

TUESDAY, JUNE 23, 2009 ZONING SUB-COMMITTEE

THANK YOU FOR THE OPPORTUNITY TO CALL YOUR ATTENTION TO FLAWS IN THE CITY PLANNING COMMISSION'S PROPOSAL IN NEED OF CORRECTION AS WE ARE HERE NOT TO CONVINCING BUT TO DO WHAT IS RIGHT.

P. 19 ZONING HANDBOOK R4 USUALLY PRODUCES BUILDINGS WITH 3 STORIES INSTEAD OF THE 2 STORIES CHARACTERISTIC OF R3 DISTRICTS. R4 IS TYPICAL OF MARINE PARK AND FLATLANDS.

R3-1 ARE THE LOWEST DENSITY DISTRICTS THAT ALLOW SEMI-DETACHED ONE AND TWO FAMILY RESIDENCES, AS WELL AS DETACHED HOMES. AND FOLLOW EXISTING PATTERNS OF DEVELOPMENT IN SOUTH BROOKLYN. P. 19 PARAPHRASED. R3-2 adds small multifamily apartment houses - p. 16.

R4-1 PERMIT ONLY ONE AND ~~NO~~ FAMILY DETACHED AND SEMI-DETACHED RESIDENCES. EXAMPLES IN BAY RIDGE. P. 21

R4A SIMILAR TO R3A AND R3X PERMIT ONLY ONE AND TWO FAMILY DETACHED RESIDENCES. P. 22

R5 DISTRICTS ALLOW A VARIETY OF HOUSING TYPES AND DENSITY THAN PERMITTED IN R3-2 AND R4 TYPICALLY PRODUCE 3 STORY ATTACHED HOUSES AND SMALL APARTMENT HOUSES HEIGHT LIMIT OF 40 FEET. p. 24

R5 INFILL ON A BLOCK WITHOUT A SUFFIX WITHIN R4 OR R5 MAY BE USED IF 50% OF THE AREA OF THE BLOCK IS OCCUPIED BY ZONING LOTS DEVELOPED WITH BUILDINGS. USUALLY INFILL NOT PERMITTED TO RE-DEVELOP A LOT OCCUPIED BY A ONE OR TWO FAMILY DETACHED OR SEMI-DETACHED HOUSES UNLESS THE BLOCK FRONT IS PREDOMINANTLY DEVELOPED WITH ATTACHED OR MULTIFAMILY HOUSING. P. 25 PARAPHRASED

COUNCILMAN AVELLA AT MADISON MARINE HOMECREST 6/18/09 STATED COMMUNITY FACILITY CAN BE BUILT 2 TIMES AS BIG AS PERMITTED. THIS IS ALSO BONUS OF ADDITIONAL STORY. ONLY IN R2 AND R3 ARE NO MEDICAL FACILITIES PERMITTED UNLESS THE DOCTOR LIVES THERE.

CANARSIENS ARE OUTRAGED AT 8413 AVE K R5 INFILL 6 STORIES AS OF RIGHT AND CAN BE DUPLICATED IN PROPOSED R5 THAT REALLY MIMICS R31 R32 R3X R41 R4A WHICH WILL DOWNZONE CANARSIE FROM EXISTING R4 AND R5 ONLY ZONING SINCE 1961. R4 AND R5 PERMIT INFILL BLOCKING NEIGHBOR'S WINDOWS AIR AND LOT PERMITTED TO BUILD IN BETWEEN HOUSES TO LOT LINE MAKING ROW HOUSES ATTACHED ON TO NEIGHBORING HOUSE. FOUR STORIES R5D WITH BONUS FOR COMMUNITY FACILITY TO 5 OR 6 STORIES IS OUT OF CHARACTER. FLATLANDS AVE HAS ONE AND TWO STORY DETACHED AND SEMI-DETACHED PREDOMINANTLY AND IS NOT COMMERCIAL EXCEPT FOR A FEW BLOCKS AND WITH STORES ON GROUND FLOOR OF TWO STORY BUILDING AS ON AVE L. ROCKAWAY PARKWAY, FOSTER AVE TO FLATLANDS AVE IS TOO NARROW AND IS NOT THE WIDE BLOCK AS IT IS ^{there is} FROM FLATLANDS AVE TO THE BELT PARKWAY. WHERE IS THIS AS NEGATIVE PARKING IMPACT FIRE, POLICE, RESIDENTIAL, TRUCK ROUTE, MUNICIPAL PARKING LOT IS FULL, CONGESTION, POLLUTION NIGHTMARE TO PREDOMINANTLY ONE AND TWO FAMILY DETACHED AND SEMI-DETACHED RESIDENCES SHOULD BE R3-1 NOT R4-1.

CONCERN #2 CHANGING C1-2 C2-1 C2-2 TO C1-3 AND C2-3 DISTRICTS (P. 52) ARE COMMERCIAL OVERLAYS WITHIN RESIDENCE DISTRICTS. C1 STORES CATERING TO IMMEDIATE NEEDS OF IMMEDIATE NEIGHBORHOOD.

C2 PERMIT WIDER RANGE OF USES SUCH AS FUNERAL HOMES, REPAIR SERVICES THAN C1 DISTRICTS. IN MIXED RESIDENTIAL/COMMERCIAL BUILDINGS, COMMERCIAL USES ARE LIMITED TO ONE OR TWO FLOORS AND MUST ALWAYS BE LOCATED BELOW THE RESIDENTIAL USE. COMMERCIAL OVERLAYS ARE MAPPED IN R1-R5 WHEN RESIDENCES ARE CONSTRUCTED IN ANY COMMERCIAL DISTRICT, CERTAIN REGULATIONS THAT APPLY IN RESIDENCE DISTRICTS ARE WAIVED, SUCH AS FRONT AND SIDE YARD REQUIREMENTS.

GENERALLY THE LOWER THE NUMERICAL SUFFIX, THE MORE OFF-STREET PARKING IS REQUIRED. IN C1-1 A LARGE FOOD STORE ONE PARKING SPACE FOR EVERY 100 FEET OF FLOOR AREA,

40 FEET IS R5 BONUS HEIGHT FOR COMMUNITY FACILITY ONE STORY ADDED; IF 2 STORY COMMERCIAL AND THREE ABOVE RESIDENTIAL IS 5 STORIES IF WITH COMMUNITY FACILITY ADDED IS 6 STORIES.

THIS IS NOT MAINTAINING OUR CHARACTER BUT PERMITTING THE CANCER OF 8413 AVE K TO SPREAD AS OF RIGHT. WE WANT TO STOP THE CANCER FROM SPREADING NOT PROMOTE IT SO WHY DID YOU UPZONE COMMERCIAL OVERLAY? WHERE IS EIS?

Proposed R5 Paerdegat N Seaview
Return to Former C3 on Parkland.

totally 1 fam. det.

R-3 X

should be R3-1 ~~XXXX~~

① X

R3-1

E. 87 Foster to Farragut

det. semi det.

huge open truck parking lot
607 1/2 block both sides

in Ramo

543 Victoria 3 st. D on diagonal to present street

553 to 565 3 st. attached New construction

562 2 stories

↑
602

Bedell Lane

8703, 8705 8715 2 st.

8724 2 st.

8714 1 det. 3 story new construction

8718

8714 1 det.

garage

Bedell to Foster 2 stories

E. 88 St. 518-560 2 story attached front driveways

549

2 st. d.

594-578

579 E. 88

527

1 st. d.

big 1 det. 3 st. huge land Victorian house

next to

527 2 st. D

517

1 st. D.

587 1 det. single story

509

1 st. D

507

1 st. D

505

1 st. D

501

2 st. D.

Foster Ave
to

E.83 Farragut

even

odd

599 2 CD

↓

535

all
1 det + 1 semi

single det.
det.

R3-1 R-2

(2)

Bedell Lane E88 - 89 St.

Semi-det. 8805 - 8807 8844-8818 3st. CD

8811 det. 2st.

8815 det. 2st.

