



The City of New York
Community Board No. 3
Bedford Stuyvesant Restoration Plaza
1360 Fulton Street, 2nd Floor ■ Brooklyn, New York 11216

718-622-6601 Phone ■ 718-857-5774 Fax ■ bk03@cb.nyc.gov E-Mail

ERIC ADAMS
BOROUGH PRESIDENT

TREMAINE S. WRIGHT
CHAIRPERSON

HENRY L. BUTLER
DISTRICT MANAGER

**Community Board #3BK. Meeting
November 2, 2015
ULURP, Housing Land Use Committee Report**

Zoning for Quality and Affordability Recommendation Summary

- Require/Amend/Modify Building Height Limitations
- Require/Amend/Modify Parking Requirements
- Amend/Modify to Maintain Character of Community

HEIGHT LIMITATIONS

Maximum Height Limitation for Quality Housing Buildings-

Lower the height in 7A (e.g. Bedford Ave) and 7D Districts (e.g. Fulton St) as follows:

7A Districts -75ft/7 stories and 7D Districts- 85ft/8 stories.

Modify Height and Setback Regulations for Quality Housing Buildings-Affordable Housing Bonus as follows:

7A Districts -85ft/8 stories and 7D Districts-105ft/10 stories.

PARKING

Required Accessory Off-Street Spaces for Senior Residences:

Modify elimination of group parking to reduction of 50%.

Waiver of Requirements of Small # of spaces in 7A districts:

Reduce Waiver from 15 to 5.

Reduction of (market rate unit) Parking Spaces in Transit Zone to Facilitate Affordable Housing and Senior Housing:

Define surrounding area for available parking as up to 1,000 ft. and must be considered by BSA as well as proximity to public transportation.



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Transit Zone:

One half mile from the G train is considered within a transit zone, albeit infrequent service and typically requiring transfer. This may not be viable.

MAINTAINING CHARACTER

Affordable Independent Residences for seniors:

Require agreement to low income for 30 years.

Quality Housing Buildings Lot Coverage:

Retain 80% building lot coverage instead of 100% coverage.

Affordable Independent residences for Seniors FAR:

Adjust the FAR on narrow streets to 4.0, and 4.6 for inclusionary housing.

Special Provisions for Shallow Lots and Rear Yard Equivalent for quality Housing:

This way you provide a degree of relief without the need for a variance.

Permitted Obstructions in Rear Yards and Equivalents:

Regulate rear one-story building enlargements.

Standard Minimum Distance between Two Buildings on a Single Zoning Lot:

Adjust for greater maximum between buildings with certain considerations.



Community Board

A. Request for a letter of support by City Planning in the matter of N160049 ZRY, Zoning for Quality and Affordability Text Amendment

Date: November 2, 2015

| BOARD MEMBERS | FOR | AGAINST | ABSTAIN |
|-----------------------------------|-----|---------|---------|
| 1. Idris Abdullah | ✓ | | |
| 2. Felicia Alexander | ✓ | | |
| 3. Tywan Anthony | | ✓ | |
| 4. Dr. Kim Best | ✓ | | |
| 5. Gloria E. Boyce | ✓ | | |
| 6. Anthony Buissereth | ✓ | ✓ | |
| 7. Mulan Isaiah Burgess | ✓ | | |
| 8. Ivy Gamble-Cobb | ✓ | | |
| 9. Evelyn Collier | ✓ | | |
| 10. Dolores Witherspoon-Dickerson | ✓ | | |
| 11. Taina Evans | ✓ | | |
| 12. Richard Fleteau | ✓ | | |
| 13. Keith Forest | ✓ | | |
| 14. Brenda Fryson | ✓ | | |
| 15. Gregory Glasgow | ✓ | | |
| 16. Sean Hawkins | ✓ | | |
| 17. Mary Jemison-Head | ✓ | | |
| 18. Kimberly Hill | ✓ | | |
| 19. Oma Holloway | ✓ | | |
| 20. Christopher James | ✓ | | |
| 21. Edna Johnson | ✓ | | |
| 22. Dr. Kerliene Johnson | ✓ | | |
| 23. Marion Little | ✓ | | |
| 24. Hardy "Joe" Long | ✓ | | |
| 25. Dovie Matthews | ✓ | | |
| 26. Paulette Moorehead | ✓ | | |
| 27. Eldica Murray | ✓ | | |
| 28. Michael McCaw | ✓ | | |
| 29. Bernice McRae | ✓ | | |
| 30. Dweynie Paul | ✓ | | |
| 31. Kwaku Payton | ✓ | | |
| 32. Santina Payton | ✓ | | |
| 33. C. Doris Pinn | ✓ | | |
| 34. Stacey Ruffin | ✓ | | |
| 35. Adrian Sinclair | ✓ | | |
| 36. Abraham Smilowitz | ✓ | | |
| 37. Nelson M. Stoute | ✓ | | |
| 38. Rev. Jessie Sumbry | ✓ | | |
| 39. Lydia Temples | ✓ | | |
| 40. Cheska Tolentino | ✓ | | |
| 41. Rev. Dr. Robert Waterman | ✓ | | |
| 42. Shanita Wells | ✓ | | |
| 43. Antonio Whitaker | ✓ | | |
| 44. Douglas Williams | ✓ | | |
| 45. T. J. Wilson | ✓ | | |
| 46. Tremaine S. Wright | ✓ | | |

