

Application #: <b>N160049ZRY</b> CEQR #: <b>15DCP104 Y</b>	Project Name: <b>ZONING FOR QUALITY AND AFFORDABILITY</b> Borough: <b>STATEN ISLAND</b> Community District(s): <b>1, 2 &amp; 3</b>
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Please use the above application number on all correspondence concerning this application

*Docket Description:*

**IN THE MATTER OF** an application submitted by the Department of City Planning pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York to support the creation of new affordable housing and encourage better residential buildings. To incorporate these goals, various sections of the Zoning Resolution will be amended.

Recommendation:


<input type="checkbox"/> Approve	<input type="checkbox"/> Approve with Modifications / Conditions
<input type="checkbox"/> Disapprove	<input checked="" type="checkbox"/> Disapprove with Modifications / Conditions

*Explanation of Recommendation, Conditions or Modification:*

See explanation of Modifications and Conditions on Pages 2 & 3  
See Borough Board Resolution Addendum on Page 4

Related Applications:

**Contact:**  
Address questions about this recommendation to:  
**OFFICE of the STATEN ISLAND BOROUGH PRESIDENT**  
**ATTN: LAND USE DIRECTOR**  
10 Richmond Terrace, Room G-12  
Staten Island, NY 10301  
Phone: 718-816-2112  
Fax: 718-816-2060

  
James S. Oddo  
President, Borough of Staten Island

12/15/15  
Date

*Explanation of Recommendations, Conditions or Modification (continued):*

The Department of City Planning has proposed a citywide text amendment to facilitate Mayor de Blasio's five-borough, ten-year plan to build and preserve affordable housing throughout New York City known as "Zoning for Quality and Affordability" (ZQA).

- On November 24, 2015, Community Board 3 unanimously adopted a Resolution recommending the disapproval of Department of City Planning Application #N160049ZRY – Zoning for Quality and Affordability (ZQA)
- On December 8, 2015, Community Board 1 overwhelmingly adopted a Resolution recommending the disapproval of Department of City Planning Application #N160049ZRY – Zoning for Quality and Affordability (ZQA)
- On December 9, 2015, Community Board 2 unanimously adopted a Resolution recommending the disapproval of Department of City Planning Application #N160049ZRY – Zoning for Quality and Affordability (ZQA)
- On December 10, 2015, the Staten Island Borough Board overwhelmingly adopted a Resolution (appended hereto) recommending the disapproval of Department of City Planning Application #N160049ZRY – Zoning for Quality and Affordability (ZQA)

After extensive review of the proposed text, communication with Chair Weisbrod and his staff on numerous occasions, and after discussing specific neighborhood concerns with local communities, I communicated my opinion and specific concerns to the Chair in a letter dated November 30, 2015.

I have now considered explanations, responses and additional clarifications articulated by Chair Weisbrod as well as the conditions outlined in the various resolutions of the Staten Island Borough Board and affected Community Boards.

I agree and support all of the conditions cited in the aforementioned resolutions.

I therefore recommend the **DISAPPROVAL** of the proposed application with the following modifications:

**1. Remove all proposed parking reductions, waivers and modifications for Lower Density Growth Management Areas (LDGMA) in the Borough of Staten Island with the exception of future Mandatory Inclusionary Housing Areas (MIH) pursuant to Appendix F:**

- Section 25-251 ZR – Income-Restricted Housing Units  
*Retain current parking requirements per income-restricted housing unit pursuant to current §25-25 ZR. Coordinate §128-51 ZR as required.*
- Section 25-252 ZR – Affordable Independent Residences for Seniors  
*Remove parking reductions for income-restricted housing units outside transit zones in R3-R7B zones*
- Section 128-51 ZR – Required Off-Street Parking and Loading (Special St. George District)  
*Remove exception provision for income restricted housing units facilitated through Section 25-252 ZR - Affordable Independent Residences for Seniors*

**2. Clarify provisions for buildings used partially for community facility uses, buildings containing certain community facility uses in LDGMA, special provisions for long-term care facilities or philanthropic or non-profit institutions with sleeping accommodations and quality housing buildings:**

- Section 24-012 (a),(b),(c) and (d) - Exceptions to the Bulk Regulations for Community Facilities in Residence Districts

**3. Remove increase in lot coverage from 80% to 100% for corner lots containing residential buildings in C4-2 Districts within the Special St. George District - Upland Subdistrict:**

- Section 128-22 ZR – Maximum Lot Coverage – request percentage remain as originally approved

*Explanation of Recommendations, Conditions or Modification (continued):*

**4. Remove applicability of modifications of parking and bulk regulations for LDGM areas in the Borough of Staten Island pursuant to BSA approvals:**

- Section 73-435 ZR – Reduction of Existing Parking Spaces For Affordable Independent Residences For Seniors  
*Remove LDGM areas in the Borough of Staten Island regarding modifications of use or parking waivers pursuant to §73-435 ZR for zoning lots outside the Transit Zone*
- Section 73-623 ZR – Bulk Modifications for Quality Housing Buildings on Irregular Sites

**5. Develop more contextual senior housing options to be included in the text for LDGMA in the Borough of Staten Island:**

- The components of ZQA do not go far enough to address the types of independent senior housing and unique flexibility required to integrate low-density senior housing options into the vast majority of Staten Island communities

**6. Remove all R1 and R2 districts in the Borough of Staten Island from provisions applicable to buildings containing long-term care facilities or philanthropic or non-profit institutions with sleeping accommodations:**

- Section 24-013 ZR (a)(1) & (b)(1) – Special Provisions for Certain Community Facility Uses

I look forward to continued conversations with Chair Weisbrod and staff to further address modifications necessary to protect the quality of life in all Staten Island communities.

## Staten Island Borough Board Resolution

At a meeting on December 10, 2015, the Staten Island Borough Board adopted the following Resolution:

*Whereas*, the Department of City Planning has proposed two Citywide text amendments to facilitate Mayor de Blasio's five-borough, ten-year plan to build and preserve affordable housing throughout New York City known as "Zoning for Quality and Affordability" (ZQA) and "Mandatory Inclusionary Housing" (MIH); and,

*Whereas*, the Department of City Planning, working with the Department of Housing Preservation and Development and others, has developed these strategies to address zoning barriers thought to constrain the creation of new housing and add unnecessary costs; and,

*Whereas*, these amendments seek to advance a vaguely-defined framework to provide citywide guidelines for affordability that do not sufficiently address how the plan might be implemented in existing healthy communities throughout the Borough; and,

*Whereas*, these amendments seek to unilaterally address senior housing development opportunities without regard for existing neighborhood context, Borough dependency on the automobile, or the character of the built-environment; and,

*Whereas*, the long-term strategies associated with future "City Neighborhood Planning," including much-needed infrastructure improvements, has not been addressed; and,

*Whereas*, the Department of City Planning has notified Community Boards 1, 2 and 3 regarding the ZQA-MIH text amendment applications, and as all affected Community Boards have overwhelmingly recommended to disapprove the proposed changes for their respective districts;

*Therefore*, be it resolved, that the Staten Island Borough Board hereby unanimously approves this Resolution in opposition of the aforementioned zoning text amendment proposals.

By:



James S. Oddo  
Staten Island Borough President  
Chairperson, Staten Island Borough Board