8822-8824 det 2st

8819-8821 semi det. 2st.

E. 89 Bedell to Foster

5 hours 537-549 534-538

2 st. Semi-det. with front garage

do ^{mini} + house

1 det

E. 89 Bedell to Farragut

590 semi-det 2st

586 semi-det. 2st

583 det. 2st semi-det. 2 stories

384 det 2st.

571-561 Centine block

580 1 det. 2 st.

581 det. 2st.

560 1 det. 3st.

561 det 2st.

old Victorian House

S

(3)

Faroget E. 89 - Glenwood E. 89
all 1 & 2 story Semi det & det.

* 8801 Faroget Rd. 1 story det.
with adjoining free standing garage

565 ^f/₆ 577 3 story attached (5 3st. attached)

Faroget 8713 1st. det.

E. 87 Faroget to Glenwood 2 stories

some single det.

some semi-det.

demapped Vargens Hook Rd

Faroget Rd

8620 1 det. single
story

8615 - 8623 story semi-det. 8614 3st. det.

Faroget to Glenwood E. 86 St

all 2 stories

det. & semi-det

Foster E83

R #1

2 St. CD } 599 598 }
596 }

592 } 2, C.D.
582 }

576 } 3, CD
558 }

541 }
537 } 2

554 1D

535 1D

552 } 2 over garage
542 }

Farragut

E83

E84

Foster

537-515

536 to 600 2 stories C.D.

1 FSD 2 separate driveways between each pair of houses

Farragut

E84

E. 86th Lot 545

Foster

E. 85

598 2 stories semi-det.
2 story by C.D.

E. 86.

2 St. det. semi 599

603 2 stories attached C.D.
557

Foster

E. 86

new 3 St. det 555

606 3 St. garage in front
553 }
556 }
554 }
550 }
542 }

2 St. C.D. ↑
5-57

598 2 St. C.D.
558

det. 545
2 St.

555 new 3 St D

556 } 2 new Bld. under construction
554 }

1 St. attached 527

530 1 St. attached

545 d 2 St

550 ↑ 3 CD

2 St. att. { 525
523 -

527 1D

530 1D

2 Att. 523-525

528-538 3 St. garage in front

(5)

9103 Ave N to Canarsie Rd. to Remsen
9102 Ave N corner E. 91 St.

mostly all 1 fam. det.

E. 91 St. Seaview to Ave N

odd side 1 fam. semi-det.

Even side 1 fam. det. + semi-det.

1655 to 1597

1656 to 1586

1728 det. 1 fam.

9103 det. 1 fam

1656 det. 1 fam.

9121 semi-det. 1 fam.

E. 91 St. to Remsen on Seaview all det. 1 fam.
on Seaview 1 fam. det. + semi-det to E. 93 St

Canarsie Rd. Ave M to Seaview

mostly 1 fam. det, 2 fam. attached 2 stories
1 story

E. 91 St, Ave L to Seaview

mostly 1 fam. det. 2 stories Row 2 fam.

1559

1558 - side. Ave M-N
E-91

1561-1567 1 fam. semi-det.

Ave L-M

Photos - on white oak tag

6

8804 Glenwood Rd. E 88 - E 89 St. skm INF 11

8814 Glenwood Rd " " on burglar
block 1

corner E. 89 St. Glenwood Rd. to Remse Ave.

8827 E. 89 St. Stillwell Pl. 1 fam. det
huge property

1149 E. 88 St Stillwell 1 fam. det.

huge property

plots skm both sides Burglar 1 fam. det.

Ave L - 1 fam. det 2 st.

Ave M - 1 fam. det. 2 st.

578 E. 88 St. big 3 st. det.

huge Land

victorian house

next to 8801 Fargot Rd

1 st. det. with adjoining

free standing garage

Remov
R5D to R4-1

⑦

← Ave L

C+D Car Service 9104 Ave L — Bernard's Plumbing 9612 Ave L
Original Pizzeria 9514 Ave L Marty's Pharmacy 9422 Statewide Medical 9602
True Value 9105 Ave L — Anoniz City 9623 Ave L
to 9801 Ave L Grocery Inc. neighborhood

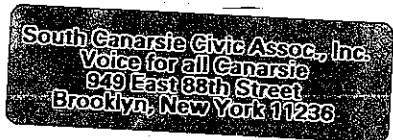
← Flatlands Ave

McDonald's 7602 Flatland Ave Image Driving 9621 Flatland Ave
Canaris Dental 9704 Flatland Ave - Holy Family Church 9719 Flatland Ave
Canaris Pizzeria 8132 A 8811 Karl's Deli # 8203 Canaris HRTJ
9501 Flatland Ave Canaris Grill 9502 Cervarizzo Fencing
Canaris Plaza Pharmacy 8707 Flatland Ave
Guarino Funeral Home of Canaris 9222 Flatland Ave

← Rockaway Parkway

Canaris Awar

1255 Rockaway Pkwy, Mt. Life 1535 R.P.
Mc Donald's 1457 R.P. Canaris Optical 2108 R.P.
Canaris Mental Health 1310 R.P.
Merino Hardware + Parts 1466 R.P.



Ⓢ

on Ave N E 84 St. all North side 2 st. attached
8401 - 84-23

Paerdyt 13 2 st. both even & odd side
N # 3 - 17, 23 - 41
S # 2 - 24, 28 - 46

on Ave N E. 83 - 84 ave 2 st. South side
8302 - 8322 all homes

Paerdyt 10 both side 2 st. 99 at street to end
1 - 45 all 2 st.
4 ends last 3 st. # 6 - 20
Other side 2 story # 22 - 28 3 st.
30 - 42 2 st.

on Ave L 8123 - 8101
to Ave N 881 - 882 2 st.
882 Ave L - 5 both side 2 stories
E. 82 L - M East side all 2 st. attached
1201

Paerdyt 7 west side # 2, 4 & 80 paerdyt N
Semi-det 2 st.
W side 2 st. Semi-det # 45 - 11 # 3 - 5 3 st
881 - L K ¹¹⁷⁴ 1180 attached 2 st. 1157 - 1159 Semi-det. 2 st.
E side mixed up 1170 2 st. Semi-det.

Ave M E 85 - 86 South side all 2 st. attached 8508 - 8524
AM South side all 2 st. attached 8602 - 8624

On E 96 L-K Semi-det 1322-1320

Semi-det 1321-1319 2st.

1344-1331 3-st-etc.

East side 1377-1351, 1347 2st.

West 1378 - 1376

E 95 K-L East side all 2st. Semi-det.

West side 1342-1362 up to park

Single story detached

E 86 St. West side Av M 1280 -

East M-N 1315-1371 all both sides 2 story with

1316-1372

garage at street level

Av N E 87-E 86 all 2 story all garage at street level
8601-8625 8602-8624

Av M E 84-85 E 87

South side M-N all 2 story Right side

E 85 M-L East side all 2 story 1278 -

1278 1202 E 83 M-L 2 story both sides

1277-1201

E 85 1315, to 1371-1376 to 1304 M-N 2 stories -

both sides

E 84 M-L 3 story ~~Right side~~ -

E 84 - M-N. East side all 2 stories garage street level

1325 Av N

E 84 M-N West side - 2 stories - garage front
~~Basement~~



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THE COUNCIL
OF
THE CITY OF NEW YORK

LEWIS A. FIDLER
ASSISTANT MAJORITY LEADER
COUNCIL MEMBER, 46TH DISTRICT

CHAIRPERSON
YOUTH SERVICES COMMITTEE

COMMITTEES
FINANCE
RULES, PRIVILEGES & ELECTIONS
EDUCATION
HOUSING & BUILDINGS
STATE & FEDERAL LEGISLATION
VETERANS AFFAIRS

May 13, 2009

Amanda M. Burden, F.A.I.C.P.
Chairperson, City Planning Commission
22 Reade Street
New York, NY 10007

Dear Chairperson Burden,

Thank you for entertaining my testimony at the City Planning hearing last week on the Canarsie Re-zoning. Since subsequent witnesses truly did not reflect the depth of support for this proposal in my community, I wanted to reiterate a few points.

