to build high towers all along 10 and 11 Aves thereby losing the skylight and openness we had before.

Yes we need housing but appropriate housing of 2-6 stories maximum in these designated landmarked areas to maintain the dignity and beauty of these areas for real people to really enjoy, not the smothering towers we have allowed to date.

People ought to come before the profits of a few greedy for profit only real estate moguls who let the public be damned.

I prefer trees and air and light to tall rectangular slabs of concrete and glass

Judy Densky

From: [Julia Hurn](#)
To: [Affordable Housing Text \(DCP\)](#)
Subject: Up zoning
Date: Wednesday, April 08, 2015 4:56:40 PM

I am writing to protest the proposals for up zoning.

We live in South Midwood, one of several Victorian Flatbush neighborhoods with homes built at the turn of the 20th century.

We value the history and beauty of our neighborhood. There are many areas in New York City with their own special character. This is what makes our city a special place to live.

Certainly there are areas such as industrial areas in disuse or where buildings are in unusable condition, where high rise buildings can be erected.

We live in a beautiful city rich in history. It is disheartening to see that the City Planning Department has no regard for our history and special architecture. People travel to Europe to see the buildings that have been maintained for hundreds of years. We, a younger city and country, should value our architecture and character of our neighborhoods.

Sincerely,

Julia Hurn
38 Stephens Court
Brooklyn, NY 11226

From: [Julianne Hirsh](#)
To: [Affordable Housing Text \(DCP\)](#)
Subject: Massive Rezoning Plan
Date: Friday, April 03, 2015 3:47:12 PM

We are writing to protest the proposals for up zoning.

We live in South Midwood, one of several Victorian Flatbush neighborhoods with homes built at the turn of the 20th century.

We value the history and beauty of our neighborhood. There are many areas in New York City with their own special character. This is what makes our city a special place to live. Certainly there are areas such as industrial areas in disuse or where buildings are in unusable condition, where high rise buildings can be erected.

We live in a beautiful city rich in history. It is disheartening to see that the City Planning Department has no regard for our history and special architecture. People travel to Europe to see the buildings that have been maintained for hundreds of years. We, a younger city and country, should value our architecture and character of our neighborhoods.

Julianne and Jules Hirsh

674 East 24th Street

Brooklyn NY 11210

From: [Justin Ferate](#)
To: [Affordable Housing Text \(DCP\)](#)
Cc: [Landmarks West!](#); [Louis Newman](#); [Historic Districts Council](#)
Subject: Please dismiss the current zoning proposal.
Date: Monday, April 13, 2015 11:12:52 PM

Robert Dobruskin
Director, Environmental Assessment and Review Division
NYC Department of City Planning
22 Reade Street, 4-E
New York, NY 10007

Dear Robert Dobruskin,

Louis Newman and I both feel the current rezoning proposals are inappropriate and can only prove destructive to the urban fabric of New York City. It is not necessary to sacrifice intelligent planning controls to achieve affordable housing and senior housing as well as good design. Indeed, only through good planning can such endeavors can be achieved.

Mr. Newman and I both support the endeavors to defend the current and future contextual neighborhood zoning protections from being negated by permitting, if not outrightly encouraging the legally allowable height limits within these currently protected areas to be artificially raised by 20-30%. In reality, these proposals can only act as a thinly veiled disguise for the future upzoning in all of the neighborhoods concerned. Surely a better solution for this question can be found than to simply hand over more zoning bonuses to real estate developers.

Most New York City residents are not real estate developers and their requirements and goals need to be given proper weight in any proposed zoning changes. Based on sheer numbers alone, **the concerns of local residents should be given far greater weight** that to the desires of individual developers who often have little investment in the long-term quality of life in the individual communities.

The communities have already and repeatedly demonstrated their desires, yet the proposed citywide rezoning plan would overturn communities' hard-won zoning and historic district protections in one radical and inordinately inappropriate action. The proposed zoning changes would result in taller, out-of-character new buildings that would undermine and often destroy the human scale and the unique sense of place that these neighborhoods provide. That is exactly what the residents of these neighborhoods have fought to prevent. Why is it suddenly deemed appropriate to capriciously dismiss all those years, and in some cases decades, of dedicated community actions to ensure the quality of neighborhood futures?

This zoning proposal change is not the way to ensure affordability, architectural quality, or quality of life in our city. The environmental review for the rezoning plan must be expanded to ensure height limits can be maintained and impacts on historic resources, neighborhood character, and quality of life are taken into account for absolutely every neighborhood that will be potentially affected.

Likewise, before any decisions are made, more information on the proposal should be made available to the public with specific public presentations in all potentially affected neighborhoods.

Justin Ferate and Louis Newman

Justin Ferate
Tours of the City
235 East 49th Street, #12-A
New York, NY 10017
T: 212-223-2777 | F: 212-758-7893
jferatetours@earthlink.net
<http://www.justinsnewyork.com>

New York Governor George Pataki and the New York State Tourism Council honored Urban Historian **Justin Ferate** as "*New York's Most Engaging Tour Guide.*" || Mr. Ferate was selected as the author of the *Official New York City Tour Guide Licensing Examination.* || "*The AAA Guide to New York City*" declared Mr. Ferate's tour of Grand Central Terminal, "*New York's Best Walking Tour!*" || *Time Out New York* selected Mr. Ferate as "*One of New York's 50 Essential Secrets!*"

From: outgoingagency@customerservice.nyc.gov
To: [Affordable Housing Text \(DCP\)](#)
Subject: City of New York - Correspondence #1-1-1082972567 NYC DCP Zoning for Quality and Affordability
Date: Wednesday, March 25, 2015 1:53:17 PM

Your City of New York - CRM Correspondence Number is 1-1-1082972567

DATE RECEIVED: 03/25/2015 13:51:29

DATE DUE: 04/08/2015 13:53:14

SOURCE: eSRM

The e-mail message below was submitted to the City of New York via NYC.gov or the 311 Call Center. It is forwarded to your agency by the 311 Customer Service Center. In accordance with the Citywide Customer Service standard, your response is due in 14 calendar days.

-----Original Message-----

From: PortalAdmin@doitt.nyc.gov
Sent: 03/25/2015 13:51:03
To: <sbladmp@customerservice.nyc.gov>
Subject: < No Subject >

From: k.hufnagel@gmail.com ()
Subject: NYC DCP Zoning for Quality and Affordability

Below is the result of your feedback form. It was submitted by
(k.hufnagel@gmail.com) on Wednesday, March 25, 2015 at 13:51:03

This form resides at
<http://www.nyc.gov/html/dcp/html/zoning-qa/zoning-for-affordability-feedback.shtml>

Confirmation: Comments received via this form will be considered as part of the public outreach efforts. They may also be included, as appropriate, on the Department of City Plannings project website. While the project team will make every effort to acknowledge the comments it has received in this way, the Team may not be able to respond individually to every comment submitted.

Name: K L Hufnagel

Email Address: k.hufnagel@gmail.com

Comment: I support efforts to stop the weakening of the contextual neighborhood zoning of the UWS and other areas of the city by allowing height limits within protected areas and in other neighborhoods of the city to be raised by 20-30%. The proposed citywide rezoning plan would overturn communities hard-won zoning and historic district protections in an undifferentiated manner, without sufficient public input and demonstrated need that there are no other acceptable alternatives to achieve the goals of greater affordable housing and other public needs. Any changes in current contextual zoning must be area-specific and individually subject to public evaluation and environmental study and transparency in the proposals and options. All proposals to award rights for development, all submissions of development plans and all concessions, for tax relief or otherwise, whether in the context neighborhood zoning or otherwise, must be made available for public scrutiny and input with plenty of time and opportunity for comment. This has not been the case in recent years, witness the development along Central Park South that was granted incredible tax breaks and casts a shadow over the park. This must not be allowed to continue. Failure to halt the erosion of height restrictions would result in out-of-character new buildings that undermine individual neighborhoods human scale and unique sense of place. This is not the way to ensure affordability, architectural quality, and quality of life in our city. Thank you for your consideration of these comments. K L Hufnagel

REMOTE_HOST: 65.78.9.95, 184.29.106.160
HTTP_ADDR: 65.78.9.95, 184.29.106.160
HTTP_USER_AGENT: Mozilla/5.0 (Macintosh; Intel Mac OS X 10_7_5) AppleWebKit/537.78.2 (KHTML, like Gecko) Version/6.1.6 Safari/537.78.2

-----Original Message-----

From: Karin Cudd [<mailto:klcparis@free.fr>]

Sent: Monday, March 23, 2015 7:24 AM

To: Robert Dobruskin (DCP)

Subject: Comments on the Scope of 'Zoning for Quality and Affordability,' CEQR No. 15DCP104Y

Karin Cudd
6501 Woodlake Drive
Richfield, MN 55423

March 23, 2015

Dear Robert Dobruskin,

I have several very strong concerns regarding the proposed scope of the environmental review for this application, and urge that the scope be expanded.

First, it is imperative that the scope of the review allow for the possibility of the existing height limits for contextual zones and for the Quality Housing program to remain in place. It is one thing to posit that the City could benefit from having contextual districts with different height limits than those which currently exist, and to examine where such changes might be appropriate; it is another to retroactively change the existing limits everywhere they currently exist, and eliminate the current limits across the board.

It is also imperative that the scope look at the impact which allowing taller development with greater volumes, as proposed, would have on historic resources, neighborhood character, and shadows, especially in and around parks and other light-sensitive resources. While the Landmarks Preservation Commission would continue to regulate the allowable size of new developments and additions in historic districts, important historic resources also exist outside of designated historic districts. Under this plan, the incentive for demolition of such resources would increase, as would the likelihood of vertical extensions being added. Larger and taller construction in neighborhoods, and especially in areas of historic resources, would in many cases have a negative impact which should be measured. Similarly, the larger, taller buildings allowed under this plan would cast larger shadows, impacting parks, playgrounds, and other light-sensitive sites.

Thank you for your attention to this matter.

Sincerely,
Karin Cudd

From: [Katherine Schoonover](#)
To: [Affordable Housing Text \(DCP\)](#)
Subject: New "Zoning for Quality and Affordability" proposal
Date: Sunday, March 29, 2015 1:51:44 PM

I am a resident of the Greenwich Village Historic District, but my concerns about the proposal entitled "Zoning for Quality and Affordability" extend to the entire City. I am worried that by increasing the heights of contextual zoning districts, the CPB would be in one fell swoop destroying the concept of contextual zoning for all intents and purposes. People have fought long and hard to insure that new development fits in with the existing build environment in all areas zoned "contextual." This new proposal would run roughshod over the most important element of contextual zoning, which is height limits. Creating new contextual districts which could be applied on a case by case basis would be far preferable to this sweeping retroactive change to all contextually zoned districts.

Second, while I think the creation of more affordable and senior housing is a worthy goal, the bonuses for developers contained in the proposed zoning change would apply to developments that are almost completely market rate housing, and that is just a give-away to the real estate development industry, an industry that has thrived in recent decades and doesn't need any help from the Mayor who is supposedly committed to helping house the middle class and the poor. It is a wolf in sheep's clothing, and it will end up, if enacted as proposed, achieving none of the Mayor's stated goals.

Finally, I am concerned about the potential loss of a great deal of open space in the interior of our blocks under this proposal and the effect that will have on environmental concerns, such as vegetation like trees and shrubs that absorb CO2, loss of water absorption due to the paving over or building over of previously porous ground, and the loss of what little habitat there is for the City's bird population.

Please rethink this plan and make it much more targeted in scope and much more sensitive to the good things about some parts of the built environment in New York. These exist because they have been fought for, not in the spirit of exclusivity and NIMBY, but in the spirit of treasuring the beautiful and human-scale. Contextual zoning represented major progress in the City's and DCP's understanding of what made livable neighborhoods livable. This needs to be honored, not destroyed by the stroke of a pen.

Thank you, Katherine Schoonover, 749 Washington St., New York, N.Y. 10014

From: [Katherine Schoonover](#)
To: [Affordable Housing Text \(DCP\)](#)
Subject: Comments on the Scope of 'Zoning for Quality and Affordability,' CEQR No. 15DCP104Y
Date: Monday, April 20, 2015 5:09:49 PM

Katherine Schoonover
749 Washington St.
New York, NY 10014

April 20, 2015

Dear Robert Dobruskin,

Re: 'Zoning for Quality and Affordability,' CEQR No. 15DCP104Y

Dear Director Dobruskin:

I have several very strong concerns regarding the proposed scope of the environmental review for this application, and urge that the scope be expanded.

First, it is imperative that the scope of the review allow for the possibility of the existing height limits for contextual zones and for the Quality Housing program to remain in place. It is one thing to posit that the City could benefit from having contextual districts with different height limits than those which currently exist, and to examine where such changes might be appropriate; it is another to retroactively change the existing limits everywhere they currently exist, and eliminate the current limits across the board. WE HAVE FOUGHT LONG AND HARD FOR CONTEXTUAL ZONING. DCP'S PROPOSAL WOULD IN ONE STROKE WIPE OUT YEARS OF PAINSTAKING WORK AND RENDER EXISTING CONTEXTUAL ZONES MEANINGLESS.

It is also imperative that the scope look at the impact which allowing taller development with greater volumes, as proposed, would have on historic resources, neighborhood character, and shadows, especially in and around parks and other light-sensitive resources. While the Landmarks Preservation Commission would continue to regulate the allowable size of new developments and additions in historic districts, important historic resources also exist outside of designated historic districts. Under this plan, the incentive for demolition of such resources would increase, as would the likelihood of vertical extensions being added. Larger and taller construction in neighborhoods, and especially in areas of historic resources, would in many cases have a negative impact which should be measured. Similarly, the larger, taller buildings allowed under this plan would cast larger shadows, impacting parks, playgrounds, and other light-sensitive sites.

The review must also study the negative environmental impacts which would result from the proposed expanded allowance for building and constructing on rear yards in residential districts, replacing open, green space with hard surfaces. THE DCP SHOULD STUDY HOW MUCH THE PROPOSAL'S REAR YARD PROVISIONS COULD BE EXPECTED TO REDUCE THE NUMBER OF TREES IN THE INTERIORS OF BLOCKS. THIS WILL HAVE A MEANINGFUL NEGATIVE EFFECT ON EFFORTS TO MITIGATE CLIMATE CHANGE.

Finally, the proposed generous increases in allowable size and height for new construction applies in many cases to new developments which would be purely market-rate, luxury housing, or might contain only a fraction of either affordable or senior housing. Alternatives should be studied wherein the proposed bonuses are granted only for those developments which contain 100% affordable housing or 100% senior housing. NO GIVEAWAYS FOR MARKET RATE HOUSING! THE CURRENT PROPOSAL CREATES NO INCENTIVE TO PUT MORE THAN 20% AFFORDABLE HOUSING IN ANY DEVELOPMENT AND GIVES INSTANT BONUSES EVEN TO PURELY MARKET RATE HOUSING. THIS SHOULD NOT BE SOMETHING MAYOR DEBLASIO WANTS TO BE REMEMBERED FOR.

Thank you for your attention to this matter.

Sincerely,
Katherine Schoonover

From: kathysykes@verizon.net
To: [Affordable Housing Text \(DCP\)](#)
Subject: rezoning
Date: Thursday, April 02, 2015 10:15:08 AM

I am against the sweeping rezoning plan to raise the height limits in many neighborhoods throughout the city. I believe as many do that this will destroy their character. The heart of a city is written by much of what was done in the past.

Kathleen Sykes

From: [Kathy Gaffney](#)
To: [Affordable Housing Text \(DCP\)](#)
Cc: landmarkwest@landmarkwest.org
Subject: Please support the current neighborhood zoning protections
Date: Monday, April 06, 2015 3:15:24 PM

Dear NYC Planning Commissioners,

Please support the current neighborhood zoning protections. Our neighborhood buses, subways, sidewalks are already overcrowded. The tall buildings are casting shadows and taking our open space away.

Please protect our residents from this over development and keep our zoning protections!

Thank you,
Kathy Gaffney
322 West 57th Street
Apt 33U
New York, NY 10019

From: [Kay Foster](#)
To: [Affordable Housing Text \(DCP\)](#)
Cc: [Peg Breen \(pegbreen@nylandmarks.org\)](mailto:pegbreen@nylandmarks.org)
Subject: Massive Rezoning Plan
Date: Friday, March 27, 2015 3:03:58 PM

Hi, Please publish rezoning maps and total plans in all newspapers now.

Regards, KF

Kay Foster
Lic. Assoc. R. E. Broker
Member of Sterling Club
Licensed Since 1984
kfoster@halstead.com
Halstead Property, LLC
499 Park Avenue
New York, NY 10022
Phone 212 381 3291
Fax 646 775 3291



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From: [Ohanian, Kim](#)
To: [Affordable Housing Text \(DCP\)](#)
Subject: new zoning plans
Date: Monday, April 06, 2015 1:38:11 PM

As a member of a community board for the last 15 years I am saddened and extremely disappointed that you would consider making the changes to our zoning laws that you have recently presented to the public.

Zoning laws have been the backbone of neighborhood preservation for as long as I can recall. These laws have helped to protect our “neighborhoods” from overdevelopment and abuse. Make no mistake about this: **New York City is made up of NEIGHBORHOODS and that is the way it should remain. To suggest otherwise would be a travesty.**

While development is necessary for growth, out of context development is harmful and counterproductive. These proposals take the “context out of contextual zoning”. You suggest arbitrarily raising height limits and diminishing yard requirements across the board with no consideration of the serious impacts such changes would have.

Where is the environmental review that should have precluded these plans?

Your new parameters make many assumptions that are neither true nor realistic. As someone who is fast approaching that time of life where I will be considered a senior, I am appalled that you assume that seniors have no need for automobiles and therefore do not need parking. This is the 21st century and most people drive and have cars (especially in the “other” 4 Boros). Seniors are a vital part of our community and deserve the same considerations and respect as all others.

Please take a good hard look at what you are planning and take into consideration the comments being presented to you by those of us who have been involved in zoning issues for many years.

Thank you,
Kim R. Ohanian
(o) 212-643-2204 | (f) 212-244-3546
kohanian@nyc.rr.com

From: [Kym Keller](#)
To: [Affordable Housing Text \(DCP\)](#)
Subject: Stop developing
Date: Monday, April 06, 2015 6:10:27 PM

I'm a resident on 57th street and i am against aggressive development in my area. Thank you.
Kym Keller

Sent from my iPhone

From: [Pivar, Larimore Hampton](#)
To: [Affordable Housing Text \(DCP\)](#)
Cc: [Landmark West!](#)
Subject: OPPOSITION TO NYC REZONING PLAN
Date: Monday, April 06, 2015 12:57:57 PM

Dear Mr. Dobruskin,

I am a resident of the Upper West Side and I support efforts to defend the current and future contextual neighborhood zoning protections from being weakened by allowing height limits within these protected areas to be raised by 20-30%.

The proposed citywide rezoning plan would overturn communities' hard-won zoning and historic district protections in one fell swoop. The result would be higher, out-of-character new buildings that undermine individual neighborhoods' human scale and unique sense of place. This is not the way to ensure affordability, architectural quality, and quality of life in our city. The environmental review for the rezoning plan must be expanded to ensure height limits can be maintained and impacts on historic resources, neighborhood character, and quality of life are taken into account for every neighborhood that will be affected.

More information on the plan should be made available to the public, and there should be public briefings in all affected neighborhoods.

Sincerely,

Larimore Hampton Pivar

From: [larry w](#)
To: [Affordable Housing Text \(DCP\)](#)
Subject: Stop over building , over crowding neighborhoods.
Date: Wednesday, April 01, 2015 8:56:41 AM

Tall buildings destroy communities causing over crowding , stressing local services, and most renters feel no sense of belonging to our city and our history. They come here and throw garbage out windows and on our streets. I have people drive on to my driveway blocking sidewalk to unload there cars. When the economy changes we will have the 60 and 70's again with vacant apartments and non paying tenants. Over building and overcrowding for profit.

From: [Irene W](#)
To: [Affordable Housing Text \(DCP\)](#)
Subject: Massive Rezoning Plan
Date: Saturday, March 28, 2015 12:40:14 AM

Robert Dobruskin
Director, Environmental Assessment and Review Division
NYC Department of City Planning
22 Reade Street, 4E
New York, NY 10007

I request more information and public briefings in every borough. Also specific maps so the public can see how our neighborhoods are directly affected by builders. New York City should not renege on hard-won community protections. Stop destroying good neighborhoods and quality of life of long term residents which are their foundation. and stability.

With these large box like apartment buildings with tiny apartments replacing smaller residential buildings causing over crowding in our existing transportation and roads, straining our utilities, water and sewer system. Blocking out the sky and views. What ever happened to Air rights over existing buildings. Your greed for more money will destroy this great city.

Thank You
Larry Wong

From: [Laurie Garrett](#)
To: [Affordable Housing Text \(DCP\)](#)
Cc: landmarkwest@landmarkwest.org; SaveTheViewNow@gmail.org; CAdams@council.nyc.gov; zeeshan@danielsquadron.org
Subject: Plans to raise height limits vs NYC zoning protections
Date: Thursday, April 23, 2015 10:23:42 AM

Robert Dobruskin
Director, Environmental Assessment and Review Division
NYC Department of City Planning
22 Reade Street, 4E
New York, NY 10007

Dear Sir,

I believe the City's zoning changes, rush to develop and proposed weakening of zoning protections imperil the quality of life and historic aesthetics of New York City. As a homoeowner in Brooklyn Heights since 1992 and Brooklyn resident since 1988 I applaud the economic vitality of our city and the Mayor's call for affordable housing. But even our landmark district of Brooklyn Heights is imperiled by current and planned construction of more than 30 luxury housing towers of varying sizes. Our neighborhood school is operating now at 142 percent of capacity and has had to shut down its pre-K program for lack of physical space. Our fire, police and sanitation facilities are all operating at maximum capacity. And in addition to a swelling residential population our neighborhood is now overwhelmed during favorable weather by thousands of tourists and NYC residents visiting Brooklyn Bridge Park, the Promenade and our brownstone-lined streets. As citizens that have fought hard for five decades to protect our historic district it is unnerving to see rapid erosion in our quality of life and historic views.

I support efforts to defend the current and future contextual neighborhood zoning protections from being weakened by allowing height limits within these protected areas to be raised by 20-30%. The proposed citywide rezoning plan would overturn communities' hard-won zoning and historic district protections in one fell swoop. The result would be higher, out-of-character new buildings that undermine individual neighborhoods' human scale and unique sense of place. This is not the way to ensure affordability, architectural quality, and quality of life in our city. The environmental review for the rezoning plan must be expanded to ensure height limits can be maintained and impacts on historic resources, neighborhood character, and quality of life are taken into account for every neighborhood that will be affected. More information on the plan should be made available to the public, and there should be public briefings in all affected neighborhoods.

Please do not weaken zoning protections. The prospect of a city dominated by a forest of

60+-story pencil towers, casting long shadows in sundial fashion across lower neighborhoods is appalling enough. Even more unnerving is recognition that the towers will be "occupied" by wealthy absentee "residents," occasional visitors and real estate speculators -- all of whose priorities will be met in exclusive fashion while a subset of residents, using separate "poor entries" for egress will live in a few "affordable units." If the rush to build vertically, and to encroach on landmark areas and park spaces continues unabated we will awaken in 2018 to a very ugly city, class-divided by height, in which phenomenally wealthy individuals live in \$10+ million suites in the upper canopies of the metropolitan rainforest, sneering down at Gotham's middle and working class residents, living in darkened, shadowed homes below.

It is ironic, indeed, that leftist Bill De Blasio seems to be in a hurry to create the most egregiously class-divided metropolis in America, putting the rich in the air, and the middle classes and poor in shadowed spaces below.

Please stop the erosion of our quality of life -- indeed, of the very vitality of our city.

Sincerely,

Laurie Garrett

Resident of 111 Hicks St., Brooklyn Heights, NY 11201

and

Senior Fellow for Global Health

Council on Foreign Relations

58 East 68th Street, New York, New York 10065

tel 212.434.9794

fax 212.434.9816

lgarrett@cfr.org

Website www.lauriegarrett.com

Facebook <http://www.facebook.com/home.php?ref=hpskip#!/pages/Laurie-Garrett/112653002149997>

Twitter Laurie_Garrett

Direct messages and queries to:

Maxine Builder

Research Associate, Global Health Program

Council on Foreign Relations

58 East 68th Street, New York, New York 10065

tel 212.434.9749 fax 212.434.9816

mbuilder@cfr.org

<http://www.cfr.org/>

From: [Laurie Weisman](#)
To: [Affordable Housing Text \(DCP\)](#)
Subject: Comments on the Scope of 'Zoning for Quality and Affordability,' CEQR No. 15DCP104Y
Date: Tuesday, April 28, 2015 4:26:57 PM

Laurie Weisman
720 Greenwich Street, #9A
New York, NY 10014

April 28, 2015

Dear Robert Dobruskin,

Re: 'Zoning for Quality and Affordability,' CEQR No. 15DCP104Y

Dear Director Dobruskin:

I have several very strong concerns regarding the proposed scope of the environmental review for this application, and urge that the scope be expanded. Let me explain that I am not expert enough to have drafted this letter, but I agree with its intention. I think the new "sliver" developments and other very high towers are a negative thing for our city--unsightly and casting shadows where we need sunlight. Now for the details:

First, it is imperative that the scope of the review allow for the possibility of the existing height limits for contextual zones and for the Quality Housing program to remain in place. It is one thing to posit that the City could benefit from having contextual districts with different height limits than those which currently exist, and to examine where such changes might be appropriate; it is another to retroactively change the existing limits everywhere they currently exist, and eliminate the current limits across the board.

It is also imperative that the scope look at the impact which allowing taller development with greater volumes, as proposed, would have on historic resources, neighborhood character, and shadows, especially in and around parks and other light-sensitive resources. While the Landmarks Preservation Commission would continue to regulate the allowable size of new developments and additions in historic districts, important historic resources also exist outside of designated historic districts. Under this plan, the incentive for demolition of such resources would increase, as would the likelihood of vertical extensions being added. Larger and taller construction in neighborhoods, and especially in areas of historic resources, would in many cases have a negative impact which should be measured. Similarly, the larger, taller buildings allowed under this plan would cast larger shadows, impacting parks, playgrounds, and other light-sensitive sites.

The review must also study the negative environmental impacts which would result from the proposed expanded allowance for building and constructing on rear yards in residential districts, replacing open, green space with hard surfaces.

Finally, the proposed generous increases in allowable size and height for new construction applies in many cases to new developments which would be purely market-rate, luxury housing, or might contain only a fraction of either affordable or senior housing. Alternatives should be studied wherein the proposed bonuses are granted only for those developments which contain 100% affordable housing or 100% senior housing.

Thank you for your attention to this matter.

Sincerely,
Laurie Weisman

From: [Lee Ping Kwan](#)
To: [Affordable Housing Text \(DCP\)](#)
Subject: support for Zoning for Quality and Affordability
Date: Monday, April 06, 2015 9:20:35 AM

Dear City Official,

Thank you for starting the conversation on a comprehensive set of zoning text amendments, we are all looking forward to examining the actual text. I worked with Beth Lebowitz and Bob Dobruskin on a previous amendment and understand how much effort has to go into such things.

Some comments on the ZfQA proposal:

1. **Promote Senior Housing - AGREE** wholeheartedly
2. **Modernize rules that shape buildings - DISAGREE** with everything except increased discretion over oddly-shaped lots. It is perfectly possible to produce spacious, efficient buildings within current contextual zoning height limits, no matter how much developers grumble about it. Street wall limitations should absolutely be kept!
3. **Reduce unnecessary parking requirements outside the Manhattan Core - AGREE** wholeheartedly

In addition, I support Manhattan BP Gale Brewer's letter about reforming the Inclusionary Housing program as part of the same round of zoning text amendments.

Best regards,

--

Lee Ping Kwan / 關立平 / AIA, CBO, LEED AP O+M

From: [Peace Please](#)
To: [Affordable Housing Text \(DCP\)](#)
Subject: Please do not Upzone in South Midwood
Date: Sunday, April 05, 2015 11:36:31 PM

I am writing to protest the proposals for up zoning.

We live in South Midwood, one of several Victorian Flatbush neighborhoods with homes built at the turn of the 20th century. Indeed South Midwood has the oldest homeowner association in the US - the area has a long history of neighborhood pride and preservation of the area's uniqueness.

We value the history and beauty of our neighborhood. There are many areas in New York City with their own special character. This is what makes our city a special place to live. Certainly there are areas such as industrial areas in disuse or where buildings are in unusable condition, where high rise buildings can be erected.

We live in a beautiful city rich in history. It is disheartening to see that the City Planning Department has no regard for our history and special architecture. People travel to Europe to see the buildings that have been maintained for hundreds of years. We, a younger city and country, should value our architecture and character of our neighborhoods. We in South Midwood cherish our neighborhood and the beauty of our architecture. Please do not Upzone here.

Thank you and kind regards,

Leigh Golterman

541 E 24h St

Brooklyn, NY. 11210

PEACE PLEASE

Sent from my iPhone

From: joeandlinda393@aol.com
To: [Affordable Housing Text \(DCP\)](#)
Subject: Fwd: Zoning for Quality and Affordability
Date: Friday, March 27, 2015 7:31:13 PM

Subject: Zoning for Quality and Affordability

To Whom It May Concern: Robert Dobruskin,

Please keep zoning contextual throughout New York City - I mean the 5 boroughs!!!!!!
This is the right of all who live here. Building bigger does not make the city better. New York has some of the most beautiful buildings in the world.

Zoning must be for contextual zoning - to protect the authentic character of all neighborhoods. Contextual zoning gives its citizens a true sense of place. The latest plan is arbitrary. This is not a one size fits all neighborhood policy. This new amendment does not guarantee quality!

What about the land marked districts - does all of the hard work get thrown into the garbage?
Yes, what happens to the special districts????

Keep New York a quality driven place, not a cheap, build by as -of- right height place to live.
Please think about the people who live here and love New York as it is - I beg you to do the right thing -

Sincerely,

Linda Mariano Resident of Gowanus since 1976

From: outgoingagency@customerservice.nyc.gov
To: [Affordable Housing Text \(DCP\)](#)
Subject: City of New York - Correspondence #1-1-1083004189 NYC DCP Zoning for Quality and Affordability
Date: Wednesday, March 25, 2015 3:32:58 PM

Your City of New York - CRM Correspondence Number is 1-1-1083004189

DATE RECEIVED: 03/25/2015 15:31:53

DATE DUE: 04/08/2015 15:32:53

SOURCE: eSRM

The e-mail message below was submitted to the City of New York via NYC.gov or the 311 Call Center. It is forwarded to your agency by the 311 Customer Service Center. In accordance with the Citywide Customer Service standard, your response is due in 14 calendar days.

-----Original Message-----

From: PortalAdmin@doitt.nyc.gov
Sent: 03/25/2015 15:30:59
To: <sbladmp@customerservice.nyc.gov>
Subject: < No Subject >

From: lprudhomme@aol.com ()
Subject: NYC DCP Zoning for Quality and Affordability

Below is the result of your feedback form. It was submitted by
(lprudhomme@aol.com) on Wednesday, March 25, 2015 at 15:30:59

This form resides at
<http://www.nyc.gov/html/dcp/html/zoning-qa/zoning-for-affordability-feedback.shtml>

Confirmation: Comments received via this form will be considered as part of the public outreach efforts. They may also be included, as appropriate, on the Department of City Plannings project website. While the project team will make every effort to acknowledge the comments it has received in this way, the Team may not be able to respond individually to every comment submitted.

Name: Linda Prudhomme

Email Address: lprudhomme@aol.com

Comment: Today's proposed citywide rezoning plan would overturn communities hard-won zoning and historic district protections in one fell swoop. The result would be higher, out-of-character new buildings that undermine individual neighborhoods human scale and unique sense of place. This is not the way to ensure affordability, architectural quality, and quality of life in our city.

