

November 2007

Hon. Amanda Burden
Chairperson
New York City Planning Commission
222 Reade Street,
New York, NY



**Re: N 080110 ZRY
AIA Text Amendments**

Dear Chairperson Burden:

The New York Metro Chapter of the American Planning Association supports the AIA Text Amendments the NYC Zoning Resolution that are currently undergoing public review. These proposed text amendments are the result of the collaborative efforts led by the New York Chapter of the American Institute of Architects, which worked closely with the staff of the Department of City Planning and a number of other organizations, including APA, in identifying problems and crafting solutions. The purpose of these carefully drafted amendments is to clarify existing text, provide for greater design flexibility, particularly in infill sites, and to reflect advances in modern technology that are not currently reflected in the Zoning Resolution.

These seven technical changes propose the following:

1. Increase coverage on small corner lots for Quality Housing buildings;
2. Determine density for undersized lots by underlying zoning;
3. Permit dormers in rear setback areas for Quality Housing buildings;
4. Adjust maximum base heights for Quality Housing buildings in certain circumstances to align with adjacent buildings;
5. Permit obstructions to height and setback regulations in specific locations for Quality Housing Buildings;
6. Waive side yards in R3-1, R3-2, R4 and R5 non-contextual districts by BSA special permit; and
7. Clarify the applicability of residential tower regulations in certain commercial districts.

The proposed text amendments to the Zoning Resolution will provide for greater design flexibility, help to encourage development of additional housing on infill sites, and will help to promote sustainable architecture.



NY Metro Chapter of the APA urges the City Planning Commission to approve these incremental changes to the Zoning Resolution. As always, would encourage diligent review of all plans submitted under these new rules for compliance with legal light and air and other habitability requirements.

We would also like to take this opportunity to note that the City's Zoning Resolution is nearly a half a century old and deserves to be comprehensively reviewed and amended as appropriate. APA stands ready to work with AIA, CPC, and all other organizations that are committed to the future of our City.

Sincerely yours,

A handwritten signature in black ink that reads 'Ethel Sheffer'. The signature is written in a cursive style.

Ethel Sheffer, AICP
Chapter President