First, the points raised and re-raised by most of the speakers other than myself and District Manager Turano are without merit. For example, the technical adjustment to move a zoning line to the bulkhead and over parkland, as you know, does not make it possible to build housing in a park. These same folks who raised this objection have had this explained to them ad nauseum both by myself and your most talented and able Brooklyn staff. Yet, they raised it again at the hearing.

For some reason, they are also convinced that the zoning for Flatlands Avenue and Rockaway Parkway represents some sort of upzoning. As you know, this is not really the case either. Further, the proposed zoning will increase parking requirements for new development, one of the sorest problems on our local commercial strips. Further, this zoning is what CPC is using on all commercial strips that are this size and magnitude. Finally, as relates to Rockaway Parkway, a specific request was made to accommodate a property on the Parkway at Avenue J. While I took no position on this, a majority of Canarsie's civic groups, all participating on the Task Force, voted in favor of accommodating this property. Additionally, this request was supported by State Senator Sampson and our other elected officials.

Another complaint centered around the slightly less restrictive zoning for the area in Canarsie south of Seaview Avenue. None of the witnesses speaking against this proposal were from this part of Canarsie. The local civic association representing this part of Canarsie, in fact, requested this zoning. I am sure you will be receiving support letters

from the leaders of that civic association and Task Force members Neal Duncan and Lenny Fogel.

Other complaints were simply about single locations which could not be done under zoning laws and procedures. The speakers seem not to understand the concept of "spot zoning". I am satisfied, as was the Community Board, the Task Force and the Brooklyn Boro President, that City Planning went block by block and brought the zoning to the contextually most restrictive use on each of 250 blocks, except as I specified above.

Therefore, on the merits, this re-zoning should be passed and passed immediately.

Second, a clear consensus exists for this proposal. With the exception of the speakers who came to the hearing, some of whom do not even live in Canarsie, support for this proposal is near unanimous. Every civic association in Canarsie has endorsed it. The Community Board voted unanimously in favor of it...after hearing the same objections and questions which were raised before you. The Boro President okayed it immediately.

Therefore, this proposal should be passed because it has broad based support throughout the Canarsie community, which is begging you to pass it immediately.

Finally, a word or two about the process: Once City Planning agreed to put this matter on the agenda, I formed a Task Force, or a working group, to assist your professionals in this huge project. Every single civic group in Canarsie was invited to participate, and did so. Every single elected official in Canarsie was invited to participate, and did so. The first meetings established the goals of the re-zoning. Subsequent meetings went to the details. Questions were asked and answered. Changes were made. Information was provided. At one point prior to certification, the public was invited to view the plan and testify on it. More questions were then asked and answered, more changes were made. Clearly, this is a zoning proposal which came up from the community and not one that was imposed upon it.

A comment needs to be made about the witness who said the process was not inclusive because he was removed from a meeting under the threat of arrest. That witness came to a working Task Force meeting uninvited. At the time, he was a candidate for elective office and was not a resident of Canarsie. Your staff had asked that the working group meetings not be open to the public. This was explained to the gentleman and he was politely asked to leave. When he refused, hoping, perhaps, to get some publicity for his soon-to-be failed campaign, he had to be removed by the Police. The incident, while regrettable, does not reflect his conclusion that the process was not representative, fair or open. Mind you, all of what I described above was in addition to the public process mandated by ULURP.

Therefore, this plan should be passed because it was the result of an inclusive process with full and fair representation of the community and with the full participation of the public.

It is my hope that City Planning will move on this application with great speed as Canarsie residents have been clamoring for a re-zoning for almost four years. I am sure that those who always say "no" will get yet another hearing at the Council's Land Use Committee. Please move this re-zoning for Canarsie forward as soon as humanly possible.

Once again, my thanks to you and to your very able Brooklyn staff for the yeoman's work done in this project. Passing it will be a huge step forward for one of Brooklyn's finest neighborhoods.

Sincerely,

A handwritten signature in black ink, appearing to read "Lewis A. Fidler", written in a cursive style.

LEWIS A. FIDLER
Councilman - 46th District

LAF/re



EDOLPHUS " ED" TOWNS
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104-08 Flatlands Ave
Brooklyn, N.Y. 11201

May 7, 2009

Amanda M. Burden, F.A.I.C.P.
Chairperson, City Planning Commission
22 Reade Street
New York, NY 10007

Dear Chairperson Burden:

As Chairman of the House Committee on Oversight and Government Reform, I am writing to express my strong support of the currently proposed Canarsie Re-zoning plan.

While I, unfortunately, was unable to attend last week's hearing, I wish for my voice to be heard. The re-zoning of Canarsie was requested by the Canarsie community following the outcry of local civic groups and individual Canarsie residents. Recent history has drastically changed the character of our community as developers demolished single family homes and replaced them with multiple unit condo buildings or worse. Following extensive community review and resulting modifications, I believe that the current proposal will effectively address our concerns. In order to help prevent further overdevelopment of our beloved Canarsie, I urge you to pass the current plan immediately so that further damage can be prevented.

The process was inclusive and collaborative. The Task Force formed by Councilman Fidler which worked with City Planning's terrific Brooklyn office included representatives of every civic organization in Canarsie and of every elected official. Before the matter was certified, and after many, many meetings with the Task Force members, the plan was presented to the public at an open meeting and to Community Board 18. Of course, after certification, two other public hearings were held and both CB 18 (unanimously) and the Boro President approved of the plan.

I am aware that questions were raised by Ms. Sallustro's group and another group from outside of our community that has never attended a single one of our hearings. The questions raised were all asked and answered at all three public hearings to the satisfaction of all other Canarsie's groups and representatives. Some are difficult to understand. For example, the technical correction to extend a residential zoning district to the bulkhead line has been misrepresented as a threat to allow residential construction on parkland, something that the Commission knows cannot happen without an act of the

State Legislature. The new zoning for Canarsie's commercial strips represents City Planning's present view of the correct zoning, and will actually require more parking rather than less.

Your staff went block by block to make sure that this zoning was contextually accurate and the "strictest" that it could be in terms of protecting the character of our neighborhood. Please move expeditiously to pass it.

Your agency's extensive work on this massive rezoning plan is greatly appreciated and I commend your fine staff, whose hard work has brought this to fruition.

Please feel free to contact me if additional information is needed.

In Hopes,

A handwritten signature in black ink, appearing to read "Ed Towns". The signature is fluid and cursive, with a large initial "E" and a long, sweeping underline.

Edolphus "Ed" Towns
Member of Congress



EDOLPHUS " ED" TOWNS
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May 12, 2009

Amanda M. Burden, F.A.I.C.P.
Chairperson, City Planning Commission
22 Reade Street
New York, NY 10007

Dear Chairperson Burden:

I am writing to express my strong support of the currently proposed Canarsie Re-zoning Plan. The re-zoning of Canarsie was requested by the Canarsie community following the outcry of local civic groups and Canarsie residents. The character of our community has been drastically altered as developers demolished single family homes and replaced them with multiple unit condominiums. Following extensive community review and resulting modifications, I believe that the current proposal will effectively address our concerns. In order to help prevent further overdevelopment of Canarsie, I urge you to pass the current plan immediately so that further damage can be prevented.

The process was inclusive and collaborative. The Task Force formed by Councilman Fidler working together with City Planning's Brooklyn office included representatives of every civic organization in Canarsie and of every elected official. Before the matter was certified, the plan was presented to the public at an open meeting and to Community Board 18. After certification, two other public hearings were held and both CB 18 (unanimously) and the Borough President approved of the plan.