REMOTE_HOST: 98.116.222.45, 23.67.251.213
HTTP_ADDR: 98.116.222.45, 23.67.251.213
HTTP_USER_AGENT: Mozilla/5.0 (Windows NT 6.3; WOW64; Trident/7.0; MALCJS; rv:11.0) like Gecko

Linda Williams
94-98 Nassau Ave., #274, Brooklyn, NY 11222
Tel.: 1-718-361-3414
~~~~

DEPT OF CITY PLANNING  
RECEIVED  
2015 MAR 23 PM 3:01  
ENVIRONMENTAL REVIEW DIV.

March 20, 2015

Robert Dobruskin, AICP, Director  
Environmental Assessment and Review Division  
New York City Department of City Planning  
22 Reade Street  
New York, NY 10007

Re: 'Zoning for Quality and Affordability,' CEQR No. 15DCP104Y

Dear Director Dobruskin:

I have several very strong concerns regarding the proposed scope of the environmental review for this application, and urge that the scope be expanded.

First, it is imperative that the scope of the review allow for the possibility of the existing height limits for contextual zones and for the Quality Housing program to remain in place. It is one thing to suppose that the City could benefit from having contextual districts with different height limits than those which currently exist, and to examine where such changes might be appropriate; it is another to retroactively change the existing limits everywhere they currently exist, and eliminate the current limits across the board.

It is also imperative that the scope look at the impact which allowing taller development with greater volumes, as proposed, would have on historic resources, neighborhood character, and shadows, especially in and around parks and other light-sensitive resources. While the Landmarks Preservation Commission would continue to regulate the allowable size of new developments and additions in historic districts, important historic resources also exist outside of designated historic districts. Under this plan, the incentive for demolition of such resources would increase, as would the likelihood of vertical extensions being added. Larger and taller construction in neighborhoods, and especially in areas of historic resources, would in many cases have a negative impact which should be measured. Similarly, the larger, taller buildings allowed under this plan would cast larger shadows, impacting parks, playgrounds, and other light-sensitive sites.

Thank you for your attention to this matter.



**From:** [Lori Malloy](#)  
**To:** [Affordable Housing Text \(DCP\)](#)  
**Cc:** [Landmark West](#)  
**Subject:** ahousing@planning.nyc.gov  
**Date:** Wednesday, April 29, 2015 5:39:21 PM

---

Dear CPC Chair Carl Weisbrod and colleagues (who I respectfully and kindly ask you to share my opinion with),

In March, the City Planning Commission announced a massive citywide rezoning proposal that would raise height limits across the city and weaken hard-won contextual neighborhood zoning protections, benefiting developers while hurting communities. The proposed zoning amendments contain no provisions to guarantee height limits, creation of affordable housing, or any other public amenities.

I support efforts to defend the current and future contextual neighborhood zoning protections from being weakened by allowing height limits within these protected areas to be raised by 20-30%. The proposed citywide rezoning plan would overturn communities' hard-won zoning and historic district protections in one fell swoop. The result would be higher, out-of-character new buildings that undermine individual neighborhoods' human scale and unique sense of place. This is not the way to ensure affordability, architectural quality, and quality of life in our city. The environmental review for the rezoning plan must be expanded to ensure height limits can be maintained and impacts on historic resources, neighborhood character, and quality of life are taken into account for every neighborhood that will be affected. More information on the plan should be made available to the public, and there should be public briefings in all affected neighborhoods.

Keep tall buildings in midtown, away from the neighborhood character of the UWS. Don't let developers ruin the attractiveness of why we live here,! Midtown and other areas that have already ceded to tall buildings, can handle such monstrosities, but these proposed tall buildings do not belong in our otherwise-scaled neighborhoods like the UWS. **Air-rights acquisition does not provide a *carte blanche* to ruin the character of a beloved neighborhood where 5 generations of my husband's family have resided since the 1800s, and where we hope our children will remain as adults. Please keep these tall buildings out of the Upper Westside!!**

Kindly share my views with others, but please keep my contact information protected (to avoid being placed on 'bulk' and fundraising lists)

Thank you,

Lori Malloy

270 WEA, NY, NY



**From:** [outgoingagency@customerservice.nyc.gov](mailto:outgoingagency@customerservice.nyc.gov)  
**To:** [Affordable Housing Text \(DCP\)](#)  
**Subject:** City of New York - Correspondence #1-1-1083061401 NYC DCP Zoning for Quality and Affordability  
**Date:** Wednesday, March 25, 2015 4:53:15 PM

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Your City of New York - CRM Correspondence Number is 1-1-1083061401

DATE RECEIVED: 03/25/2015 16:52:11

DATE DUE: 04/08/2015 16:53:12

SOURCE: eSRM

The e-mail message below was submitted to the City of New York via NYC.gov or the 311 Call Center. It is forwarded to your agency by the 311 Customer Service Center. In accordance with the Citywide Customer Service standard, your response is due in 14 calendar days.

-----Original Message-----

From: PortalAdmin@doitt.nyc.gov  
Sent: 03/25/2015 16:51:48  
To: <sbladmp@customerservice.nyc.gov>  
Subject: < No Subject >

From: lorizabar@hotmail.com ()  
Subject: NYC DCP Zoning for Quality and Affordability

Below is the result of your feedback form. It was submitted by  
(lorizabar@hotmail.com) on Wednesday, March 25, 2015 at 16:51:48

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This form resides at  
<http://www.nyc.gov/html/dcp/html/zoning-qa/zoning-for-affordability-feedback.shtml>

-----  
Confirmation: Comments received via this form will be considered as part of the public outreach efforts. They may also be included, as appropriate, on the Department of City Plannings project website. While the project team will make every effort to acknowledge the comments it has received in this way, the Team may not be able to respond individually to every comment submitted.

Name: Lori Zabar

Email Address: lorizabar@hotmail.com

Comment: I am all for affordable housing and senior housing but not at the expense of neighborhood character. I support efforts to defend the current and future contextual neighborhood zoning protections from being weakened by allowing height limits within these protected areas to be raised by 20-30%. The proposed citywide rezoning plan would overturn communities hard-won zoning and historic district protections in one fell swoop. The result would be higher, out-of-character new buildings that undermine individual neighborhoods human scale and unique sense of place. This is not the way to ensure affordability, architectural quality, and quality of life in our city.

-----  
REMOTE\_HOST: 2604:2000:c5a8:df00:ca2a:14ff:fe3f:9204, 72.247.10.187  
HTTP\_ADDR: 2604:2000:c5a8:df00:ca2a:14ff:fe3f:9204, 72.247.10.187  
HTTP\_USER\_AGENT: Mozilla/5.0 (Macintosh; Intel Mac OS X 10\_6\_8) AppleWebKit/534.59.10 (KHTML, like Gecko) Version/5.1.9 Safari/534.59.10

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**From:** [Lucille Wright](#)  
**To:** [Affordable Housing Text \(DCP\)](#)  
**Subject:** Massive Rezoning Plan  
**Date:** Saturday, April 04, 2015 8:55:24 AM

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Robert Dobruskin  
Director, Environmental Assessment and Review Division  
NYC Department of City Planning  
22 Reade Street, 4E  
New York, NY 10007

Dear Mr. Dobruskin,

I am writing to protest the proposals for up zoning.

I live in South Midwood which is part of Victorian Flatbush. Recently we fought, and won, to get down zoning, in order to preserve this part of the history of Brooklyn. It appears that those people responsible for guiding the city now, have not talked to the people who had been doing that job before them.

Please do not make Brooklyn into another Manhattan. Let us continue to see the trees and the sky and enjoy the open spaces that neighborhoods such of Victorian Flatbush now enjoy.

Thank you for considering this opinion.

Sincerely,

Lucille Wright  
731 East 22nd Street  
Brooklyn, NY 11210

cc Florence Valentino, President, South Midwood Residents Association



**From:** [Marie B. Sansone Taylor](#)  
**To:** [Affordable Housing Text \(DCP\)](#)  
**Subject:** Our sky is not for sale. Keep NYC bright and sunny! Don't drag us into the dark created by shadows cast by tall buildings.  
**Date:** Thursday, April 30, 2015 11:55:54 AM

---

Best Regards,  
Marie

Marie Sansone Taylor  
Licensed Real Estate Associate Broker  
Brown Harris Stevens  
445 Park Avenue, 11th Floor  
New York, NY 10022  
[mtaylor@bhsusa.com](mailto:mtaylor@bhsusa.com)  
office: 212-906-0502 (24 hour voice mail)  
mobile: 917-887-1715 (NO voice mail)  
private fax: 212-303-3112  
residence: 212-678-7667 (NO voice mail)



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This e mail is for the named addressees only and may contain confidential information. If you are not the intended recipient, please inform me and delete it from your files. If you do not wish to receive commercial emails from me in the future and like to "Opt-Out" please forward this email to [optout@bhsusa.com](mailto:optout@bhsusa.com) with subject "remove me from your list." All information is from sources deemed reliable but is subject to errors, omissions, change of price, prior sale or withdrawal without notice. No representation is made as to accuracy of any description. All measurements and square footage are approximate and all information should be confirmed by customer. All rights to content, photographs and graphics reserved to Broker. Broker is not authorized to bind parties. Real estate contracts are only established by duly executed agreement between the parties.

**From:** [monteleone@nyc.rr.com](mailto:monteleone@nyc.rr.com)  
**To:** [Affordable Housing Text \(DCP\)](#)  
**Subject:** over development & increasing building heights  
**Date:** Monday, April 06, 2015 6:49:56 PM

---

To whom it may concern:

I am very concerned regarding the over-development of the buildings in our neighborhood.

Also the increase of the building heights by 20 to 30%.

This will lead to over crowding in the schools and all public transportation and services.

Sincerely,

Marion Monteleone

**From:** [Mark](#)  
**To:** [Affordable Housing Text \(DCP\)](#)  
**Subject:** Protect contextual zoning  
**Date:** Friday, March 27, 2015 6:44:45 PM

---

Dear Mr. Commissioner,

We can see daily the results of NON-contextual zoning. 57th st. and other parts of Manhattan are turning into a nightmare of 60, 70, 80 and even taller buildings popping up anywhere, including mid-block. A 65 story building will be going up on MIDBLOCK 37th st between Fifth and Madison.

This is crazy.

This housing, which is only for the SUPER-RICH is ruining our city.

Please protect and strengthen contextual zoning.

Thank you.

Mark A. Koppel  
172 w. 79th st.

**From:** [outgoingagency@customerservice.nyc.gov](mailto:outgoingagency@customerservice.nyc.gov)  
**To:** [Affordable Housing Text \(DCP\)](#)  
**Subject:** City of New York - Correspondence #1-1-1082889287 NYC DCP Zoning for Quality and Affordability  
**Date:** Wednesday, March 25, 2015 11:22:02 AM

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Your City of New York - CRM Correspondence Number is 1-1-1082889287

DATE RECEIVED: 03/25/2015 11:19:56

DATE DUE: 04/08/2015 11:21:59

SOURCE: eSRM

The e-mail message below was submitted to the City of New York via NYC.gov or the 311 Call Center. It is forwarded to your agency by the 311 Customer Service Center. In accordance with the Citywide Customer Service standard, your response is due in 14 calendar days.

-----Original Message-----

From: PortalAdmin@doitt.nyc.gov  
Sent: 03/25/2015 11:19:21  
To: <sbladmp@customerservice.nyc.gov>  
Subject: < No Subject >

From: mark.shames@gmail.com ()  
Subject: NYC DCP Zoning for Quality and Affordability

Below is the result of your feedback form. It was submitted by  
(mark.shames@gmail.com) on Wednesday, March 25, 2015 at 11:19:21

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This form resides at  
<http://www.nyc.gov/html/dcp/html/zoning-qa/zoning-for-affordability-feedback.shtml>  
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Confirmation: Comments received via this form will be considered as part of the public outreach efforts. They may also be included, as appropriate, on the Department of City Plannings project website. While the project team will make every effort to acknowledge the comments it has received in this way, the Team may not be able to respond individually to every comment submitted.

Name: Mark C Shames

Email Address: mark.shames@gmail.com

Comment: I have been both a civic and political activist in Brownstone Brooklyn for at least the past 15 years. I am responding as an individual but my background includes membership on the community board and as a member of its executive board, as well as, a representative to the EPA Gowanus CAG, past board member of a neighborhood preservation corporation and former counsel to a community development corporation. I am a tenant in what was rent controlled housing under the Municipal 8A program and I along with 22 other tenants in affordable housing in my building are in imminent jeopardy of losing our homes. I know the dire need for affordable housing on an intellectual, community, and highly personal level. While I understand the concerns of some of my neighbors in the Park Slope Civic Council about some possible disruptions to the uniformity of their surroundings and share a love for Brownstone Brooklyn neighborhoods, I am squarely behind your attempts to make the zoning code more compatible to our current housing needs.

-----  
REMOTE\_HOST: 108.30.239.144, 72.247.10.187  
HTTP\_ADDR: 108.30.239.144, 72.247.10.187  
HTTP\_USER\_AGENT: Mozilla/5.0 (Macintosh; Intel Mac OS X 10\_6\_8) AppleWebKit/534.59.10 (KHTML, like Gecko) Version/5.1.9 Safari/534.59.10

\*\*\*\*\*

**From:** [Mark](#)  
**To:** [Affordable Housing Text \(DCP\)](#)  
**Cc:** [LANDMARK WEST!](#)  
**Subject:** NO REZONING  
**Date:** Saturday, April 04, 2015 4:56:08 AM

---

If you just look out your window, you can see all the crazy-tall new buildings for the super-rich.

Do we really need to re zone for MORE of them? Do we need more sunlight blocked? More congestion?

OF COURSE NOT.

The plan stinks and we all know it.

NO REZONING.

Thank you

Mark Koppel  
West 79th st.

**From:** [Mark](#)  
**To:** [Affordable Housing Text \(DCP\)](#)  
**Subject:** NO TO REZONING  
**Date:** Monday, April 13, 2015 10:29:30 PM

---

We are already losing too much of the City as it is.

REZONING WOULD ONLY MAKE THINGS WORSE.

Mark Koppel  
West 79th st

**From:** [Mary Calderhead](#)  
**To:** [Affordable Housing Text \(DCP\)](#)  
**Cc:** [landmarkwest@landmarkwest.org](mailto:landmarkwest@landmarkwest.org)  
**Subject:** rezoning of the West Side  
**Date:** Sunday, April 05, 2015 1:03:21 PM

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Writing to let you know, that as a West Side Resident, I am opposed to the citywide plan to rezone neighborhoods. From what I know right now, the proposed citywide rezoning plan would adversely affect all neighborhoods, as witness, in the last 10 years, borough communities having to give way for developers of high rise buildings that dwarf the neighborhoods replacing residents and changing the character of the place.

More information on your plans would be appreciated. Not to do so indicates a desire for lack of transparency which is never a good thing.

Regards,  
Mary Calderhead



**From:** [Mary Myers](#)  
**To:** [Affordable Housing Text \(DCP\)](#)  
**Subject:** REZONING  
**Date:** Wednesday, April 15, 2015 4:47:29 PM

---

Robert Dobruskin  
Director, Environmental Assessment and Review Design  
New York City Department of City Planninga

*I support efforts to defend the current and future contextual neighborhood zoning protections from being weakened by allowing height limits within these protected areas to be raised by 20-30%. The proposed citywide rezoning plan would overturn communities' hard-won zoning and historic district protections in one fell swoop. The result would be higher, out-of-character new buildings that undermine individual neighborhoods' human scale and unique sense of place. This is not the way to ensure affordability, architectural quality, and quality of life in our city. The environmental review for the rezoning plan must be expanded to ensure height limits can be maintained and impacts on historic resources, neighborhood character, and quality of life are taken into account for every neighborhood that will be affected. More information on the plan should be made available to the public, and there should be public briefings in all affected neighborhoods.*

*I live on the Upper West Side at 101st Street so I am personally aware of what would ensue if the change in zoning succeeds. The 2 buildings that Excell built on Broadway between 99th & 100th Streets, effected such a change in the look of the neighborhood, with the 2 pencil-thin buildings, facing each other mid-block, one 36 stories high, the other 30, which break the local building sky line of 15-17 story-high buildings is an affront not just to the eye but to all that the local neighborhood stands for: a livable, cohesive area conducive to the best in city living. The addition of the population that such buildings contain can strain the infrastructure of the area. The subway stop at 96th St and Broadway, an express stop, was always crowded and is now dangerously so. And the list continues.*

*I think it would be a disaster not just to the neighborhoods affected but to the city as a whole: one of diversity of cultures and architecture that attracts tourists who spend much needed dollars that the city depends upon. A city with sticks in the sky that crowd out light and air creates a place that is unlivable and one that does not invite visitors.*

*Sincerely yours,*

*Mary L Myers  
285 Riverside Drive  
New York, NY 10025*

**From:** [Mary Myers](#)  
**To:** [Affordable Housing Text \(DCP\)](#)  
**Cc:** [LANDMARK WEST!](#)  
**Subject:** Rezoning plan  
**Date:** Monday, April 06, 2015 11:40:02 PM

---

The plan to rezone areas of the city is extremely misguided. Most of the buildings' height already in the city take up much-needed light and air. In addition, the out-of-scale buildings produce ugly eyesores to lovely and architecturally consistent neighborhoods: an especially egregious example of these are the Extell buildings on Broadway between 99th and 100st Street. The repetition throughout the city of that nightmare is unthinkable. And beyond that but the idea to increase the height of buildings in a given area would create a choked space literally and figuratively that would be a disaster for a livable and beautiful New York.

Please do not adopt this plan.

Mary L Myers  
285 Riverside Drive  
New York 10025

**From:** [outgoingagency@customerservice.nyc.gov](mailto:outgoingagency@customerservice.nyc.gov)  
**To:** [Affordable Housing Text \(DCP\)](#)  
**Subject:** City of New York - Correspondence #1-1-1082701924 NYC DCP Zoning for Quality and Affordability  
**Date:** Tuesday, March 24, 2015 9:51:24 PM

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Your City of New York - CRM Correspondence Number is 1-1-1082701924

DATE RECEIVED: 03/24/2015 21:50:15

DATE DUE: 04/07/2015 21:51:20

SOURCE: eSRM

The e-mail message below was submitted to the City of New York via NYC.gov or the 311 Call Center. It is forwarded to your agency by the 311 Customer Service Center. In accordance with the Citywide Customer Service standard, your response is due in 14 calendar days.

-----Original Message-----

From: PortalAdmin@doitt.nyc.gov  
Sent: 03/24/2015 21:50:01  
To: <sbladmp@customerservice.nyc.gov>  
Subject: < No Subject >

From: leelee520@aol.com ()  
Subject: NYC DCP Zoning for Quality and Affordability

Below is the result of your feedback form. It was submitted by (leelee520@aol.com) on Tuesday, March 24, 2015 at 21:50:01

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This form resides at  
<http://www.nyc.gov/html/dcp/html/zoning-qa/zoning-for-affordability-feedback.shtml>

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Confirmation: Comments received via this form will be considered as part of the public outreach efforts. They may also be included, as appropriate, on the Department of City Plannings project website. While the project team will make every effort to acknowledge the comments it has received in this way, the Team may not be able to respond individually to every comment submitted.

Name: MaryLee Leggett

Email Address: leelee520@aol.com

Comment: The careful zoning plan worked out, fought for, and enjoyed by countless informed and caring citizens to protect the physical and financial health of Manhattan must be continued and protected from indiscriminate mid-block development. Developers would suffer from such ruin along with residents.

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REMOTE\_HOST: 2604:2000:de24:a200:415:3b9f:b883:759a, 72.247.10.190  
HTTP\_ADDR: 2604:2000:de24:a200:415:3b9f:b883:759a, 72.247.10.190  
HTTP\_USER\_AGENT: Mozilla/5.0 (Macintosh; Intel Mac OS X 10.7; rv:36.0) Gecko/20100101 Firefox/36.0

\*\*\*\*\*

**From:** [Max Yeston](#)  
**To:** [Affordable Housing Text \(DCP\)](#)  
**Subject:** Re: Zoning for Quality and Affordability, Environmental Review  
**Date:** Friday, April 03, 2015 3:18:41 PM

---

Dear Mr. Dobruskin,

New York City residents are being offered a false choice between having affordable and senior housing, and having contextual zoning that safeguards our neighborhoods' character and quality of life. These two public goods are not mutually exclusive, and in reality have nothing to do with each other.

I support efforts to defend the current and future contextual neighborhood zoning protections from being weakened by allowing height limits within these protected areas to be raised by 20-30%. The proposed citywide rezoning plan would overturn communities' hard-won zoning and historic district protections in one fell swoop. The result would be higher, out-of-character new buildings that undermine individual neighborhoods' human scale and unique sense of place. This is not the way to ensure affordability, architectural quality, and quality of life in our city. The environmental review for the rezoning plan must be expanded to ensure height limits can be maintained and impacts on historic resources, neighborhood character, and quality of life are taken into account for every individual neighborhood that will be affected. More information on the plan should be made available to the public, and there should be public briefings in all affected neighborhoods.

Kind regards,

Max Yeston

M.S. in Historic Preservation and Urban Planning

Columbia University

Robert Dobruskin, AICP, Director  
Environmental Assessment and Review Division New York City Department  
of City Planning  
22 Reade Street  
New York, NY 10007  
rdobrus@planning.nyc.gov  
fax 212-720-3495

Re: 'Zoning for Quality and Affordability,' CEQR No. 15DCP104Y

Dear Director Dobruskin:

I have several very strong concerns regarding the proposed scope of the environmental review of this application, and urge that the scope be expanded.

First, it is imperative that the scope of the review allow for the possibility of the existing height limits for contextual zones and for the Quality Housing program to remain in place. It is one thing to suppose the City could benefit from having contextual districts with different height limits than those which currently exist, and to examine where such changes might be appropriate; it is another to retroactively change the existing limits everywhere they currently exist, and eliminate the current limits across the board.

It is also imperative that the scope look at the impact which allowing taller development with greater volumes, as proposed, would have on historic resources, neighborhood character, and shadows, especially in and around parks and other light-sensitive resources. While the Landmarks Preservation Commission would continue to regulate the allowable size of new developments and additions in historic districts, important historic resources also exist outside of designated historic districts. Under this plan, the incentive for demolition of such resources would increase, as would the likelihood of vertical extensions being added. Larger and taller construction in neighborhoods, and especially in areas of historic resources, would in many cases have a negative impact which should be measured. Similarly, the larger, taller buildings allowed under this plan would cast larger shadows, impacting parks, playgrounds, and other light-sensitive sites.

Thank you for your attention to this matter.



Melissa C. Diaz

DEPT OF CITY PLANNING  
RECEIVED  
2015 APR -9 PM 3:01  
ENVIRONMENTAL REVIEW DIV.

**From:** [Michael Cutler](#)  
**To:** [Affordable Housing Text \(DCP\)](#)  
**Subject:** Rezoning No!  
**Date:** Sunday, April 05, 2015 9:14:11 PM

---

Please, no rezoning!

---



This email has been checked for viruses by Avast antivirus software.  
[www.avast.com](http://www.avast.com)

**From:** [George Work](#)  
**To:** [Affordable Housing Text \(DCP\)](#)  
**Cc:** [landmarkwest@landmarkwest.org](mailto:landmarkwest@landmarkwest.org)  
**Subject:** Please, No Rezoning!  
**Date:** Wednesday, April 29, 2015 8:21:25 PM

---

Unbridled development must be stopped to preserve our neighborhoods' valuable historic character! Don't let this rezoning move forward.

Sincerely,

Michael Cutler



**From:** [Michael Gotkin](#)  
**To:** [Affordable Housing Text \(DCP\)](#)  
**Cc:** [LANDMARK WEST!](#)  
**Subject:** Citywide rezoning  
**Date:** Thursday, April 30, 2015 2:47:24 AM

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Hello,

Like many other NYC residents, I wanted to email to you my extreme dissatisfaction with the proposed Citywide Rezoning. I live in the Bloomingdale neighborhood of the Upper West Side, and myself and my neighbors fought hard for the current contextual zoning in our district. I believe that I speak for my entire neighborhood when I say that we are completely satisfied with the current FAR regulations for both our avenues and side streets. We worked in tandem with City Planning to come up with a plan that was mutually approved by both local residents and the city. To undo this after only a few years is unthinkable. To destroy the consensus of a community is the kind of Top Down type of city planning that has long been discredited in NYC.

Besides compromising the light and air and architectural aesthetics of my neighborhood, this proposal will potentially displace many residents with new incentives for building demolitions, under the dubious guise of providing some affordable housing. If this administration is really committed to affordable housing, then it should lobby to protect and extend Rent Stabilization and come up with other legislative programs designed to maintain affordable city living.

If this proposal goes ahead, I, and presumably most other concerned NYC residents, will be sure to vote against DeBlasio, and his increasingly unpopular administration, in the next election.

Sincerely,  
Michael Gotkin  
218 West 104th Street #3B  
New York, NY 10025

**From:** [fee.noire@gmail.com](mailto:fee.noire@gmail.com) on behalf of [MM Winfield](#)  
**To:** [Affordable Housing Text \(DCP\)](#)  
**Subject:** Comment on Draft Scope of Work for EIS -- Zoning for Quality and Affordability Text Amendment Proposal  
**Date:** Thursday, April 30, 2015 4:31:25 PM

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Dear City Planning Commissioners:

I am writing on my own behalf (and not on the behalf of any organizations or Boards that I am affiliated with) to comment on the draft scope of work for the environmental impact statement of the Zoning for Quality and Affordability text amendment proposal. As a resident of East Harlem, I am concerned that, as noted by public commenters at the public scoping meeting on March 25th, the draft scope of work does not detail investigation on the impact of the zoning changes on different types of neighborhoods across the city, but rather broadly uses a one-size-fits-all approach. I am concerned about the effect on contextual zoning already in place, current residential development proposals that have yet to start the ULURP process, and the zoning text amendment's interaction with the yet unreleased mandatory inclusionary housing plan which seems to require rezoning in certain neighborhoods, East Harlem included.

In addition, there are concerns that the data used to justify the proposed transit zones in low-income areas may not be accurate (see Manhattan Borough Board meeting, where Community Board chairs in Northern Manhattan question the accuracy of DMV data, where many car owners in their communities register outside of the state of NY) and that the effect of the transit zones on Northern Manhattan will not be properly assessed in this citywide proposal.

As noted by other public commenters, the lack of time for interested parties to weigh in on this phase of the process is very problematic. Even with an extension, some community boards will not have the time to form a consensus to respond by today's deadline. Although East Harlem is likely to be heavily affected by this proposal, at the public hearing on March 25<sup>th</sup>, only one commenter even referenced our community -- a nonprofit that works with the community on contextual zoning, that asked to maintain the current height restrictions and look for alternatives to this proposal.

I urge you, Commissioners, to take into account the expressed concerns at the public hearing and through written comment to fully reflect individuals', elected officials', and community board representatives' questions about whether these zoning changes will actually have the intended consequences on quality and affordability of housing in targeted neighborhoods.

Thank you for your consideration of my comments.

Marie Winfield, resident of East Harlem

**From:** [MONICA BEYER](#)  
**To:** [Affordable Housing Text \(DCP\)](#)  
**Subject:** Proposed up zoning in Victorial Flatbush  
**Date:** Friday, April 03, 2015 6:16:19 PM

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Dear Mr. Dobruskin:

I am writing to protest the proposals for up zoning.

I live in South Midwood, one of several Victorian Flatbush neighborhoods with homes built at the turn of the 20th century. My home is even older, having been built in the middle of the 1800's, and moved to it's current location at the time the others were being erected.

I and my neighbors value the history and beauty of our neighborhood. Indeed there are many areas in New York City with their own special character, which is what makes our city a special place to live. Certainly there must be industrial areas in disuse or where buildings are in unusable condition, in which high rise buildings can be erected, leading to not only additional housing, but revitalization of such areas.

We live in a beautiful city rich in history. It is disheartening to see that the City Planning Department has no regard for our neighborhood's history and special architecture. People travel all over the world to see buildings that have been lovingly maintained for hundreds of years. We, a younger city and country, should value our architecture and character of our neighborhoods, and it seems to me that the NYC Department of City Planning should be there to assist us in this effort.

Please rethink this proposal and help us to keep the places we call home intact.

Sincerely yours,

Monica M. Beyer  
527 E 23rd Street  
Brooklyn, NY 11210

**From:** [Morris Gindi](#)  
**To:** [Affordable Housing Text \(DCP\)](#)  
**Subject:** Massive Rezoning Plan  
**Date:** Friday, April 03, 2015 3:39:46 PM

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Dear sir or Madam:

I am writing to protest the proposals for up zoning.

We live in South Midwood, one of several Victorian Flatbush neighborhoods with homes built at the turn of the 20th century.

We value the history and beauty of our neighborhood. There are many areas in New York City with their own special character. This is what makes our city a special place to live. Certainly there are areas such as industrial areas in disuse or where buildings are in unusable condition, where high rise buildings can be erected.

We live in a beautiful city rich in history. It is disheartening to see that the City Planning Department has no regard for our history and special architecture. People travel to Europe to see the buildings that have been maintained for hundreds of years. We, a younger city and country, should value our architecture and character of our neighborhoods.

As evidence of the uniqueness of this neighborhood, there are movies and television shows being filmed here on an almost daily basis.

Sincerely,

Morris Gindi

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Morris Gindi  
Gindi Photography  
755 East 21st Street  
Brooklyn, NY 11210  
Office: 212-677-2858  
Cell: 732-616-9260  
[www.morrisgindi.com](http://www.morrisgindi.com)

**From:** [Mosette Broderick](#)  
**To:** [Affordable Housing Text \(DCP\)](#)  
**Subject:** HOUSING AND CONTEXTUAL ZONING  
**Date:** Saturday, March 28, 2015 8:29:53 AM

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We need affordable housing

We need to retain the existing character of neighborhoods

We need clever thinking to accomplish these goals.

Pulling down the existing area for new towers is an easy but poor solution.

Work with all groups to find methods to rehabilitate old housing and create new/

mosette broderick

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Professor Mosette Broderick  
Director, Urban Design and Architecture Studies  
Director, MA in Historical and Sustainable Architecture, London  
Director, Urban Design in London Summer program  
Faculty Fellow in Residence, Third North  
New York University  
College of Arts and Science  
Department of Art History &  
Urban Design and Architecture Studies  
Silver Center, 303  
100 Washington Square East  
New York, NY 10003-6688  
[Mosette.Broderick@nyu.edu](mailto:Mosette.Broderick@nyu.edu)  
Direct Line: 212-998-8196  
Fax: 212-995-4182

**From:** [Nancy Taylor](#)  
**To:** [Affordable Housing Text \(DCP\)](#)  
**Subject:** Massive Rezoning Plan  
**Date:** Monday, March 30, 2015 11:35:52 PM

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As a Brooklyn resident for more than 25 years of my life I've loved this borough and the special nature of 'Brownstone Brooklyn'. To change the very nature of an aesthetic and squash the monetary rewards of low rise living seems to be an asinine policy. People are flocking to Brooklyn, purchasing and refurbishing those beautiful brownstones to perfection. Why would you want to change the equation now.

Please stop this ridiculous notion promulgated by developers and remember how this boom started, people looking for charm and space at a good price.

--

Nancy Taylor  
223 Greene Avenue  
Brooklyn, NY 11238

**From:** [Naomidel@aol.com](mailto:Naomidel@aol.com)  
**To:** [Affordable Housing Text \(DCP\)](#)  
**Subject:** rezoning  
**Date:** Sunday, March 29, 2015 5:49:19 PM

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[AHOUSING@planning.nyc.gov](mailto:AHOUSING@planning.nyc.gov)

March 30, 2015

Robert Dobruskin  
Director, Environmental Assessment and Review Division  
NYC Department of City Planning  
22 Reade Street, 4E  
New York, NY 10007

Dear Mr. Dobruskin,

The classical view of the Brooklyn Bridge has already been compromised. The new buildings are too large and too tall. Please defeat the 38 Water Street rezoning project. Consider the legacy you want to preserve for all New Yorkers.

Please provide more information and public briefings in every borough, provide specific maps of affected neighborhoods. Do not renege on hard-won community protections.

Sincerely,  
Naomi Mendelsohn  
75 Henry Street, 17B  
Brooklyn, NY 11201



**From:** [Nina Kramer](#)  
**To:** [Affordable Housing Text \(DCP\)](#)  
**Cc:** [landmarkwest@landmarkwest.org](mailto:landmarkwest@landmarkwest.org); [info@murrayhillnyc.org](mailto:info@murrayhillnyc.org)  
**Subject:** Opposition to Mayor de Blasio's Citywide Rezoning Plan  
**Date:** Saturday, April 04, 2015 5:09:40 PM

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As a professional landscape architect and as a concerned resident I would like to express my disapproval of increasing heights in zoned areas. The quality of life in NYC is at stake - higher buildings mean more shade on streets and a loss of neighborhood character with buildings that are out of scale with our communities.

The environmental review should ensure that height limits remain as they are. Already the ability to 'buy' overhead unused space has caused a sad increase in out-of-scale buildings.

There needs to be a limit. The limit is here and now.

Nina Kramer, RLA  
Principal

NINA KRAMER LANDSCAPE ARCHITECTURE  
136 East 36th Street 10th Floor NY NY 10016  
cell 917. 817. 0271 tel 212 . 679. 0411

<http://www.ninakramer.com>

**From:** [Nina Liebman](#)  
**To:** [Affordable Housing Text \(DCP\)](#)  
**Cc:** [landmarkwest@landmarkwest.org](mailto:landmarkwest@landmarkwest.org); "[Murray Hill Neighborhood Association \(MHNA\)](#)"; [Helen@HelenRosenthal.com](mailto:Helen@HelenRosenthal.com); [District7@council.nyc.gov](mailto:District7@council.nyc.gov); [District3@council.nyc.gov](mailto:District3@council.nyc.gov); [perkins@senate.state.ny.us](mailto:perkins@senate.state.ny.us); [serrano@senate.state.ny.us](mailto:serrano@senate.state.ny.us); [espaila@nysenate.gov](mailto:espaila@nysenate.gov); [hoylman@nysenate.gov](mailto:hoylman@nysenate.gov); [GottfriedR@assembly.state.ny.us](mailto:GottfriedR@assembly.state.ny.us)  
**Subject:** STOP TALL, LUXURY DEVELOPMENT  
**Date:** Tuesday, April 07, 2015 9:58:46 AM

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Dear City and State Officials,

As a resident of Murray Hill, I am appalled to learn of the many new high rise towers being proposed and approved for our historic neighborhood and surrounding neighborhoods. How will a 60 plus tower on a midblock site on 37<sup>th</sup> Street between Madison and Fifth Avenues benefit the area, or Manhattan? It is so out of scale, it is a travesty. In fact, I supports all efforts to defend and protect contextual neighborhood zoning.

I applaud all officials who have been outspoken on this issue and support these representatives, our community boards, and neighborhood associations who are working on all our behalves to stop the encroachment of these McTowers!

Nina Liebman  
Preservation and Design Committee  
Murray Hill Neighborhood Association  
220 Madison Avenue  
[Nina.liebman@verizon.net](mailto:Nina.liebman@verizon.net)

**From:** [EARTHLINK! Email Service](#)  
**To:** [Affordable Housing Text \(DCP\); elfreud@aol.com](#)  
**Subject:** Zoning Hearing Testimony March 25, 2015  
**Date:** Saturday, March 28, 2015 11:52:19 AM

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COMMITTEE FOR ENVIRONMENTALLY SOUND DEVELOPMENT, Inc.  
P.O. Box 20464, Columbus Circle Station, New York, NY 10023-1492  
212-877-4393 [elfreud@aol.com](mailto:elfreud@aol.com)

## Zoning Hearing Testimony March 25, 2015 for the NYC Planning Commission

Affordable housing is critical to our City's wellbeing. The best solution to this problem is to ensure that we do not lose any housing in the current portfolio. Our priorities should be to change decontrol laws and to penalize landlord harassment. We need to strengthen regulations. As it is, when a regulated apartment becomes vacant it becomes a luxury apartment. Senior citizens would much prefer to remain in their apartment than to be driven out and have to adjust to senior housing.

Environmental assessments are very weak in this City if they allow:

- 100+ story buildings to cast shadows on Central Park
- Add vehicles to streets in which traffic hardly moves
- Allows residential construction in low-lying areas inundated by Super Storm Sandy (Indeed, there is general amnesia about climate change)
