

City of New York

1 Edgewater Plaza, Suite 217 • Staten Island, New York 10305

Tel: 718-981-6900

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Community Board No. 1

December 9, 2015

Mr. Carl Weisbrod, Director  
City Planning Commission  
22 Reade Street  
New York, New York 10007

Dear Mr. Weisbrod:

On December 8, 2015 Community Board #1, Staten Island voted 28-1-0 to oppose Application No. N160051ZRY "Mandatory Inclusionary Housing" as follows:

**Resolution on the Department of City Planning's Application No. N160051ZRY "Mandatory Inclusionary Housing"**

Whereas, Department of City Planning presentation was given at a Community Board #1 Land Use Public Hearing on December 1, 2015, and;

Whereas, this is a voluminous proposal that warranted numerous public review sessions to properly vet, and;

Whereas, there is a lack of infrastructure on Staten Island especially on the north shore, and;

Whereas, Staten Island is transit poor, and;

Whereas, there is a potential for overcrowding, and;

Whereas, there are currently insufficient school seats, and;

Whereas, there exists a voluntary inclusionary housing program and programs such as 421-A and Housing and Preservation & Development subsidies, and;

Whereas, the amendment appears to benefit developers more than the population it proposed to help, and;

Whereas, the concept to finance affordable housing through zoning is problematic, and;


Whereas, an expenditure of \$8.2 Billion fulfilling MIH is substantial and could be used more efficiently,

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CB#1-MIH

BE IT HEREBY RESOLVED THAT: Community Board #1 opposes the Mandatory Inclusionary Housing zoning text amendment No. 160051 ZRY

If you need further information or have any questions, please do not hesitate to call or e-mail.

Sincerely,

  
Nicholas Siclari  
Chairman

  
Vincent Accornero  
Land Use Chairman

Cc: Hon. James Oddo  
Hon. Debi Rose  
Hon. Steve Matteo  
Len Garcia-Duran

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Mr. Carl Weisbrod, Director  
City Planning Commission  
22 Reade Street  
New York, New York 10007

Dear Mr. Weisbrod:

On December 8, 2015 Community Board #1, Staten Island voted 27-2-00 to oppose Application No. N 160049ZAY "Zoning for Quality and Affordability Text Amendment" as follows:

**Resolution on the Department of City Planning's Application No. N 160049ZAY, "Zoning for Quality and Affordability Text Amendment"**

Whereas, Department of City Planning presentation was given at a Community Board #1 Land Use Public Hearing on December 1, 2015, and;

Whereas, this is a voluminous proposal that warranted numerous public review sessions to properly vet. and;

Whereas, Community Board #1 does acknowledge the advantages of the flexibility afforded by the increased height available and strengthened commercial environment, and;

Whereas, changes to as-of-right lower density affordable senior housing in lower density residential zones without community input and ULUP oversight is ill advised for Staten Island, and;

Whereas, Staten Island is a transit poor borough, and;

Whereas, the reduction or elimination of parking is not feasible for any potential development on Staten Island, and;

Whereas, the proposal allows units as small as 250 square feet to be constructed for senior citizens,

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CB#1-ZQA

Be it hereby resolved that: Community Board #1 is opposed to City Planning's Application No. N 160049ZRY zoning for quality and affordability

If you need further information or have any questions, please do not hesitate to call or e-mail.

Sincerely,



Nicholas Siclari  
Chairman



Vincent Accornero  
Land Use Chairman

Cc: Hon. James Oddo  
Hon. Debi Rose  
Hon. Steve Matteo  
Len Garcia-Duran