I am aware of the questions raised by Ms. Sallustro's group and another group from outside of our community. The questions raised were addressed at all three public hearings to the satisfaction of the other Canarsie's groups and representatives. Some are difficult to understand. For example, the technical correction to extend a residential zoning district to the bulkhead line has been misrepresented as a threat to allow residential construction on parkland, something that the Commission knows cannot happen without an act of the State Legislature. The new zoning for Canarsie's commercial strips represents City Planning's present view of the correct zoning, and will actually require more parking rather than less.

Page 2
May 12, 2009
Chairperson Burden


Your staff reviewed the proposal block by block making certain that it effectively protects the character of our neighborhood. I urge you, therefore, to move quickly to support the current proposal.

Your agency's outstanding work on this extensive rezoning plan is greatly appreciated and I commend your fine staff, whose hard work has brought this to fruition.

Should you have any questions regarding my support, please do not hesitate to contact my Canarsie Community Liaison, Mr. Sam Pierre, at 718.272.1175.

With warmest wishes, I remain

Sincerely yours,



Edolphus "Ed" Towns
Member of Congress



ALAN N. MAISEL
Assemblyman 59th District

COMMITTEES
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May 11, 2009

Amanda M. Burden, F.A.I.C.P.
Chairperson, City Planning Commission
22 Reade Street
New York, NY 10007

Dear Chairperson Burden:

As the Assemblymember of the 59th Assembly District, I am writing to express my strong support of the currently proposed Canarsie Re-zoning plan.

While I, unfortunately, was unable to attend last week's hearing, I wish for my voice to be heard. The re-zoning of Canarsie was requested by the Canarsie community following the outcry of local civic groups and individual Canarsie residents. Recent history has drastically changed the character of our community as developers demolished single family homes and replaced them with multiple unit condo buildings or worse. Following extensive community review and resulting modifications, I believe that the current proposal will effectively address our concerns. In order to help prevent further overdevelopment of our beloved Canarsie, I urge you to pass the current plan immediately so that further damage can be prevented.

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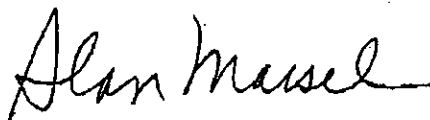
I am aware that questions were raised by Ms. Sallustro's group and another group from outside of our community that has never attended a single one of our hearings. The questions raised were all asked and answered at all three public hearings to the satisfaction of all other Canarsie's groups and representatives. Some are difficult to understand. For example, the technical correction to extend a residential zoning district to the bulkhead line has been misrepresented as a threat to allow residential construction on parkland, something that the Commission knows cannot happen without an act of the State Legislature. The new zoning for Canarsie's commercial strips represents City Planning's present view of the correct zoning, and will actually require more parking rather than less.

Your staff went block by block to make sure that this zoning was contextually accurate and the "strictest" that it could be in terms of protecting the character of our neighborhood. Please move expeditiously to pass it.

Your agency's extensive work on this massive rezoning plan is greatly appreciated and I commend your fine staff, whose hard work has brought this to fruition.

Please feel free to contact me if additional information is needed.

Sincerely,



Alan N. Maisel
Member of Assembly

JOHN L. SAMPSON
SENATOR, 19TH DISTRICT
SECRETARY OF MINORITY CONFERENCE

ADMINISTRATIVE REGULATIONS
REVIEW COMMISSION
COMMITTEE ASSIGNMENTS
RANKING MINORITY MEMBER:
HEALTH
MEMBER
CODES
CRIME VICTIMS, CRIME & CORRECTION
ETHICS
FINANCE
JUDICIARY
VETERANS, HOMELAND SECURITY
& MILITARY AFFAIRS



THE SENATE
STATE OF NEW YORK

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FAX: 718-649-7661

May 14, 2009

To Whom it May Concern:

I am writing in support of the Canarsie downzoning plan which I understand is currently under final review for implementation. I am extremely pleased to see that we are about to take the necessary action to protect our local neighborhood from a phenomenon over development that we have recently been subject to.

While I, unfortunately was unable to attend last weeks hearing I wish for my voice to be heard. The re-zoning of Canarsie was requested by the Canarsie community following the out cry of local civic groups and individual residents. Recent history has drastically changed the character of our community as developers demolished single family homes and replaced them with multiple condo buildings or worse. Following extensive community review I believe the current proposal will effectively address our concerns.

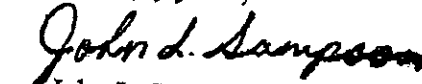
It is certainly time that we take the necessary steps to address this issue for the variety of reasons before the situation is to forgone to have its desired impact. We have to recognize a number of items, firstly, that the local infrastructure and city services are already being extended beyond their intended capacity, and the allowance for unchecked increases in the residential population under the current structure could result in the difficulties that are known to follow over congestion. Secondly, the neighborhoods in question have always enjoyed a more suburban type feel, allowing for city residents to increase their quality of life yet remain in within the city boundaries. We need to protect the fabric of our neighborhood and respect the rationale which has allowed it to flourish, the overdevelopment we have recently seen jeopardizes that premise and has brought us to this very point of formulating a new community master plan.

While I fully support what our plan is attempting to accomplish and commend all those who have put in countless hours of their time to make it a reality, we know that whatever plan is ultimately put in place will have long lasting implications for our community which are not easily reversible. We need to be certain that if there are outstanding issues which they community believes have not been adequately addressed it is better to review them cautiously than potentially make an error or omission which could not be realistically be rectified.

I understand that if we review in detail every suggestion that comes before us the process will become to cumbersome for us to ever see the progress we desire. However there have been two issues that I believe have merit which I just want to ensure are paid proper attention prior to approval. Firstly, that we are sure that the issues regarding the area of the bulkhead line are in fact on parkland and are not subject to these zoning proceedings and secondly that the issues presented by the residents of the Skidmore area in regards to the increase in zoning which could seriously impact those few blocks are reviewed.

Your agency's extensive work on this massive rezoning plan is greatly appreciated and I commend your fine staff whose hard work has brought this to fruition. Please do not hesitate to contact me if you have any further questions at (718) 649-7653.

Sincerely yours,



John L. Sampson
Senator, 19th District

From the Desk of

Frank R. Seddio

9306 Flatlands Avenue, Brooklyn, New York, 11236

May 14, 2009

Amanda M. Burden, F.A.I.C.P.
Chairperson, City Planning Commission
22 Reade Street
New York, NY 10007

Dear Chairperson Burden:

As the former Assemblymember of the 59th Assembly District, Former Chairman and District Manager of Community Board 18 and a lifelong Canarsie Resident and community activist, I am writing to express my strong support of the currently proposed Canarsie Re-zoning plan.

While I, unfortunately, was unable to attend last week's hearing, I wish for my voice to be heard. The re-zoning of Canarsie was requested by the Canarsie community following the outcry of local civic groups and individual Canarsie residents. Recent history has drastically changed the character of our community as developers demolished single family homes and replaced them with multiple unit condo buildings or worse. Following extensive community review and resulting modifications, I believe that the current proposal will effectively address our concerns. In order to help prevent further overdevelopment of our beloved Canarsie, I urge you to pass the current plan immediately so that further damage can be prevented.

An enormous amount of effort was made to insure that the re-zoning of our community was done in a manner which enhanced what is already a beautiful neighborhood. The process included all of the civic leaders, community board members and activists in Canarsie. Each group and individual was given numerous opportunities to provide input and to review the plans which are now before you. The Task Force formed by Councilman Fidler, provided extremely professional staff members from City Planning who listened to the community's concerns, and who provided an excellent proposal which meets the needs of all. The plan was presented to the public at an open meeting and to Community Board 18 who then approved it unanimously and then at the Boro Board meeting who also gave its approval.

Unfortunately, the group who attended the meeting, including Ms. Sallustro, and another group who have no connection to Canarsie seemed to have acted in a manner which may cause a belief that the Canarsie community does not agree with the proposal as presented.

THIS COULD NOT BE FARTHER FROM THE TRUTH.

WE WANT THIS DOWNZONING TO OCCUR....

WE NEED THIS DOWNSZONING TO OCCUR.....