- The substitution of glass walls instead of operable windows.

Is growth to be an infinite process? When is a city all grown up? Actually this City is over grown, overcrowded. Zoning changes should be made to improve the quality of life and to be environmentally sound for the millions of people who now live in our City. We need sun, light, open space and parks.

We need to down zone

Olive Freud, President

**From:** [blpamela@yahoo.com](mailto:blpamela@yahoo.com)  
**To:** [Affordable Housing Text \(DCP\)](#)  
**Subject:** Re: Our voices need to be heard!  
**Date:** Monday, April 06, 2015 8:37:54 AM

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Sent from my Verizon 4G LTE Smartphone

Robert Dobruskin  
Director, Environmental Assessment and Review Division  
NYC Department of City Planning  
22 Reade Street, 4E  
New York, NY 1000

Dear Mr. Dobruskin,

I am writing to protest the proposals for up zoning.

We live in South Midwood, one of several Victorian Flatbush neighborhoods with homes built at the turn of the 20th century.

We value the history and beauty of our neighborhood. There are many areas in New York City with their own special character. This is what makes our city a special place to live.

Certainly there are areas such as industrial areas in disuse or where buildings are in unusable condition, where high rise buildings can be erected.

We live in a beautiful city rich in history. It is disheartening to see that the City Planning Department has no regard for our history and special architecture. People travel to Europe to see the buildings that have been maintained for hundreds of years. We, a younger city and country, should value our architecture and character of our neighborhoods. Please reconsider the proposal regarding up zoning.

Thank you,

(Resident of South Midwood, Brooklyn )

Pam Brown-Laurenceau

**From:** [Pam Damonte](#)  
**To:** [Affordable Housing Text \(DCP\)](#)  
**Subject:** Massive Rezoning Plan  
**Date:** Friday, April 03, 2015 10:10:34 PM

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To Whom it May Concern,

I am writing to protest the proposals for up zoning.

We live in South Midwood, one of several Victorian Flatbush neighborhoods with homes built at the turn of the 20th century.

We value the history and beauty of our neighborhood. There are many areas in New York City with their own special character. This is what makes our city a special place to live. Certainly there are areas such as industrial areas in disuse or where buildings are in unusable condition, where high rise buildings can be erected.

We live in a beautiful city rich in history. It is disheartening to see that the City Planning Department has no regard for our history and special architecture. People travel to Europe to see the buildings that have been maintained for hundreds of years. We, a younger city and country, should value our architecture and character of our neighborhoods.

Thank you.

**Pam Damonte**

[pamdamonte@gmail.com](mailto:pamdamonte@gmail.com)

(h) 718.623.6054 (c) 646.719.4118

**From:** [Pamela Roderick](#)  
**To:** [Affordable Housing Text \(DCP\)](#)  
**Subject:** Rezoning Plan  
**Date:** Thursday, April 02, 2015 3:37:46 PM

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Dear City Planning:

What your rezoning proposal threatens is the tear-down by avaricious developers of what little low-income, residentially zoned housing still exists in the outer boroughs. The Mayor's requirement that new housing make 20% of units below market price doesn't stand a chance of housing the low-income people who will be displaced by this proposed rezoning.

It will not affect me. It will affect hundreds of thousands of New Yorkers we want and need in our city. Please don't do this.

Sincerely,  
Pamela Roderick  
111 Hicks St., #25B  
Brooklyn, NY 11201

**From:** [froval@aol.com](mailto:froval@aol.com)  
**To:** [Affordable Housing Text \(DCP\)](#)  
**Cc:** [landmarkwest@landmarkwest.org](mailto:landmarkwest@landmarkwest.org); [info@murrayhillnyc.org](mailto:info@murrayhillnyc.org)  
**Subject:** height rezoning  
**Date:** Friday, April 03, 2015 11:37:00 AM

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Leave the current height limitations in our historic Murray Hill and all areas in the city. We have worked hard towards keeping neighborhoods from disappearing and the size and style of our historic buildings are key to doing so.

I support efforts to defend the current and future contextual neighborhood zoning protections from being weakened by allowing height limits within these protected areas to be raised by 20-30%. The proposed citywide rezoning plan would overturn communities' hard-won zoning and historic district protections in one fell swoop. The result would be higher, out-of-character new buildings that undermine individual neighborhoods' human scale and unique sense of place. This is not the way to ensure affordability, architectural quality, and quality of life in our city.

The environmental review for the rezoning plan must be expanded to ensure height limits can be maintained and impacts on historic resources, neighborhood character, and quality of life are taken into account for every neighborhood that will be affected. More information on the plan should be made available to the public, and there should be public briefings in all affected neighborhoods.

Patricia Frost  
160 E 38th St  
Apt 26D  
NY, NY 10016



**From:** [Peter Maloney](#)  
**To:** [Affordable Housing Text \(DCP\)](#)  
**Subject:** Massive Rezoning Plan  
**Date:** Monday, April 06, 2015 2:43:03 PM

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As a homeowner and tax payer in the South Midwood neighborhood of Flatbush, Brooklyn, I think rezoning the neighborhood to allow the construction of multi-family apartment buildings is unwise. It would destroy the character and value of this neighborhood that we have worked to hard to build.

Best,

Peter Maloney  
515 East 23 St., Brooklyn

**From:** [OFFICE@bastemeyer.NL](mailto:OFFICE@bastemeyer.NL)  
**To:** [Affordable Housing Text \(DCP\)](#)  
**Cc:** [outreach@parkslopeciviccouncil.org](mailto:outreach@parkslopeciviccouncil.org); [max.yeston@gmail.com](mailto:max.yeston@gmail.com)  
**Subject:** Zoning limitations  
**Date:** Thursday, April 23, 2015 10:47:49 AM

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To briefly introduce myself: I am an architect from Delft, Netherlands, and a visiting lecturer at the Delft University of Technology, Department of Architecture. I have been chairing several review boards and zoning committees. I have strong ties with Brooklyn, NY - especially with Park Slope.

I would like to express my worries about the zoning proposal by Mayor De Blasio. The proposal will lead to higher, bulkier, out-of-character new buildings that do not adhere to the street wall, undermining the neighborhood's human scale and unique sense of place and social fabric.

I am convinced that Park Slope and the 'borders' of Prospect Park should develop in a **very** controlled way, in order to preserve the important historic heritage, even on larger scale. I think a city needs some places which link the city to its history. Park Slope is such a place. It is not only important for current inhabitants. It is equally, or even more important for future generations.

Living myself in the very lively city of Delft, with a well preserved mediaeval core, I learned to appreciate the effort to maintain character, whilst not turning it into a museum. Thanks to strict zoning.

I hope in your final proposals, intellectual sensitivity will win over money-hungry developers. I hope your zoning proposals will prohibit Park Slope sliding down the hill.

Met vriendelijke groet,  
Ir Pieter Bastemeyer MSc

**b a s t e m e y e r**  
**design** \concepts \coaching \review

Rotterdamseweg 183C  
Postbus 3145  
2601 DC Delft  
+31 (0)15 2682580 T  
+31 (0)15 2158004 F  
[www.bastemeyer.nl](http://www.bastemeyer.nl)

**From:** [Rhoda Kornreich](#)  
**To:** [Affordable Housing Text \(DCP\)](#)  
**Subject:** Re-zoning of contextual districts  
**Date:** Sunday, March 29, 2015 4:26:40 PM

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I have been informed of the Planning Commission's proposals on so-called "zoning for quality and affordability." These proposals, for re-zoning of contextual districts should be made available widely to the public, and they require "sunshine."

It seems shocking to me that the city might turn its back on the difficult work done by neighborhoods and community advocates in order to come to an agreement on contextual zoning.

What has been the result so far of a decade of zoning bonuses and tax abatements? Too many rent-stabilized dwellings have been lost, and Manhattan - and other boroughs - have become less affordable. Where does the "quality" enter the picture?

Please give the public more information and invite the public to briefings. It's our city!

Rhoda Kornreich

Sent from my iPad

**From:** [Richard Cohn](#)  
**To:** [Affordable Housing Text \(DCP\)](#)  
**Subject:** Protest South Mid Wood Upzoning  
**Date:** Sunday, April 05, 2015 10:17:15 PM

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We are writing to protest the proposals for up zoning.

We live in South Midwood, one of several Victorian Flatbush neighborhoods with homes built at the turn of the 20th century.

We value the history and beauty of our neighborhood and our city. There are many areas in New York City with their own special character. This is what makes our city a special place to live. Certainly there are areas such as industrial areas in disuse or where buildings are in unusable condition, where high rise buildings can be erected.

We live in a beautiful city rich in history. It is disheartening to see that the City Planning Department has no regard for our history and special architecture. People travel to Europe to see the buildings that have been maintained for hundreds of years. We, a younger city and country, should value our architecture and character of our neighborhoods.

Do not rescind our present down zoned status.

Respectfully,

Richard Cohn

Alexandra Baltarzuk

**From:** [Richard Silverman](#)  
**To:** [Affordable Housing Text \(DCP\)](#)  
**Subject:** zoning for affordability  
**Date:** Friday, March 27, 2015 9:11:09 PM

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NYC is already an overcrowded and on the whole ugly city. This proposal simply accelerates the trend of turning NYC in to a vast ant colony, with residents deprived of light, air, and greenery. With an already inadequate electric grid, ancient water and sewer pipes, and overcrowded streets, how are all of these new affordable units to be adequately provided for. The proposal even allows for out of context construction in the few communities left in NYC that are actually architecturally attractive: the historic districts. This proposal is ill conceived and should be redone. New housing can be built in areas once used by industry and commerce. Don't wreck NYC's established communities.

**From:** [richard.stevens](#)  
**To:** [Affordable Housing Text \(DCP\)](#)  
**Subject:** Massive Rezoning Plan  
**Date:** Sunday, March 29, 2015 10:48:39 AM

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I want more information and public briefings in every borough including specific maps so I can see how neighborhoods are directly affected by the planned zoning changes. I don't think the City should renege on hard-won community protections.

Mr. Richard Stevens

1312 Reverend James A. Polite Avenue

Bronx, N.Y. 10459-1705

[rjstevensbronx@yahoo.com](mailto:rjstevensbronx@yahoo.com)

**From:** [Rick Bruner](#)  
**To:** [Affordable Housing Text \(DCP\)](#)  
**Subject:** Massive Rezoning Plan  
**Date:** Friday, March 27, 2015 9:06:02 AM

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I believe that the City should not renege on hard-won community protections under the current contextual zoning.

Please provide more information and public briefings in every borough for the the new Rezoning Plan.

Also, can you provide detailed maps so we can see how neighborhoods will be directly affected.

Thanks,

Rick Bruner

**From:** [Robert Ment](#)  
**To:** [Affordable Housing Text \(DCP\)](#)  
**Subject:** Comment on Proposed Zoning Changes  
**Date:** Monday, April 06, 2015 8:14:13 PM

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We are writing to protest the proposals for up zoning.  
We live in South Midwood, one of several Flatbush neighborhoods with Victorian-styled homes that were built at the beginning of the 20th century.

We value the history and beauty of our neighborhood. There are many areas in New York City with their own special character, which is what makes our city a special place to live. Certainly there are areas such as industrial areas in disuse or where buildings are in unusable condition, where high rise buildings can be erected.

New York is a beautiful city rich in history. It is disheartening to see that the City Planning Department has no regard for our history and special architecture. People travel to Europe to see buildings that have been maintained for hundreds of years. We, a younger city and country, should value our architecture and character of our neighborhoods.

Robert and Joan Ment  
732 East 22nd Street  
Brooklyn NY 11210



DEPT OF CITY PLANNING  
RECEIVED  
2015 APR 29 PM 2:13  
ENVIRONMENTAL REVIEW DIV.

*This is what the civic  
leaders of Queens think  
of the proposed new zoning*



Mr. Robert I. Harris  
7359 192nd St.  
Flushing, NY 11366

which civic leaders fear will undo years of positive changes they have been working for. People buy homes or rent homes or apartments because of the quality of life in a particular community. People want a bucolic neighborhood with trees, lawns, blooming bushes, green spaces, fresh air and a good quality of life. Queens' civic associations

ment has been working on new zoning plans which the city says would "modernize zoning regulations that are outmoded and often impede the production of new affordable housing." Well, any credible civic leader will tell you this is "hogwash" and will only make it easier for developers to build big buildings without parking. Oh, one proposal is that se-

an elevated subway. Even if some seniors don't drive, their visitors would probably drive. These zoning proposals were prepared without the input of the civic and tenant associations in New York City. The city asked for suggestions in March and tried to set a final date for discussion for April 6, but there was such

the Kissena Park Civic Association, called the proposals to increase height requirements and relax density restrictions "a disaster for some neighborhoods." In Manhattan, numerous community preservation groups such as Landmark West, the New York Landmarks Conservancy, Green-

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Any person can contact the Department of City Planning to oppose these ideas by emailing [housing@planning.nyc.gov](mailto:housing@planning.nyc.gov) or writing Robert Dobruskin, director of the department's environmental assessment and review division, at New York City Department of City Planning, 22 Reade Street, 4E, New York, NY 10007.

LIMES  
APRIL 24, 2015  
LEADER

COLUMNS

# New zoning could imperil quality of life



Bob Harris  
The Civic Scene

Using the valid excuse that more affordable housing is needed for the homeless, the city administration is planning sweeping zoning revisions which civic leaders fear will undo years of positive changes they have been working for.

People buy homes or rent homes or apartments because of the quality of life in a particular community. People want a bucolic neighborhood with trees, lawns, blooming bushes, green spaces, fresh air and a good quality of life. Queens' civic associations

have worked for decades to change R2 zoning of neighborhoods to R2A to prevent the building of larger houses that would bring more walls, bricks and cement instead of green spaces. People watch to make sure that lawns are not paved over. Civic associations report illegal conversions so that illegal tenants don't come with excess garbage and cars parked on lawns or across sidewalks.

The City Planning Department has been working on new zoning plans which the city says would "modernize zoning regulations that are outmoded and often impede the production of new affordable housing." Well, any credible civic leader will tell you this is "hogwash" and will only make it easier for developers to build big buildings without parking. Oh, one proposal is that se-

nior housing should be built without the current required parking "because senior citizens don't drive." Civic leader Roe Daratio, president of the Communities of Maspeth and Elmhurst, thinks that parking should be increased rather than decreased.

The city seems to believe that senior citizens could walk to public transportation, then either wait for a bus exposed to the weather perhaps without a seat or walk upstairs to catch an elevated subway train. Even if some seniors don't drive, their visitors would probably drive.

These zoning proposals were prepared without the input of the civic and tenant associations in New York City. The city asked for suggestions in March and tried to set a final date for discussion for April 6, but there was such

complaining that now people can respond until April 30th.

President of the Queens Civic Congress Harbachan Singh, and Vice President Rich Hellenbrecht warned the member civic associations of these proposals, which would undo the decades of hard work if these new zoning changes are pushed through. They are concerned about the lack of infrastructure to handle large scale development.

Joe Amaroso, the knowledgeable zoning chairman of the Kissena Park Civic Association, called the proposals to increase height requirements and relax density restrictions "a disaster for some neighborhoods."

In Manhattan, numerous community preservation groups such as Landmark West, the New York Landmarks Conservancy, Green-

wich Village Society for Historic Preservation, Tribeca Trust, Friends of the Upper West Side and the Historic Districts Council have all spoken out against this disastrous new zoning proposal. There is fear that the new ideas would weaken the contextual zoning protection which has been developed over the years to protect historic sites and which prevent overdevelopment.

Any person can contact the Department of City Planning to oppose these ideas by emailing [housing@planning.nyc.gov](mailto:housing@planning.nyc.gov) or writing Robert Dobruskin, director of the department's environmental assessment and review division, at New York City Department of City Planning, 22 Reade Street, 4E, New York, NY 10007.

**From:** [Robert Petrie](#)  
**To:** [Affordable Housing Text \(DCP\)](#)  
**Subject:** Contextual Neighborhood Zoning  
**Date:** Monday, April 06, 2015 11:32:37 AM

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Robert Dobruskin  
Director, Environmental Assessment and Review Division  
NYC Department of City Planning  
22 Reade Street, 4E  
New York, NY 10007

Dear Sir:

My wife and I have lived for over 34 years in the unique neighborhood of the Upper West Side. It's more than disturbing to hear about rezoning to alter the hard-won restrictions for maintaining uniform street blocks in our neighborhoods. There's a reason the UWS is so desirable. We worked hard to create that and increasing the height restrictions will result in loss of character. Please think long and hard about irreversible decisions.

Sincerely,  
Robert Petrie  
425 WEA  
New York, NY 10024

**From:** [Robert Pierpont](#)  
**To:** [Affordable Housing Text \(DCP\)](#)  
**Subject:** Proposed Rezoning of Contextual Districts  
**Date:** Friday, March 27, 2015 1:25:57 PM

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Robert Dobruskin  
Director, Environmental Assessment and Review Division  
NYC Department of City Planning  
22 Reade Street, 4E  
New York, NY 10007

Dear Mr. Dobruskin,

I am writing in opposition to the proposed rezoning referred to as "Zoning for Quality and Affordability" It represents an attack on contextual zoning which is a hard won reform that has maintained human scale in neighborhoods and protected those neighborhoods from inappropriate development. The proposed rezoning would do nothing to enhance "Quality" and have negligible impact on "Affordability." Instead it represents a destructive give-away to developers.

I urge you to reject this rezoning proposal.

Thank you, Robert Pierpont

**From:** [outgoingagency@customerservice.nyc.gov](mailto:outgoingagency@customerservice.nyc.gov)  
**To:** [Affordable Housing Text \(DCP\)](#)  
**Subject:** City of New York - Correspondence #1-1-1083004132 NYC DCP Zoning for Quality and Affordability  
**Date:** Wednesday, March 25, 2015 3:29:10 PM

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Your City of New York - CRM Correspondence Number is 1-1-1083004132

DATE RECEIVED: 03/25/2015 15:27:52

DATE DUE: 04/08/2015 15:29:07

SOURCE: eSRM

The e-mail message below was submitted to the City of New York via NYC.gov or the 311 Call Center. It is forwarded to your agency by the 311 Customer Service Center. In accordance with the Citywide Customer Service standard, your response is due in 14 calendar days.

-----Original Message-----

From: PortalAdmin@doitt.nyc.gov  
Sent: 03/25/2015 15:27:04  
To: <sbladmp@customerservice.nyc.gov>  
Subject: < No Subject >

From: bobpofny@aol.com ()  
Subject: NYC DCP Zoning for Quality and Affordability

Below is the result of your feedback form. It was submitted by (bobpofny@aol.com) on Wednesday, March 25, 2015 at 15:27:04

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This form resides at  
<http://www.nyc.gov/html/dcp/html/zoning-qa/zoning-for-affordability-feedback.shtml>  
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Confirmation: Comments received via this form will be considered as part of the public outreach efforts. They may also be included, as appropriate, on the Department of City Plannings project website. While the project team will make every effort to acknowledge the comments it has received in this way, the Team may not be able to respond individually to every comment submitted.

Name: Robert Prudhomme

Email Address: bobpofny@aol.com

Comment: I support efforts to defend the current and future contextual neighborhood zoning protections from being weakened by allowing height limits within protected areas such as West 97-110 Streets to be raised. I do applaud you on any efforts members take to address density while preserving the light and clean AIR we residents need for a livable 21st Century habitat.

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REMOTE\_HOST: 98.116.222.45, 23.67.251.213  
HTTP\_ADDR: 98.116.222.45, 23.67.251.213  
HTTP\_USER\_AGENT: Mozilla/5.0 (Windows NT 6.3; WOW64; Trident/7.0; MALCJS; rv:11.0) like Gecko

\*\*\*\*\*

**From:** [outgoingagency@customerservice.nyc.gov](mailto:outgoingagency@customerservice.nyc.gov)  
**To:** [Affordable Housing Text \(DCP\)](#)  
**Subject:** City of New York - Correspondence #1-1-1082655894 NYC DCP Zoning for Quality and Affordability  
**Date:** Tuesday, March 24, 2015 6:32:47 PM

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Your City of New York - CRM Correspondence Number is 1-1-1082655894

DATE RECEIVED: 03/24/2015 18:31:48

DATE DUE: 04/07/2015 18:32:35

SOURCE: eSRM

The e-mail message below was submitted to the City of New York via NYC.gov or the 311 Call Center. It is forwarded to your agency by the 311 Customer Service Center. In accordance with the Citywide Customer Service standard, your response is due in 14 calendar days.

-----Original Message-----

From: PortalAdmin@doitt.nyc.gov  
Sent: 03/24/2015 18:31:23  
To: <sbladmp@customerservice.nyc.gov>  
Subject: < No Subject >

From: raffordjr@gmail.com ()  
Subject: NYC DCP Zoning for Quality and Affordability

Below is the result of your feedback form. It was submitted by (raffordjr@gmail.com) on Tuesday, March 24, 2015 at 18:31:23

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This form resides at  
<http://www.nyc.gov/html/dcp/html/zoning-qa/zoning-for-affordability-feedback.shtml>  
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Confirmation: Comments received via this form will be considered as part of the public outreach efforts. They may also be included, as appropriate, on the Department of City Plannings project website. While the project team will make every effort to acknowledge the comments it has received in this way, the Team may not be able to respond individually to every comment submitted.

Name: Robert Rafford

Email Address: raffordjr@gmail.com

Comment: Please vote against any citywide rezoning plan.

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REMOTE\_HOST: 68.173.236.211

HTTP\_ADDR: 68.173.236.211

HTTP\_USER\_AGENT: Mozilla/5.0 (Windows NT 6.1; WOW64; Trident/7.0; rv:11.0) like Gecko

\*\*\*\*\*



**From:** [Roberta Gratz](#)  
**To:** [Affordable Housing Text \(DCP\)](#)  
**Subject:** Massive Rezoning Plan  
**Date:** Thursday, March 26, 2015 5:47:42 PM

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It took neighborhoods years to obtain reasonable zoning controls. Don't undo all that well vetted work.

"We're Still Here Ya Bastards: How the People of New Orleans Rebuilt Their City," Nation Books, June 2015

"The Battle For Gotham: New York in the Shadow of Robert Moses and Jane Jacobs," Nation Books, April 2010

Roberta Brandes Gratz  
25 Central Park West  
N.Y., N.Y., 10023  
(212) 541-4726

3828 Burgundy St  
New Orleans, LA, 70117  
917-699-8338

twitter: @robertagratz  
[www.robertabrandesgratz.com](http://www.robertabrandesgratz.com)  
[www.huffingtonpost.com/roberta-brandes-gratz](http://www.huffingtonpost.com/roberta-brandes-gratz)  
[centerforthelivingcity.org](http://centerforthelivingcity.org)

**From:** [hershen@aol.com](mailto:hershen@aol.com)  
**To:** [Affordable Housing Text \(DCP\)](#)  
**Cc:** [landmarkwest@landmarkwest.org](mailto:landmarkwest@landmarkwest.org); [info@murrayhillnyc.org](mailto:info@murrayhillnyc.org)  
**Subject:** Zoning protections for "Shadow City"  
**Date:** Monday, April 06, 2015 4:37:42 PM

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Dear Members of the Planning Department,

As a New Yorker I am concerned about the lack of sunlight in Midtown Manhattan due to the presence of an increasing number of high buildings. For reasons of health, aesthetics and overall quality of life, I believe it is important for Manhattan residents and visitors to experience a sense of light and space as they walk in our city. Even now we seem like a "shadow city," where sunlight reaches only our street corners, especially in the winter months.

As a result, I support efforts to defend the current and future contextual neighborhood zoning protections from being weakened by allowing height limits within these protected areas to be raised by 20-30%. The proposed citywide rezoning plan would overturn communities' hard-won zoning and historic district protections in one fell swoop. The result would be higher, out-of-character new buildings that undermine individual neighborhoods' human scale and unique sense of place. This is not the way to ensure affordability, architectural quality, and quality of life in our city.

The environmental review for the rezoning plan must be expanded to ensure height limits can be maintained and impacts on historic resources, neighborhood character, and quality of life are taken into account for every neighborhood that will be affected. More information on the plan should be made available to the public, and there should be public briefings in all affected neighborhoods.

Very sincerely,

Roberta Hershenson  
132 E. 35th St. 15C  
New York, NY 10016

**From:** [Robin Hall](#)  
**To:** [Affordable Housing Text \(DCP\)](#)  
**Subject:** I oppose the Mayor's proposed citywide re-zoning plan  
**Date:** Friday, April 10, 2015 5:22:06 PM

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*As a long-time resident of New York City, I am writing to you about my family's concern over what is happening to our city, and what will be unleashed should the Mayor's rezoning plan prevail. You should know that I'm not an activist, a serial-letter writer, a community organizer, or a chronic complainer. I'm simply a guy who loves this vibrant city for its energy, its diversity, the passion of its people and for the admixture of architectural styles that together, tell the story of New York. Buildings big and small, residential and commercial, all give testament to our ethic and cultural identity and the city's social, scientific and industrial history.*

*New York has always been a city of renewal, but I think the arguments concerning the quality of construction and enduring design for the many buildings erected in the boom years of the late 20's & early 30's vs. the present are pretty much settled.*

*I support efforts to defend the current and future contextual neighborhood zoning protections from being weakened by allowing height limits within these protected areas to be raised by 20-30%. As I understand it, the Mayor's proposed citywide rezoning plan would overturn existing zoning and historic district protections, resulting in higher, new buildings, both out-of-scale and out-of-character with individual neighborhoods. Lost in this equation is human scale, a loss of intimacy, a sense of dislocation and most likely, affordability. The environmental review for the rezoning should be expanded to ensure height limits can be maintained and impacts on historic resources, neighborhood character, and quality of life are taken into account for every neighborhood that will be affected. More information on the plan should be made available to the public, and there should be public briefings in all affected neighborhoods. Thank you for your consideration.*

*Mr. Robin Hall  
27 W 96th St. Apt 8D  
NYC NY 10025*

--

Robin Hall | @arbe1947 | 917.733.6059

**From:** [Roestev80](#)  
**To:** [Affordable Housing Text \(DCP\)](#)  
**Subject:** Massive Rezoning Plan  
**Date:** Thursday, March 26, 2015 4:43:12 PM

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Hello, I would like to know more information about this re-zoning plan. When and how will you provide detailed maps showing the re-zoning sites?

Will there be public meetings? When and where?

Rosemary McHugh Steinberg  
653 76th Street  
Brooklyn, NY 11209

**From:** [roz.p](#)  
**To:** [Affordable Housing Text \(DCP\)](#)  
**Subject:** Rezoning Plan's Timeline Extension and Transparency  
**Date:** Thursday, March 26, 2015 5:24:48 PM

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To the NYC Department of City Planning:

I support Gale Brewer's call to make the "Housing New York: Zoning for Quality and Affordability" a slower and more transparent process to rezone some of our beloved neighborhoods. It is important, I agree, to expand housing options, and in many cases this requires a change in the 'context' of certain historical neighborhoods in the city.

However, without seeing maps or text specifically addressing where and by what degree these changes will take place, communities cannot provide informed comments on the city's potential decisions. It is also crucial to address the detrimental flexibility of current 'Inclusionary Housing' "regulations:" the Mandatory Inclusionary Housing program needs to become universal, without reinforcing 'two door' apartment buildings.

I support Ms. Brewer's request that ALL of the rezoning text be made available far in advance of the referral of this application to community boards, and for community boards to then have a minimum of 90 days to analyze and respond to the proposal.

Thank you for your work,  
Roz Palmer

**From:** [rrhodgson@optimum.net](mailto:rrhodgson@optimum.net)  
**To:** [Affordable Housing Text \(DCP\)](#)  
**Subject:** Massive Rezoning Plan  
**Date:** Thursday, March 26, 2015 4:34:14 PM

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It would be a grave error to allow higher buildings in city neighborhood. Recently quoted in the Ny times, a young internet executive said, "I am leaving New York City ,for California mainly because I

I am tired of going into tall buildings for meetings . And the weather here is either too cold and windy or hot and humid." Let's keep the city livable.Roberta Hodgson , 50 year city resident

Sent from my iPad

**From:** [Sally Olds](#)  
**To:** [Affordable Housing Text \(DCP\)](#)  
**Cc:** [LANDMARK WEST!](#)  
**Subject:** Please save our sky!  
**Date:** Wednesday, April 29, 2015 11:28:03 PM

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To City Planning Commission Chair Carl Weisbrod:

I am writing to urge you to defend the current and future contextual neighborhood zoning protections from being weakened -- and to not allow height limits within these protected areas to be raised by 20-30 percent.

The proposed citywide rezoning plan would overturn communities' hard-won zoning and historic district protections in one fell swoop. The result would be higher, out-of-character new buildings that undermine individual neighborhoods' human scale and unique sense of place. This is not the way to ensure affordability, architectural quality, and quality of life in our city.

The environmental review for the rezoning plan must be expanded to ensure that height limits can be maintained and impacts on historic resources, neighborhood character, and quality of life are taken into account for every neighborhood that will be affected.

More information on the plan should be made available to the public, including public briefings in all affected neighborhoods.

Sincerely,

Sally Wendkos Olds  
75 West End Avenue, apt. C6A  
New York, NY 10023  
Tel: 212-600-0623 Cell: 516-456-7738  
Email: [WendkosOlds@alumni.upenn.edu](mailto:WendkosOlds@alumni.upenn.edu)  
Website: [www.SallyWendkosOlds.com](http://www.SallyWendkosOlds.com)

**From:** [Sally Williams](#)  
**To:** [Affordable Housing Text \(DCP\)](#)  
**Subject:** Massive Rezoning Plan  
**Date:** Monday, April 06, 2015 10:12:28 AM

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I am writing to protest the proposals for up zoning.

**My husband and I have lived in South Midwood for over 40 years. It is one of several Victorian Flatbush areas with homes build at the turn of the twentieth century.**

We value the diversity, history, and beauty of our neighborhood. There are many areas in New York City with their own special character. Surely, there are other more appropriate areas such as industrial areas in disuse or where buildings are in unusable condition, where high rise buildings can be erected without destroying the unique character of South Midwood.

It is disheartening to see that the City Planning Department has no regard for our history and special architecture.

Sally and John Zampariolo  
2782 Bedford Avenue  
Brooklyn, NY 11210



**From:** [SAM SZUREK](#)  
**To:** [Affordable Housing Text \(DCP\)](#)  
**Subject:** Rezoning Plan  
**Date:** Thursday, April 02, 2015 9:38:56 AM

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I AM OPPOSED TO MAYOR DE BLASIO'S CITYWIDE REZONING PLAN!

PLEASE LISTEN TO WHAT PRESERVATION ADVOCATES ARE SAYING.

**From:** [Sarah Landau](#)  
**To:** [Affordable Housing Text \(DCP\)](#)  
**Cc:** [Erin McCluskey \(E-mail\)](#)  
**Subject:** My Support  
**Date:** Friday, April 03, 2015 11:48:50 AM

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I write to support the current and future contextual neighborhood zoning protections from being weakened by height limits within these areas to be raised by 2.0--30%  
We must preserve the benefit for communities, NOT developers.

Sincerely,  
Sarah B. Landau  
Prof. Emerita New York University

**From:** [Sarah Landreth](#)  
**To:** [Affordable Housing Text \(DCP\)](#)  
**Subject:** Massive Rezoning Plan  
**Date:** Friday, March 27, 2015 4:13:06 PM

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Dear City Planning Commission:

As a lifelong resident of New York City who values the history and texture of our built environment, I am very concerned about the potential consequences attached to the "Zoning for Quality and Affordability" proposal.

The Commission must release more information and hold public briefings in every borough. In particular, I ask the Commission to provide specific maps of areas to be affected by the plan so that I can see the potential impact of proposed changes on my own neighborhood and surrounding neighborhoods.

The City should not renege on hard-won protections for our communities' distinct characters.

Sincerely,  
Sarah Landreth

**From:** [Sarah Lowengard](#)  
**To:** [Affordable Housing Text \(DCP\)](#)  
**Subject:** "Zoning for Quality and Affordability"  
**Date:** Saturday, March 28, 2015 10:54:07 AM

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Dear Reader

I write to ask for further information about the zoning for quality and affordability ack. I am particularly interested in the portions of the proposal that relate to the Upper East Side (zip codes 10128 and 10029).

Any information, or sources for information, would be appreciated.

Thank you

Sarah Lowengard

**From:** [Shirley Ariker](#)  
**To:** [Affordable Housing Text \(DCP\)](#)  
**Subject:** rezoning  
**Date:** Monday, April 13, 2015 7:38:45 PM

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I think it would be a terrible mistake to allow rezoning so that tall buildings can be built in neighborhoods where the buildings are now five or six stories high (brownstone and tenement buildings areas). Perhaps the most important reason is that it destroys a neighborhood by killing street life. These are the neighborhoods where people gather together to socialize, get to know each other because the neighborhood is not so dense as to make people anonymous, watch out for each other, know the children, etc. (read Jane Jacobs on tall public housing).

Shirley Ariker

[shirleyariker@nyc.rr.com](mailto:shirleyariker@nyc.rr.com)

**From:** [outgoingagency@customerservice.nyc.gov](mailto:outgoingagency@customerservice.nyc.gov)  
**To:** [Affordable Housing Text \(DCP\)](#)  
**Subject:** City of New York - Correspondence #1-1-1082620207 NYC DCP Zoning for Quality and Affordability  
**Date:** Tuesday, March 24, 2015 5:18:05 PM

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Your City of New York - CRM Correspondence Number is 1-1-1082620207

DATE RECEIVED: 03/24/2015 17:17:35

DATE DUE: 04/07/2015 17:18:01

SOURCE: eSRM

The e-mail message below was submitted to the City of New York via NYC.gov or the 311 Call Center. It is forwarded to your agency by the 311 Customer Service Center. In accordance with the Citywide Customer Service standard, your response is due in 14 calendar days.

-----Original Message-----

From: PortalAdmin@doitt.nyc.gov  
Sent: 03/24/2015 17:17:16  
To: <sbladmp@customerservice.nyc.gov>  
Subject: < No Subject >

From: thoresenlinard@netzero.net ()  
Subject: NYC DCP Zoning for Quality and Affordability

Below is the result of your feedback form. It was submitted by  
(thoresenlinard@netzero.net) on Tuesday, March 24, 2015 at 17:17:16

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This form resides at  
<http://www.nyc.gov/html/dcp/html/zoning-qa/zoning-for-affordability-feedback.shtml>  
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Confirmation: Comments received via this form will be considered as part of the public outreach efforts. They may also be included, as appropriate, on the Department of City Plannings project website. While the project team will make every effort to acknowledge the comments it has received in this way, the Team may not be able to respond individually to every comment submitted.

Name: Simon Thoresen

Email Address: thoresenlinard@netzero.net

Comment: I support efforts to defend the current and future contextual neighborhood zoning protections from being weakened by allowing height limits to be raised. The result would be higher out of scale buildings that would destroy the character of our city. There are other ways to ensure affordability, architectural quality and quality of life in our neighborhoods.

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REMOTE\_HOST: 208.105.16.106

HTTP\_ADDR: 208.105.16.106

HTTP\_USER\_AGENT: Mozilla/5.0 (Windows NT 6.3; WOW64; Trident/7.0; rv:11.0) like Gecko

\*\*\*\*\*

March 23, 2015

Robert Dobruskin, AICP, Director  
Environmental Assessment and Review Division  
New York City Department of City Planning  
22 Reade Street  
New York, NY 10007

Re: 'Zoning for Quality and Affordability,' CEQR No. 15DCP104Y

Dear Director Dobruskin:

I have several very strong concerns regarding the proposed scope of the environmental review for this application, and urge that the scope be expanded.

I am strongly opposed to retroactively eliminating the current limits across the board. It is imperative that the scope of the review allow for the possibility that the existing height limits for contextual zones and for the Quality Housing program will remain in place.

I am concerned that the proposed broad rezoning would create incentives for demolition of historic residences outside existing Historic Districts, and that it would also lead to the proliferation of non-contextual vertical extensions.

The result would be a loss of the architectural integrity and sense of place that makes our neighborhoods the vibrant places they are.

Overall, this proposed rezoning carries the potential for serious negative impacts on our neighborhood environments.

Thank you for your attention to this matter.



Stephanie Doba  
614 10<sup>th</sup> Street  
Brooklyn, NY 11215



**From:** [Steve Bull](#)  
**To:** [Affordable Housing Text \(DCP\)](#)  
**Subject:** Comments on the Scope of 'Zoning for Quality and Affordability,' CEQR No. 15DCP104Y  
**Date:** Tuesday, April 28, 2015 4:26:53 PM

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Steve Bull  
56 Ludlow Street, Apt. 2  
New York, NY 10002

April 28, 2015

Dear Robert Dobruskin,

Re: 'Zoning for Quality and Affordability,' CEQR No. 15DCP104Y

Dear Director Dobruskin:

I am NOT pleased with the current developments that are occurring in my neighborhood. Ambitious needle high rise buildings are destroying the community feeling in the LES below Houston. THEREFORE, I have several very strong concerns regarding the proposed scope of the environmental review for this application, and urge that the scope be expanded.

First, it is imperative that the scope of the review allow for the possibility of the existing height limits for contextual zones and for the Quality Housing program to remain in place. It is one thing to posit that the City could benefit from having contextual districts with different height limits than those which currently exist, and to examine where such changes might be appropriate; it is another to retroactively change the existing limits everywhere they currently exist, and eliminate the current limits across the board.

It is also imperative that the scope look at the impact which allowing taller development with greater volumes, as proposed, would have on historic resources, neighborhood character, and shadows, especially in and around parks and other light-sensitive resources. While the Landmarks Preservation Commission would continue to regulate the allowable size of new developments and additions in historic districts, important historic resources also exist outside of designated historic districts. Under this plan, the incentive for demolition of such resources would increase, as would the likelihood of vertical extensions being added. Larger and taller construction in neighborhoods, and especially in areas of historic resources, would in many cases have a negative impact which should be measured. Similarly, the larger, taller buildings allowed under this plan would cast larger shadows, impacting parks, playgrounds, and other light-sensitive sites.

The review must also study the negative environmental impacts which would result from the proposed expanded allowance for building and constructing on rear yards in residential districts, replacing open, green space with hard surfaces.

Finally, the proposed generous increases in allowable size and height for new construction applies in many cases to new developments which would be purely market-rate, luxury housing, or might contain only a fraction of either affordable or senior housing. Alternatives should be studied wherein the proposed bonuses are granted only for those developments which contain 100% affordable housing or 100% senior housing.

Thank you for your attention to this matter.

Sincerely,  
Steve Bull

**From:** [susan\\_herskovits](#)  
**To:** [Affordable Housing Text \(DCP\)](#)  
**Subject:** proposed zoning changes  
**Date:** Sunday, March 29, 2015 8:54:32 AM

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Hi!

Small scale housing is what makes New York NEW YORK!!-it encourages street life and neighbors know neighbors. Please don't mess with that. There is a better way to encourage affordable housing.

Thank you for everything you do to keep NY real!!  
Best regards from Brooklyn,  
Sue Herskovits

**From:** [SusanHopper](#)  
**To:** [Affordable Housing Text \(DCP\)](#)  
**Subject:** Proposed zoning changes  
**Date:** Monday, April 06, 2015 8:53:27 AM

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To Mr Weisbrod,

I am firmly against your plan for citywide sweeping changes to zoning. QUALITY? Not for the citizens who have worked for years to create contextual zoning to protect neighborhood character. Maybe quality of income for big developers? AFFORDABILITY? This proposal is mainly about market rate, and is a sledgehammer approach. One size does not fit all. The residents of NYC need an intelligent nuanced approach to affordable housing, created with awareness of neighborhood character, in partnership with community boards, and with a lot of input from neighborhood residents. Planning and preservation are meant to be partners. Mr. Weisbrod, you can do better!

Susan S. Hopper  
Gramercy Neighborhood

**From:** [skirbynyc@aol.com](mailto:skirbynyc@aol.com)  
**To:** [Affordable Housing Text \(DCP\)](#)  
**Cc:** [landmarkwest@landmarkwest.org](mailto:landmarkwest@landmarkwest.org)  
**Subject:** Give Us Back Our Sky  
**Date:** Tuesday, April 14, 2015 11:30:31 AM

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*I am in Central Park every day and notice how many more shadows there are because of the higher and higher buildings being put up in the city. It is horrible for the park. I am also hearing about more and more birds running into these monstrosities and losing their lives.*

*Our quality of life in the city depends on having access to natural areas -- and being able to see the sky. We might as well all move to the subways if you continue to allow these taller and taller buildings to erode our access to sun, clouds and sky.*

*I support efforts to defend the current and future contextual neighborhood zoning protections from being weakened by allowing height limits within these protected areas to be raised by 20-30%. The proposed citywide rezoning plan would overturn communities' hard-won zoning and historic district protections in one fell swoop. The result would be higher, out-of-character new buildings that undermine individual neighborhoods' human scale and unique sense of place. This is not the way to ensure affordability, architectural quality, and quality of life in our city. The environmental review for the rezoning plan must be expanded to ensure height limits can be maintained and impacts on historic resources, neighborhood character, and quality of life are taken into account for every neighborhood that will be affected. More information on the plan should be made available to the public, and there should be public briefings in all affected neighborhoods.*

Susan Kirby  
252 West 76th Street  
New York, NY 10023

**From:** [Susan Nial](#)  
**To:** [Affordable Housing Text \(DCP\)](#)  
**Cc:** [Wood Kate](#); [Khorsandi Sean](#); [Yeston Max](#); [Wymore Mel](#); [Diller Mark](#); [Cowley Page](#)  
**Subject:** The Mayor's misguided zoning proposal  
**Date:** Saturday, March 28, 2015 12:19:22 PM

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Even though the Mayor has refused to disclose to the public the legislative language that will implement his plan to grant even more gifts to developers, the public is being asked to offer opinions on what is nothing more than a document full of apple pie and motherhood with few specifics on how the plan will be implemented. When a party to a law suit withholds evidence, in this case the text of the implementing legislation, there is a presumption that the withheld evidence would not show the withholding party in a good light. I think that presumption is even stronger in the case of the Mayor's zoning proposals hidden behind a screen of "affordable housing".

From what can be seen in the summary of the Mayor's proposal, it is clear that he intends to virtually eliminate the protections of contextual zoning for which neighborhoods and residents have worked for years. Further, it is clear that his proposals changes in the treatment of "unusually shaped lots" will remove from public review adjustments or variances in zoning limitations that once in place by allowing those adjustments to be made administratively at the request of a developer.

This broad ranging upzoning will gift developers with even more TDRs or air rights than ever before and their use will be subject to NO PUBLIC review because they will result in more as of right building. It is understood that The Administration's preference for allowing developers to "buy the sky" runs deep regardless of its impact on the social and physical health of New Yorkers but it is wrong.

Because the public has no access to the legislative text we have no way of knowing how the Mayor intends to enforce the extractions of "affordable housing" he intends to get as a pay back for the enormous gifts of more height, bulk and square footage via this plan. The Mayor and his attorneys must know that extractions are problematic as the result of the decisions of SCOTUS in Nollan, Dolan and Koontz. (His administration's willingness to cave on affordable housing promises from developers in the Collegiate School matter, leads most of us to believe that his commitment to providing, maintaining and preserving affordable housing for seniors or anyone else is somewhat thin.)

As an exercise of the government's police power, zoning is suppose to act as a limitation on the use of private property in order to protect the health and welfare of the public. Unfortunately in the case of the Mayor's misleadingly titled "Housing New York: Zoning for Quality and Affordability" zoning is being used to transfer public benefit to private developers for their profit. Developers have more than enough incentives to build in NYC as we have seen over the years as buildings have soared along with prices. Programs for "affordable housing" have been plundered by luxury condo builders for buildings like One Fifty Seven. Land use agencies have become mere rubber stamps for developers as they have converted more and more of their transaction with developers to secret non public interactions at the staff level freezing out the public and assuring that very little of what developers do is critically or objectively analyzed. The Mayor's proposal appears to be poised to eliminate even more transparency that the streamlining efforts of the Bloomberg Administration.

Ms. Been described the current proposal as a package of "trade offs". Unfortunately for the public, it seems that gifts are being given (traded) to developers with little if any enforceable benefit coming to the public. The trade, if you will, is very one sided. I am sure members of the administration are well aware that the type of proposal now on the table has, in the past, resulted in net loses in affordable housing as owners and developers rush in to take advantage of up-zoning and the loosening of restrictions on the use of TDRs and the lax application of standards to applications for modifications to landmarked buildings and those in historic districts by demolishing existing affordable housing units and or selling buildings to new owners who then move for permission to modify landmarks, gut the insides and turf out current tenants all in the name of profit!

Analysis must be neighborhood specific: Clearly any analysis of such a broad ranging plan such as this should be done on a neighborhood by neighborhood basis. "Prototypical" examples are irrelevant and quiet frankly misleading as they can be structured to prove whatever the administration wants.

Public Health and Infrastructure issues: An analysis of sewer capacity as well as street drainage and the quality of street repair must be considered including but not limited to the displacement and interference of service during the construction of various projects as well as the requirement that roads and other services be replaced in as good or better condition than before the construction commenced, the impact of constant and in some cases unrelenting

construction noise and disruption as well as mitigation thereof must be considered.

**Impact on Emergency services:** Any rezoning and the resultant increase in height and build should be assessed in terms of the impact these will have on emergency service response time during the construction of the unwell buildings as well as the ability of emergency services to actually deal with increased height buildings and the safety of those buildings in the case of fire and other emergencies.

**Shadows:** Air and light....developers love to sell air and light; however, very little concern is ever expended for the impact of higher and bigger buildings on the air and light of the mere mortals who already live in and around the "new and improved" developments or the parks, like Central Park, that were built to provide respite and healthful open spaces for humans who live in the city. Again, the issue of shadows and their impact cannot be dealt with in a one size fits all analysis.

**Parking and Transit:** Working people need cars! The idea that affordable housing tenants don't need cars to travel to and from work is both offensive and wrong. We would love to be able to say that public transit in NYC provides everyone with a safe, quick and reliable way to get to work but it doesn't. In fact, it was recently reported that working class individuals have to travel further and for longer to get to their jobs via public transit. Further, the public transit Authority has made it clear that with increases in fares the public can also expect fewer and slower trains and buses. Is it the administration's goal to make life even harder for working class people to get to their jobs? Again, blanket utopian claims simply don't reflect the facts on the street.

There are many more issues to be raised and I know they have been raised by other community groups. I support the calls for an in depth and neighborhood specific analysis of this proposal as well as full disclosure of the legislative language that will be used to implement this plan. I urge the administration, the City Council as well as the DCP to place the needs of the humans living in NYC and their neighborhoods as well as small businesses, our historic places and spaces above the desire of developers for more money. I also urge the Administration to reconsider its commitment to developer centered zoning and respectfully request a return to a consistent system of city planning that places humans and their needs before the needs of corporations and developers and affirms the importance transparency as well effective public review and involvement. From what I see in this plan, I doubt that it will result in anything more than more profit for developers and more cost for taxpayers with little public benefit for neighborhoods or residents.

It is likely that once the legislative language is disclosed, there will be other issues to be discussed. I urge the DCP and the City Council to be mindful of the importance of full public involvement those discussions and respectfully request that sufficient time be provided for that to occur.

Susan Nial  
Sent from my iPad

**From:** [Susan Nial](#)  
**To:** [Affordable Housing Text \(DCP\)](#)  
**Subject:** Re: City of New York - Correspondence #1-1-1078160424 NYC DCP Zoning for Quality and Affordability  
**Date:** Friday, March 20, 2015 11:49:25 AM

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While I understand that you did not make this decision, there are many people and I am one of them who believe that the text should be rolled out during the scoping process. It is unusual and puts the public at a distinct disadvantage. Please direct my strong objections to this procedure to the appropriate official.

Thank you.

Susan Nial  
Sent from my iPad

On Mar 19, 2015, at 11:30 AM, "Affordable Housing Text (DCP)" <AHOUSING@planning.nyc.gov> wrote:

> Susan,  
>  
> Thanks for your inquiry. We will post the draft zoning text amendment online later in the spring before the public review process begins.  
>  
> The EIS Scoping document includes a detailed description of the proposal and is currently on the DCP website here [http://www.nyc.gov/html/dcp/html/env\\_review/scope.shtml](http://www.nyc.gov/html/dcp/html/env_review/scope.shtml)  
>  
>  
> -----Original Message-----  
>  
> From: PortalAdmin@doitt.nyc.gov  
> Sent: 03/12/2015 18:15:58  
> To: <sbladmp@customerservice.nyc.gov>  
> Subject: < No Subject >  
>  
> From: Nial.s@att.net ()  
> Subject: NYC DCP Zoning for Quality and Affordability  
>  
> Below is the result of your feedback form. It was submitted by  
> (Nial.s@att.net) on Thursday, March 12, 2015 at 18:15:58  
> -----  
>  
>  
> This form resides at  
> <http://www.nyc.gov/html/dcp/html/zoning-qa/zoning-for-affordability-feedback.shtml>  
>  
> -----  
>  
> Confirmation: Comments received via this form will be considered as part of the public outreach efforts. They may also be included, as appropriate, on the Department of City Plannings project website. While the project team will make every effort to acknowledge the comments it has received in this way, the Team may not be able to respond individually to every comment submitted.  
>  
> Name: Susan Nial  
>  
> Email Address: Nial.s@att.net  
>  
> Comment: I would like a complete copy of the mayors Zoning proposal zoning for Quality and Affordability. I

have the slide presentation and the scoping document. Thank you.

>

> -----

>

> REMOTE\_HOST: 68.175.69.111, 24.143.199.123

> HTTP\_ADDR: 68.175.69.111, 24.143.199.123

> HTTP\_USER\_AGENT: Mozilla/5.0 (iPad; CPU OS 7\_1\_1 like Mac OS X) AppleWebKit/537.51.2 (KHTML, like Gecko) GSA/5.2.43972 Mobile/11D201 Safari/9537.53

>

> \*\*\*\*\*



**From:** [outgoingagency@customerservice.nyc.gov](mailto:outgoingagency@customerservice.nyc.gov)  
**To:** [Affordable Housing Text \(DCP\)](#)  
**Subject:** City of New York - Correspondence #1-1-1078160424 NYC DCP Zoning for Quality and Affordability  
**Date:** Thursday, March 12, 2015 6:18:07 PM

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Your City of New York - CRM Correspondence Number is 1-1-1078160424

DATE RECEIVED: 03/12/2015 18:16:47

DATE DUE: 03/26/2015 18:18:03

SOURCE: eSRM

The e-mail message below was submitted to the City of New York via NYC.gov or the 311 Call Center. It is forwarded to your agency by the 311 Customer Service Center. In accordance with the Citywide Customer Service standard, your response is due in 14 calendar days.

-----Original Message-----

From: PortalAdmin@doitt.nyc.gov  
Sent: 03/12/2015 18:15:58  
To: <sbladmp@customerservice.nyc.gov>  
Subject: < No Subject >

From: Nial.s@att.net ()  
Subject: NYC DCP Zoning for Quality and Affordability

Below is the result of your feedback form. It was submitted by (Nial.s@att.net) on Thursday, March 12, 2015 at 18:15:58

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This form resides at  
<http://www.nyc.gov/html/dcp/html/zoning-qa/zoning-for-affordability-feedback.shtml>

-----

Confirmation: Comments received via this form will be considered as part of the public outreach efforts. They may also be included, as appropriate, on the Department of City Plannings project website. While the project team will make every effort to acknowledge the comments it has received in this way, the Team may not be able to respond individually to every comment submitted.

Name: Susan Nial

Email Address: Nial.s@att.net

Comment: I would like a complete copy of the mayors Zoning proposal zoning for Quality and Affordability. I have the slide presentation and the scoping document. Thank you.

-----

REMOTE\_HOST: 68.175.69.111, 24.143.199.123  
HTTP\_ADDR: 68.175.69.111, 24.143.199.123  
HTTP\_USER\_AGENT: Mozilla/5.0 (iPad; CPU OS 7\_1\_1 like Mac OS X) AppleWebKit/537.51.2 (KHTML, like Gecko) GSA/5.2.43972 Mobile/11D201 Safari/9537.53

\*\*\*\*\*

**From:** [Susan E. Sullivan](#)  
**To:** [Affordable Housing Text \(DCP\)](#)  
**Cc:** [landmarkwest@landmarkwest.org](mailto:landmarkwest@landmarkwest.org)  
**Subject:** Citywide Rezoning Plan  
**Date:** Monday, April 06, 2015 2:17:40 PM

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To: Robert Dobruskin  
Director, Environmental Assessment and Review Division

I strongly oppose Mayor Bill de Blasio's proposed Citywide Rezoning plan. Contextual neighborhood zoning protections are critical to preserving the quality of life for everyone who lives within these zones. By weakening height limitations, communities' hard-won zoning and historic district protections will be eliminated. Separate and distinct is the impact of sky high buildings that eliminate the human scale and unique sense of place that distinguish neighborhoods. Light and air are integral to a healthy urban environment. Equally importantly is the economic impact of weakening high restrictions that will have a significant economic impact on each neighborhood. What happens to the working poor and lower middle class who will be priced out of the market? This is not the way to ensure affordability, architectural quality, and quality of life in our city.

The environmental review for the rezoning plan must be expanded to ensure height limits will be maintained. The impacts on historic resources, neighborhood character, and quality of life must be taken into account for every neighborhood that will be affected.

I am adamant that information on the plan should be distributed to the public and that "Town Hall" discussions should be held in all affected neighborhoods.

Sincerely,  
Susan E. Sullivan.

**From:** [Wasserman, Suzanne](#)  
**To:** [Affordable Housing Text \(DCP\)](#)  
**Subject:** from Suznane Wasserman  
**Date:** Monday, March 30, 2015 11:53:13 AM

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Dear Friends: I want to tell you of my disapproval of the proposed City Planning Commission's Housing NY: **Zoning for Quality & Affordability at the Public Scoping Hearing. Best, Suzanne Wasserman, Ph.D., Director, The Gotham Center for NYC History, CUNY GRADUATE CENTER**

**From:** [Terese Coe](#)  
**To:** [Affordable Housing Text \(DCP\)](#)  
**Subject:** Affordable housing for older New Yorkers and others  
**Date:** Friday, April 24, 2015 7:34:16 PM

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We need affordable housing for Older New Yorkers, but development must not disrupt the contextual nature of the neighborhoods.

We also need more affordable housing in general. Please do not give our city to the real estate interests-- there are far too many luxury apts already, the realtors from other countries have become millionaires and billionaires, and these apts are mostly for investment purposes. Real residents need apts and the situation has become horrible for renters. Keep rent stabilization and don't allow the realtors to destroy it!

Thank you.

Terese Coe  
99 MacDougal St. Apt. 13  
NY, NY 10012  
kandroma@hotmail.com

**From:** [Teecup27@aol.com](mailto:Teecup27@aol.com)  
**To:** [Affordable Housing Text \(DCP\)](#)  
**Cc:** [teecup27@aol.com](mailto:teecup27@aol.com)  
**Subject:** ZONING CHANGES  
**Date:** Thursday, March 26, 2015 7:33:28 PM

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**Those of us in The East Village have fought long and hard to protect our zoned community. Please do not go back and let real estate developers destroy our streets, AND please have more public meetings about any changes you are even considering for the future. Thank you for your consideration and time.**

**Sincerely yours,  
Terri Cook  
515 East 14th Street  
New York, NY 10009  
212-677-5803**

**From:** [Cathe Giffuni](#)  
**To:** [Affordable Housing Text \(DCP\)](#)  
**Subject:** The Proposed Rezoning Plan Is Too Destructive and Damaging. CG  
**Date:** Friday, March 27, 2015 6:04:53 PM

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**From:** [The Rosenblatts](#)  
**To:** [Affordable Housing Text \(DCP\)](#)  
**Subject:** Up-zoning protest  
**Date:** Monday, April 06, 2015 10:23:49 PM

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Hello,

We are writing to protest the proposed up zoning aimed at South Midwood. As this neighborhood is predominantly comprised of homes constructed in the early 1900's and shortly thereafter, we want to retain the history and character this section of Brooklyn reflects. It is this said structure and character that brought us (and several new homeowners) to this neighborhood to purchase a home and that serves to retain many of the the long-established homeowners.

There are many areas within NYC that, as they are not established, would serve as ideal areas to host zone changes. Please consider those rather than disrupt the community in place here.

The Rosenblatts  
South Midwood Brooklyn



**From:** [thea1717@aol.com](mailto:thea1717@aol.com)  
**To:** [Affordable Housing Text \(DCP\)](#)  
**Subject:** opposition to City Planning proposal for historic district  
**Date:** Thursday, April 02, 2015 6:16:07 PM

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-----Original Message-----

From: Arlene Harrison <arlenesharrison@yahoo.com@ccsend.net>  
To: thea1717 <thea1717@aol.com>  
Sent: Tue, Mar 31, 2015 10:22 am  
Subject: Gramercy Park Block Association- Gramercy Park News #720

#### New Gramercy Park Office

Thanks to our neighbors at Calvary-St. George's Church, we have secured an office for the Trustees of Gramercy Park and the GPBA in Calvary-St. George's parish house at 61 Gramercy Park North. This is an important first step in our 5-year plan for the Future of Gramercy Park.

We are grateful to our many neighbors who have thus far supported this plan with their donations and 5-year pledges!

Trustees of Gramercy Park welcome Calvary-St. George's Palm  
Sunday Procession in the Park

Park Trustees Rev. Tom Pike and Arlene Harrison welcome Calvary-St.  
George's Rev. Jacob Smith, Rev. Ben DeHart, and Church Wardens Jonathan  
Hansen and Bill Goetz into Gramercy Park on Palm Sunday.

Photos by Nia James Kiesow

Additional Snow Photos of Gramercy Park from GPBA Board Member Sean

Brady

[View slideshow](#)

I wish to express my opposition to the zoning proposal under consideration by the commission. I feel it has been created without New Yorkers or their neighborhoods in mind.

Sincerely,  
Thea Cahill, a Gramercy Park resident

**From:** [tjnicholson@gmail.com](mailto:tjnicholson@gmail.com) on behalf of [Tom Nicholson](#)  
**To:** [Affordable Housing Text \(DCP\)](#)  
**Subject:** Zoning height changes!  
**Date:** Friday, April 24, 2015 5:20:17 PM

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I want to express my strong opposition to the de Blasio proposal to change the height limits in historic areas of the city, particular the Upper West Side where I live.

It is a short sighted inadequate solution to a problem that can be solved in so many other ways that do not come at the expense of current and future generations of New Yorkers. We want a livable city.

Please do not let this happen on *your* watch.

Tom Nicholson  
325 West 84th Street  
New York, NY 10024

--

Tom Nicholson  
Nicholson | NY  
Main +1 212.721.8414  
Cell +1 646.752.2912

**From:** [Tony Kiser](#)  
**To:** [Affordable Housing Text \(DCP\)](#)  
**Subject:** Massive Rezoning Plan  
**Date:** Thursday, March 26, 2015 4:38:40 PM

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To whom it may concern: There is nothing more important in the city urban plan than the maintenance of contextual zoning policy. The proposal to allow higher buildings in contextual districts is not a good idea. I am making an urgent plea in this letter for contextual zoning laws to be held in place. Thank you Tony Kiser, President of William and Mary Greve

--

Tony Kiser

Sent from iPhone -- Please excuse any errors in my emails sent from the iPhone.

V.Max & Francine Klimavicius  
25 31 Francis Lewis Blvd  
Bayside, N.Y. 11358  
917-834-1686

Robert Dobruskin, AICP, Director  
Environmental Assessment and Review Division New York City Department  
of City Planning  
22 Reade Street  
New York, NY 10007  
rdobrus@planning.nyc.gov  
fax 212-720-3495

Re: 'Zoning for Quality and Affordability,' CEQR No. 15DCP104Y

Dear Director Dobruskin:

I have several very strong concerns regarding the proposed scope of the environmental review for this application, and urge that the scope be expanded.

First, it is imperative that the scope of the review allow for the possibility of the existing height limits for contextual zones and for the Quality Housing program to remain in place. It is one thing to suppose the City could benefit from having contextual districts with different height limits than those which currently exist, and to examine where such changes might be appropriate; it is another to retroactively change the existing limits everywhere they currently exist, and eliminate the current limits across the board.

It is also imperative that the scope look at the impact which allowing taller development with greater volumes, as proposed, would have on historic resources, neighborhood character, and shadows, especially in and around parks and other light-sensitive resources. While the Landmarks Preservation Commission would continue to regulate the allowable size of new developments and additions in historic districts, important historic resources also exist outside of designated historic districts. Under this plan, the incentive for demolition of such resources would increase, as would the likelihood of vertical extensions being added. Larger and taller construction in neighborhoods, and especially in areas of historic resources, would in many cases have a negative impact which should be measured. Similarly, the larger, taller buildings allowed under this plan would cast larger shadows, impacting parks, playgrounds, and other light-sensitive sites.

Thank you for your attention to this matter.

  
Francine Klimavicius

March 23, 2015

**From:** [Victoria Duncan](#)  
**To:** [Affordable Housing Text \(DCP\)](#)  
**Subject:** Concerned about South Midwood Rezoning Plan  
**Date:** Sunday, April 05, 2015 8:58:14 PM

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Dear Mr. Dobruskin,

I live in one of the Victorian Flatbush area homes in South Midwood and am very concerned about the proposal to up-zone where I live.

My husband and I chose this neighborhood to buy a home in just over three years ago because we understood that no more high rise buildings would be erected. We have invested not only the funds to purchase our home, but also considerable resources to restore our 1903 house to its original character where it has been modernized over the years. We would not be doing this if any more buildings were to be built that are not in keeping with the historic nature of our neighborhood.

We love our house and hope to be able to continue to renovate and restore it to its original beauty. If other buildings uncharacteristic of the 1903 Victorian era are constructed in our neighborhood we will probably not continue to invest in our house's renovation as we had planned. This would be a shame, both because we love our house and this long-term project, as well as because in our current efforts we believe that we are contributing to maintaining a part of New York history that is both interesting as well as beautiful.

I encourage you in the strongest way not to allow our neighborhood to be up-zoned. My concern is not with affordable housing - I support that - but not in an area whose historical character will be lost. It is not a success for NYC if we destroy something good and beautiful in the process of trying to create something worthwhile.

Sincerely,

Victoria Duncan

E22nd Street between Farragut and Glenwood

**From:** [Virginia Salow](#)  
**To:** [Affordable Housing Text \(DCP\)](#)  
**Subject:** Proposed Rezoning of Residential Areas to Promote Affordable and Senior Housing  
**Date:** Friday, April 10, 2015 1:09:47 PM

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Robert Dobruskin, Director of Environmental Assessment and Review Division  
N.Y.C. Department of City Planning  
22 Reade Street 4E  
New York, New York 10007

Dear Mr. Dobruskin:

There are many reasons why Mayor DeBlasio's short sighted plans for the referenced rezoning is doomed to eliminate the few small remaining parts of N.Y.C. that are apartment free. Believe it or not most families want to raise their families in the American dream of a single family home with a backyard and a family friendly neighborhood.

Why does the Mayor want to force apartments on all New Yorkers? Why should the Boroughs be Manhattanized?

The Mayor should be looking for remedies to slow the influx of illegals into our cities rather than force established Americans to scoot over so others who have broken immigration rules continue to sneak into our country illegally. Why should they get a free pass in enjoying all the fruits of previous generations who worked so hard labor to build a country where those who went through the legal process the proper way?

The Mayor is foolhardy in trying to disguise sanctioning of illegal basement apartments in single family homes. Our neighborhoods are already busting at the seams. In reality families today have 2-4 cars per home. How in the world can you bypass rules for city parking when planning compressed multiple dwellings? It's inconceivable!!

Be realistic ... there is no more room in the Boroughs...unless you want to change all our life styles to benefit those criminal illegal immigrants who have broken our immigrations laws and now the Mayor is asking all of us to condone these broken immigration laws by forcing us all to live in apartments so all the illegal immigrants have a place to live here in America.

Who says America must take in all the worlds poor. Our resources are limited. Must Americans live and work to give the rewards of our labors away to other countries who do not want to take care of their own? Must America be responsible for ALL of the world's poors? I say we must take of our proper legal American citizens first and foremost. By not doing so we are weakening America and destroying the middle class.

No more forced apartment dwellings for all in N.Y.C. We should not destroy our single family zoning in Queens.

Sincerely,

Virginia Salow

Virginia Salow  
exdhm34@aol.com



**From:** [Walme08](#)  
**To:** [Affordable Housing Text \(DCP\)](#)  
**Subject:** Protest Against Massive Rezoning Plan  
**Date:** Saturday, April 04, 2015 12:00:03 AM

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I am writing to protest the proposals for up zoning.

I live in South Midwood, one of several Victorian Flatbush neighborhoods with homes built at the turn of the 20th century.

We value the history and beauty of our neighborhood. There are many areas in New York City with their own special character. This is what makes our city a special place to live.

Certainly there are areas such as industrial areas in disuse or where buildings are in unusable condition, where high rise buildings can be erected.

We live in a beautiful city rich in history. It is disheartening to see that the City Planning Department has no regard for our history and special architecture. People travel to Europe to see the buildings that have been maintained for hundreds of years. We, a younger city and country, should value our architecture and character of our neighborhoods.

Sincerely,

Wayne Lamont

**From:** [Jarrett Brilliant](#)  
**To:** [lander@council.nyc.gov](mailto:lander@council.nyc.gov); [Eric Ask \(BROOKLYNBP\)](#); [Robert Dobruskin \(DCP\)](#)  
**Subject:** "Zoning for Quality and Affordability" Plan  
**Date:** Tuesday, March 24, 2015 2:34:57 PM

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I am deeply troubled by the City's plan to retroactively gut neighborhood zoning protections by increasing height limits in contextual zoning districts in our neighborhood, and to weaken those protections for any contextual district moving forward.

These height limits are an important way of preserving neighborhood character and preventing out-of-scale development. Our communities fought long and hard for them, and had to make many compromises and sacrifices to achieve them. For the City to undo all that hard work with a one-size-fits-all zoning change flies in the face of sensible planning.

The new rules would not only allow up to a 20-30% increase in the allowable height of new development in our contextual zones; it would weaken future contextual zoning protections that we need and seek, and reduce the protections for non-contextual residential zoning districts by raising the height limits encouraged by 'Quality Housing' rules.

I strongly urge you to work to ensure that the zoning protections our neighborhoods need, and we fought so hard for, are preserved, and that existing contextual zoning rules which we hope to apply to other parts of our neighborhood in the future are not gutted as well.

Jarrett Brilliant  
513 8th Ave, Brooklyn

## TYPICAL STACK LETTER 1a

**From:** [Barry Pamer](#)  
**To:** [Affordable Housing Text \(DCP\)](#)  
**Subject:** Comments on the Scope of 'Zoning for Quality and Affordability,' CEQR No. 15DCP104Y  
**Date:** Thursday, April 30, 2015 3:28:22 PM

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Barry Pamer  
253 Parkside Ave  
Brooklyn, NY 11226

April 30, 2015

Dear Robert Dobruskin,

Re: 'Zoning for Quality and Affordability,' CEQR No. 15DCP104Y

Dear Director Dobruskin:

I have several very strong concerns regarding the proposed scope of the environmental review for this application, and urge that the scope be expanded.

First, it is imperative that the scope of the review allow for the possibility of the existing height limits for contextual zones and for the Quality Housing program to remain in place. It is one thing to posit that the City could benefit from having contextual districts with different height limits than those which currently exist, and to examine where such changes might be appropriate; it is another to retroactively change the existing limits everywhere they currently exist, and eliminate the current limits across the board.

It is also imperative that the scope look at the impact which allowing taller development with greater volumes, as proposed, would have on historic resources, neighborhood character, and shadows, especially in and around parks and other light-sensitive resources. While the Landmarks Preservation Commission would continue to regulate the allowable size of new developments and additions in historic districts, important historic resources also exist outside of designated historic districts. Under this plan, the incentive for demolition of such resources would increase, as would the likelihood of vertical extensions being added. Larger and taller construction in neighborhoods, and especially in areas of historic resources, would in many cases have a negative impact which should be measured. Similarly, the larger, taller buildings allowed under this plan would cast larger shadows, impacting parks, playgrounds, and other light-sensitive sites.

The review must also study the negative environmental impacts which would result from the proposed expanded allowance for building and constructing on rear yards in residential districts, replacing open, green space with hard surfaces.

Finally, the proposed generous increases in allowable size and height for new construction applies in many cases to new developments which would be purely market-rate, luxury housing, or might contain only a fraction of either affordable or senior housing. Alternatives should be studied wherein the proposed bonuses are granted only for those developments which contain 100% affordable housing or 100% senior housing.

Thank you for your attention to this matter.

Sincerely,  
Barry Pamer

## Stack Letter 1a

1. A. S. Evans, 4/21/15 (written statement), 4/29/15 (written statement)
2. Allegra Riggio, 4/30/15 (written statement)
3. Amy Westpfahl, 4/28/15 (written statement)
4. Andrew Austin, 4/28/15 (written statement)
5. Ann McDermott, 4/28/15 (written statement)
6. Anna Wieder, 4/28/15 (written statement)
7. Barry Pamer, 4/30/15 (written statement)
8. Beatriz Rodriguez, 4/29/15 (written statement)
