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## Community Board No. 2, Manhattan

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January 22, 2026

Hon. Zohran Mamdani  
Mayor of the City of New York  
City Hall  
New York, NY 10007

Hon. Cea Weaver  
Mayor's Office to Protect Tenants  
City Hall  
New York, NY 10007

Hon. Dina Levy  
Acting Commissioner  
NYC Housing Preservation & Development  
100 Gold Street  
New York, NY 10038

Hon. Ahmed Tigani  
Commissioner  
NYC Department of Buildings  
280 Broadway, 3<sup>rd</sup> Floor  
New York, NY 10007

Hon. RuthAnne Visnauskas  
Commissioner  
NYS Homes and Community Renewal  
25 Beaver Street, 2<sup>nd</sup> Floor  
New York, NY 10004

Honorable Mayor Mamdani and Commissioners:

At its Full Board meeting on January 22, 2026, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

### **Resolution on Best Practices for Tracking and Issuing Changes to the City Zoning Resolution**

#### **Whereas**

1. Urban Planner George Janes has studied the proposed building plans for 5 West 13<sup>th</sup> Street and in analyzing the particular plans for 5 West 13<sup>th</sup> Street, Janes found larger, more concerning problems with the process for updating the zoning text:
  - a. NYC DCP is changing the text of the Zoning Resolution without any oversight. At least 200 such changes have been flagged
  - b. Some of the changes are “copy edit” issues and do not pose a major problem.
  - c. Other changes are alterations to the substance and deviate from the text voted into law by the City Council.
  - d. For example, there was a deletion of the following sentence from §21-15:  
“R-11, R-11A, R-12 districts may only be mapped in Mandatory Inclusionary Housing

*Areas.”*

This sentence is the only place in the Zoning Resolution that declaratively states that certain zoning districts must be in MIH areas, and its removal could be interpreted as a change in DCP policy.

- e. After Janes uncovered the problem and inquired about it, DCP restored the sentence to the Zoning Resolution in §21.14.
  - f. There are no annotations nor information about the reasons for any of the changes.
  - g. Janes had to rely on personal copies of previously-downloaded versions of the Zoning Resolution in order to identify when specific changes had been made.
2. There does not appear to be any guidelines that DCP follows in amending or correcting the Zoning Resolution text, and there is no oversight of these changes.

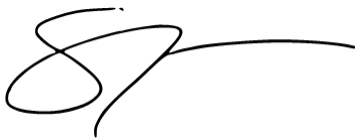
**Therefore be it resolved** that CB2 Manhattan makes the following recommendations with respect to issuing changes and corrections to the Zoning Resolution:

1. Set up a mandated review system for all Administrative Changes/Corrections to the Zoning Resolution,
2. Maintain a tracked changes document so that anyone can view when the changes were made,
3. Allow the public to be able to access all communications regarding any text changes in order to achieve complete transparency.
4. Conduct an audit of all recent changes to the Zoning Resolution in order to see if the changes made were in the spirit of administrative changes and corrections.
5. Expediently review any zoning challenges, particularly in the first three years after the adoption of major changes to the Zoning Resolution.
6. Create and follow best practices for annotating and preserving changes, including keeping annotated online versions showing the Zoning Resolution as of a certain date.

**Vote:** Passed, with 34 Board members in favor, 1 in opposition (C. Dignes), and 2 abstaining (R. Kessler, E. Siegel).

We respectfully request that your agency take action consistent with the positions expressed in the above.

Sincerely,



Eugene Yoo, Chair,  
Land Use Committee  
Community Board #2, Manhattan



Valerie De La Rosa, Chair  
Community Board #2, Manhattan

January 22, 2026

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cc: Hon. Daniel Goldman, U.S. Representative, 10<sup>th</sup> District  
Hon. Brad Hoylman-Segal, Manhattan Borough President  
Hon. Brian Kavanagh, NY State Senate, 27<sup>th</sup> District  
Hon. Grace Lee, State Assembly, 65<sup>th</sup> District  
Hon. Deborah J. Glick, NY State Assembly, 66<sup>th</sup> District  
Hon. Erik Bottcher, NYC Council, 3<sup>rd</sup> District  
Hon. Christopher Marte, NYC Council, 1<sup>st</sup> District