WE IMPLORE YOU TO APPROVE THIS PLAN WHICH
WILL PROTECT OUR COMMUNITY FROM THE PLAGUE
OF OVERBUILDING....

The extensive work done by your staff is greatly appreciated and is to be commended. Please don't let a few malcontents affect the huge amount of effort made to accommodate our Community it what is a great proposal for the only little town left in New York City, Canarsie.

I will be more than happy to appear before the commission to publicly address this issue if so required P please feel free to contact me if additional information at 718-272-6040..

Sincerely yours,

Frank R. Seddio



69th Precinct Community Council



John Salogub
President

May 7, 2009

Roxanne Persaud
Vice-President

Amanda M. Burden, F.A.I.C.P.
Chairperson, City Planning Commission
22 Reade Street
New York, NY 10007

Mary Salogub
Treasurer

Melba Brown
Recording Secretary

Gardy Brazeln
Corresponding Secretary

Dear Chairperson Burden:

Lewis Kreiger
Sgt.-At-Arms

As President of The 69PCT community Council, I am writing to express my strong support of the currently proposed Canarsie Re-zoning plan

Henderson Wint
Assistant Secretary

P.O. Debbie Thompson
Community Affairs

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P.O. Dominic Daniele
Crime Prevention

The process was inclusive and collaborative. The Task Force formed by Councilman Fidler which worked with City Planning's terrific Brooklyn office included representatives of every civic organization in Canarsie and of every elected official. Before the matter was certified, and after many, many meetings with the Task Force members, the plan was presented to the public at an open meeting and to Community Board 18. Of course, after certification, two other public hearings were held and both CB 18 (unanimously) and the Boro President approved of the plan.

I am aware that questions were raised by Ms. Sallustro's group and another group from outside of our community that has never attended a

9720 Foster Avenue, Brooklyn, NY 11236-2123
Telephone: (718)-257-6205

Concerned community residents working with the precinct for the betterment of the community

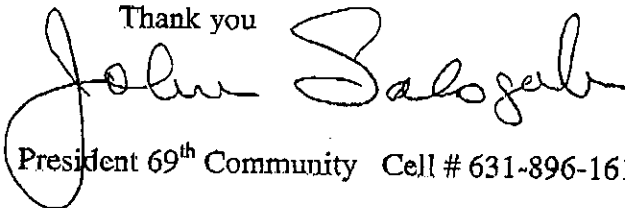
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Your staff went block by block to make sure that this zoning was contextually accurate and the "strictest" that it could be in terms of protecting the character of our neighborhood. Please move expeditiously to pass it.

Your agency's extensive work on this massive rezoning plan is greatly appreciated and I commend your fine staff, whose hard work has brought this to fruition.

Please feel free to contact me if additional information is needed.

Thank you

A handwritten signature in black ink that reads "John Salozal". The signature is written in a cursive style with a large, looping initial "J".

President 69th Community Cell # 631-896-1618

Cc: Councilman Fidlers office

May 7, 2009

Amanda M. Burden, F.A.I.C.P.
Chairperson, City Planning Commission
22 Reade Street
New York, NY 10007

Dear Chairperson Burden:

As the Vice President of the 69th Pct. Community Council, I am writing to express my strong personal support of the currently proposed Canarsie Re-zoning plan.

While I, unfortunately, was unable to attend last week's hearing, I wish for my voice to be heard. The re-zoning of Canarsie was requested by the Canarsie community following the outcry of local civic groups and individual Canarsie residents. Recent history has drastically changed the character of our community as developers demolished single family homes and replaced them with multiple unit condo buildings or worse. Following extensive community review and resulting modifications, I believe that the current proposal will effectively address our concerns. In order to help prevent further overdevelopment of our beloved Canarsie, I urge you to pass the current plan immediately so that further damage can be prevented.

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I am aware that questions were raised by Ms. Sallustro and members of United South Canarsie Civic Association and another group

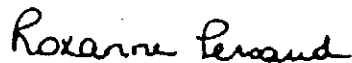
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I know that your staff physically went block by block to make sure that this zoning was contextually accurate and the "strictest" that it could be in terms of protecting the character of our neighborhood. Please move expeditiously to pass it.

Your agency's extensive work on this massive rezoning plan is greatly appreciated and I commend your fine staff, whose hard work has brought this to fruition.

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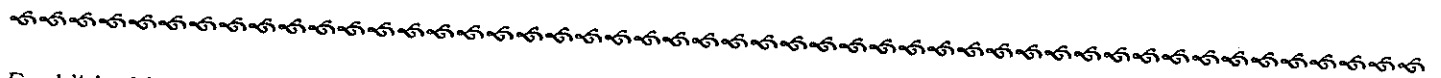
Sincerely,



Roxanne J. Persaud
718-444-1403
jackieprs@aol.com

Informed Voices Civic Association, Inc.

Empowering People By Providing Them With Information That May Save Them Time and Money, Skills Designed to Help Them Achieve A Lifestyle Of Quality and Convenience, and Positive Uplifting Activities, Are Our Priorities!



Established January 2000

PO Box 360485
Brooklyn, New York 11236
(718) 877-9100 FAX: (718) 232-6269
www.informedvoices.org

May 7, 2009

Amanda M. Burden, F.A.I.C.P.
Chairperson, City Planning Commission
22 Reade Street
New York, NY 10007

Dear Chairperson Burden:

Please allow me to introduce myself. I am the *President* of Informed Voices Civic Association, the largest civic association in Canarsie. I am writing to express my strong support of the currently proposed Canarsie Re-zoning plan.

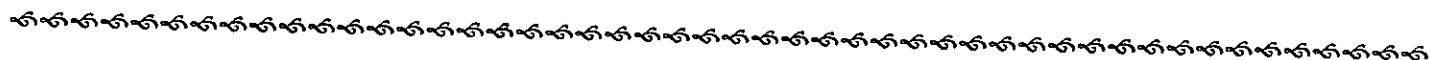
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The process was inclusive and collaborative. The Task Force formed by Councilman Fidler which worked with City Planning's terrific Brooklyn office included representatives of every civic organization in Canarsie and of every elected official. Before the matter was certified, and after many, many meetings with the Task Force members, the plan was presented to the public at an open meeting and to Community Board 18. Of course, after certification, two other public hearings were held and both CB 18 (unanimously) and the Boro President approved of the plan.

I am aware that questions were raised by Ms. Sallustro's group and another group from outside of our community. A group that has never attended a single one of our hearings. The questions raised were all asked and answered at all three public hearings to the satisfaction of all other Canarsie's groups and representatives. Some are difficult to understand. For example, the technical correction to extend a residential zoning district to the bulkhead line has been misrepresented as a threat to allow residential construction on parkland, something that the Commission knows cannot happen without an act of the State Legislature. The new zoning for Canarsie's commercial strips represents City Planning's present view of the correct zoning, and will actually require more parking rather than less parking.

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Empowering People By Providing Them With Information That May Save Them Time and Money, Skills Designed to Help Them Achieve A Lifestyle Of Quality and Convenience, and Positive Uplifting Activities, Are Our Priorities!



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www.informedvoices.org

Your diligent staff went block by block to make sure that this zoning was contextually accurate and the "strictest" that it could be in terms of protecting the character of our neighborhood. For their conscientious efforts we are most grateful. On behalf of our organization, the board of directors and I ask that you please move expeditiously to pass the new rezoning plan.

We at Informed Voices would like to thank your agency for its extensive work on this massive rezoning plan. It is greatly appreciated. We commend your fine staff, whose hard work and infinite patience has brought this to fruition. Thank you for reading my letter and your consideration.

Please feel free to contact me if additional information is needed.

Most Sincerely,

Wanda Ihrig

Wanda Ihrig
President

THE FRIENDS UNITED BLOCK ASSOCIATION



1045 Remsen Avenue, Brooklyn, NY 11236-3226, (718) 649-6538 (718) 649-6578

May 7, 2009

Amanda M. Burden, F.A.I.C.P.
Chairperson, City Planning Commission
22 Reade Street
New York, NY 10007

Dear Chairperson Burden:

As the president of friends united block Association, I am writing to express my strong support of the currently proposed Canarsie Re-zoning plan.

