



Brooklyn Office
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Testimony to the New York City Council Land Use Committee on Int 0833-2026, Restrictions on
the location of buildings and other structures on Eastern Parkway
July 14, 2026

Good morning, Chair Riley and members of the Committee on Land Use. Thank you for the opportunity to submit testimony today. My name is Alex Sommer, and I am the Director of the Brooklyn Office of the Department of City Planning. I'm writing in support of Introduction 833, sponsored by Council Member Nurse, which would amend Section 18-112 of the Administrative Code to remove certain restrictions on the location of buildings and structures along a portion of Eastern Parkway.

As background, subdivisions a and b of Section 18-112 currently impose a 30-foot building setback, along with other restrictions, on properties along Eastern Parkway, running through several Council Districts. This is an antiquated part of the Code that no longer serves a clear public purpose. Today, many existing buildings along this corridor are out of compliance with the setback requirement. In addition, this provision may discourage new development, including affordable housing, because lenders and funders are reluctant to support projects that would be technically noncompliant once built, even where those projects are otherwise fully as-of-right.

Introduction 833 addresses this by removing the 30-foot setback requirement and related restrictions on the Eastern Parkway extension, from Ralph Avenue to Bushwick Avenue.

By removing this outdated requirement, the bill solves multiple problems. First, it brings existing buildings on this stretch of Eastern Parkway into compliance with the Code. Second, and just as important, it clears the way for developers to build more as-of-right housing along this corridor, including affordable housing, without an obsolete setback slowing down financing or approvals.

This is a straightforward change: it removes a regulatory obstacle that provides no offsetting public benefit today, while opening the door to more affordable housing in Central Brooklyn. I want to thank Council Member Nurse and the City Council Land Use Division for their partnership in developing this legislation. It has the full support of the Department of City Planning and the Administration, and I look forward to its passage. Thank you.

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