



Community Board 12 - Manhattan Washington Heights & Inwood

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Richard R. Lewis, Chairperson
Ebenezer Smith, District Manager

September 25, 2019

Hon. Corey Johnson
Speaker of the NYC Council
City Hall
New York, NY 10007

Re: Supporting Various Proposed Local Laws Concerning Community Notification of The Transfers of Development Rights And Other Related Land Use Matters

Dear Speaker Johnson:

At the General Meeting on Tuesday, September 24, 2019, with a vote of 40 in favor, 0 opposed, 0 abstention, Community Board 12 Manhattan, passed a resolution supporting that anytime a transfer of a development rights is recorded with the city that a copy be provided within 5 days to the relevant Community Board, Council Member, and Borough President along with the Speaker of the City Council.

Whereas: On September 13, 2019 Community Board 12-Manhattan ("CB12M") received an email invitation from City Council Member Benjamin Kallos to a public oversight hearing (the "Hearing") to be held at 10:00 AM on Thursday, September 26, 2019 at which testimony concerning proposed legislation impacting the general operation of the Board of Standards and Appeals ("BSA") and zoning lot mergers will be heard. Since notice of the Hearing was received subsequent to the September 4th Land Use Committee meeting, the matter was considered by CB12M's Executive Committee at its September 16th meeting; and

Whereas: City Council Member Kallos introduced a proposed Local Law ("Intro. 1701 of 2019") to amend the Administrative Code of the City of New York in relation to requiring that any time a transfer of development rights is recorded with the City that a copy be provided within five (5) days to the relevant Community Board, Council Member, and Borough President along with the Speaker of the City Council; and

Whereas: City Council Member Kallos also introduced for pre-consideration a proposed Local Law ("Preconsidered Intro. T2019-5074") to amend the Charter of the City of New York to expand upon his previous initiative in 2017 to reform operations of the BSA to now require all testimony and submissions by applicants be sworn or affirmed under oath; and

Whereas: City Council Members Fernando Cabrera and Keith Powers introduced a proposed Local Law ("Intro. 1691 of 2019") to amend the Charter of the of the City of New York to require a unique identifying number be assigned to each zoning lot, as defined in the New York City Zoning Resolution, and for each unique identifying number to be amended to reflect any change to the metes and bounds of any zoning lot, including but not limited to the subdivision of any zoning lot, transfer of development rights from one zoning lot to another, and the aggregation of two or more zoning lots. This bill, if enacted, would require the addition of a new layer to ZOLA, New York City's zoning and land use map, to show zoning lots in addition to the existing layers that show tax lots and zoning districts; and

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Whereas: City Council Members Cabrera and Powers also introduced a proposed Local Law ("Intro. 1692 of 2019") to amend the Administrative Code of the City of New York to require the Department of City Planning to make available to the public an interactive map, maintained on a City website, displaying each zoning lot, as defined in the New York City Zoning Resolution, and to update the map not less than quarterly to reflect any subsequent changes to the metes and bounds of any zoning lot; and

Whereas: The proposed amendments to the New York City Administrative Code and City Charter will foster greater transparency; provide community boards with easy access to important information that will permit them to more thoroughly fulfill their duties and responsibilities with respect to land use planning matters; afford the public greater access to current information on potential and actual development projects in their communities, and encourage improved planning practices and development oversight. Now, therefore, be it

Resolved: Community Board 12-Manhattan supports passage of Introductions 1691, 1692 and 1701 and Preconsidered Introduction. T2019-5074 to amend the Charter and the Administrative Code of the City of New York for the purposes as discussed herein.

Sincerely,



Richard R. Lewis
Chairperson

cc: Hon. Gale Brewer, Manhattan Borough President
Hon. Bill de Blasio, Mayor
Hon. Jumaane Williams, Public Advocate
Hon. Scott M. Stringer, Comptroller
Hon. Brian Benjamin, State Senator
Hon. Robert Jackson, State Senator

Hon. Al Taylor, Assembly Member
Hon. Carmen De La Rosa, Assembly Member
Hon. Ydanis Rodriguez, Council Member
Hon. Mark Levine, Council Member