While I, unfortunately, was unable to attend last week's hearing, I wish for my voice to be heard. The re-zoning of Canarsie was requested by the Canarsie community following the outcry of local civic groups and individual Canarsie residents. Recent history has drastically changed the character of our community as developers demolished single-family homes and replaced them with multiple unit condo buildings or worse. Following extensive community review and resulting modifications, I believe that the current proposal will effectively address our concerns. In order to help prevent further over development of our beloved Canarsie, I urge you to pass the current plan immediately so that further damage can be prevented.

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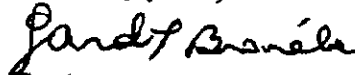
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Please feel free to contact me if additional information is needed.

Sincerely yours,


Gardy Brazela



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Executive Board

Lucina Clarke Executive Director Kirsteen Sotillio Secretary Sharon Morrison Treasurer

Board of Director

Marielle Schank Dr. Pearlita Young Mr. Winston Fearon Gwendolyn McPherson Tzeghe Redda

Advisory Committee

Isabel Morales Maribel Ellis Debbie Sharon Dr. Benjamin Gozun Jennifer St. Hill

May 7, 2009

Amanda M. Burden, F.A.I.C.P.
Chairperson, City Planning Commission
22 Reade Street
New York, NY 10007

Dear Chairperson Burden:

As Executive Director of My Time Inc, Parent Support and Networking Center, I am writing to express my strong support of the currently proposed Canarsie Re-zoning plan.

While I, unfortunately, was unable to attend last week's hearing, I wish for my voice to be heard. The re-zoning of Canarsie was requested by the Canarsie community following the outcry of local civic groups and individual Canarsie residents. Recent history has drastically changed the character of our community as developers demolished single family homes and replaced them with multiple unit condo buildings or worse. Following extensive community review and resulting modifications, I believe that the current proposal will effectively address our concerns. In order to help prevent further overdevelopment of our beloved Canarsie, I urge you to pass the current plan immediately so that further damage can be prevented.

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Please feel free to contact me if additional information is needed.

Lucina Clarke
Executive Director
My Time Inc
718 251 0527

United Canarsie South Civic Association
1778 East 93 Street
Brooklyn, NY 11236
Ndduncan@verizon.net
"the squeaky wheel gets the most oil"

May 7, 2009

Amanda M. Burden, F.A.I.C.P.
Chairperson, City Planning Commission
22 Reade Street
New York, NY 10007

Dear Chairperson Burden:

As President of the United Canarsie South Civic Association, I am writing to express my strong support of the currently proposed Canarsie Re-zoning plan.

While I, unfortunately, was unable to attend last week's hearing, I wish for my voice to be heard. The re-zoning of Canarsie was requested by the Canarsie community following the outcry of local civic groups and individual Canarsie residents. Recent history has drastically changed the character of our community as developers demolished single family homes and replaced them with multiple unit condo buildings or worse. Following extensive community review and resulting modifications, I believe that the current proposal will effectively address our concerns. In order to help prevent further overdevelopment of our beloved Canarsie, I urge you to pass the current plan immediately so that further damage can be prevented.

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Please feel free to contact me if additional information is needed.

Respectfully,

Neal Duncan
President, UCSCA

From the Desk of Lenny Fogel

May 12, 2009

Amanda M. Burden, F.A.I.C.P.
Chairperson, City Planning Commission
22 Reade Street
New York, NY 10007

Dear Chairperson Burden:

As Vice President of United Canarsie South Civic Association, I am writing to express my strong support of the currently proposed Canarsie Re-zoning plan.

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Your agency's extensive work on this massive rezoning plan is greatly appreciated and I commend your fine staff, whose hard work has brought this to fruition.

Please feel free to contact me if additional information is needed.

Sincerely,

A handwritten signature in black ink, appearing to read "Lenny Fogel". The signature is stylized with a large, sweeping flourish at the end.

Lenny Fogel
Vice President
United Canarsie South Civic Association



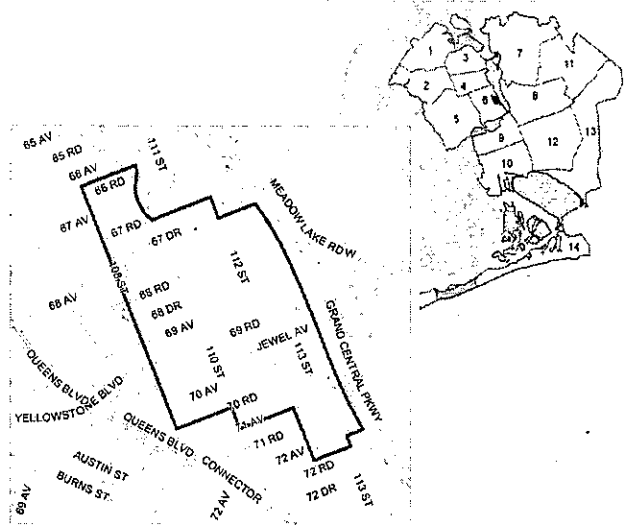
DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

QUEENS OFFICE

Amanda M. Burden, A.I.C.P., *Director*
Department of City Planning

Cord Meyer Rezoning

The Department of City Planning proposes a citywide zoning text amendment to establish zoning map changes for approximately 32 blocks in the Queens neighborhood of Forest Hills in Community District 6 using the new R1-2A zoning designation. The rezoning area is generally bounded by 66 Ave to the north, Grand Central Parkway to the east, 72 Rd to the south, and 108 St to the west. The entire rezoning area is currently zoned R1-2, a lower density designation of single family detached houses on larger lots.



The Cord Meyer rezoning was undertaken in response to community concern that recent development is inconsistent with the neighborhood's established scale and character. The rezoning area consists primarily of one-family detached homes, the majority of which were built before 1960. Over the last several years, Cord Meyer has experienced development pressure largely due to outdated zoning that has remained unchanged since 1961 when the zoning resolution was adopted. New large single family houses have been constructed that are out-of-scale with the surrounding neighborhood. This rezoning will help ensure future building envelopes are more predictable and addresses issues of building height and floor area exemptions.

An R1-2A zoning district is proposed for the entire rezoning area. This new zoning district will help prevent out-of-character development in areas with one-family detached residences on large lots throughout the city.

Objective of the rezoning:

The proposed zoning change will replace the existing R1-2 zoning with a new R1-2A contextual zoning district to more closely reflect the prevailing residential character of the neighborhood. This action will ensure that future single-family houses are more predictable in scale and built character.

John David Young, *Director*
Deborah L. Carney, *Deputy Director*
120-55 Queens Boulevard, Kew Gardens, New York 11424 Room 201 (718)286-3170
FAX (718) 286-3183
www.nyc.gov/planning



DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

QUEENS OFFICE

Summary of R1-2A Zoning District

Retained R1-2 Regulations:

- 60 ft minimum lot width
- 5700 sq ft minimum lot area
- 0.5 maximum floor area ratio (FAR)
- 20 ft minimum front yard
- Two side yards equaling at least 20 ft (minimum 8 ft each)