9. Bernard Rittersporn, 4/29/15 (written statement)
10. Bernice Tsai, 4/28/15 (written statement)
11. Beth Sopko, 4/29/15 (written statement)
12. Carl Rosenstein, 4/29/15 (written statement)
13. Carol Steinberg, 4/28/15 (written statement)
14. Carole L Hyman, 4/28/15 (written statement)
15. Carole Teller, 4/28/15 (written statement)
16. Charles Browning, 4/28/15 (written statement)
17. Christine Dugas, 4/21/15 (written statement)
18. Claire Fontaine, 4/30/15 (written statement)
19. Daniel Brewer, 4/30/15 (written statement)
20. David R. Marcus, 4/28/15 (written statement)
21. Diane Fraher, 4/28/15 (written statement)
22. Dorene Internicola, 4/29/15 (written statement)
23. Efreem Zelony-Mindell, 4/30/15 (written statement)
24. Elaine Ellman, 4/30/15 (written statement)
25. Els Phillips, 4/22/15 (written statement), 4/28/15 (written statement)
26. Ephraim Diament, 4/28/15 (written statement)
27. Francis Hartigan, 4/29/15 (written statement)
28. G Bedrosian, 4/28/15 (written statement), 4/29/15 (written statement)
29. Gerhard Gruitrooy, 4/29/15 (written statement)
30. Harold Appel, 4/28/15 (written statement)
31. Helen-Jean Arthur, 4/29/15 (written statement)
32. Hugh Gran, 4/30/15 (written statement)
33. Isabel Sole, 4/30/15 (written statement)
34. J. van Itallie, 4/28/15 (written statement)
35. Janet Duran, 4/20/15 (written statement), 4/28/15 (written statement)
36. Jean-Luc Callet, 4/29/15 (written statement)
37. Jeff Wurgler, 4/28/15 (written statement)
38. Jill Rapaport, 4/30/15 (written statement)
39. Joan Reilly, 4/28/15 (written statement)
40. John Doyle, 4/20/15 (written statement)
41. John Mauk Hilliard, 4/21/15 (written statement)
42. John von Hartz, 4/29/15 (written statement)
43. Jordan Schaps, 4/30/15 (written statement)
44. Judith Monaco-Callet, 4/29/15 (written statement)
45. Karen Young, 4/29/15 (written statement)
46. Kate Puls, 4/20/15 (written statement)
47. Katherine Sharp, 4/28/15 (written statement)
48. Kevin West, 4/28/15 (written statement), 4/28/15 (written statement)
49. Kim Whitener, 4/29/15 (written statement)
50. Laura Siegel, 4/29/15 (written statement)
51. Laurel Van Horn, 4/30/15 (written statement)

52. Lawrence Grant, 4/28/15 (written statement)
53. Marc Brown, 4/28/15 (written statement)
54. Marc Hirschfeld, 4/29/15 (written statement)
55. Maria Giampino, 4/28/15 (written statement)
56. Marilyn Appleberg, 4/30/15 (written statement)
57. Mary Caulfield, 4/29/15 (written statement)
58. Mary Picayo, 4/30/15 (written statement)
59. Matt Malina, 4/29/15 (written statement)
60. Melissa Tong, 4/30/15 (written statement)
61. Meredith Kurtzman, 4/29/15 (written statement)
62. Mimi Miller, 4/29/15 (written statement)
63. Mitchell Grubler, 4/22/15 (written statement)
64. Monica Rittersporn, 4/30/15 (written statement)
65. Nancy Arons, 4/30/15 (written statement)
66. Nancy Brous, 4/28/15 (written statement)
67. Natalia Yamrom, 4/30/15 (written statement)
68. Paolo Alippi, 4/21/15 (written statement), 4/29/15 (written statement)
69. Paul Mulhauser, 4/28/15 (written statement)
70. Paul Rackow, 4/20/15 (written statement)
71. Paula Mauro, 4/30/15 (written statement)
72. Peter Brownscombe, 4/28/15 (written statement)
73. Peter Hassler, 4/29/15 (written statement)
74. Philip Schneider, April 23, 2015
75. Philippe Chaurize, 4/29/15 (written statement)
76. Rachel Goddard, 4/30/15 (written statement)
77. Rebecca Lipski, 4/28/15 (written statement)
78. Richard and Jennie Dorn, 4/28/15 (written statement)
79. Robert Plutzker, 4/30/15 (written statement)
80. Robin Morris, 4/30/15 (written statement)
81. Rudi Hanja, 4/28/15 (written statement)
82. Russell Bartels, 4/29/15 (written statement)
83. Sam Ewencyk, 4/20/15 (written statement)
84. Sanford Kunkel, 4/30/15 (written statement)
85. Sara Jones, 4/29/15 (written statement)
86. Seemin Qayum, 4/21/15 (written statement)
87. Siri Kuptamethee, 4/28/15 (written statement)
88. Steve & Nancy Gould, 4/29/15 (written statement)
89. Steven Clay & Julie Harrison, 4/28/15 (written statement)
90. Susan Hirsch, 4/28/15 (written statement)
91. Susan Vaughn, 4/29/15 (written statement)
92. Suzanne Goodelman, 4/29/15 (written statement)
93. Thomas Cuff, 4/29/15 (written statement)
94. Tom Jennings, 4/29/15 (written statement)
95. Trevor Stewart, 4/28/15 (written statement)
96. Victoria McMahon, 4/29/15 (written statement)
97. Vivian Weisner, 4/28/15 (written statement)
98. William Gary McCraw Jr, 4/28/15 (written statement)
99. William Mauro, 4/30/15 (written statement)

## TYPICAL STACK LETTER 1b

**From:** [Annette Fesi](#)  
**To:** [Robert Dobruskin \(DCP\)](#)  
**Subject:** Comments on the Scope of 'Zoning for Quality and Affordability,' CEQR No. 15DCP104Y  
**Date:** Friday, March 20, 2015 3:06:37 PM

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Annette Fesi  
61 Jane St.  
New York, NY 10014

March 20, 2015

Dear Robert Dobruskin,

I have several very strong concerns regarding the proposed scope of the environmental review for this application, and urge that the scope be expanded.

First, it is imperative that the scope of the review allow for the possibility of the existing height limits for contextual zones and for the Quality Housing program to remain in place. It is one thing to posit that the City could benefit from having contextual districts with different height limits than those which currently exist, and to examine where such changes might be appropriate; it is another to retroactively change the existing limits everywhere they currently exist, and eliminate the current limits across the board.

It is also imperative that the scope look at the impact which allowing taller development with greater volumes, as proposed, would have on historic resources, neighborhood character, and shadows, especially in and around parks and other light-sensitive resources. While the Landmarks Preservation Commission would continue to regulate the allowable size of new developments and additions in historic districts, important historic resources also exist outside of designated historic districts. Under this plan, the incentive for demolition of such resources would increase, as would the likelihood of vertical extensions being added. Larger and taller construction in neighborhoods, and especially in areas of historic resources, would in many cases have a negative impact which should be measured. Similarly, the larger, taller buildings allowed under this plan would cast larger shadows, impacting parks, playgrounds, and other light-sensitive sites.

Thank you for your attention to this matter.

Sincerely,  
Annette Fesi

## Stack Letter 1b

1. Alice Abell, 3/20/15 (written statement)
2. Allen Mohr, 03/24/15 (written statement)
3. Andrea Belag, 3/22/15 (written statement)
4. Andrea Coyle, 3/20/15 (written statement)
5. Ann McDermott, 03/25/15 (written statement)
6. Anna Shapiro, 3/20/15 (written statement)
7. Anne Marie Paolucci, 3/20/15 (written statement)
8. Anne Martin, 3/23/15 (written statement)
9. Annette Fesi, 3/20/15 (written statement)
10. Ariana Torchin, 3/23/15 (written statement)
11. Arnold Himelstein, 3/20/15 (written statement)
12. Artineh Havan, 3/21/15 (written statement)
13. B. G. Firmani, 3/21/15 (written statement)
14. Barbara Goren, 3/20/15 (written statement)
15. Betsy Daniels, 3/24/15 (written statement)
16. Bonnie Egan, 3/20/15 (written statement)
17. Bruce Goldstein, 3/20/15 (written statement)
18. C. Giffuni, 3/22/15 (written statement)
19. C. M. Pyle, 3/21/15 (written statement)
20. Carla Dozzi, 3/20/15 (written statement)
21. Carol Eckman, 3/20/15 (written statement)
22. Catherine Brandli, 3/20/15 (written statement)
23. Cathleen Gorman, 3/20/15 (written statement)
24. Chris Papavasiliou, 3/20/15 (written statement)
25. Constance Dondore, 3/20/15 (written statement)
26. Craig Kuehl, 3/20/15 (written statement)
27. Daniel Schweitzer, 3/24/15 (written statement)
28. David Rosenberg, 3/23/15 (written statement)
29. Dayle Vander Sande, 03/25/15 (written statement)
30. Deborah Friedman, 3/23/15 (written statement)
31. Dennis Quinn, 3/24/15 (written statement)
32. Diane Fraher, 3/20/15 (written statement)
33. Dianne Mendez, 3/21/15 (written statement)
34. Donna Mastranda, 3/23/15 (written statement)
35. Doris Toumarkine, 3/20/15 (written statement)
36. Edmund Dunn, 3/20/15 (written statement)
37. Edmund Sulzman, 3/20/15 (written statement)
38. Elisabeth P. Purcell, 3/20/15 (written statement)
39. Elizabeth Kipp-Giusti, 3/20/15 (written statement)
40. Ellen Datlow, 3/20/15 (written statement)
41. Ellen McElduff, 3/20/15 (written statement)
42. Els Phillips, 3/23/15 (written statement)
43. Evelyn Simon, 3/20/15 (written statement)
44. Evette Stark Katz, 3/21/15 (written statement)
45. Geoffry Cohl, 3/20/15 (written statement)
46. Gregory Juedes, 3/20/15 (written statement)
47. Hal Broom, 3/20/15 (written statement)
48. Heather Frayne, 3/20/15 (written statement)
49. Helene Volat, 3/20/15 (written statement)
50. Ilana Novick, 03/25/15 (written statement)
51. Ilka Scobie, 3/20/15 (written statement)
52. Jamie Johnson, 3/20/15 (written statement)
53. Jean Standish, 3/24/15 (written statement)
54. Jeane Krier, 3/21/15 (written statement)

55. Jeanne Epstein, 3/22/15 (written statement)
56. Jeanne Krier, 3/21/15 (written statement)
57. Jeffrey Rabkin, 3/20/15 (written statement)
58. Jenifer Siedun, 3/20/15 (written statement)
59. Jennifer Siedun, 3/20/15 (written statement)
60. Jerry Labowitz, 3/20/15 (written statement)
61. Joan Klyhn, 3/20/15 (written statement)
62. John and Justine Leguizamo, 03/24/15 (written statement)
63. John Willenbecher, 3/20/15 (written statement)
64. Jonathan Stern, 03/23/15 (written statement)
65. Joshua Shapiro, 3/20/15 (written statement)
66. Judith Karpilow, 03/23/15 (written statement)
67. Julian Jarvis, 3/21/15 (written statement)
68. Julie Rupprecht, 3/20/15 (written statement)
69. Karin Cudd, 3/23/15 (written statement)
70. Karin Knoblich, 03/25/15 (written statement)
71. Kate Puls, 3/20/15 (written statement)
72. Kate Walter, 3/23/15 (written statement)
73. Kathleen Hulley, 3/20/15 (written statement)
74. Kevin West, 3/20/15 (written statement)
75. Leslie Kriesel, 3/20/15 (written statement)
76. Lizbeth Marano, 3/24/15 (written statement)
77. Margaret H. Gardiner, 3/24/15 (written statement)
78. Margaret Murphy, 3/21/15 (written statement)
79. Margaret Wells, 3/20/15 (written statement)
80. Martha Cataldo, 3/20/15 (written statement)
81. Mary Ann Curley, 3/20/15 (written statement)
82. Mary Brown, 3/20/15 (written statement)
83. Matteo Tonello, 3/23/15 (written statement)
84. Michael Certo, 3/20/15 (written statement)
85. Michael Fisher, 3/20/15 (written statement)
86. Michelle Haigh Osorio, 03/23/15 (written statement)
87. Michelle Spinner, 3/20/15 (written statement)
88. Mitchell Gubler, 3/20/15 (written statement)
89. Monica Panzani, 3/20/15 (written statement)
90. Nancy and Joel Kremsdorf, 03/23/15 (written statement)
91. Nancy Brous, 3/20/15 (written statement)
92. Octavia Giovannini-Torelli, 3/20/15 (written statement)
93. Paolo Alippi, 3/20/15 (written statement)
94. Paula Grande, 3/20/15 (written statement)
95. Penny Luedtke, 3/20/15 (written statement)
96. Philp Desiere, 3/20/15 (written statement)
97. Pinar Emirdag, 3/23/15 (written statement)
98. Priscilla Karant, 3/20/15 (written statement)
99. Rebecca Lipski, 3/21/15 (written statement)
100. Regina Amos, 3/21/15 (written statement)
101. Regina Joseph, 3/20/15 (written statement)
102. Rich and Charlene Schwarzkopf, 3/20/15 (written statement)
103. Richard and Jennie Dorn, 3/20/15 (written statement)
104. Richard Mathews, 3/20/15 (written statement)
105. Richita Anderson, 3/22/15 (written statement)
106. Rita DeCassia, 3/20/15 (written statement)
107. Robert Bischoff, 3/20/15 (written statement)
108. Robert Blakeley, 3/22/15 (written statement)
109. Robert Distefano, 3/20/15 (written statement)
110. Ruth Osborne, 03/23/15 (written statement)



- 111.Samantha Margalit, 3/20/15 (written statement)
- 112.Scott Lauer, 3/20/15 (written statement)
- 113.Sheldon Krinsky, 3/22/15 (written statement)
- 114.Sherrie Levy, 03/25/15 (written statement)
- 115.Steve & Nancy Gould, 3/24/15 (written statement)
- 116.Steven Clay & Julie Harrison, 3/20/15 (written statement)
- 117.Sue Mohr, 3/20/15 (written statement)
- 118.Sunil Gopal, 3/21/15 (written statement)
- 119.Susan Law-Farnsworth, 3/20/15 (written statement)
- 120.Susan Rosengarten, 3/20/15 (written statement)
- 121.Suzanne Goodelman, 3/20/15 (written statement)
- 122.Terese Coe, 3/20/15 (written statement)
- 123.Terri Howell, 3/21/15 (written statement)
- 124.Tom Jennings, 3/20/15 (written statement)
- 125.Tommy Shi, 3/20/15 (written statement)
- 126.Virginia Wallace, 3/20/15 (written statement)
- 127.Vivian Weisner, 3/20/15 (written statement)
- 128.Wendy Dannett, 3/22/15 (written statement)
- 129.Wendy Labowitz, 3/20/15 (written statement)

## TYPICAL STACK LETTER 2

**From:** [Betty Perlsh](#)  
**To:** [Affordable Housing Text \(DCP\)](#)  
**Cc:** [landmarkwest@landmarkwest.org](mailto:landmarkwest@landmarkwest.org)  
**Subject:** PLEASE SAVE OUR CITY!  
**Date:** Thursday, April 30, 2015 4:16:19 PM

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Dear Mr. Weisbrod:

I support efforts to defend the current and future contextual neighborhood zoning protections from being weakened by allowing height limits within these protected areas to be raised by 20-30%. The proposed citywide rezoning plan would overturn communities' hard-won zoning and historic district protections in one fell swoop. The result would be higher, out-of-character new buildings that undermine individual neighborhoods' human scale and unique sense of place. This is not the way to ensure affordability, architectural quality, and quality of life in our city. The environmental review for the rezoning plan must be expanded to ensure height limits can be maintained and impacts on historic resources, neighborhood character, and quality of life are taken into account for every neighborhood that will be affected. More information on the plan should be made available to the public, and there should be public briefings in all affected neighborhoods.

Betty Perlsh

## Stack Letter 2

1. Barbara Neuhaus, 4/2/15 (written statement)
2. Bedi Singh, 4/6/15 (written statement)
3. Betty Lynd, 4/2/15 (written statement)
4. Betty Perlish, 4/30/15 (written statement)
5. Caroline King, Erhan Sakallioğlu, 3/28/15 (written statement)
6. Charles H. Henkels, 4/2/15 (written statement)
7. Christopher Walsh, 4/2/15 (written statement)
8. Cleo and Sid Goldfischer, 4/29/15 (written statement)
9. Cliff Richner, 4/29/15 (written statement)
10. Dale Howard, 4/6/15 (written statement)
11. David Giese, 4/29/15 (written statement)
12. Deborah Aiges, 4/29/15 (written statement)
13. Sidney Goldfischer, 3/25/15 (written statement)
14. Ed and Marci McGill, 4/3/15 (written statement)
15. Eileen Marech, 4/30/15 (written statement)
16. Peter and Elena Selman, 4/6/15 (written statement)
17. Eleonora Karanauskas, 4/2/15 (written statement)
18. Ellen Fleyscher, 4/29/15 (written statement)
19. Emily Robin, 3/27/15 (written statement), 4/29/15 (written statement)
20. Felicia de Chabris, 4/29/15 (written statement)
21. Fred Endelman, 4/29/15 (written statement)
22. Martin Webb, 4/6/15 (written statement)
23. Gretchen Borges, 4/30/15 (written statement)
24. Heidi R. Klaimitz, 4/29/15 (written statement)
25. Jan Prager, 4/6/15 (written statement)
26. Janet M. Kelly, 4/3/15 (written statement)
27. Janice Bell, 4/6/15 (written statement)
28. Jessica Bondy, 4/29/15 (written statement)
29. Jessica Kaczorowski, 3/21/15 (written statement)
30. Jessica Mitchell, 4/2/15 (written statement)
31. Joan Beck, 4/3/15 (written statement)
32. John Meyer, 4/6/15 (written statement)
33. John Vaccaro, 4/3/15 (written statement)
34. Judith & Victor M. Linn, 3/27/15 (written statement)
35. Ken Hittel, 4/2/15 (written statement)
36. Laura Brown, 3/27/15 (written statement)
37. Laurence Frommer, 4/3/15 (written statement)
38. Linda C. Jones, 4/2/15 (written statement)
39. Lori Malloy, 3/27/15 (written statement)
40. Luis A. Salazar, 4/6/15 (written statement)
41. Majda Kallab, 3/28/15 (written statement)
42. Margaret Dessau, 4/14/15 (written statement)
43. Marguerite Pitts, 3/21/15 (written statement)
44. Marilyn Ringel, 4/6/15 (written statement)
45. Marjory D. Fields, 4/2/15 (written statement), 4/9/15 (written statement)
46. Mary L Myers, 4/30/15 (written statement)
47. Mary Ann Giorgio, 4/22/15 (written statement)

48. Max Yeston, 4/3/15 (written statement)
49. Michael Arkin, 4/29/15 (written statement)
50. Molly Heron, 4/2/15 (written statement)
51. Nancy Sheran, 4/3/15 (written statement)
52. Naomi Scheuer, 3/24/15 (written statement)
53. Patricia M Webb, 4/6/15 (written statement)
54. Rachel Brown, 4/2/15 (written statement)
55. Rob Brenner, 4/2/15 (written statement)
56. Robert Bardin, 4/29/15 (written statement)
57. Roberta Hershenson, 4/6/15 (written statement)
58. Ron Barrett, 4/13/15 (written statement)
59. Rosa Lagarrigue, 4/6/15 (written statement)
60. Ruthann Heinrich, 4/6/15 (written statement)
61. Sarah Rosenblatt, 4/2/15 (written statement) and 4/30/15 (written statement)
62. Sharon R. Harris, 4/1/15 (written statement)
63. Simon R. Thoresen, 4/29/15 (written statement)
64. Simon Verity, 4/15/15 (written statement)
65. Sophia Duckworth Schachter, 4/29/15 (written statement)
66. Steven R. Terry, 3/28/15 (written statement)
67. Susan Kirby, 4/14/15 (written statement)
68. Susan Bronhomme, 4/30/15 (written statement)
69. Tricia Pilone and Ronald Sussman, 4/6/15 (written statement)
70. Victoria Watkins and Carol Garcia, 4/3/15 (written statement)
71. Xiaoling Hu, 4/6/15 (written statement)

# Public Scoping Meeting Transcript

March 25<sup>th</sup>, 2015

## **Robert Dobruskin:**

Good after everyone, we're going to begin. Welcome, thank you all for coming this afternoon. This is the public scoping meeting for the zoning for quality and affordability text amendment proposal. For the record, let me note that the city environmental quality review application number is 15DCP104M. Today's date is March 25<sup>th</sup>, 2015. And the time now is ten after four.

My name is Robert Dobruskin, and I'm the director of EARD of the Department of City Planning and I'll be chairing this scoping meeting. The department of city planning is acting on the behalf of the city planning commission, as the lead agency for the proposal's environmental review. Joining me today are several of my colleagues, Christopher Hayner, who is an Urban Designer. Evren Ulker-Kacar, who is a Senior Project Manager in the Environmental Assessment Review Division. And Eric Kober, who is the Director of Housing Economic and Infrastructure Planning Division. We're also joined by Beth Lebowitz, who is the director of our zoning division. And Frank Ruchala, who's the Deputy Director of the zoning division.

Together, we are all here to receive your comments on the drafts scope of work for the draft environmental impact statement, for DEIS. It is to be prepared for the text amendment proposal.

The draft scope of work identifies all the subjects that will be analyzed in the upcoming DEIS. They also describe the methodologies that will be used in those analyses. If you haven't seen the draft scope yet, we do have a desk copy at the table outside this room. You can also view the draft of scope on the department's website. Desk copy of the protocol for today's meeting at the desk and that tools are available on the website.

The purpose of the scoping meeting is to allow for public participation in the environmental review process at the earliest stage possible. And toward that end, we'll have an opportunity today to hear comments from elected officials, community broad representatives and the government agencies as well as members of the general public.

Today also marks the beginning of the official written comment period on the draft scope. And we'll be receiving written comments through Monday, April 6<sup>th</sup>. At the end of the written comment period, the department will consider all of the comments that we've received, those that we hear today as well as any written comments, and then determine what changes if any need to be made to the draft scope. We'll then issue a final scope of work. And it is final scope of work that will serve as the basis for preparing the DEIS.

Today's meeting is going to be divided into three parts. During the first part, the department will make a brief presentation describing the zoning proposal and also summarizing the draft scope of work. During the second part of the meeting, we'll be receiving comments from elected officials, community broad representatives and any government agencies. During the third and final part of the meeting, we'll be receiving comments from the general public. If you wish to speak today, you'll need to fill out a speaker's card, those are available at the table outside of this room. Speakers will be called in the order that they sign up. Speaking time will be limited to three minutes. And we ask you to place direct comments, specifically to the contents of the draft scope.

So now I'm going to turn things over to Frank Ruchala, our Deputy Director of zoning. He'll make a brief presentation on the proposal.

## **Frank Ruchala, DCP:**

Hello everyone, and thank you for coming today. I will be giving a brief overview of department's proposed Zoning for Quality and Affordability Text Amendment. In May 2014, the administration released the Housing New York Plan, a five-borough, ten-year plan to preserve and create 200,000 units of affordable housing. The plan pointed out that

many of the city zoning regulations are outdated or inadvertently impede the production of new housing. It called for review and reform the regulations to better promote the creation of affordable housing and to foster diverse livable neighborhoods. The proposed changes, that I will go through shortly, are intended to help implement this policy goal and with updated rezoning resolution to better promote housing affordability and higher-quality buildings. The goals of the specific action are to — one, remove barriers that constrain housing production; two, encourage better quality buildings that contribute to the fabric of the city's neighborhoods; three, promote senior housing to address the affordable housing needs of our aging population; and finally, to reduce unnecessary parking requirements for affordable housing where appropriate. I will go through each of those individually starting with senior housing.

First of all, to give a little background: the overall population of the city is aging. It's expected to increase by forty percent by 2040. This will require a range of housing needs for seniors reflecting different levels of care. Today, there is already a shortage of housing for seniors, including for nursing homes and independent senior residencies that is only expected to worsen as the population ages. Given the existing and upcoming greater need, or great need for senior housing, the city believes it's appropriate to promote this form of housing. However, outdated zoning regulations which have a long given high Floor Area Ratios for affordable senior housing have not kept pace with evolving models for senior housing, and make it more difficult to construct. The proposal, would modernize zoning definitions to better accommodate today's a range of housing models for senior housing and care. It would rationalize Floor Area Ratios and building envelopes for these uses to facilitate more and better housing for seniors, and it would add flexibility to create appropriately sized housing units and reduce administrative obstacles that burden some forms of senior housing development.

Next, we will talk about changes to building controls. The intent of this is to modernize the rules that shape buildings in the city, specifically speaking about those medium- and higher-density areas of New York, particularly in relation to the city's contextual zoning districts. These contextual zoning districts were established in the 1980s to promote mid-rise housing that better fit within its neighborhood fabric. However, since the 80s, there have been a number of changes and residential building practices to which zoning has not kept pace.

These include safety and building codes like changes to first sprinklers and eighty area requirements, new residential construction methods, like modular construction, general best practices for residential, design, including higher floor-to-floor heights, and a greater degree of development taking place in an irregularly shaped size.

But not keeping pace with those changes, rules and contextual zoning districts now are making housing more expensive to create, while discouraging quality ground floor retail or residential spaces and encouraging flat oxi buildings with undifferentiated facades.

Moreover, incentives for affordable housing for sure community expectations when developers cannot utilize additional floor area, resulting in exclusively market rate buildings. Many of these issues were pointed out recently by CHPC's recent study *The Building Envelope Conundrum*. The goal of the proposed changes that I will go through shortly is to strengthen contextual zoning regulations with the series limited changes to better serve its original purpose. These changes to medium- and high-density districts, are intended to remove barriers that constrain housing production and raise costs and encourage better quality buildings that contribute to the fabric of the city neighborhoods.

Modifications include, two accomplishes that requires modifications to the building envelope controls in medium- and high-density contextual zoning districts. And this requires, first, increasing maximum heights by no more than five feet in most zoning districts and in some others, adding one additional story that would be needed. As well the proposal includes modifications to existing upper story setback regulations and corner lot rules that would allow buildings that are more in keeping with their context and allow for more efficient construction. Additional flexibility would be provided for affordable housing for seniors and for the inclusionary housing buildings. Once they are allowed additional floor area, they would be permitted in addition sufficient room to fit those housing, one to two stories in most cases and three to four in the highest density zoning districts. They would also be granted additional flexibility to develop their buildings in more efficient manners. The proposal also includes other updates to zoning regulations affecting the general design of medium and high residential buildings in order to allow buildings that reflect the context of older buildings in many city neighborhoods. These include modifications to street wall, stoop, ground floor and unit size regulations. Finally the proposal also includes changes to address irregularly shaped lots which are not well

considered in the zoning resolution today through modifications for regulations for yards, lot coverage and distance between buildings.

Moving to parking. Parking regulations today unnecessarily hamper the production of affordable housing, particularly near transit. Low income households in seniors have demonstrated low rates of auto ownership, and when parking is required as provided as required they frequently do not utilize the parking. The cost of this parking imposes high costs on affordable housing, making funding for affordable housing more difficult or even in instances reduce the amount of housing that can be built. The proposal therefore includes modifications in two broad geographies of the city. First in a transit zone which would be defined predominantly as multi-family districts within a half mile of subway stations. In that transit zone, no parking would be required for new affordable housing and affordable senior housing. Existing affordable senior housing developments would be able to remove previously provided parking as of right while other affordable housing would require discretionary action to remove previously provided parking. In addition new buildings would be able to reduce their parking to facilitate mixed income development through a separate discretionary process. Outside the transit zone, the proposal would simplify the parking requirements for affordable housing and reduce parking for affordable senior housing in medium density districts, and eliminate the requirement for high density districts.

This is the beginning of the public process for the proposal. The proposal will continue and go through the city's robust land use review process which provides multiple opportunities for input from the local to the city-wide level beginning in the spring and continuing in the summer and fall. We have posted detailed information pm the proposals online and look forward to additional engagement with communities and the public.

<http://www.nyc.gov/html/dcp/html/zoning-qa/zoning-for-affordability-1.shtml>

(R) Great thanks, thank you very much Frank. So now Evren Ulker-Kacar will summarize the draft scope of work.

**Evren Ulker-Kacar:**

Hello, everyone. Thanks for coming. The purpose of an environmental review process is to identify, disclose and mitigate to the greatest extent practical the significant adverse environmental impacts of the proposed action. The proposed action in this case is a generic action, because there are no known developments that are projected at this time. And due to its explored applicability, it is difficult to predict the sites where developments would be facilitated by the proposed action. Therefore, a generic environmental impact statement will be prepared. These are the components of the EIS, there's going to be a detailed description of the proposed action. There's going to be a section for analyzing the likely impacts of the proposed action and will have the analysis chapters in accordance with the CEQR Technical Manual. To produce a reasonable likely effects of the proposed action, representative development prototypes in variety of zoning districts have been developed and these prototypes represent a reasonable worst case scenario for the proposed action. And generic environmental impact statement will analyze these likely affects of the proposed action for all subjects outlined in the CEQR technical manual. And these subjects and analysis are as follows: land use zoning and public policy, community facility, socio- economic condition, open space, urban design, as you can see in the slide. And the EIS will identify any potential significant impacts and will consider alternatives to reduce or eliminate the potential impacts. If the potential impacts cannot be mitigated, they will be identified as irreversible adverse impacts.

(R) So that concludes the first part of the meeting and we're going to move on to comments from elected officials, community broad representatives and any government agencies. So our first speaker today will be Dawa Jung, representing Senator Tony Avella.

**Part 2: Elected Officials Community Board Representatives**

**Dawa Jung:**

Thank you, my name is Dawa Jung, and I'm here to represent Senator Tony Avella and read his testimony into the record. Thank you for the opportunity to testify here today. The applicant, the NYC DCP, is proposing a broad zoning text amendment consisting of changes to various zoning provisions with city wide applicability. In their proposal, DCP emphasizes the increased needs for affordable housing and senior and nursing care facilities throughout the city and places blame on the outdated zoning regulations as the main impediment to achieving housing access and affordability. As a solution to addressing the lack of affordable housing, DCP proposes that various zoning changes be implemented city wide. I fully agree that the city must take an active role in addressing the housing issue. However, weakening the zoning protections that took years to accomplish is not only the wrong approach to solving the problem, but also it'll have a harmful impact on many neighborhoods throughout the city.

As the former chair of the zoning enfranchises committee in the city council, I worked perilously alongside my colleagues as well as civic and community leaders to contextually rezone many neighborhoods. The creation of contextual zoning districts is the direct result of the hard work and overwhelming support of residents, home owners and civic associations, who fought to protect their community from irresponsible overdevelopment that threatens the quality of life for all NYC residents. The proposal, if enacted, would increase the allowable maximum height of buildings up to 15 feet resulting in at least one additional floor per building. Furthermore, for both affordable and senior housing, the allowable building height would increase up to an additional 40 feet on top of the already proposed as-of-right increase up to 15 feet. Nursing homes and senior care facilities in low and medium density zones such as R3, R4, R5, would be able to built up to 25 feet higher than what is presently allowed. In addition to substantial increase in the height limit, the plan proposes to reduce the requirement for setback distance in the front yard and completely eliminate the rear yard setback requirements. These changes will negatively impacted residents' quality of life since civic requirements serve important functions in ensuring adequate access to light, air and open space. The proposal would also significantly reduce or completely eliminate parking requirements depending on the type of residential districts that the structure is located. What is even more alarming is that within the transit zone, all qualified affordable housing and/or senior housing would be able to eliminate any parking requirements regardless of the residential zoning question. This change would have detrimental impact on the already congested areas, such as downtown Flushing, by exacerbating the shortage of the parking space in the area and putting pedestrians and motorists at great risk of accidents. It can also result in possible delays in emergency vehicles as they would have difficulty navigating the streets. In conclusion, the proposed amendments will have a harmful impact on the quality of life of many the residents of our city and reverse the positive rezoning actions which we have already implemented during the past decade. For these reasons, I vehemently oppose the Environmental Impact Statement scoping document as currently written and recommended that it be withdrawn from consideration at this time. Thank you.

(R) Thank you very much. Our next speaker will be Mel Wymore, representing Community Board 7 Manhattan to be followed by Elizabeth Caputo.

**Mel Wymore:**

We're sharing the same statements, so I may just speak forward if she doesn't show up OK? Ha-ha. My name is Mel Wymore and I'm representing Community board 7 Manhattan. Thank you for the opportunity for speaking today. Community Board Seven supports the stated goals of the zoning for quality and affordability text amendment to promote the creation of affordable housing and to foster diverse livable neighborhoods. Furthermore, CB Seven appreciates the tremendous effort that went into drafting this broad proposal to update the zoning text. In the spirit of effective community collaboration, we offer the following questions and concerns. One, general concerns. Text: now understanding this scoping document itself, we have no information regarding the actual text of the proposed zoning amendment. Without knowing the specific details of the proposed action it is impossible to develop an appropriate scope or to analyze the potential impacts. Clarity: it is not clear from the presentation or from the scoping document, how much the proposed zoning amendment, how it works with existing bonus floor area allowances. The presentation also does not and unequivocally state that the maximum allowable FAR, F-A-R, will not be increased by the proposed text. Schedule: the timeline outline in the presentation is quiet aggressive, indicating that the DEIS will be completed in the matter of weeks. This seems the ambitions given the scope of the project and points to plans for a relatively narrow study of impacts. And finally timing in the general sense. Although, the proposal was posted in January; our Community Boards really didn't become aware of this until mid-March, giving us only a week to prepare a testimony regarding a hundred and sixty page document, which is a lot to do in a week.



No. 2, general concerns regarding the scope of the DEIS. One size does not fit all. We request that the DEIS as part of its reasonable worst case development scenario, study the impacts of the proposed expanding building envelope on several zoning districts, ranging from medium density like Brooklyn Heights to high density commercial like midtown, to low density residential like Astoria and East Harlem. It is imperative that what worst case scenario analysis to take you into account the contextual zones and historic districts as well as other relevant varieties of special districts.

Unintended Consequences: community members have expressed considerable concern about unanticipated outcome of citywide amendment. Even if the proposal does not increase allowable FAR, will it realistically have effect on population density and its related impact categories, community facilities, services, water, sewer, solid waste, sanitation, transportation, public health, neighborhood character. Even if the proposal does not numerically cross the shadow increase threshold warranted in detailed analysis, should there be a consideration of the proposal's proportional shadow impact in limited height districts. Accomplishing the goal of affordable housing: while the proposal points to barriers to build the affordable housing, it does not demonstrate that removing these barriers will actually result in more affordable housing. It does not compare this proposal to alternative approaches to achieving this goal, we request that the analysis in the DEIS, compare the benefits and impacts of this program to other methods of expanding affordable housing in New York City. Accomplishing the goal of quality buildings: while the proposal states that zoning envelopes inhibit the construction of quality buildings, it does not demonstrate that relaxing envelopes will result in better buildings. Good buildings can be built with the existing height and setback constraints as the back of the envelope calculations make clear. (22:49) How will the proposed amendment provide incentives to ensure the construction of stoop, higher ceiling, shallower apartments and or other elements of good design? How will the proposal attenuate market forces that work to maximize FAR sometimes at the price of good design?

Purpose of zoning: One major premise of the proposal is that current zoning envelopes inhibit the ability to build out the total floor area allotted by underline district. This begs the question. Is allotted floor area an absolute right, independent of many other zoning principles like street wall requirements, height limits, open space ratios, etcetera, that allow us to effectively manage the growth of our communities. Will emphasizing FAR obviate important constraints that protect neighborhood character and quality of life?

Finally Number 3: specific request to expand the scope of the DEIS. CB 7 requests that the three components of the proposal, A removing barriers to senior housing, B modernizing rules on building shapes, and C, reducing unnecessary parking requirements, be analyzed separately with respect to each of the 19 categories in the CEQR technical manual, and with respect to the several different types of neighborhoods. We have outlined specific questions pertaining to these 19 CEQR categories. And I'll submit them in text. Again, it is important to stress that CB 7 whole-heartedly supports the goal of increasing the affordable housing and fostering diverse livable neighborhoods. We stand ready in partnership to ensure that together we achieve that result; we feel that there's a long way to go to make this happen. Thank you so much.

(R) Thank you Mel. Look forward to read your written text amendment.

(M) Oh, one thing is we did is specifically asked for written alternative, like visual alternatives of each type of the districts, in terms of how the building can be affected by the proposed amendment. Thank you so.

(R) Thank you. SO is Elisabeth Caputo going to speak?

(Audience murmured something that can't be heard clearly.)

(R) Ok. So the next speaker then will be Max Weiss representing State Assembly member Linda Rosenthal. Mr. Weiss?

(Audience murmured again.)

(R) Do we have a Jason Harding also representing Council member Rosenthal? Thank you.