FOR

33

AGAINST

2

ABSTAIN

The committee voted
NO to the Quality and
Affordability text
amendment
and Butten



Community Board 3

**B. Request for a letter of support by City Planning Commissioner in the matter of N160051 ZRY,
Mandatory Inclusionary Housing Text Amendment**

Date: November 2, 2015

| BOARD MEMBERS | FOR | AGAINST | ABSTAIN |
|-----------------------------------|-----|---------|---------|
| 1. Idris Abdullah | ✓ | | |
| 2. Felicia Alexander | ✓ | | |
| 3. Tywan Anthony | | ✓ | |
| 4. Dr. Kim Best | ✓ | | |
| 5. Gloria E. Boyce | ✓ | | |
| 6. Anthony Buissereth | ✓ | ✓ | |
| 7. Mulan Isaiah Burgess | ✓ | | |
| 8. Ivy Gamble-Cobb | ✓ | | |
| 9. Evelyn Collier | ✓ | | |
| 10. Dolores Witherspoon-Dickerson | ✓ | | |
| 11. Taina Evans | ✓ | | |
| 12. Richard Fleteau | ✓ | | |
| 13. Keith Forest | ✓ | | |
| 14. Brenda Fryson | ✓ | | |
| 15. Gregory Glasgow | ✓ | | |
| 16. Sean Hawkins | ✓ | | |
| 17. Mary Jemison-Head | ✓ | | |
| 18. Kimberly Hill | ✓ | | |
| 19. Oma Holloway | ✓ | | |
| 20. Christopher James | ✓ | | |
| 21. Edna Johnson | ✓ | | |
| 22. Dr. Kerliene Johnson | ✓ | | |
| 23. Marion Little | ✓ | | |
| 24. Hardy "Joe" Long | ✓ | | |
| 25. Dovie Matthews | ✓ | | |
| 26. Paulette Moorehead | ✓ | | |
| 27. Eldica Murray | ✓ | | |
| 28. Michael McCaw | ✓ | | |
| 29. Bernice McRae | ✓ | | |
| 30. Dweynie Paul | ✓ | | |
| 31. Kwaku Payton | ✓ | | |
| 32. Santina Payton | ✓ | | |
| 33. C. Doris Pinn | ✓ | | |
| 34. Stacey Ruffin | ✓ | | |
| 35. Adrian Sinclair | ✓ | | |
| 36. Abraham Smilowitz | ✓ | | |
| 37. Nelson M. Stoute | ✓ | | |
| 38. Rev. Jessie Sumbry | ✓ | | |
| 39. Lydia Temples | ✓ | | |
| 40. Cheska Tolentino | ✓ | | |
| 41. Rev. Dr. Robert Waterman | | ✓ | |
| 42. Shanita Wells | ✓ | | |
| 43. Antonio Whitaker | ✓ | | |
| 44. Douglas Williams | ✓ | | |
| 45. T. J. Wilson | ✓ | | |
| 46. Tremaine S. Wright | ✓ | | |

FOR

~~32~~ 32

AGAINST

2

ABSTAIN

0

The committee voted NO
to the mandatory
Inclusionary Housing
text Amendment
W.D. Butler