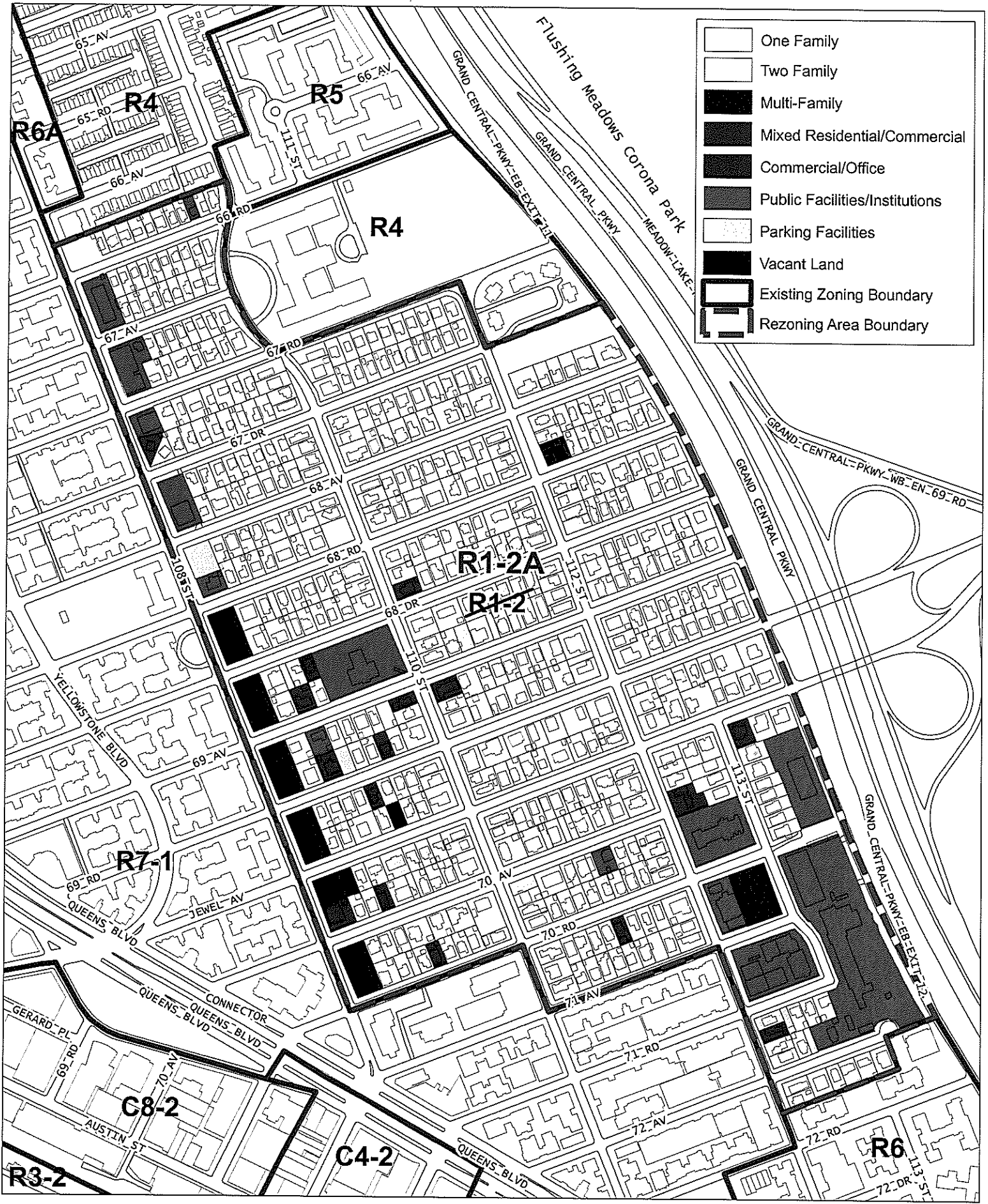
New R1-2A Regulations:

- 25 ft maximum perimeter wall height *(R1-2 uses the sky exposure plane that begins at 25 feet)*
- 35 ft maximum building height *(R1-2 has no building height limit; uses sky exposure plane)*
- Eliminate lowest story floor area exemption if ground floor contains a garage *(R1-2 allows full story exemption)*
- Maximum 300 sq ft exemption for a one car garage or maximum 500 sq ft exemption for a two car garage if the garage is within the house *(R1-2 allows entire story to be exempt from floor area calculations if it contains a garage)*
- Allow a floor area exemption if a detached garage is constructed in rear yard, with a maximum exemption of 300 sq ft for a one car garage or 500 sq ft for a two car garage. Detached garages would not count as lot coverage.
- 30% maximum lot coverage
- Front yard line up requirement

Zoning Comparison Chart

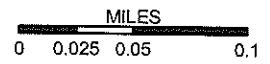
	Zone	Building Type	FAR	Lot Width	Wall Height	Building Height	Front Yard	Side Yard (total)	Parking /Unit
Existing Zoning	R1-2	1-Family Detached	0.5	60'	25' then Sky Exposure Plane	Sky Exposure Plane	20'	20'	1
Proposed Zoning	R1-2A	1-Family Detached	0.5	60'	25'	35'	20'*	20'	1

* Front Yard must be at least as deep as an adjacent front yard, up to a depth of 25'



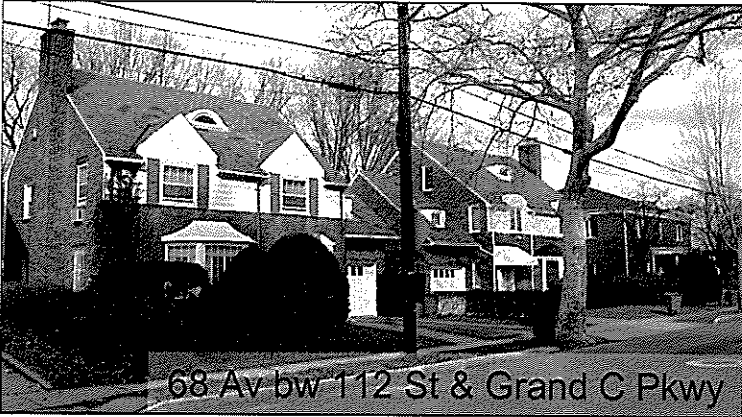
CORD MEYER-Forest Hills REZONING

Proposed Zoning



JUNE 2009

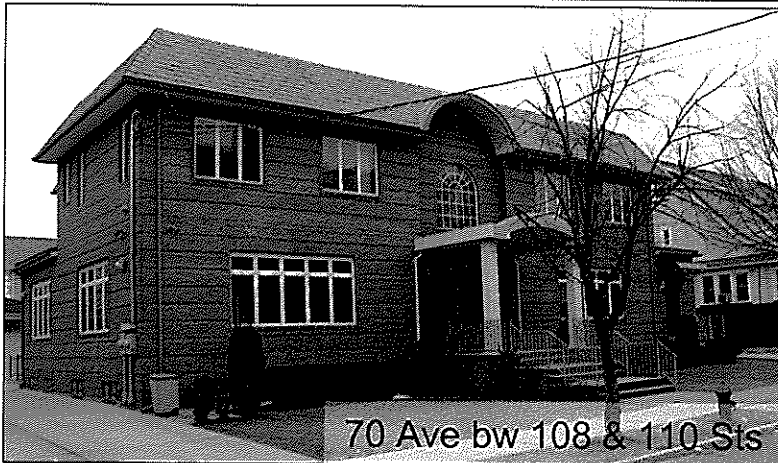
Existing Context



R1-2 Out-of-Scale Development



R1-2A In-Scale Development



EXISTING R1-2

Lot Area : 6,000 sf
 Basement : 1,500 sf (*exempt*)
 1st Floor : 1,500 sf
 2nd Floor : 1,500 sf
 Total Floor Space: 4,500 sf