**Jason Harding, representing City Council Member Helen Rosenthal:**

(J) Sorry, it's difficult getting in here today. Lot of entrusted here today. My name is Jason Harding; I work for New York City Council Member Helen Rosenthal, I'd like to read statement produced by the Council member for you today.

Dear Chair Weisbrod, thank you so much for holding this hearing to solicit input for city planning zoning for quality and affordability proposal. I have a few concerns. While I share the Mayor's vision to build more affordable housing, we can't leave the community out of the process. As is the case with every community in New York City, the upper west side has its share of unique qualities. Over the years, my community joined together and landmarked large swaths of the district. The proposed zoning plan could undo our landmarked areas, and similarly contextual zones. We're looking for protection of landmark districts and contextual zones. Is that contemplated in the proposal? The zoning for quality and affordability proposal also provides for a generalized draft EIS or DEIS, which would be applied citywide. The neighborhoods of New York are as diverse as its people, so it's hard to imagine a meaningful DEIS that would be bare bones enough to apply city wide. To this point I would respect to your request that the DEIS be applied on a case by case basis. The community input will be invaluable. I would also appreciate a more in-depth discussion about the transfer of development rights. Again there are situations on the upper west side, where it is imperative that the air right transfer be within a reasonable distance and other situations, where highest economic value must be granted offsite. I would ask that any change to the transfer development rights allow for additional flexibility and community discussion. Does this plan contemplate transportation mitigation for low and middle income families? Can this plan allow for transportation and traffic studies to be conducted prior to determining whether or not the location will have a parking requirement? And lastly, as events have unfolded over the last year, you won't be surprised that my plea that the affordable units built must be onsite with equal amenities and a single entrance. As you know, too many times, developers are given legal opportunities to double dip the city, state and federal coffers and I want to be sure these practices are not perpetuated by the zoning changes. Thank you for your time, and I would again stress that I share your goal to increase the number of affordable housing units in the city. Thank you very much.

(R) Thank you very much. Our next speaker will be Betty Mackintosh representing Manhattan Community Board Four, and should be followed by Lee Compton also Community Board Four.

**Betty Mackintosh, Manhattan CB 4:**

(B) Good afternoon, my name is Betty Mackintosh; I'm co-chair of Manhattan Community Board Four, Chelsea Land use committee. Commenting on the draft scope of work is very challenging since we don't have the actual zoning text review. So far, it appears that a number of proposed goals are very sound, but of course, the devil is in the details. We applaud the proposed text amendment for senior housing and care facilities. These have been needed for many years. We're most concerned about the impacts that proposed envelope changes would have. We urged that the EIS focus in detail on neighborhood character and socioeconomic conditions impacts. Not on the citywide basis, but targeted to the three special districts in community district Four, and the areas outside those districts especially the Chelsea historic district, east Chelsea, and Clinton, particularly 11<sup>th</sup> avenue between 43<sup>rd</sup> and 53<sup>rd</sup> streets. Our major concerns are the impacts of increased heights on views, shadows in the air, displacement of existing affordable housing tenants by redevelopment of existing residential buildings, we think it's very important to inventory the number of affordable and market rate units, existing and projected. The need that recognize that Hudson yards and west Chelsea have been and will in the future experience an enormous increase in the number of residents. And the impacts of increased development on public services particularly schools and we've long time been concerned about how those analyses are prepared. We urge city planning to present the proposal to modernize rules that shape buildings in a way that facilitates and community board for consideration of these modifications. We respectfully request Charts with each existing regulations side by side with the proposed regulations particularly for the three special districts in community district four. Because when you read the document, the recommendations are scattered throughout, and it's very hard to put them all together in one place. And maps of Community District Four showing the same information as the maps that are in the draft scope, but community district maps would be a close up, easy to read scale. Thank you for the opportunity to share our comments and suggestions and Lee Compton, my colleague, will follow up in more detail.

(R) Thank you. Lee Compton. And Mr. Compton will be followed by Tobi Bergman.

**Lee Compton, Manhattan CB 4:**

(L) Good afternoon, obviously my name is Lee Compton and I am the other co-chair of Manhattan Community Board Fourth Chelsea Land Use Community. This clearly is a mess of the project, we're grateful to the DCP staff for responding to our concerns regarding direct impact of the proposed actions on our three special districts. But it is not reasonable to expect an informed respond in discussion without providing the actual proposed text and time to study it. Beyond the obvious issues of light and air caused by the proposed changes to building envelopes to which we'll respond in our written comments, I want to highlight two sorts of side issues. First, the increase in ground floor commercial height to 15 feet, should be studied for its impact on local business. Will the more desirable space the action is intended to create lead to large rent increases? Will local businesses be disadvantaged relative to national or regional chains with greater financial resources? What will be the impact on neighborhood character? Second, the increased use of rear yard space for accessory residential uses should be studied for its impact on open space. Will the loss of rear yard space increase the use of existing open space? Will such an increase in use require additional open space? Will there be sources of new open space? If it is needed, how will it be provided? We look forward to commenting on thoroughly and more knowledgeable both in our written presentation and after certification. But again we regret having lost the opportunity to comment in great depth at this stage. We would have preferred to participate in an informed response and discussion help determining the scope of the pending study. Thank you.

(R) Thank you very much. Actually Manhattan Borough president Gale Brewer has arrived and shows they're next speaker.

**Gale Brewer, Manhattan Borough President:**

Thank you very much. I am Gale Brewer and I am the Manhattan Borough president, it looks different... So I'd like thank the department of city planning for working so hard to come up with additional ways to encourage the development of more affordable and senior housing. There are certainly many sound ideas and modernizing definitions relating to senior housing so that the development of certain types of housing are not disadvantaged by outdated categories. In addition while possibly requiring some more discussion. Those who know me, know I would always pick affordable housing over parking. However, I'm here to express some serious concerns over the effects that the current proposal could have on the borough of Manhattan, I know there are other boroughs. Mainly, it would result on one hand, a development that disrupts the contextual nature of certain neighborhoods; while on the other hand it could fail to produce increased amount of more affordable housing. It is for this reason that earlier today I am the majority of the elected officials representing the borough of Manhattan, many, many, many elected officials representing the borough of Manhattan, delivered a letter to Chair Weisbrod concerning this application and this proposed scope of work. This letter outlines the concerns that I'll explain right now. Rent stabilized units: the vast majority of new housing development in Manhattan occurs on sites, where housing already exists. That's the proposal that we're looking at today. Any new housing developed, as a result of this proposal, then has a potential to displace long term residents and places rent stabilized tenants at risk of losing their homes. I'm recommending that this proposal could be advanced alongside a proposal for new anti-harassment rules to protect rent stabilized tenants in contextual districts; the scope of work for this EIS should also be revised to include a study of the effect of the proposal on these tenants. Neighborhood character. Contextual districts make up half of Manhattan neighborhoods. These zones were mapped because of the hard work of advocates and I am concerned that across the board change the building form in these districts, particularly the R78 districts across Manhattan, undermine the sound neighborhood planning that created these zones. This proposal has the potential dramatically change the character of these neighborhoods, and should be undertaken with the utmost caution. Inclusionary housing. With a few notable exceptions, the proposed height increases are modest and are coupled with a limit on the number of floors. For projects utilizing Inclusionary housing; however, much higher height limits are proposed. In neighborhoods map with the voluntary inclusionary housing program, this could produce a soft toothed (37:18) streetscape, that undermines the entire purpose of contextual districts. Most importantly, the proposal gives developers of inclusionary buildings a huge benefit in the form of much higher height limits and more valuable upper floor apartments without any corresponding to benefit the public. The significant limitations of the existing voluntary inclusionary housing program and the original R10 program need to be fixed. I have written many letters to Chair Weisbrod, about these problems. They include lack of any provision against construction income segregated, or two door buildings, loose offsite requirements, a one size fits all affordable housing requirements regardless of the value of the floor area bonus, lack of requirements for additional affordable housing for buildings receiving other public subsidies to double dipping, and lack of anti-

harassment provisions to protect onsite tenants before new development begins. This wide ranging proposal provides a perfect opportunity to make these fixes and the first step towards achieving that goal is to include the changes in the scope of this EIS. Proposed scope of work and this is my last point. Regarding the proposed scope of work, I am concerned that the with-action, in quote, scenario underestimates the potential for new development that could be spurred by this proposal. The analysis framework for the with action scenario assumes, and I quote, development housing would continue at a pace comparable to that of the previous 15 years, but with a small increase due to eased regulatory limits and increased demand, unquote. The impacts of the proposed found by the environmental review will depend greatly on how this, quote on quote, small increase is defined. And I would encourage DCP to use a cautious framework that assumes that the aggregate of all the small changes in this proposal could significantly increase the incentives for redevelopment. Finally the proposed scope of work does not identify what project alternatives will be studied. I would encourage DCP to at the very least study alternative that does not increase height limits by more than five feet or not at all. This would allow the public to fully evaluate the benefits of this more moderate option, I threw in at all, but it's really five feet I know that makes more sense. I thank you for your time and your consideration of my concerns. Obviously, we will be submitting more detailed outline for the environmental review before the April 6<sup>th</sup> dead line. Thank you very much.

(R) Thank you. And we'll look forward to receiving your written text amendment. Our next speaker is Tobi Bergman representing Community Board 2, Manhattan.

### **Tobi Bergman, Community Board 2, Manhattan**

(T) Yes, ha, thank you. You have a resolution from us already, I'm not going to go through that here today, that resolution asked for 60 more days added to the scoping process. We're very concerned about the scope itself, because we whole heartedly support the goals, the broad goals of this proposal. And by whole-heartedly supporting it, we mean that we would like to favor it ultimately. We think that the changes that are needed to it are such that those changes probably cannot be incorporated in the scope. So the scope itself needs major reworking. You know, you've scheduled one public hearing for a proposal plan that will have broad and deep citywide implications. One public hearing in a room that has 50 seats. This is just Manhattan, people obviously can't be here by 4 from all over the city. And yet there are couple of hundred people outside, people cannot get in to the building, let alone the place. (Clap) so, you know, that's proof, that you haven't got there in term of process. You got to get there in terms of process. You can't let this be your process for something as important as what you're trying to achieve. Thank you very much.

(R) Thank you. So we're now moving on to the third part of the meeting: comments from members of the general public. Do we have another elected official? Did you fill out the, ok, I don't have that here, but. Ok, please come to speak and we'll get your name after.

### **Ethel Tyus:**

(E) Thank you, very brief comments. Just wanted to thank you, for holding this meeting, and remind you that from. Again, my name is Ethel Tyus, I'm from Brooklyn community board eight. And from 2005 to 2013, period of eight years, Brooklyn CB Eight worked with DCP, on the crown heights west rezoning, only to have the rules change now.

We took more time with the CHW rezoning then what is being offered for citywide change to longstanding regulations. The environmental assessment statement issued Feb. 20<sup>th</sup> leaves a good number of important questions unanswered. To include a positive, the increased ceiling height in dwellings is a welcome change. Adding five stories in historic districts is another matter, as is:

- adding density,
- increasing lot coverage,
- reducing open space,
- reducing onsite parking and
- confirming safety efficacy of block and plank or modular construction.

Down here on the ground we need more time to thoughtfully consider what is being proposed ask for a 60-day extension of the April 6<sup>th</sup> due date for comments on the scope of work with the DEIS, thank you.

(R)Thank you very much, I did find your speaker's card. And I apologize. Our next speaker is, also in the public official category, is Charles Anderson, representing Assembly member Deborah Glick.

**Charles Anderson:**

Good afternoon. Thank you. My name is Charles Anderson and I am here representing Assembly member Deborah Glick. Thank you for the opportunity to testify you here before you today regarding the potential scoping director offered by the Department of City Planning, as part of the upcoming text amendment change to the new York City zoning code. While I understand that we live in a growing city and providing a wide range of housing options to residents is a top priority, we hope that we do not find ourselves moving down a part that sacrifices livability for affordability. And I'll be remised if I do not take a moment to acknowledge that much works has been done over the years to ensure the historic preservation of Greenwich Village, SOHO, Tribeca of East Village and other parts of our city. We have several concerns regarding the draft scope of work. The first of these being the speed at which the scope of the text amendment is being push through we find to be alarming. Due to the breadth of topics at hand, and the number of individual changes, we see coming into our neighborhoods, we're concerned that in an effort to implement this text amendment, the department of city planning must give more time for individuals and neighborhoods to comment on the scope of work. Furthermore the assembly member aware many of the elected representatives who have not been able to focus on this matter as many state officials are trying to protect city's interest in Albany during current budget negotiations. Point being I'm here in her stead, and she's up there today. Secondly, we're worrying that an effort to make uniform changes that will have a negative impact on many neighborhoods with contextual zoning, specifically, the impact these changes will have on historic districts. Due to increases in allowable heights could be detrimental to the very character of our historic district.s Our communities have spent years, fighting for contextual changes to preserve the historical makeup and cohesiveness of our neighborhoods, and we feel it is entirely inappropriate in a period of only a few month years of hard work can be undone with a single text amendment. We hope that some neighborhood based options will be considered in an effort to preserve the unique communities we've strived to obtain in NYC. The fight to preserve some of the oldest historical aspects of NYC should not be impinged upon by this rapidly moving process. And while I believe in many of the objectives outlined by this overall plan, this could not be achieved by sacrificing livability of our city. Thank you very much for your time.

(R): Thank you. Our next speaker is Dans Weig, also representing Manhattan Community Board Seven...Ok, then, I think what we're going to do is move on to comments from members of the general public if we don't have any other elected officials. Let me know when she arrives.

**Elizabeth Caputo (47:25-49:44)**

Hi good afternoon everyone, sorry to be a little late. My name is Elizabeth Caputo; I'm the chair person of Community Board Seven. I know you've heard from one of my past chairs who provided some very general questions about this proposal. But I would like to do in the next couple of minutes, just talk about some specific questions that Community Board Seven and our community really has. Like the borough president has already stated, we're concern about this proposal on how it would affect a lot of different things, including existing affordable housing. Some specific questions we have came up with in the past, number of days as we've really explored this proposal in greater detail include the following:

Landuse zoning and public policy. Specifically, we would like to know what are the requirements to obtain higher variances and will affordable housing will be required. We'd also like to know if the proposal will have retroactive allowances for existing buildings, and how this applies to the addition of new floors to existing buildings. We would like to know what agency will have discretionary approval over rezoning variances for R shaped lots, what sort of training with the agency put in place for examiners and will there be audit mechanism for discretionary proposals. We'd also like to know if and when there will be any sort of public review of an odd shaped lot variance process. We'd like to know the duration of the FAR earmarked as affordable will be. We'd like to know the FAR earmarked

for senior housing and whether it will be link to certificate of occupancy on an unexpected perpetuity. Finally, a few other things, we'd like to know how and if the proposal will affect the current rules on transfer development rights, air rights. Will the proposal expand the scope or increase the number of as of right developments. We'd like to know if the proposal will change the review process for BSA, for the landmarks commission, even for city planning. We'd like to ask if you can please describe and depict visually, in massing, and other diagrams, the existing FAR and height limits in all zones, and the proposed modification in calculating building envelopes and also increases in FAR and height if affordable housing is provided. We'd also finally like to know the proposed changes in height and FAR if senior affordable housing is provided. So my questions are really from a land use perspective, and we would like to have as many of these very specific questions answered and made available to the community for more input before a vote in position is actually taken. So thank you.

**Max Weiss representing State Assembly Rosenthal:**

Perfect timing. My name is Max Weiss, I'm a community liaison for Assembly Member Rosenthal. Obviously she couldn't be here today because she's in Albany. I have copies of her statement in the lobby and I'm going to pass a bunch around. Obviously she represents the Upper West Side, in parts of Hell's Kitchen as a member of the NYC assembly's committee on housing and an elected official who's long advocated for affordable housing. She's pleased that the administration recognizing the seriousness and scope of the affordability crisis. Here in NYC is taking steps to address it the crisis in affordable housing is very real for our constituents, many of whom walk in to our office because they're unable to afford their rent to find alternative affordable place in which to live. Each week we encounter seniors looking for part time employment to supplement their income and hard working families who are forced to leave the city because they cannot afford to pay their rent and still purchase other basic necessities. In the city where last year seventy thousand people apply for 30 units of affordable housing, it is inarguable that something must be done to preserve and create affordable housing. Housing in NY, zoning for quality and affordability outlines proposed actions that are intended to promote the construction of new affordable housing citywide. While Linda shares the city's goal of producing more affordable housing she's concerned that the plan takes a one size fits all approach to development and largely leaves communities out of the discussion. While the nature and sheer scope of affordability crisis we face demands immediate action, we must now rush towards solutions that do not abide by certain guiding principles, namely respect for integrity and diversity of individual neighborhoods, and an inclusive process that guarantees community input. NY's population of senior citizen is predicted to increase by 40% by 2040 as generations of New Yorkers who played a role in shaping NY of today age, we must prioritize the construction supportive of affordable housing that will cater this growing population. To that ends, the test amendment seeks to encourage development of non-profit and for profit affordable housing, reducing unit size requirements to allow for the construction of more units and create more long-term care facilities. While it is crucial to meet needs of an ever aging population, successful plans must create permanent solutions. As currently in, the amendment requires for profit developers to ensure that senior housing remain affordable for 30 years. As we have seen with the expiration of affordability for units that are receiving tax abatements such as 421A J51, the failure to require permanent affordable housing only kicks the can down the road. Housing NY zoning for quality and affordability would also change regulations governing building heights, setbacks and corner lots. The new rules would be applied citywide, without regard for difference between neighborhoods and communities. No two communities in New York are the same. The Upper West Side is nothing like the Upper East Side, Brownsville does not look a thing like Park Slope. Developments in each of these individual communities must be contextual and undertaken with careful consideration of impacts that the developments would have on local infrastructure, including schools, transportation, water, and sewerage to name a few. Local community boards should be involved early and regularly in development decisions, the assembly member is especially concerned with the massive scale of change being considered with little solicitation of input from local communities and how these proposals will affect the character of neighborhoods in the district and across the city. But she is also concerned about the plan's impact on landmark sites and historical districts, as well as the uniform approach the plan takes with respect, to parking requirement citywide. The plan makes no mention of any change to development rules and historic districts. Given the substantial investment of time and resources by advocates to landmark various buildings and create historic districts, this oversight should be addressed to ensure the integrity of these districts it is maintained. The affordability crisis has many faces. It affects disparate New York communities in vastly different ways. Any plan to address this crisis must be reflective to the problem tailored to the community by each unique need. This customized approach along with robust engagement will guarantee better results. There's no goal more important than creating new units of affordable housing or preserving our entire stock. To be sure,

decisive action is needed to tackle this problem; our proposals must be comprehensive and carefully considered in needs of the individual communities. Each of the communities that Linda represents on Manhattan's Upper West Side stands ready to partner with government to realize our vision for city that is affordable to all. The first step is to expand the scope of environmental impact review to include concerns that we've raised in the testimony as well as concerns of our community boards. Thank you.

### **Part 3 General Public**

#### **Kelly Carol:**

Hi, I am Kelly Carol. I'm the director of advocacy and community outreach at the historic districts counsel. The historic districts counsel is the citywide advocate for New York's Historic neighborhoods. We represent over 500 neighborhood based group dedicated to preserving the physical character of their communities. It is on behalf of them that we address our very strong concerns about this proposed citywide zoning text amendment.

Frankly put, this amendment as it is proposed, takes the context out of contextual zoning. It arbitrarily raises height limits and diminishes yard requirements across the board according to a mathematical nicety, not based in the actual built fabric of our city's neighborhoods. Contextual zones came to fruition after years of effort by community-driven, carefully examined, neighborhood-specific studies. New York thrives because of the diversity of these neighborhoods, yet this proposal's approach will deal with each neighborhood as the same, with a one-size-fits-all approach. HDC requests that the environmental review include an actual study of the median street wall and set-back height and yard coverage of all the potential areas affected. This amendment will affect a lot—approximately 10.4% of all properties, according to our calculation. This potential impact on these properties must be studied carefully before being executed.

This is a plan without prescription. It should be prescribed that only units constructed for affordable or senior housing receiving height bonuses, which would incentivize construction of the housing stock that is the genesis of this proposal and that the City so desperately needs. At this moment, the proposal incentivizes all development, without any guarantee that it will actually house New Yorkers who are rent-burdened. In fact, a point could be made that this might incentivize demolition of existing housing in order to replace it with new development utilizing the proposed as-of-right height limits. This could increase displacement while only adding more market-rate housing to the pool. Bigger buildings do not equal lower rents, if that were the case, West 57th Street would be Manhattan's newest neighborhood for the middle class.

There is also no explanation of how building higher will mandate construction of quality buildings like the examples in the proposal. Interestingly, the new construction that City Planning aspires to create is found in historic districts in all five boroughs, as these buildings are designed from a human perspective and new development is carefully scrutinized to meet its context. It is outside of the city's historic and contextual districts where true banality dwells and quality design is an elusive sight.

Further, HDC is concerned that this proposal has not taken into consideration the undue burden on contextually zoned properties that fall under the Landmarks Preservation Commission's (LPC) purview. LPC is hard-pressed regulating property for "appropriate" development in instances when the as-of-right base zoning allows substantially more potential building mass than what is actually built. By raising the height limits and lessening the yard requirements to landmark properties, the development expectations are increased. This could result in hardship claims, legal challenges and undue pressures on the LPC to act out of its own mission.

Thank you.

(R) Thank you very much. Our next speaker is Andrew Berman and he will be followed by Michael Bellzer and then by Alexander Herrera

#### **Andrew Berman:**

(A) Thank you very much; I am Andrew Berman, representing the Greenwich Village society for historic preservation, the largest membership organization in the Greenwich Village, the East Village, and NOHO. We have several very serious concerns about the proposed text amendment and urge that changes be made to the proposed scope of environmental review. First we believe that it is critical that the ability to preserve existing height limits within contextual zoning districts and for quality housing development in non-contextual districts be a part of any adopted plan. Thus we urge that an alternative be studied wherein new districts with the proposed changes and height limits are created but the existing districts and their height limits remain intact.

Additionally, we also believe that the proposed changes are extremely generous regarding increase height for developments, which offer little or no affordable housing. Thus we urge that an alternative be studied, which does not raise the height limits for market rate housing, but only does so for inclusionary developments. Further given the marginal public benefit of inclusionary developments, with 80% of the luxury units and just 20% of affordable units to which the current proposal grants significant increased height, we urge that an alternative be studied allowing increases only for developments with a much higher percentage of affordable units or for those which are entirely affordable housing.

Similarly, the current proposal offers very generous allowances of increased bulk and height for affordable senior housing and care facilities. But in fact the full benefit of increased height and bulk would be offered to developments, in which only a fraction of the space might be dedicated to such uses with the majority serving as luxury market rate housing. Thus an alternative should be studied which would apply the proposed changes in bulk and height solely to those developments which are entirely affordable senior housing and care facilities rather than just partially.

The current proposal would also allow for certain ground floor incursions into the rear yards in residential developments in certain districts where is currently prohibited. This will result in less open space and green space and rear yards of buildings and more hard surfaces with significant potential environmental ramifications regarding heat retention, water runoff and drainage, density of vegetation, air quality and shade. We urge that this full range of environmental impacts from the reduction in green space in rear yards, which the proposal would result in be studied.

With its loosened height limits larger allowable building envelopes and in some cases increases in allowable FAR, the current proposal would result in larger and taller developments, make vertical extensions of buildings more likely, and create more incentives for tear downs. This has significant implications in terms of increase shadowing and impacts upon neighborhood character and historic resources. Historic resources which are not currently regulated by the landmarks preservation commission will be directly affected by such changes including sites which are listed on, have been determined eligible for, or potentially eligible for the state national registers of historic places ramping up and sites which are landmark eligible but have not been designated. All such resources should be analyzed and the resulting expanded development upon them should be thoroughly analyzed. Thank you very much.

(R) Thank you. Our next speaker is Michael Bellzer to be followed by Alex Herrera, And to be followed by Moses Gates

**Michael Bellzer:**

Good afternoon, my name is Michael Bellzer, I am a community board member but as many have noted out we did not receive notification on this until, quite recently, so we're not as well resourced or have as many professionals or people with the technical skills to parse through this so quickly, so I defer a lot of the comments that the board would make to the other boards that have made their comments. And I say that because I sit on the community board I was named "culture of the planning committee", specifically for 187-A plan, which is in the city charter to embolden what were community planning boards, to really undertake the community planning process. So we're not only just looking at a zone, we're looking at the whole district. And now I have to sit and try to parse out this information. That doesn't just affect Bronx, doesn't just affect Manhattan, it affects the whole borough. And you're telling us that, well is good, senior housing is being looked at to a two program is going away, so we do need an emphasis. We have a nice height ceiling here, we have a good what you guys feel is adequate space, but we have senior out the door. And you're sitting here, saying the zoning amendment is going to be perfect, we are going to do a generic EIS. Generic, it's going to cover city wide, 8.4 million people, and there's not going to be any, any, you know, the community planning boards don't need to be apprised properly. What, I know you have to speak with the borough board. Is that just an advisement



role? I spoke to my borough commissioner on the commission, how come I was not made apprised of these changes? Specifically, sitting here spending my time looking at what resources I can get going to city planning and not getting those resources and Manhattan seems to be well covered. If I wanted to come in and learn more about city planning, it's to come here. Has our borough office gotten back with an appointment for us? No. Are we asking for community based plan? Yes! So you're sitting here saying that we're giving everything you want. Yes, I love walkability, we have a new metro north station coming in. We're going to knock off parking requirement minimums. You know, you're kind of supposing and assuming that the communities didn't fight for these contextual zones in their neighborhoods. And that you can come with a stroke of a pen and sit here and say here, we're doing a generic review of how it would impact you. You know, I live in the mainland, I'm sorry, I got to come here on a bridge. You know, I don't have much in common with the financial district, which doesn't have much in common with parts of Brooklyn and Queens, and Staten Island, and it just seems, you know, it seems that the will is being imposed, the community boards are not being listened to, or they're not being involve properly and I would ask, that this type of meeting at least in each borough, that's not in each community districts. There are 59 community boards, they were founded as community planning boards. You are moving to the Woolworth Building, which started your whole mission. Which is why you're in the city charter. And that had all kinds of setbacks and stuff. And now it seems like you're reverting and taking away lots of the power. So I thank you letting me express my time and good luck with what you're doing.

(R)Thank you very much. Our next speaker is Alex Herrera to be followed by Moses Gates

**Alex Herrera:**

Hello, I'm Alex Herrera I'm speaking on behalf of the New York Landmarks Conservancy. The Landmarks Conservancy is a private, independent and not-for-profit organization founded in 1973 and our mission is to preserve and protect historic resources, throughout the city, throughout New York. First, we want to thank City Planning Department Staff who briefed us on this proposal. We understand that the plan is in part responding to concerns raised by some architects and developers about the ability to use full FAR in contextual districts. However, this is a massive response to a problem that might be answered with more tailored approach. There is also no back up data to show how the proposal would improve either quality or affordability. The proposal has an impact on the many hard-won contextual districts across the boroughs. It will also affect the city designated historic districts, state and national registered of historic places, districts, areas currently under study for designation and districts eligible for listing on state and national registers. We requested that the environmental impact state provide information on all of these impacts. Showing them in maps and measuring potential development pressure. Furthermore, as the policy issue, we're concerned that if passed, the proposal will put on your new pressure on New York City landmarks preservation commission to approve additions and new constructions in historic districts that are out of scale with surrounding buildings. This would negate the protections of the district destination and that pressure to slow down the district designations. The proposal is the first of many that will rezone large areas of the city and dramatically change neighborhoods. This is all being done with the stated goal of increasing affordable housing, but this proposal also allows increased height for market rate housing. There needs to be an analysis of the numbers of new market rate and affordable units this might create vs the number of stabilized affordable less expensive existing units that could be lost due to demolition.

We're concerned that this plan is moving forward too rapidly. With changes for the entire city, in much less time, than any one of these neighborhoods individually had to work to gain contextual zoning. It is worth emphasizing that residents in areas throughout the city, demanded contextual zoning. Those areas contain maintain housing for multiple income levels. Existing contextual districts are tailored block by block and have been crafted with careful study over years. But this proposal applies a broad brush approach, and we would like to see separate analysis of the effects on all contextual districts instead of just a handful of prototype examples. Thank you.

(R) Thank you very much. Our next speaker is Moses Gates and hope to be followed by David Holowka. Ok, so David Holowka and then Johanna Coxeter.

