

ERIC ADAMS
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District Manager



THE CITY OF NEW YORK
COMMUNITY BOARD NO. 16

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BETTIE KOLLOCK-WALLACE
Chairperson

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November 30, 2015

City Planning Commission
Calendar Information
22 Reade Street, Room 2E
New York, New York 10007

Re: N160051ZRY
Mandatory Inclusionary Housing Text Amendment

Dear Commissioners:

At a public meeting held on November 24, 2015, Community Board #16 voted to disapprove with modifications/conditions the above subject application as follows 0-in favor, 23-against, and 5-abstentions with a total membership of 44.

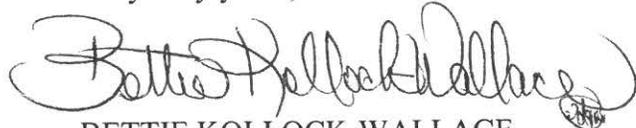
Brooklyn Community Board #16 is concerned that the Area Median Incomes (AMI) used as a basis for affordable housing is not appropriate for the goals of MIH. New York City's AMI is much greater than Ocean Hill's median income, thereby making the new affordable developments affordable only to those outside the area. This will also make local homeowners and tenants more vulnerable to the changes in the housing market as a result of MIH. *The Community Board seeks to lower the AMI required to qualify for new affordable housing. If this adjustment is unfeasible due to funding, other measures should be taken to ensure existing residents and businesses can stay. For example, helping low-income homeowners finance basic home improvements and developing the local economy by employing local contractors.*

Brooklyn Community Board #16 is concerned that the projected amount of new affordable housing will not be an adequate enough supply for those who need the housing units (homeless, rent burdened, overcrowding). *The Community Board seeks to guarantee permanent affordable housing for a great portion of this population by increasing the percentage of affordable units from 20% to 40%, at a qualifying affordability threshold based off of the neighborhood's median income.*

Brooklyn Community Board #16 is concerned that the text amendment allows developers to build affordable units separately from market-rate housing, for the purposes of making development easier for developers. *The Community Board seeks to change to include affordable housing in the same buildings as market-rate units to promote equal living and economic diversity of the neighborhood.*

Brooklyn Community Board #16 is concerned that developers will be able to waive affordable housing requirements if BSA finds that meeting the requirements creates an unnecessary hardship for the developer. This will allow developers to avoid including affordable housing if they can find a good enough reason to match the definition of "unnecessary hardship." *The Community Board seeks to eliminate this option or DCP suggest another option, as the major goal of rezoning, Mandatory Inclusionary Housing, and Zoning for Quality and Affordability is to provide affordable housing for New Yorkers.*

Very truly yours,

A handwritten signature in black ink, reading "Bettie Kollock-Wallace". The signature is written in a cursive style with a large initial "B".

BETTIE KOLLOCK-WALLACE
Chairperson

cc: Hon. Eric Adams
Hon. Inez Barron
Hon. Rafael Espinal, Jr.
Hon. Darlene Mealy

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November 30, 2015

City Planning Commission
Calendar Information
22 Reade Street, Room 2E
New York, New York 10007

Re: N160049ZRY
Zoning for Quality and Affordability Text Amendment

Dear Commissioners:

At a public meeting held on November 24, 2015, Community Board #16 voted to disapprove with modifications/conditions the above subject application as follows 0-in favor, 24-against, and 4-abstentions with a total membership of 44.

I. ZR 22-22 and ZR 22-23 Maximum Size of Dwelling Units

Brooklyn Community Board #16 is concerned that the dwelling unit size minimum has been eliminated from affordable independent residences for seniors. While this revision is intended to create affordable residences specifically for seniors, eliminating this maximum can lead to small units that are unsuitable for living and substandard designs for a particularly vulnerable population. *The Community Board seeks to include some minimum guidelines for developing affordable independent residences for seniors.*

II. ZR 22-42a City Planning Commission Special Permit for Long-Term Care Facilities

Brooklyn Community Board #16 is concerned that the Commission can authorize long-term care facilities as long as the proposed facility “will not impair the essential character of the surrounding area” and that “an adequate buffer exists.” These terms are subjective until able to be defined and do not make for guidelines that will be easily followed. *The Community Board seeks a definition of “essential character” or a process in which the CPC will define the*

essential character of a surrounding area, and a more elaborate explanation on the meaning of an "adequate buffer."

III. ZR 23-153 For Quality Housing Buildings & ZR 23-156b.2 Special lot coverage provisions for certain interior or through lots

Brooklyn Community Board #16 is concerned that corner lots in R6-10 districts will have 100%, up from the previous 80%. Using the entire corner lot for residential developments will result in building designs and room layouts that will decrease the quality of life for residents, especially concerning air and light. *The Community Board seeks to maintain the 80% lot coverage maximum of developments on corner lots.*

IV. ZR 23-632b Required side and rear setbacks

Brooklyn Community Board #16 is concerned with the elimination of rear yard setbacks for affordable independent residences for seniors. As opposed to other buildings or structures, affordable senior residences have been singled out to not need rear yard setbacks. This extra provision of light and space in rear yards are equally important for senior residences. *The Community Board seeks to maintain the rear yard setback of one half the height of the building that will be applied to other residential districts.*

V. ZR 23-641 Front setbacks in R6-R10 Districts without a letter suffix, corresponding table Maximum Height of Front wall and Required Setbacks ZR 23-642 Alternate Front Setbacks and corresponding table Alternate Required Front Setbacks

Brooklyn Community Board #16 is concerned that the reference for measure of a building's ground floor height is not an accurate measurement for all buildings. Using the adjoining sidewalk as a reference to measure up the minimum 13 feet does not reflect the differences in building designs, especially of ground floors that do not begin at grade with the sidewalk. *The Community Board seeks to establish the measurement from the ground floor's legal base plane or some equivalent standard.*

