



NEW YORK STATE SENATOR

Velmanette Montgomery

## Senator Montgomery votes "NO" on S.6760 in the Senate Rules Committee, the bill would permit the City of New York to eliminate the cap on the floor area ratio (FAR) for residential buildings

SENATOR VELMANETTE MONTGOMERY May 6, 2018

| ISSUE: **HOUSING DEVELOPMENT, INCREASED HOUSING DENSITY, OUT-OF-SCALE DEVELOPMENT, HOUSING CONSTRUCTION AND COMMUNITY DEVELOPMENT**

Senator Velmanette Montgomery joins Senator Martin Malavé Dilan, Senator Michael Gianaris, Senator Liz Krueger, Senator Andrew L. Lanza, Senator Kevin S. Parker, Senator Gustavo Rivera and Senator Diane J. Savino to vote "NO" on S.6760 in the Senate Rules Committee. The bill would allow the floor area ration (FAR) cap for residential buildings in New York City to be increased.

Senator Montgomery joins the hundreds of constituents who contacted her office in opposition to this bill. If this legislation is signed into law, New York City would be allowed to eliminate the cap on the residential floor area ratio (FAR), which has been set at 12 since 1961. Advocates fear the elimination of the FAR cap would allow for even taller, denser wildly out-of-scale developments throughout the City.

In the 25th Senate District, the impact of the elimination of the FAR cap is reflected in the community's opposition to the 80 Flatbush Avenue project. The development proposal for 80 Flatbush would require a zoning variance to allow the developer to triple the Floor Area Ratio from 6.5 to 18. This unprecedented density is among the concerns that have been

raised about this project.

To learn more about this bill, visit <https://www.nysenate.gov/legislation/bills/2017/s6760>

To learn more about this issue, visit:

<https://archpaper.com/2018/03/new-york-state-assembly-vote-lifting-city-density-caps/>

<https://www.brownstoner.com/development/floor-area-ratio-cap-senate-bill-s6760-resurfaces-downtown-brooklyn-zoning/>

<http://www.citylandnyc.org/state-senate-to-provide-exception-to-floor-area-ratio-cap-for-city-residential-buildings/>

[http://www.nylandmarks.org/advocacy/preservation\\_issues/mayor\\_seeks\\_larger\\_buildings\\_in\\_1](http://www.nylandmarks.org/advocacy/preservation_issues/mayor_seeks_larger_buildings_in_1)

<https://www.brownstoner.com/development/nyc-zoning-state-bill-affordable-housing/>

To learn more about Senator Montgomery's concerns about the 80 Flatbush Avenue project, visit:

<https://www.nysenate.gov/newsroom/articles/velmanette-montgomery/senator-montgomery-assembly-member-simon-and-council-member>

<https://www.nysenate.gov/newsroom/articles/velmanette-montgomery/senator-montgomery-urges-community-board-2-stand-community>

<https://www.nysenate.gov/newsroom/articles/velmanette-montgomery/senator-montgomery-submits-comments-brooklyn-borough>