**David Holowka:**

Hi, I am David Holowka, I am a member of Community Board Four and Save Chelsea but not speaking on behalf of them tonight, simply for myself. I live in Chelsea as an architect; I have to tell you the rationale for higher floor to floor levels in this proposal based on so called changes in best practices in construction doesn't entirely make sense to me. The proposal sites modular and concrete plank constructions specifically. I called two concrete plank manufacturers. Mollen Concrete Products in Minnesota said its product can be reinforced to intention to span longer than 30 feet in an eight-inch slab thickness for not a lot of money. And Old Castle Precast of Selkirk, New York said their limit for an eight inches slab is 32 not 30 feet. If you add a brick wide and an air-space to either side of that you've got the standard 65 foot building depth that applies in many cases today. No one says you have to spend perpendicular to the street any way or use concrete plank in the first place. There are countless ways to make floor structure thinner and stronger even in modular construction. It is what engineers and architects are there for. To buy into this proposal's arguments, you'd have to believe advances in construction technology have introduced new limitations rather than the efficiency and flexibility demanded by a free market. Does anyone believe sprinklers eat up enough head room to warrant adding 10 to 40 feet to the height of the building? Zoning shouldn't be driven by construction details at any rate and never was. Zoning should be about urban scale issues of light and air and compatibility of building forms, which this proposal conveniently ignores. Affordable housing is a zoning concern too, but of a categorically different kind. It would be one thing if we were talking about substituting one kind of open space for another to everyone's benefit, but open spaces in contextual building envelopes are apples and affordable housing units are oranges. The plan's claim that the greater height will allow more interesting building heights forms is unbelievable. There are countless ways to achieve architectural interest. Market forces are interested in the bottom line, not artistic expression. The developers of New York's designated landmark Lever House achieved its celebrated design by consuming less than the site's zoning allowed area, an option still open to any developer not driven solely by profit. Given additional height to work with, today's developers will make building envelope decisions that enhance the value of the individual apartments they have for sale at the expense of the community. The plan's proposed changes will only make for taller and more luxurious market rate housing for the rich blocking light and air for the general public. The plan's assumptions that zoning envelope should allow full development of floor area ratio, shows a willful disregard for zoning fundamentals, as does its across the board approach. This proposal has sacrificed the entirely separate benefit of painstakingly crafted contextual zoning without making New York any more affordable. This really calls for the scoping of the... giving the option to the individual communities, the ability to retain the existing heights in districts where it make sense rather than applying a broad brush approach.

(R) Thank you for your comments, the next speaker is Johanna Coxeter to be followed by Carol Lamberg, and then by Alexander Hanoon.

**Johanna Coxeter:**

First, thank you for this opportunity to speak, and express our appreciation for the work towards affordable housing. It's something that we need desperately in Sunset Park, which is where I am from and I represent the Sunset Park Landmarks Committee, and just this morning gave a tour to the LPC of our neighborhood, because we're trying to get a historic district. And we started reaching out to the people, everyone, 99.9% of the people who are desperate to be included in the historic district. They see the rapid changes that are happening, beautiful brown stones being torn down, ugly market rate buildings going up. We haven't seen any affordable housing added. And if anything these new buildings displace people, because they've become absentee landlords whereas before may be a homeowner that lived in the brownstone, had somebody they liked upstairs, kept the rate below market for them. So, from what I'm seeing could have the chance to reduce affordable housing. I was hoping that it would be required to get those height limits bigger, you would have to put in more than just 20%. Three years ago, we went through rezoning, it was a hard fight by many people, the sidestreets are going to be lower, they're lower now, and we've got it passed. The avenues are higher, and they did that to allow for development because we're not trying to preserve everything in ice. And we want more affordable housing so the hope is that will help with the affordable housing, so it's a balancing act. It was a lot of hard work, and I hope it doesn't get thrown out. And we look forward to working together to find solutions to affordable housing. Thank you very much.

(R) Thank you. Next is Carol Lamberg, to be followed by Alexander Hanson and then Zack Winestone.

**Carol Lamberg:**

Carol Lamberg, I testify as co-chair of the New York Housing Conference composed of civic leaders, professionals, community leaders involved, in creating affordable housing or developing it, financing it, lawyering it or managing it. This is going to be, maybe a change, but I am speaking in support of the co-changes proposed by the city planning department. I was executive director of a citywide housing development and services organization for 30 years. Invariably, there were problems with the parking requirements or the building envelope and other restrictions that impede feasibility. When ULURP was required, we would always end up asking for change in the various requirements since we had to go through ULURP anyway, we would add a whole list of zoning and land use provisions as well. And when ULURP was not required, we would end up building pure units than ideal for various sites. Certainly for housing for the elderly, again, when ULURP was required we were able to get elimination of some of the parking requirements and otherwise, we had many buildings with parking lots that were just not used. The City Planning proposals are helpful, mixed use buildings would be facilitated, I hope more than 20% of the units. But, there're some cases, when 20% is certainly better than nothing. I think higher ceilings in high-rise buildings should be encouraged and it should be easier to build as we've tried. It's always an obstacle on irregulars sloping sites. This is all to the good. And we applaud the city planning department for initiating these proposals and trying to expedite affordable housing, cause I know we get 20,000 applications for every 100 units that had been created. Thank you for your efforts.

(R) Thank you. The next speaker is Alexandra Hannon to be followed by Zack Winestine and then Alison Brown and Rick Bill.

**Alexandra Hanson:**

Hi, thank you very much for the opportunity to comment today. My name is Alexandra Hanson. And I'm here to representing New York State Association for Affordable Housing, NYSFAFH. So the trade association represents the affordable housing industry. NYSFAFH strongly supports the zoning for quality and affordability text amendment proposal. We commend the Department of City Planning for their efforts to modernize the zoning resolution by updating rules that shape buildings, rationalizing unnecessary parking requirements and promoting much needed affordable senior housing. These modest changes have grown out of enduring challenges that zoning resolution has created for affordable housing development and will go a long way towards enabling affordable housing to better serve New York City's Communities. NYSFAFH supports the proposed changes to modernize the rules that shape buildings, using the overwhelming majority of affordable housing development in New York City block and plank construction has higher flood floor heights than previous construction methods used at the time that many of the current building envelope requirements were adopted 30 years. As a result today, buildable floor area ratios consistently left unused and affordable housing development, because it cannot fit with the outdated building envelope constraints. The proposal will help facilitated cost-effective construction of affordable housing as well as ensure that affordable developments can access the full allowable FAR. This is critically important as land is becoming an increasingly limited resource in New York City. These changes will also help facilitate affordable housing on irregular lots, which have become standard development sites as land has become ever scarcer. Finally, allowing for more flexible building envelope will enhance design including better ground floor retail, and more aesthetically pleasing street walls.

NYSFAFH also supports the proposed elimination of parking requirements for affordable housing within the transit zone along with the simplification of parking requirements outside of the zone. The requirement to provide zone parking is a major financial drive on affordable housing projects, drawing valuable space and subsidy away from the production of affordable units and unnecessarily driving development costs. These requirements are particularly inconsistent with the needs low moderate, and middle income households that New York City's housing service to seek, as evidence by the large number of spaces that regularly go unused in affordable developments throughout the city. In addition, this underused parking space occupies space that could better serve residence and community members in the form of retail, or community facilities, gardens, and children play areas and other recreational uses. Finally, with the growing senior population in New York City and the decline in direct federal funding for new senior housing, it is critical that city use every tool at its disposal to facilitate development of affordable senior housing that meets diverse needs of this demographic. NYSFAFH supports the proposed updates that will help facilitate increased production and more flexibility for affordable senior housing. Corresponding to the current limitations in the zoning

resolution that impede affordable housing development, DCP zoning for quality and affordability proposal will help ensure that good design and quality save for affordable housing that every neighborhood in New York City deserves. Thank you very much for your consideration for NYSAFAH's comments.

**Zack Weinstein:**

Good afternoon. My name is Zack Weinstein, I'm co-chair of the Greenwich Village community task force. We're here actually to make one specific point, and that is that it is essential to keep within the scope of discussion and option for maintaining the existing contextual zones and existing height limits within those contextual zones. We've been formed to today that the existing contextual zoning is outdated. I have to tell you that that is news too us who on the ground living with this stuff every day. We have what we think is a typical story. This proposal would undo years of work on our part and other community residents to protect the far West village. Approximately a decade ago, we fought long and hard over a period of about 78 years for new contextual zoning on the far West side. We gave up a lot for that contextual zoning. We agreed to exclude certain prime development sites, we agreed to back away from a desire to landmark this area. And the reason we did so was because of the height limits that were contained in these contextual zones. After a lot of study, we concluded that those height limits would make land-marking of this typical area unnecessary because they would sufficiently reduce the incentive for demolition of existing historic structures and would essentially have the effect of preserving historic housing stock. We're now faced with the proposal would raise the height limits in this contextual zoning by 20% as of right across the board with no requirement for any affordable housing and would raise the height limits by 30% if there is a smaller housing component. We have a lot of concerns about this, one of which is that allowing greater height would actually seem to make housing in our area even more unaffordable. It would lead to more luxurious apartments with greater floor-to-ceiling height, which would sell for even more than the current construction does and the current new construction is already obscenely priced. The increased value of the new construction which the zoning changes would allow will increase the incentives for developers to demolish the existing historic building stock. Again, we supported the current zoning, precisely because we believed that the existing stocks are sufficiently large with the height limits this contextual zoning would remove incentives for developments in those areas. And it's a delicate balance, and we're concerned that this will upset the balance. This was a deal...this was a process of great deal and negotiation both the city planning and landmarks preservation commission with our elected officials. It was bitterly fought. We gave up much more than many of us wanted to give up. But we thought that we had something that we knew we were getting that we had something we could live with and we would live with for the foreseeable future. And now nine/ten years later it seems to be potentially taken away. I'd also just like to add that I'm not aware of a single new building built in this contextual zoning area that has not been able to take advantage of its full FAR. I also like to say that the new construction under the contextual zoning has been far superior to frankly what was the crap being built in old zoning. So I do believe that this shows the problems with one size fits all approach and I would really ask that the existing zoning be maintained as an option within the scope discussion. Thank you.

(R) The next speaker is Alison Brown to be followed by Rick Bill. Then Tarek Kelly

**Alison Brown:**

Hi, Alison Brown, and I'm project manager at Municipal Art Society of New York. Thank you for the opportunity to testify today. Housing affordability has reached crisis levels in New York, and we applaud the city for attempting to address it through Housing New York plan. Overall, MAS agrees that zoning rules should be modified, to better accommodate the much needed new housing proposals. However, MAS believes in a more comprehensive approach is needed. The city should identify with the larger intended framework of the entire housing New York project plan would be, and explain how these proposed changes will relate to future proposals. This proposal needs greater clarity on its scale and impact on New York City, on New York neighborhoods. We are pleased to see senior housing highlighted as a key issue. We suggest that it's part of the DEIS, the city map out and identify specific locations where new senior housing could reasonably be built and retirement communities may naturally occur. We encourage DCP to increase coordination with other agencies to ensure that the city services increase adeptly support communities with aging populations. MAS agrees that current regulations are out of date and often create mediocre buildings that can't take advantage of existing development allowances. We also agree that modest increases in building heights, in order

to allow for better design, is generally a worth-while trade off. However, the city should better explain what the proposed changes mean, architecturally and for contextual neighborhoods. New buildings should not significantly alter historical neighborhoods nor cast new shadows on our parks. We ask that the city include in the DEIS, maps and visual examples that illustrate how this proposal will impact relevant parks and historic districts. This proposal promotes ground floor retail and community space by amending current zoning restrictions. The city has an opportunity to help and protect small businesses to utilize small floor areas. These businesses are increasingly being pushed out of neighborhoods especially ones that have been rezoned. MAS strongly supports the city's proposal to eliminate unnecessary parking requirements for affordable housing, but believes the proposal should go even further. In New York City, low rates of car ownerships are not limited to low income senior households. As identified by the NYCEDC, household car ownership in this city are quite low compared to national averages. MAS encourages a reduction of parking on a case by case basis, in all areas of the city for all developments. More data should be included in the DEIS on the rates of use of newly constructed parking, especially, outside the core. Finally, the current transit zone, a half mile walk from the subway stop, doesn't account for other public transit modes, including buses and ferries. If a citywide reduction is not pursued as part of this proposal, we would ask for the boundaries of the transit zone to be reevaluated and factor in these other modes as they also impact parking needs. Thank you for the opportunity to testify today and MAS looks forward to further engaging the city on this topic.

(R) Thank you very much, next is Rick Bell. Then Tarek Kelly, and then Bob Cassara.

**Rick Bell:**

Good afternoon, thank you for the opportunity to testify today on behalf of the American Institute of Architects New York Chapter and our 5500 architects and associate members here in New York. I'd like to share a couple of thoughts from our policy board and observations and support of the key elements of the plan. We agree with everyone that has spoken that there is an increasing demand for housing in our city across all five boroughs, and for all New Yorkers, and all income levels. The need is greatest of course for those with limited financial resources. Affordable housing can be built with economics or starting as the text amendment say, with better understanding of contemporary building practices, shifting patterns of automobile ownership, along with irregular lot conditions and demographic changes. We're keenly aware of the impediments resulting from over-leased stringent building envelope and design constraints, obsolete use regulations in parking requirements that significantly increase the cost of housing. We commend the department of city planning for proposing text that helps facilitate the development of new housing and in particular the drafting of new language that helps achieves the administrations goals for the creation of new affordable housing.

For specifics on building height. Residential structure construction has changed in regard to for the floor heights, as a result of different methodologies. Now we can go into the detail and will subsequently. But for today, I think it's fair to say that higher ceiling heights generally create better apartments with enhanced environmental characteristics including more natural light. The proposed text amendments allow for greater flexibility in design as well as construction without a radical increase in building height. This brings down cost, while also increasing quality. Of course there's a shared understanding that existing height limits continue, especially in historic districts.

Building geometry. The neighborhood character in New York is often best expressed by a lively interaction of buildings from different periods too characterize by an eclectic mix of style, height, and massing... brown stones, set adjacent to midrise structures, larger buildings mixed in with smaller ones. Zoning sets the limits. That said, there are many oddly shaped or corner sites where the existing development potential within existing FAR limitations, is precluded by setback or side yard requirements that don't allow for the full build out of otherwise allowable floor area limits. The proposed text amendment starts to address these variations and possibility of increasing housing availability by understanding as we've heard before, that one size doesn't fit all. I have comments on parking and also on aging in place if time permits but let me just wrap up before that because the bell will ring momentarily. As has been said in a variety of metaphors today, it's the details that matter. Other organizations that have raised questions about potential diminishment of contextual zoning and raising of height limits. I'll wrap up, we look forward to a vigorous debate informed by case study analysis about the potential impact of changes permitted by the text amendments. We're hoping to organize public forum involving people from all five boroughs, architects, practitioners and look forward to seeing the fruits of those discussions and adoption after more discussion of these amenable text amendments.

**Tarek Kelly:**

Good afternoon. I am Tarek Kelly, executive director of Friends of the Upper East Side. As any good preservationist would, I will start with a bit of history. In 1985, our founder and first president Halina Rosenthal wrote our members: “with the passage of the new R8-B zoning, there is a guarantee of the survival of the low-rise, and small scale of the precious mid-blocks were are consistently being endangered by the growing encroachment upon them of tall buildings out of context with their neighbors, dwarfing them and casting longer shadows on the streets where we live. For friends, this zoning changes the culmination of nearly three years of active and often around the clock work which began in January 28 1982, when we asked City Planning Commission for zoning change that would replace 1961 Regulations that gave the license as-of-right to consume and destroy our midblocks and to line them with towers. We asked the CPC to give instead good and reasonable alternative. This quest resulted in the R8-B zoning just passed. And so now, once again, over 30 years later, we’re calling upon the City Planning to give us a good and reasonable alternative. We need an alternative to the proposed undoing of contextual districts, which make up 64% of Upper East Side. We need an alternative to the dismantling of the sliver law, another hard fought protection of our neighborhoods low rise character. We need an alternative to the elimination of existing affordable housing. In our contextual zones on the Upper East Side, 36% of parcels include rent regulated units. Can City Planning explain how it is come to the conclusion that demolition of buildings containing affordable units will not be incentivized by this proposal? Has City Planning analyzed the requirement of affordable units to be built on site in these new taller buildings? We need an alternative that anticipates future construction methods and not just the current standard. Has City Planning analyzed building types that may perhaps be preferable to what is on offer today? How does modular housing age? We need an in-depth citywide survey of historic and cultural resources along with careful study on each and every neighborhood’s individual character and sense of place. How does City Planning intend to accomplish such a large scale undertaking? We need thoughtful consideration of each neighborhood’s unique qualities. A block in Yorkville is different from one on the Upper West Side, which in turn is distinct from one in Flatbush. Has City Planning looked at the effects that zoning could have on all different neighborhoods. We need worst case scenario evaluations of not just one building prototype on one block, but all the prototypes on all the blocks throughout all of the city. Indeed, the cumulative effect is the worst case scenario. Has City Planning analyzed the consequences, if for example, an entire block is rebuilt? The proposal touts the desirability of historic buildings and seeks to emulate some of their best qualities like variation, design and streetscape improving conditions. And yet this plan could result in the destruction of those model buildings on a massive scale, effectively eviscerating our neighborhoods. We need City Planning to give us a good and reasonable alternative to this plan. Thank you.

**Ed Jaworski:**

Good Afternoon. I’m Ed Jaworski, president of Madison-Marine-Homecrest Civic Association at the southern of Brooklyn and vice president of the Five Borough Neighborhood Preservation Alliance. Three items, one I wonder how much promotional effort by the department of City Planning went into today’s hearing... to make sure that was fully known to the public. If not for the fact that civic groups now have connections, if not for the fact of emails flying from Greenwich Village and HDC and the Queens Civic Congress, to civic groups in Brooklyn, Staten Island and Bronx, this might’ve been held before two people. That’s what happened when the special permit on the 73 6 22 came into being in Oct. 1997. Two people were here at City Planning hearing. Of course you would have been out here a lot earlier. This 73 6 22 special permit has become very abused and contentious. So it might do well to consider how you perform outreach to the public.

Two, the term fabric of a neighborhood has been used in brochures and so forth today. What is the definition of fabric? Sometimes you go ahead and exchange with City Planning’s legal people about the definition of character of a neighborhood, and found out it is not defined. The BSA has been bullied into a subjective one dimensional view. There’s no allowance for neighborhood variety. I suggest that the context in character of all blocks be looked at.

Three, how do we even consider new guidelines, new zoning rules, when current ones and current DOB regulations are so abused. You need to study the abuses and the overuses of special permits, variances, text amendments, post approval amendments. This was even pointed out in a study by the Municipal Art Society, I think was about ten years ago, about the overuse of special permits and variances without any bells and whistles going off in any of the related

land use agencies. You need to plan pursuing and settling the existing violations and unpaid fines. My Community Board, 15 in Brooklyn, is one of just three and a half boards in the entire city that has its 73 6 22 special permits. We have hundreds of active stop work orders, thousands of violations and millions and unpaid fines. City-wide, I got a report from the city's officer of administrative trials and hearings back about a year and a half ago. At that time, there's something like a hundred thirty unsettled violations, amounting to 640 million dollars, and I understand that that's something like a billion dollars now in unpaid DOB ECB fines. I know it's being looked by folks in city council. A billion dollars how can you even think of opening up another text amendment or something until all the others abuse are settled? Thank you.

**Bob Cassara:**

Good evening, my name is Bob Cassara, I'm the resident of Dyker Heights in Brooklyn, I'm here this evening to make a brief statement about the proposed housing, New York zoning for quality and affordability. The name zoning for quality and affordability is clearly a marketing effort to mask the real purpose for the zoning changes. The real purpose for this proposal is to satisfy the needs of developers, and investors and real estate's industry who, if this proposal is approved, is in the position to gain a lot at the expense of everyone else. My community of Dyker Heights and Bay Ridge work very hard to down zone our area in order to protect it from out of character and overdevelopment. We're now under the assault from many fronts including the zoning proposal. We currently have affordable housing and now as many other communities throughout the city, we are witnessing the whole sale gutting and the destruction of one and two family houses into illegally converted SROs. This process has been going on for thirty years around the city and all the previous city administration has been down has down little to stop it. There're many part of the zoning for quality and affordability that are problematic and one of them concerns the change in the formula for minimum square footage required for a legal apartment. The square footages will be reduced significantly in order to, be able to create micro units of 275 sq ft. Almost equivalent of a jail cell. This is not unlike the illegal SROs that are overtaking my neighborhood. It looks like a city's attempting to make legal what has been for so long illegal. The creation of micro units alone with many of the other ideas in this proposal is wrongheaded and will make for much less desirable city in which to live. Many of us live in the communities that we live in because of its character and quality of life. The illegal conversions of houses and to SROs along with this proposal will only serve to further drive out the very middle class that it purports to serve. There is nothing in this proposal that even come close to quality and affordability and proposal needs to be scrapped. Thank you

**Christabel Gough:**

I'm Christabel Gough from the Society for the Architecture of the City, we're a historic preservation advocacy group. In 1989, the New York Times described Contextual Zoning as the most important land use change since the 1961 revision of the zoning resolution. While mentioning, the opposition of the development community to that zoning, and the support from numerous civic organizations. Contextual zoning was originally intended to produce buildings that are consistent with existing neighborhood character. But the proposed text amendment is in conflict with that original intent. And the new zoning will remain contextual in name only. In its public policy review, the EIS should clarify the history of contextual zoning, fully documenting the considerations that generated it, as well as the public supported it enjoyed. It should cover reports and discussion documents that may have been generated by the DCP and enumerate CPC actions that created contextual zoning and summarize this history with reference to contemporary news accounts so that the historic significance of change is considered. Specifically the amendment represents a profoundly disappointing policy reversal. In the more explicitly commercial context, it would be called bait and switch. As we've heard today, citizens were led to believe that contextual zoning would protect their neighborhoods and many people supported or even demanded that zoning, believing that it was a way of preserving the surroundings of their homes. Now neighborhoods that sought protection are singled out for zoning that would diminish the protections they've achieved to open the doors for redevelopment. This gift to the development community and the nursing home industry is a slap in the face for citizens who put their trust in what they thought was to be the law. The pinpoint, the same neighborhoods that sought preservation and singled them out for increased height and density thus inviting demolition of familiar and beloved places, thus undermining neighborhood small businesses, is a policy that can only fuel a deep distrust of elected and appointed officials and pretexts they invoke in these sorts of proposals.

**Lynn Ellsworth:**

Lynn Ellsworth, on behalf of Tribeca Trust, a civic organization that seeks better stewardship of our stark assets and public places in Tribeca.

We second the fair minded objections to this proposal that have been made by other groups here today and support the idea of eliminating parking requirements for new construction. But I'm going to stay away from those details and instead offer some short testimonies on who gets to modify zoning and who doesn't. But on specific comments on the scoping proposal, I have two:

1. Document reads like it was written by kind of a diabolical committee made up of Edward Claser and the REBNY lobbyists and perhaps P.R. firm thrown in. I hope someday whoever was responsible for it will have the grace to feel bad.
2. The socioeconomic analysis proposed is incredibly vague. It gives no legitimate methodology for analyzing the long-term intergenerational economic impact on historic districts be they already designated or pending.

But to be clear, Tribeca Trust is not opposed to changing zoning. But our diagnosis about what is wrong with zoning is very different from what is found in the current proposal. We'd like to see our take on the built environment also reflected in what comes out of city planning. And what is that take? It's simple: we are residents of historic human scale neighborhood that existing zoning code has completely failed. Our neighborhood has been ruined by developers who are overbuilding luxury condos with tax abatements that we're paying for. They're sacking rent stabilized buildings in the doing, many of them are demolishing historic properties with rent-stabilized tenants in them. And in their place, they're building non-contextual high-rises that nobody we know actually needs. Yet we understand that developers are merely following the perverse incentives that the zoning code is set in place for them. That is what needs changing, not just tinkering around with the things that irritate developers like parking lots and street walls. A former chair of this commission once made this point a view very clear, when he said "We are in a crisis because zoning code encourages violence to the urban fabric. Zoning should respect the urban fabric and protect the quality of life. Neighborhood should not be overwhelmed by inappropriate development." So yes, we do want change. But we want change that results from time honored democratic traditions of widespread deeply informed and protracted debate. We do not want change that emanate from convivial deal making meetings among developers and city planners with confused economic notions of what affordable housing actually is and with condescending attitudes that consider citizens to be a lower form of NIMBY. Thank you.

**Emma Bologna:**

Emma Bologna, the Executive Director of CIVITAS. CIVITAS recommends retaining current height restrictions. Over the past 34 years, CIVITAS has successfully advocated for affordable housing and improved zoning, including contextual zoning on the Upper East Side and East Harlem. The zoning for quality and affordability proposal haphazardly changed zoning across the New York, without thoroughly examining the very needs of individual neighborhoods. It is crucial that the scope examine whether these changes are appropriate for each neighborhood and explore the impact of larger and taller buildings on neighborhood character and residence, historic structures, community resources, parks, shadows and infrastructure. Imposing a wide-reaching zoning change will have the unintended consequence of promoting insensitive developments that will be out of context of the surroundings and result in the influx of market rate apartments and significant upside pressure on rents. This will cause many longtime residents to leave their neighborhoods, as affordable houses become too expensive. Additionally, how many current affordable units will be lost when their buildings are replaced by larger and denser structures, in contrast to the affordable units provided in the new buildings? Given the importance of affordable housing and contextual zoning, we strongly suggest the city undertake a more detail assessment of the implications of this proposal and alternatives. Thank you for your consideration.

**Daniel Parcerisas:**



Daniel Parcerisas, CHPC, Citizen's Housing and Planning Council. We fully support Department of City Planning's proposed zoning text amendments. Since 1987, contextual zoning has played an important role in the zoning framework and in establishing the three dimensions of a building's new envelope and trying to make those work well with existing buildings. However, many of those many of the assumptions that are made in 1987 have now changed. For instance, at that time it could not have been predicted that we would want thicker walls to make our buildings more energy efficient or that we would want to provide things like bicycle parking in our buildings. And these are building features that are now considered desirable but which takes up square footage on the inside of our buildings. At the same time, the 1987 dimensions were designed with the assumption that would just have 8-foot ceilings, and this does not allow for modern safety requirements like sprinkler systems or for new construction techniques to be used such as modular construction.

We've also heard the issue of irregular lots mentioned and these zoning amendments would allow for more flexibility to build irregularly shaped lots. The study that you mentioned in the beginning of your presentation today that CHPC conducted showed that in 8 out of 17 case studies that we looked at in our R-6 through R-8 districts the full FAR could not be built out because the restrictions of 1987 contextual zoning district. And on these 8 projects, over 56,000 square ft of residential space was left unbuilt. So the changes that are being proposed today are basically just updating our zoning resolution and make new buildings reflect current realities a little bit better. They do not increase floor area and they do maintain the core principles of contextual zoning.

It will also make it easier to build the number of apartments that are currently already permitted on the site, and for new apartments to have more efficient layouts and higher ceilings which are directly benefits who live in the apartments when they are built. And it will allow for new designs that will better reflect the historic and varied cityscape that we have in our city as well as improving retail corridors on the ground floor.

So we are in full support of these changes. And some of the things we would suggest that are studied in the Environmental Impact Statement are what the amount of FAR might become available would be or the number of units that might be created as well as economic impacts of improved retail spaces. It is worth pointing out how existing protections for historic districts do remain in place in areas that would be affected. Thanks.

**Lynn Max:**

Lynn Max, I'm a long time resident of the Upper West Side. I'm on the board of directors of Three Parks of Independent Democrats, the West Southern Fourth Street Blocks Association and Westsiders for Responsible Development.

Ten years ago, our Upper West Side community came together and over the next three years organized and fought for contextual zoning for our community. Contextual zoning that established height limits. One of our main goals was to protect our low rise buildings, which contained most of the neighborhood's affordable housing, from the forces of irresponsible development. I'm very dismayed of the major's proposed zoning that would destroy this community's zoning and would give developers incentive to tear down our low rise buildings, displace rent regulated tenants and provide no guarantee of affordable housing. Ensure this is another give a way to the developers that will probably result in fewer affordable units, not more.

This administration is supposed to be in favor of transparency and community input but you wouldn't know about this outrageous fast tracking of this flawed proposal. So I say to city planning, don't do the EIS. Withdraw the proposal and instead work with the communities and our elected officials to create a really workable plan for affordable housing. Thank you.

**Steve Max:**

My name is Steve Max. I'm also on the board of Three Parks Independent Democrats. I agree with everything my wife (Lynn Max) said. Now there is a statistic I've been trying to find in the scoping document but I can't find it. That is, what is your projection of net increase of affordable housing that this plan will bring about? New units built minus

affordable units destroyed. If we don't have that projection, we can't say that this is a plan for affordable housing. Now I understand that that's a very difficult calculation to make, or it has a lot of moving parts, human factors, financial factors. If it's too complicated to do that, then there's an easy work around, and that's a provision that says that for every rent stabilized and affordable unit destroyed under the height increases in this plan, a comparable rent stabilized and affordable unit has to be built on site, and original tenants have to be invited back at their old rent, and that will make it a truly genuine affordable housing plan. Otherwise, it's nothing but wishful thinking. The developers wish and you think! Thank you.

**Miki Fiegel Picinich:**

I am Miki Fiegel Picinich. I am president of Westsiders for Responsible Development. I'm also a member of CB 7, served as co-chair for 6 years and I'm on the preservation committee there. So I have a few bonafides. What you should know is that we worked like so many other people, for many years, to rezone our neighborhood. If you take a little trip up Broadway, about 100th Street, you will see what rampant development does when there is no contextual zoning. We have a 52 storey building on one side of Broadway, and a 56 storey on the other side. They are incredibly out of context. They are ugly, they do nothing to enhance the neighborhood. They do nothing to give us a sense of place that zoning does give us when it's contextual zoning. You've heard the story from so many other people about how long and how hard they worked to do the contextual zoning. I want to add something else to the mix, and that is in my real life, when I'm not being a community person, I'm a real estate broker. And I don't belong to Rebnly for good reasons. But, I travel all over the city, and I see wide swaths of city land and vacant land. I don't know who runs all of it but College Point, Green Point, Red Hook, the outer boroughs. There's a lot of empty land there, and there's lot of real ability to take that property and build there... Build new communities, build whole real communities with new stores. There's already infrastructure in terms of getting people to and from those communities. We should be looking at those places, we should be looking at them very seriously because they're not disrupting communities that are in place. They're not causing you the aggravation of listening to all of us carrying on about contextual zoning. But they are real empty spaces. Why not really take a look at those places and be really proactive and say "ok we've got 48 acres in Green Point that are empty except for a lot of old buildings that are falling down and lots of garbage". Clean them out, do the same things in the Rockaways, do the same thing in Long Island City. These things are really possible, without all the storm and drama of what is going on right here, today. So I ask you to think about that and I ask you to please leave the contextual zoning in place. It is valuable to us as a community. Thank you.