VI. ZR 23-664a Modified height and setback regulations for certain buildings R6-R10 districts for Quality Housing buildings providing affordable housing pursuant to the Inclusionary Housing Program and Table 1 Modified Maximum Base Height and Maximum Building height for Certain Quality Housing Buildings

Brooklyn Community Board #16 is concerned that the increase in maximum height and number of stories in order to accommodate more affordable housing is too significant an increase to be considered Quality Housing in context. Many buildings in Ocean Hill are within a contextual district; the maximum heights and number of stories allowed will be out of place, especially along Eastern Parkway, where buildings are mostly low-rise. Furthermore, allowing C4-5D density along Atlantic Avenue will create a tunnel effect on an already very dark area and create unsafe conditions. *The Community Board seeks to lower the maximum allowed height and number of stories within Contextual Districts.*

VII. ZR 23-693 Special Height Limitations provisions applying adjacent to R1 through R6B Districts for R6-R10 districts

Brooklyn Community Board #16 is concerned that the maximum allowed height of developments within 25 feet of R1-R6B Districts will be increased from 35 feet to 75 feet. This revision is contradictory to the efforts and intentions of contextual districts and is not an appropriate change for the context of Ocean Hill. *The Community Board seeks to eliminate this revision to the ZQA text amendment and revert back to a 35 feet height maximum for developments within proximity of R1-R6B Districts.*

VIII. ZR 23-665a Additional Regulations: R6-R10

Brooklyn Community Board #16 is concerned that any existing buildings in these districts may be enlarged by up to one story or 15 feet without regard to street wall location requirements. Developments on new or existing buildings should remain within context of the neighborhood. This provision will allow buildings to add another story without concern for the heights of existing buildings. *The Community Board seeks to require an approval or permit process before allowing for the additional one-story or 15foot enlargement of existing buildings.*

IX. ZR 23-671 Special provisions for zoning lots directly adjoining public parks

Brooklyn Community Board #16 is concerned that the special provisions for zoning lots directly adjoining public parks is only applicable to those parks that are less than 75% paved. Callahan-Kelly is Ocean Hill's only source of open space within the rezoning area and the density of development proposed around the park is not appropriate for the area. *The Community Board seeks to apply these special zoning provisions to public parks and vital open space resources regardless of percentage that is paved.*

X. ZR 23-692 Height Limitations for narrow buildings or enlargements

Brooklyn Community Board #16 is concerned that the text allows for increase in height simply based off the height of an existing adjacent building. This means that buildings may continue to grow to a certain height that could be completely out of context with the street, based on the highest existing building on the street. *The Community Board seeks to redefine the height limits set on narrow and wide streets, not based on the height of the existing tallest building.*

XI. ZR 23-711 Standard minimum distance between buildings

Brooklyn Community Board #16 is concerned that decreasing the minimum spacing between residential buildings from 60 feet to 40 feet will encourage developments that will decrease quality of life for existing and new residents. This change will encourage more housing with less spacing in between, resulting in less light and open air space for residents. *The Community Board seeks to maintain the minimum 80 feet between buildings, particularly for any "wall to window" and "window to window" conditions.*

XII. ZR 25-251 Required Accessory Off-Street Parking Spaces for Income-restricted housing

units ZR 25-252 Required Accessory Off-Street Parking Spaces for Affordable Independent Residences for Seniors

Brooklyn Community Board #16 is concerned with the elimination of required off-street parking spaces for these residences, and particularly for new affordable residences for seniors. Not all seniors are able to take public transit and some rely on personal vehicles for transportation. Elimination of parking spaces may increase competition for parking around the developments. The "Transit Zone" does not apply to all residents of the neighborhood. *The Community Board seeks to maintain a minimum of at least fifty percent of the original requirement for accessory off-street parking spaces for new income restricted housing units and affordable independent residences for seniors.*

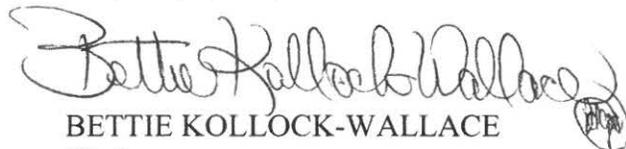
XIII. ZR 73-433 Reduction of parking spaces to facilitate affordable housing ZR 73-434 Reduction of existing parking spaces for income-restricted housing units ZR 73-435 Reduction of existing parking spaces for affordable residences for seniors

Brooklyn Community Board #16 is concerned with the elimination or reduction of required off-street parking spaces. The text is not specific in defining "undue adverse effects" on the surrounding area. The text should give particular consideration to residents who still own cars and need parking, especially for seniors and disabled persons. *The Community Board seeks to clarify the text for site-specific circumstances, similar to the "factors to be considered" in section 73-434. BSA should consider the needs of the surrounding residents and their options for public transportation before allowing reduction or elimination of parking.*

XIV. Appendix I: Transit Zone

Brooklyn Community Board #16 is concerned with the interpretation of CD16 as a transit zone. While many public transit lines (subways, buses, Access-A-Ride, etc.) run through the district, they are not accessible to everyone. Subway stations are not accessible to the disabled and buses and their operating lifts are not reliable. *The Community Board seeks to redefine the definition of a "Transit Zone" and add community-specific information regarding transit and transportation. The north of LIRR Bay Ridge Freight Line to west of Rockaway Avenue to south of Linden Boulevard should be removed from the transit zone.*

Very truly yours,



BETTIE KOLLOCK-WALLACE
Chairperson

cc: Hon. Eric Adams
Hon. Inez Barron
Hon. Rafael Espinal, Jr.
Hon. Darlene Mealy