

# COMMUNITY BOARD No. 18

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Bill de Blasio  
Mayor

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Chairperson

Dorothy Turano  
District Manager

November 19, 2015

**COPY**

Honorable Bill de Blasio  
Mayor of the City of New York  
City Hall  
New York, New York 10007

**RE: Zoning for Quality and Affordability Text Amendment Application # N160049ZRY  
Mandatory Inclusionary Housing Application # N160051ZRY**

Dear Mr. Mayor:

Community Board No.18, at its regularly scheduled meeting on Wednesday, November 18, 2015, voted unanimously to oppose the adoption of the proposed Zoning for Quality and Affordability Text Amendment Application No. N160049ZRY, and the Mandatory Inclusionary Housing Application No. N160051ZRY.

This "one-size-fits-all" plan will undo decades of dedicated community planning for Community Boards, working with property owners, the Department of City Planning (DCP) and elected officials in an effort to preserve the physical and aesthetic character of our communities.

The proposed new rules would permit developers to build higher than currently allowed in "contextual zoning districts" – which protect low-rise neighborhoods from rampant development that is out of character with the existing housing stock – as long as they include below-market-rate units or senior housing with the virtual elimination of parking space requirements. These larger and taller developments will overshadow the low-scale buildings that characterize our neighborhoods.

Reduced parking requirements for senior housing will create an additional parking burden for our already overburdened available on-street parking. Senior citizens do own cars as do their visitors and the people employed at the facility. The plan would also expand the circumstances under which rear yards in residential neighborhoods can be built upon, though these provide a critically important resource of light, air and green space.

Community Board No.18 seeks to protect perfectly-sound single, two or three family detached or semi-detached homes on both sides of the street facing each other are not demolished to develop out-of-context facilities. The benefit should be extended to more than the existing R3X, R3-1, R4A and R4-1 sections of Canarsie and should be available to more of CB 18 neighborhoods of detached and semi-detached home areas.

Community Board No.18 seeks a maximum length where distance between building walls of connected buildings exceed 50 feet in height when at least one wall contains legal windows, with a maximum requirement of 60 feet between such building walls – which might have implication for adding new buildings to NYCHA sites, recognizing that there is a clear “vision,” and preventing the party wall from encroaching on the side yard requirements. Community Board No.18 opposes the “taking” of open space common areas in these developments.

Community Board No.18 is concerned that “Affordable Independent Residences for Seniors” would be pursuant to a regulatory agreement to occupancy by low income households for a minimum of 30 years in lieu of the City having the right to extend duration options. Community Board No.18 seeks to prevent generous additional floor area and relaxed parking requirements from being converted to market-rate housing.

Community Board No.18 seeks to restrict incompatible use and bulk from detached home areas in R3A, R5A and R6A Districts from being as-of-right.

Community Board No.18 seeks to have the section south of Flatlands Avenue removed from the Transit Zone.

Community Board No.18 seeks to define the surrounding area as up to 1,000 feet and BSA and DCP must consider the availability of parking in the surrounding area and the proximity of public transportation as factors in determining the amount of parking spaces to reduce or waive. (As proposed by DCP affects the area of east and north of East 93 Street and Avenue K.)

Community Board No.18 is concerned that the requirement to obtain discretionary approval for long-term care facilities is limited to R1 and R2 detached single-family home Districts, which allowing long-term care facilities in R3A, R3X, R4A and R5A detached home Districts as-of-right. CB 18 seeks that such use be pursuant to a Special Permit or DCP authorization as a means to provide standards of findings and CB input.

Community Board No.18 is concerned that the proposed DCP special permit allowance provisions for affordable independent residences for seniors to be applicable to long-term care facilities is too wide-spread for these R3 to R5 Zoning

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Districts, and could potentially result in out-of-context development of incapable intensity of use. This includes not having provisions for R3, R4, and R5 Districts.

This citywide proposed rezoning plan will permanently affect neighborhoods across the City. Once again, our communities find themselves faced with the need to oppose "policy over planning" - planning concepts long on text book theory, but short on the practicality of implementation. We urge the City Council to vote "NO" on both proposals until which time the uniqueness of each community can be incorporated in the planning process with the cooperation of the Community Boards and the elected officials.

Thank you.

Sincerely,



Saul Needle  
Chairperson



Dorothy Turano  
District Manager

cc: Hon. Carl Weisbrod, Chairperson, NYC Planning Commission  
Hon. Melissa Mark-Viverito, Speaker, NYC Council  
Hon. Eric A. Adams, Brooklyn Borough President  
Members of the New York City Council  
New York City Community Boards  
Community Board No.18 Board Members