**Beverly Moss Spatt:**

My name is Beverly Moss Spatt, and I take the privilege of introducing myself. I'm a former member of the City Planning Commission and former chairman of the landmark preservation chair. Thank you honorable chairman and the members of the commission who are here, and the staff for which I have the highest respect. I have a doctorate in urban planning, member of the [Meredith](#) Suit of Certified Planners and former professor at Barnard College in urban planning. It is very difficult for me to speak against city planning commissions for council. I don't speak very lightly as I have the highest respect for the city planning commission and staff. We used to meet at city hall. I consider the City Planning Commission the most important agency in the City of New York, and the mayor should reinstitute the city planning commission meeting at the city hall. It would be better for you and certainly be better for all the people who are here and have been standing. I may be the oldest city planner and the oldest commissioner but I believe I am still relevant.

The proposal's thrust of higher density and reliance on zoning without overall objectives, strategies and programs, reflect a callous misuse of the zoning powers. There's nothing wrong with zoning but there is in terms of its administration. It is not necessary to scarifies planning controls to achieve affordable housing and good design. The proposal continues the chopping away ad-hoc of the zoning resolution as well as contextual zoning which was adopted and amended after tremendous study, early and continuous informed citizen participation at many public hearings, working with the city planning commission, to sort of alternatives and develop achievable solutions. The present absence of sufficient data and citizen involvement and comprehensive inventory of alternatives for affordable housing, which this is called, is not adequate. If city planning really desires to provide for affordable housing and senior housing,

it must create a rational housing program at a substantive development plan not just rezoning for increased density and very ambiguous design.

A realistic plan needs to identify in advance how, when, where and what. The plan fails to identify specific programs, desirable sites, land allocation services, facilities and the resources available to achieve these goals. The absence of sufficient data, comprehensiveness, and early informed citizen participation. That all results in polarization, which I see here today. City Planning Commission must make the distinction between the purpose of the plan and the manner which it should be achieved. The present proposal is a general description; increased concentration cannot by itself achieve the goals of senior and affordable housing. It is widely accepted that densely populated low income housing have not met the needs of low income people nor achieved the necessary spatial relationship, only resulting in communication overload, frictional irritation, and physical and psychological deterioration.

As long back as 1906, the zoning ordinance, the New York City Commission are building districts, state of the adverse effects of large levels of people living in close context, must be at an acute awareness of the basic intervention of intensity of use, and a full understanding of the constraints and forces at work. Zoning is the most sensitive and most susceptible area of development control. It regulates use and intensity of use of land to ensure a high quality of life for all the people. Your desire the affordable and senior housing admirable, but your proposal needs time for more study and citizen participation. The public hearing and the EIS are too late in the process. I'm sure that you understand in a democratic society, regulations cannot be imposed by fiat where there is a necessary public square. Thank you for the opportunity to speak.

**Linda Eskenas:**

Thank you. I'm (Linda Eskenas) speaking for Richmond Terrace Conservancy which is on Staten Island. It was once an Indian footpath and the buildings that we are talking about, these refrigerator looking buildings have not quite destroyed Staten Island's North Shore yet. But we have a different problem. It was zoned as industrial in 1961, and it was residential with many historic houses. Now these towers are being erected and we have only look forward to more destruction. Only it's going to be taller, many and more floors. And also I'm Four Boroughs Neighborhood Preservation Alliance. The premise of the proposed zoning changes is that it's the only way of achieving affordable housing. That our senior and low income residents must give up their quality of life and live in less space, and not have access to required parking spaces. We believe that the proposed changes will not achieve the goals and would negatively affect and diminish the quality of life and communities throughout the city.

The proposed changes to reduce building setbacks allow taller buildings in height and increase numbers of stories will result in a denser city with less air, less light reaching the ground and adjacent properties. The reasons these setbacks exist are because enlightened civic leaders and planners early in the 1900s saw that unregulated buildings and bulk and height were negatively affecting the quality of life for citizens. They passed zoning laws that required these setbacks to minimize these negative qualities. The increase in floor to floor height and building story heights may place our citizens at risk unless there are substantial changes in our building and fire codes. Building height and fire protection are directly related because egress calculations are based in part on how long it will take someone to go down the flight of stairs to exit the building or how high the fire department ladder can reach.

The proposed change to reduce and eliminate rear yard dimension, court size and distance between buildings... these dimensions were established standards for minimum amounts of air, light, ventilation and privacy to residence. The distance between windows and buildings is an important fire protection feature because it minimizes the spread of fire from flames leaping from one building to another and allows fire department apparatus access to the exterior sides of buildings.

There was a time in New York when people were densely packed into dwellings, no air, people died in these tenements. These building were built into every square inch of the lot line and there were no required side yards or anything of the kind. There were so many fires that caused so many fatalities. The average person lived in deplorable unsafe conditions. The time period between the 1880s and 90s, our civic leaders, philanthropists, reformers, horrified by these deplorable conditions, enacted the Tenement Laws of 1901, 1903, followed by the housing maintenance called the Multiple Dwelling Laws to correct these violations. Here we are in 2015, going back to the past with the same mantra

it is the only way to provide for affordable housing. Who benefits in the past? Well connected real estate interests. Is this our vision for the future? I think it must not be and I think we all know that. We must rethink this.

**Sean Khorsandi:**

Good evening. Sean Khorsandi for Landmark West. Landmark West is deeply concerned about this sweeping initiative. These are some initial ideas that are taken from an excerpt to Chairman Weisbrod. Over the past 4 decades, the Upper West Side community has worked hard to preserve the character and quality of life that make our neighborhood look both beautiful and livable. Cities current proposal would gut our neighborhood protections with no analysis of specific impacts on our neighborhood. Instead of a universal one size fits set of amendments, Landmark West calls for a more fine grained approach to carefully study neighborhoods to determine the specific needs and potential impacts.

The proposal disregards the demonstrated length between inclusionary housing and the lost of existing affordable housing. The EIS must meaningfully address the probability that new construction facilitated by the proposal will cause the demolition of existing buildings containing affordable units and speed the process of neighborhood gentrification reducing affordability. Zoning good architecture has proven unsuccessful. The best architect developer teams produce brilliant designs within the given constraints. The worst seek to maximize floor area. The EIS must address the fact that raising height limits will inevitably lead to the erosion of form and scale, contextual zoning was very created to protect. The city must perform a survey of historic resources that could be affected by this proposal as well as non designated buildings that possess the kind of good design traits that the proposal encourages and wishes to have populate our city.

The EIS must also set the impact of changes for rear yards setback requirements, these would result in greater bulk and collective rear yard dome up, obliterating historic footprint and decreased open space. Further we have fundamental concerns about the efficacy in evaluating real world impacts through the use of prototypes. This proposal would significantly change zoning adopted effort careful building by building analysis without comparable study. The EIS must include each zoning districts typology. Currently, there's no prototype anticipated for new construction in R8B. But the draft scope of work raises both the base and overall heights.

Lastly, the proposal provides for unchecked authority of discretionary review, for here to now undefined constrained lots. Without precise definitions, there's unlimited potential for abuse of power as the very premise of zoning isn't in fact a constraint. Therefore application of discretionary review could be ubiquitous to each application. These are only a few of our questions. We urge the city to leave the existing zoning districts in place and consider the possibility of creating new zoning districts, with the features described by this proposal that can be adequately studied and where appropriate, adopted in specific areas. Thank you.

**Howard Yurrow:**

Hello, I'm Howard Yurrow, Historic Districts Council board of advisers, vice president for the Bronx of the Four Borough Neighborhood Alliance, and chair of the friends of the hall of fame of great Americans, national historic landmark at Bronx community college. And I want to read in some language of Paul Gratziano's... these are his remarks for the Queens Civic Congress, and I quote:

Throughout the documents, several terms are used repeatedly: modernize, optimize, enhance, best practices, flexibility and reduction elimination of obstacles. In planner's speak, all of these word mean to do away or eviscerate the very thing that civic organizations community boards or other groups have fight for sometimes for decades to protect neighborhoods from out of scale and inappropriate development. This remarkable real estate board of New York driven document is a violation of expectations of rational and reasonable development in contextual neighborhoods throughout the city. With the term, balances, often been used to describe the give and take of development practices throughout the city, the proposed changes to the development practices in the draft scope of work can only be described as a give way to developers under the guise of promoting increased affordable and senior housing.

In fact many of the proposed changes have nothing to do with either and help developers realize more buildable floor areas in their projects. In another words, there is no balance in this proposal whatsoever. Through the document, DCP has stated that the With Action or proved scenario will have the same effect as a No Action or not approved scenario, because the increment would be small and spread throughout the city. But this is a disingenuous statement. If the zoning regulation are changed throughout the city in multiple zones in order to facilitate increased development, then without question, increased development will occur throughout New York City. To conclude, across the board, if these proposed changes are adopted, they'll create buildings that will be higher, bulkier and have more units as-of-right and even more so for senior and affordable housing across the city.

**Sarah Romanoski:**

Hi, Sarah Romanoski, Managing Director of East Village Community Coalition. We recognize, support, and sustain the built and cultural character of the East Village. The proposed scope of this environmental review threatens to undo long term community planning achievements in the East village. We urge that the scope be expanded to consider existing neighborhoods protections. The needs and conditions of this community must be analyzed when considering a change to our individually crafted rezoning. Our so called out-dated quote on quote contextual district was drafted in 2005 when the EBCC published a plan that would ultimately become the East Village Lower East Side rezoning. The result protects a low scale high density character that is both historic and efficient. This 197-A proposal emerge from a collaborative process involving a range of community stakeholders. Implemented in 2008, the grassroots plan incorporated consensus terms for height limits, floor area ratio, use and inclusionary housing incentives. Loosening the height limits without the promise of affordable housing is a betrayal of that community process. It is critical that the scope of environmental review consider protecting our hard-fought height limits as well as quality housing program adopted at that time.

The changes to contextual districts, if implemented retroactively, may not yield the intended results in the East Village. The neighborhood retains many affordable housing units and local groups are robust in their defense of exiting units and efforts to produce more. Permitting vertical extensions must also be considered in the context of neighborhood. In too many cases, penthouse construction at the top of existing buildings has degraded living condition of existing tenants, while not resulting in new affordable development. We urge that the scope consider the impacts that taller development will have on neighborhood character, shadows on narrow streets, and green spaces including more than thirty community gardens, the existing housing stock and historic resources. I strongly urge you to include the current height limits in contextual zones and existing neighborhood protections within the scope of environmental review.

**Sara Chu:**

Hi my name is Sara Chu. I am a member of Community Board 8 in Manhattan. I am speaking in my personal capacity because my board has not yet had an opportunity to calendar this item for discussion and to present you with an official position. I moved to NYC to become a public school teacher, and I found a home in the R8-B district in the Community Board 8. Many of the school teachers also lived in Yorkville because it was a place they could afford. In this plan, I hope you define what you mean by affordability. Because my husband and I have committed our careers to working with non-profit, we continue to live in the R8B district. Our friends continue to live in the R8B district. The many older adults who are on fixed incomes in my community live in R8B district buildings. And eliminating R8B would displace moderate, middle income individuals and families and those are the affordable units that will be lost. So I challenge you again to define what you mean by affordability, because it feels like in my neighborhood we are going to get a net negative because there are many young families and one of the highest densities of older adults in the city.

I am very concerned about this process, the timing of that and notice that we had before this hearing. Process is very important for the legitimacy of this plan, and the ULURP process was designed to improve democracy and to improve transparency. And so I hope that the calendaring of future meeting will not only be in a more diverse range of locations, but that there will be multiple meetings and that they will have sufficient advanced warnings. Because the people who are here today, we are the hyper- vigilant, we are only here today because we actually pay attention to zoning, or are part of an organization or a member of an organization that care about zoning. This proposal is going to impact 10% of the city. Something that impacts 10% of the city should come with a massive public awareness campaign. That is

not so in this case. And if you want the perception of transparency and fairness, the word has to get out. And I'm concerned because the most vulnerable people who will be impacted and displaced are the ones who will not hear about these changes until it actually impacts them. So, so far, this process doesn't feel democratic, it doesn't feel transparent, but what it does feel like is business as usual.

**Peter L. Bray:**

My name is Peter L. Bray, I'm a trustee of the Park Slope Civic Council. And I'm here to express my deep concerns over the impacts of this proposal on stability and character of neighborhoods throughout New York City. There have been a lot of people who have spoken before me. I'm going to greatly truncate my remarks because I agree with 99% of the people who have spoken, the neighborhood advocates, I think have very succinctly questioned the whole validity of this proposal and this process.

My first point is that I think this plan is totally inaptly made. It's got nothing to do with housing quality, and it has nothing to do with affordable housing. So I think it's a smoke screen for interests that are not clearly defined in this plan that will greatly change and destroy the neighborhoods of New York City.

The second point I want to make is that I've lived through a massive up zoning, rezoning of I think 60% of New York City under the prior administration. We've seen in every neighborhood throughout New York City tremendous dislocation, tremendous construction taking place. Where is the affordable housing that this has produced? In Park Slope, on 4<sup>th</sup> Avenue, we fought very hard for contextual zoning. We accepted a tremendous increase in zoning height and FAR. On 4<sup>th</sup> Avenue, 3 and 4 story buildings have been replaced whole sale by 12 storey towers. Not a single unit of affordable unit has gone on to 4<sup>th</sup> avenue in the last 10 years. So I don't think anything in this proposal guarantees affordable housing.

In sum, my question is 'what's the rush'? This does not represent good planning. Good planning requires a lengthy discussion with communities, it involves inviting stakeholders across the board to contribute to something that is this important or should be this important. I don't see any of that happening here. For me it calls into credibility, this whole plan calls into credibility, this agency and particularly this administration. It makes me question whose interest is being served by this plan. Is it a political agenda? Is it a private economic interest of the wealthy in this city? It is clearly not representing the public interest and frankly I think this is a betrayal of that public interest and I am tremendously disappointed in this administration. It promised us more.

**Janet McCreesh** (on behalf of Paul Grazziano):

First, I (Janet McCreesh) am going to read Paul Grazziano's testimony:

Those of us who are urban planners had wondered why the DPC had been so quiet for over a year. Virtually no new large scale proposals were in the pipeline and all discussion and work to contextually rezone more neighborhoods in NYC ground to a halt. Now we know why, this almost silently rolled out proposal which if approved will append decades of careful work, negotiations, and an unspoken contract between our neighborhoods and NYC's government and elected officials. This rings particularly true for Mayor de Blasio who as the council member from Park Slope Broker to the contextual rezoning plan there in 2003 to protect the historic scale of his brown stone neighborhood. But in exchange for a massive up-zoning along fourth Ave. I wonder how his neighbors and former constituents will feel about that hard-earned compromise being undermined completely by this proposal, all to help developers construct higher bulkier and denser as -of-right buildings, not really increases in affordable and senior housing as this document would have you believe.

Mayor de Blasio stated in February that we have a duty to protect and preserve the culture and character of our neighborhoods and we will do so. When he was referring to new affordable housing proposals that will come from his administration, this citywide zoning proposal is clearly an absolute opposition to the Mayor's rhetoric. If it is adopted as is, we'll quickly undo his decades of careful progress in protecting neighborhoods around NYC from as-of-right overdevelopment.

**Janet McCreesh:**

My name is Janet McCreesh and I am the immediate past president of the Broadway Flushing Homeowners' Association, an area with over 1300 households in North Flushing. Our organization was founded over half a century ago to preserve and protect our neighborhood's character by any legal means possible, including enforcement of our private deed restrictions, the adoption of contextual zoning, and achieving historic landmark district designations if necessary. In the past decade we have had our community entire contextually rezoned, we had made compromises and they were accepted as part of the balance between preserving our suburban neighborhood and allowing higher density along our main commercial arteries. However, we were assured by the Department of City Planning that there were firm and fixed maximum height FAR and bulk limits which would not change, ensuring our low density neighborhood would not have tall buildings looming over our heads. Imagine our utter surprise and anger last month when we were informed of the DCP's proposal to significant higher and bulkier buildings for senior housing with no parking requirements in the R5B zone on Northern Blvd. Not to mention increasing as-of-right maximum height limits in the R6A zone on our western boundary and R6B zone nearby in Bayside, as well as the other as-of-right changes to other controls in these zones, and with even greater height and density allowed for so-called affordable housing developments.

Had we known that these contextual zones could be altered on a whim by the DCP after decades of assurances from your agency that contextual zoning would create more predictable outcomes, we would have fought to keep our R3-2 zones along Northern Blvd without question. We want make this clear: the promotion of affordable and senior housing in New York City is a laudable goal, but we believe this set of zoning proposal was written solely for the construction and nursing home, senior housing industry to make extra profits at the expense of our neighborhoods.

Decades of good will and promises built with the department of city planning have evaporated in an instance of this proposal. It appears this administration wishes to move unilaterally against the majority of its own taxpaying citizens, where the poor middle class are wealthy to serve the wishes of real estate industry. If DCP continues to proceed without shifting course like many other civic organizations we will have no choice but to consider our legal options to remedy the situation. Thank you.

**Michael Henry Adams:**

I find myself here, Michael Henry Adams, the unfortunate prospect of having to represent Harlem because no commissioners and planning commission are from Harlem and no elected officials from Harlem, no community boards from Harlem have been here today. And that's a great responsibility because Harlem is a place that is greatly in transition right now. And pinpoints all of the damage that this proposal will exacerbate so that community board number 9 spent a great deal of time two years ago rezoning west Harlem. And before rezoning on 125<sup>th</sup> street, and rezoning to allow for Columbia's expansion plan, and Manhattanville. And talk about give and take, push and shove... It was a very arduous process, an imperfect process, but it was in democracy. And now democracy will be swept away, calling the question everything that you ever done or everything you ever do because people will say it's not legitimate because they promised us that this contextual zoning will protect our neighborhoods and it's doing nothing of that kind.

Harlem is a place where about half of the residence, around 150,000 people, make less than 36,000 dollars per year. And in that community, we have a very famous historic community but we only have 3.6% of our buildings protected by land marking. Versus Greenwich Village, where something like 2/3 of the buildings are protected by landmark. So what your proposal is going to do is going to mean on the street like Broadway between 136<sup>th</sup> street and 166<sup>th</sup> street, which has been proposed as historic district, that all of those buildings, all of those 6-story buildings will be swept away. As historic, as lovely, dignified and representative of what urban living is all about, those buildings along Riverside nearby, they will be swept away because of the incentive that you are creating here. Don't be deceived that won't be the case. That's something that disappoints me a great deal because I voted for de Blasio expecting that there would be change for the people, the ordinary people of New York. And now he's kicking us on the teeth and telling you "the hell with you", because he is using our tax payers' dollars to give tax benefit for the richest people in the

world, developers. Not to create affordable housing, but rather to create housing for people who don't even live here. For rich people who live somewhere else to come here instead of me. And that is appalling.

By the mayor's calculation, he wants to create 200,000 units of affordable housing with this 80/20 thing, with what you all are giving bonuses on top of that, that means that in exchange for 200,000 affordable units we have to give 1,000,000 units of luxury housing. That just overwhelms any benefits derived from Mayor's so called affordable housing. This is despicable. The mayor is trying to create more housing for rich people, in the guise of affordable housing.

**Janine Nichols:**

My name is Janine Nichols. I am the acting secretary of the Sullivan-Ludlam-Stoddard Neighborhood Association in Crown Heights, a writer and the best singer you've never heard. I begin with a quote, the opening of this outrageous CQA document: "Contemporary building practices, shifting patterns of automobile ownership, irregular lot conditions, and demographic changes, interacting with the existing regulatory framework, influence housing development in the city." Really? Notably absent in this is any mention what so ever of the financial interest of the real estate industry in influencing housing development in this city. Well what the NYC real estate industry wants is a city built to fire speculation, finance industry, and real estate, in the form of luxury housing, the highest return on a piece of land. That said, I like to believe that the Mayor is sincere about his desire to zone the city for quality and affordability. I trusted the mayor, I voted for him. And I only wish that the word multi-racial had been included in the flourishing NYC this document purports to envision. For two administrations, my overwhelmingly black Prospect Park facing neighborhood sought to be down-zoned like all the other white Prospect Park facing neighborhoods including my hometown of Park Slope. All of their efforts were successful, and all our efforts were rebuffed. And then suddenly a year ago, the party line that our Community Board, our utterly corrupt Community Board 9 in Brooklyn, changed to there's a dire need to for a resolution to city planning now because city planning now has time to study Crown Heights now and the window is closing now, once in a life time opportunity. Until the ZQA horror, those were crosshairs focused on us, and that's what we've been fighting. When neighbors and I come out to CB9 to protest the land grab this document so enthusiastically endorses, as with two weeks ago, we risk arrest. If ever a city was made not to be painted with the same brush is NYC. But that is precisely what the ZQA proposes to do and in doing so scrap the hard-won victories and hard work of communities across the city to preserve the city that they love and the people in the buildings in it that make it so attractive to the 1%. What's been missing in any CB9 meeting I've ever attended and now from the ZQA has been any Q and A. This isn't city planning, this is city plotting. And in the estimation of my little organization in Crown Heights, this document is a shake down by the real estate industry whose campaign donations determine way too much about what happens in the city.

**Julie M. Finch:**

I (Julie M. Finch) was chair of the Artists Against the Expressway, I used to live on 101 Spring Street which is now the JUG foundation, which has been renovated and restored. I am here speaking for Friends of South Street Seaport, and I am also co chair of Friends of the Gibbons Underground Railroad site & Lamartine Pl. Historic District on 29<sup>th</sup> street. So we have created an additional historic district which will be an additional headache for all of the city planning commission. I agree with a lot of the people that have spoken today. I want to say specifically that this is like that ALIC, where the lobbyists with the federal government, write the new laws. And so REBNY and the other groups have been writing this law of yours and it is outrageous. It is bate and switch.

I am against the increased height. We're fighting a tower at South Street Seaport. We are fighting this insane idea of a Texas developer building a tower on the water front, he, the cooperation, would demolish the new market building which is 1939 and block the view of the Brooklyn Bridge. We have our own experiences with greedy crooked developers and that the rest of New York would be endangered by the same greed of people is outrageous. And at my age, I am a senior living in a loft on 26<sup>th</sup> street in the westside, I can say that to have all buildings knocked down is gonna decrease affordable housing and it is a lie that this plan of the planning commission would increase affordable housing.



We need more rent stabilization, we need more commercial rent control, we need more rent control, and that will increase affordable housing. The idea that was put forth by Bloomberg administration that new towers should be built on NYCHA parking was outrageous and that would get rid of light and air. And I am sorry and so disappointed. I voted for de Blasio and I am shocked that he is just caving to all these developers and I cannot see how planning commission could be doing that unless he is threatening to fire you all.

**Patti Hagan:**

Hi, my name is Patti Hagan. I started the fight against Bruce Ratner's Atlantic Yards. I belong to Citizen's Defending Libraries. And I am part of Brooklyn and Queens land trust and want to preserve community gardens. I want to say that Mayor de Blasio with his housing proposal is doing his damndest best to stave off on affordable luxury housing crisis. Think about it. Without the 421-A tax break, 157 on west 157th 90 stories tall would not have been built. How sad is that.

This plan is nearly a stocking horse for renewing 421-A tax breaks for greedy developers, who are lusting to buy and develop our priceless public assets such as in Brooklyn. The Brooklyn Public library real estate brokerage is planning to sell off our first Carnegie library, the pacific branch, and the Brooklyn Heights public library to the developer next door. Happens to be Bruce Ratner at the pacific branch, and it happens to be the Hudson Companies, Mr. Cramers, up at the Brooklyn heights library. Books are being eliminated, its nuts. These libraries are centers of our communities. I'd like to say that we are comfortable with the current contextual zoning, we reject zoning by fiat. Our zoning aint broke and we don't need REBNY fixing it.

Your flyer asks why are these changes needed? They're not needed. Except they're wanted, lusted after by the greedy developers of REBNY. Seniors and affordable housing are the latest holy writ fig leaves of politicians. They justify anything. But to a man who earns or women who earns a million or two million dollars a year, ten thousand dollars a month is affordable housing. It's a sliding scale. We have a serious problem here. We live under the New York City government by and for developers. I did not vote for de Blasio, and I wish that everybody else had not. There was a portentous article, it was in Wall Street Journal September 7 and 8, 2014, and it said that candidate Mr. de Blasio "support for new high rise towers is dissonant with his campaign theme of easing in income inequality, " as a council member in Park Slope section, in Brooklyn, Mr. de Blasio was a strong supporter of the three major Bloomberg based development project, including the project known as Atlantic Yards, Ratlantic Yards, which critics say, has hastened gentrification and helped deepen the economic divide in that area. As Mr. de Blasio has met with developers and his campaign has received some half a million \$ in contributions from real estate interest including developers, brokers, architects and construction firms, he has drawn praise from big developers, such as Toll Brothers.

De Blasio is hereby delivering his campaign promise to speed up big development, he said in that Wall Street Journal last September, we can't afford a process rife with delays subject to NIMBYism and tangled in democracy.

**Doreen Gallo:**

Hello I am Doreen Gallo. I am the director of Dumbo Neighborhood Alliance. Today I am here to make a comment about the proposal. It appears that the current proposal is being marketed as a real concern for senior housing and affordable housing. The senior housing development is a lucrative business in the tri-state area. Using city planning's language on their summary version of the plan on page 7, "modernized zoning definitions, rationalized floor area ratios, allow flexibility for different types of senior housing, reduce administrative obstacles" does not promote affordable housing or better senior care. This initiative is designed to relax regulations designed to protect people in these facilities and instead will enhance profit for developers.

In part II of your proposal, the section reads modernize rules that shape buildings. Your proposal wants to increase heights from 5-15 feet where we know will be a latter to reduce construction cost and loosen lot coverage and other requirements. There's nothing modern about using what is in the best interest of the developer by modernizing the building envelope. This proposal calls for additional flexibility for senior and inclusionary housing adding one to two stories in our R6 R8 districts. It's going to destroy my neighborhood, which is east west. It's dark. So it's already in a

tundra and 3 to 4 and 9, R9 and R10 districts and city planning is proposing a denser, darker and disproportionate initiative without providing appropriate infrastructure in advance of this initiative. This proposal states that the increase of the extra stories is to fit all floor area without sacrificing quality of housing. We all know it is not true and that what is being sacrificed is our quality of life.

**Claudette Brady:**

My name is Claudette Brady, I am one of the cofounders of the Bedford Stuyvesant Society for Historic Preservation, I also sit on the board of HDC, I'm a former community board member of CB3 Bedford Stuyvesant and currently citizen active in CB3's land marks and land use committees. Everyone has spoken to the contextual zoning that our CB have spent lots of time on to come up with this zoning plan. I am not going to elaborate more. Increasing size of these buildings will create affordable housing? I don't see that happening in Bedstuy. Bedstuy, like Harlem or East New York, is a neighborhood where the bulk of people's medium income is under 35,000 dollars. In the areas that have been up zoned and Bedford to date is a wholesale tear down of small rise buildings being replaced by high rise luxury condominiums and apartments.

Displacement of the people who live in the buildings that have been demolished is whole scale. During this request, Bedford Stuyvesant, will lead to the demolition of our rent controlled and rent stabilized buildings and the displacement of residents who live in those buildings. We are already seeing an onslaught of new development in Bedford Stuyvesant. If you turn to the newspaper or look in on the news, the word that goes with Bedford Stuyvesant today is gentrification.

While we're not against diversity, Bedford Stuyvesant is so expensive that now even the gentrifiers can no longer afford to live there. And your plan will displace not only the old residents and the old business who stayed in that neighborhood through all the years of redlining of the city's planning, shrinkage, when all the major corporations left and we could not have a bank or a drug store. All of those neighborhood businesses, drycleaners, drug stores, hardware store, and people who have been in the neighborhood longer than I have been there, is now going to be replaced by the ugliest new high rises I have ever seen in my life.

This plan is not gonna promote affordable housing, not in my community and I don't see it happen in East New York or South Bronx or neighborhoods there is a critical need, there is a income inequality, where people are living from pay check to pay check spending 40-50% of their income on rent. You need a plan that is going to solve that. Zoning does not solve the plan for affordable housing.

**Bridgette Blood:**

Hi, I (Bridgette Blood) was hoping to use this opportunity to express concerns over the limits of scoping and the CEQR process and also raise a call for creating additional or employing additional parameters or new tools for measuring impact and expanding scope.

I'm part of a community group in Bushwick formed around a private applicant ULURP in 2013. We developed an understanding of land use and city process, and a deep frustration over the limits of scope, EIS, EAS, and how and what the city measures as impacts and how it determines mitigations. We see a serious need to expand the parameters the city uses to consider impact, particularly socio-economic impacts. Not all communities are impacted equally by rezoning. The benchmarks used to consider impacts by DCP or the Mayor's office of sustainability are woefully low and inadequately. The socioeconomic impacts of the rezoning are not currently measured by the city. An example of this is that the city does not even currently measure or track eviction data. Experiential and the total evidence shows us the extreme impacts of housing stability on housing stability in areas in and around rezoning. The socioeconomic impacts on our cultural and our community environments following a rezoning need to be fully considered measured and mitigated. Secondary displacement and impacts of luxury residential developments in low income communities and cultural districts is a major concern.

An expanded investigation into the real impacts of rezoning on our communities is needed. The current parameters are too narrow. We see a need for additional bureaucratic tools to measure impacts and require private developers and property owners to fully mitigate their impacts. Currently the EIS and scope and CEQR process are not adequate tools. Thanks.