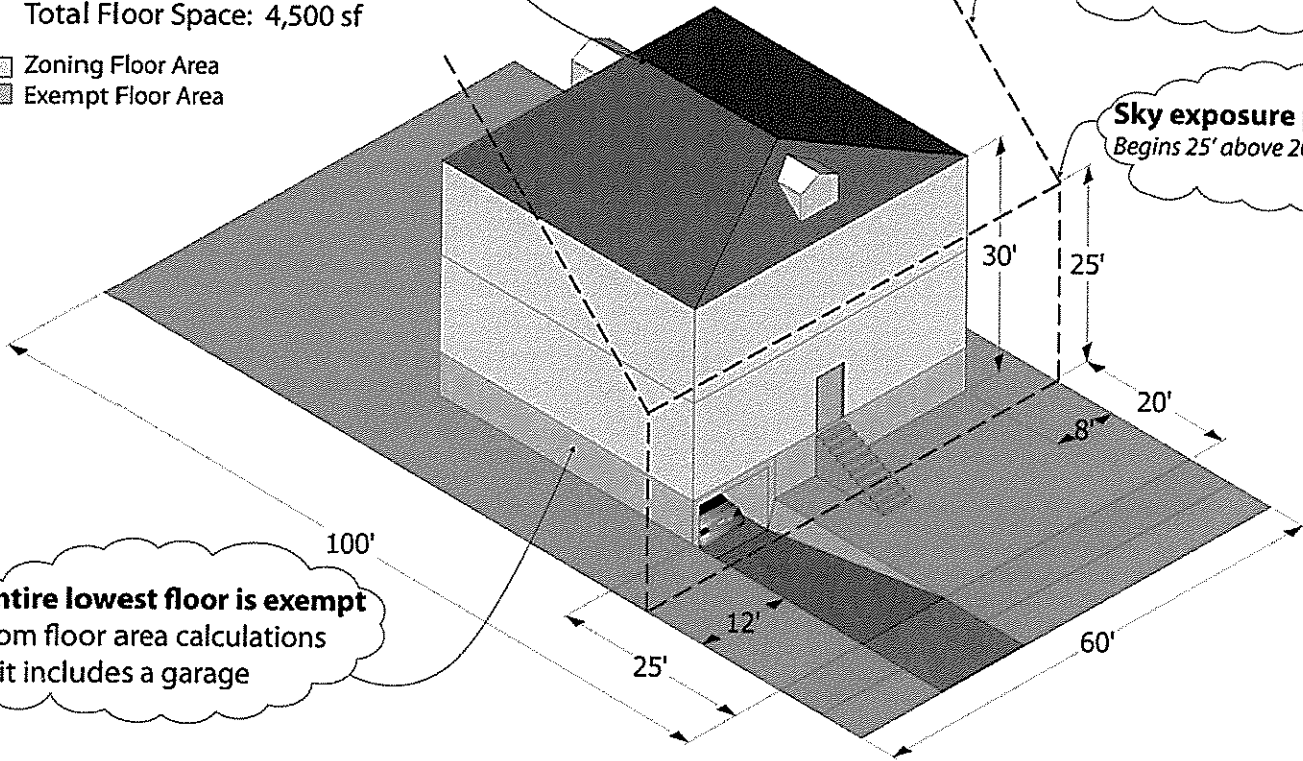
 Zoning Floor Area
 Exempt Floor Area

No fixed building height
 Building height of 38' shown

Building height controlled by slope of sky exposure plane



Sky exposure plane:
 Begins 25' above 20' front yard line

Entire lowest floor is exempt
 from floor area calculations
 if it includes a garage



PROPOSED R1-2A

Lot Area : 6,000 sf
 Cellar : 1,500 sf (*exempt*)
 1st floor : 1,800 sf (*including 300 sf exempted for one car garage*)
 2nd floor : 1,500 sf
 Total Floor Space: 4,800 sf

 Zoning Floor Area
 Exempt Floor Area

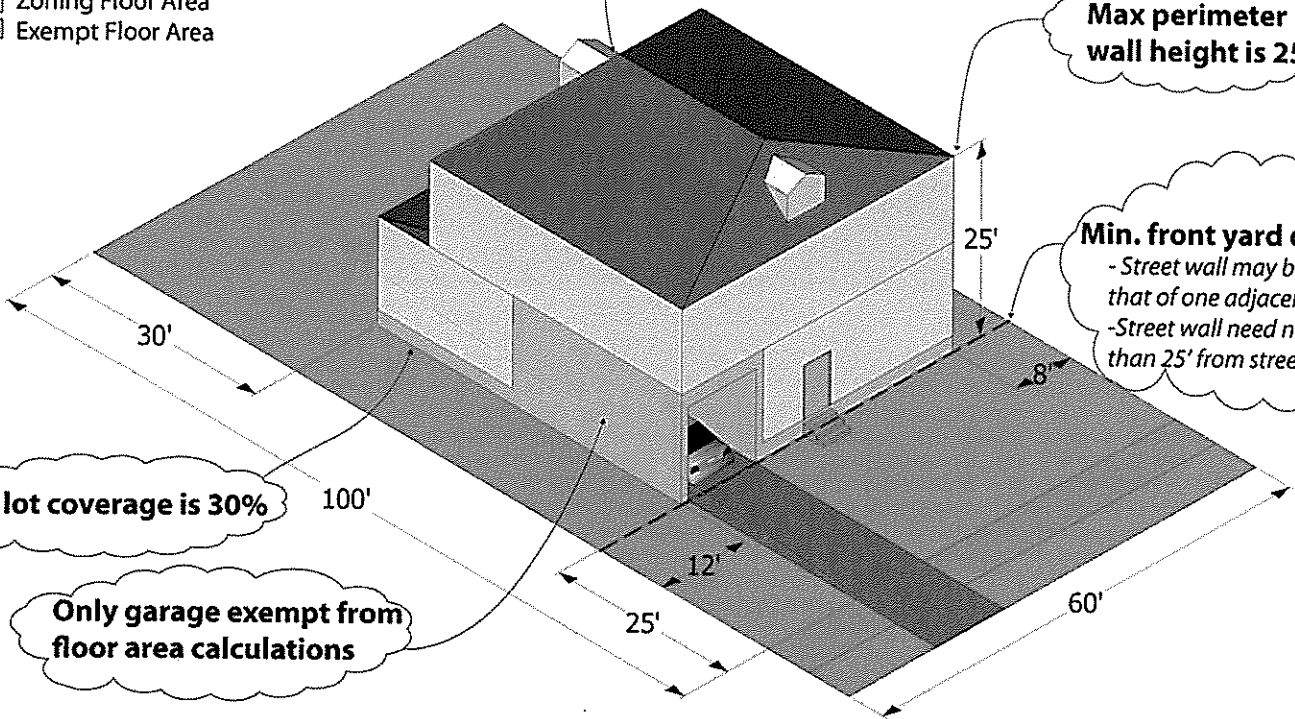
Max building height is 35'
 Building Height of 33' shown

Max perimeter wall height is 25'

Min. front yard depth of 20'
 - Street wall may be no closer than that of one adjacent property
 - Street wall need not be further than 25' from street line

Max lot coverage is 30%

Only garage exempt from floor area calculations



Illustrative Diagram Only

PATRICIA DOLAN
Executive vice-president
QUEENS CIVIC CONGRESS

FOREST HILLS (CORD MEYER) REZONING

City Council—Zoning Committee
June 23, 2009

Good morning. I am Patricia Dolan, executive vice-president of the Queens Civic Congress, an umbrella organization of more than 110 community and neighborhood associations representing tenants, business owners, co-op and condo owners and homeowners living in every part of Queens. I am also the president of the Kew Gardens Hills Civic Association.

Thank you for this opportunity to comment on the Forest Hills (Cord Meyer) rezoning.

Since its founding, the Queens Civic Congress has made neighborhood preservation and contextual zoning a key part of our civic advocacy. So we are especially pleased to be here in support of the Association of Old Forest Hills and the residents of Forest Hills who have strived for so long for more accurate contextual zoning of their neighborhood. Forest Hills waited almost ten years for the action the Council is considering today.

The long awaited R-1-2A zone, which the Congress supported for the past five years, adds another critically needed element to the planning and zoning toolbox that the city's lowest density neighborhoods need if they are to protect their unique and irreplaceable character. The Forest Hills rezoning, utilizing the R-1-2A zone, presented challenges, which city planners and community leaders overcame. They have created a zoning plan that serves residents and allows for orderly growth. Every step of the way, planners and civic advocates consulted their neighbors and the larger community. The new zoning allows existing buildings, even those painfully out of context, to remain in place while preserving the generous traditional FAR that has long marked local development in this extraordinary neighborhood.

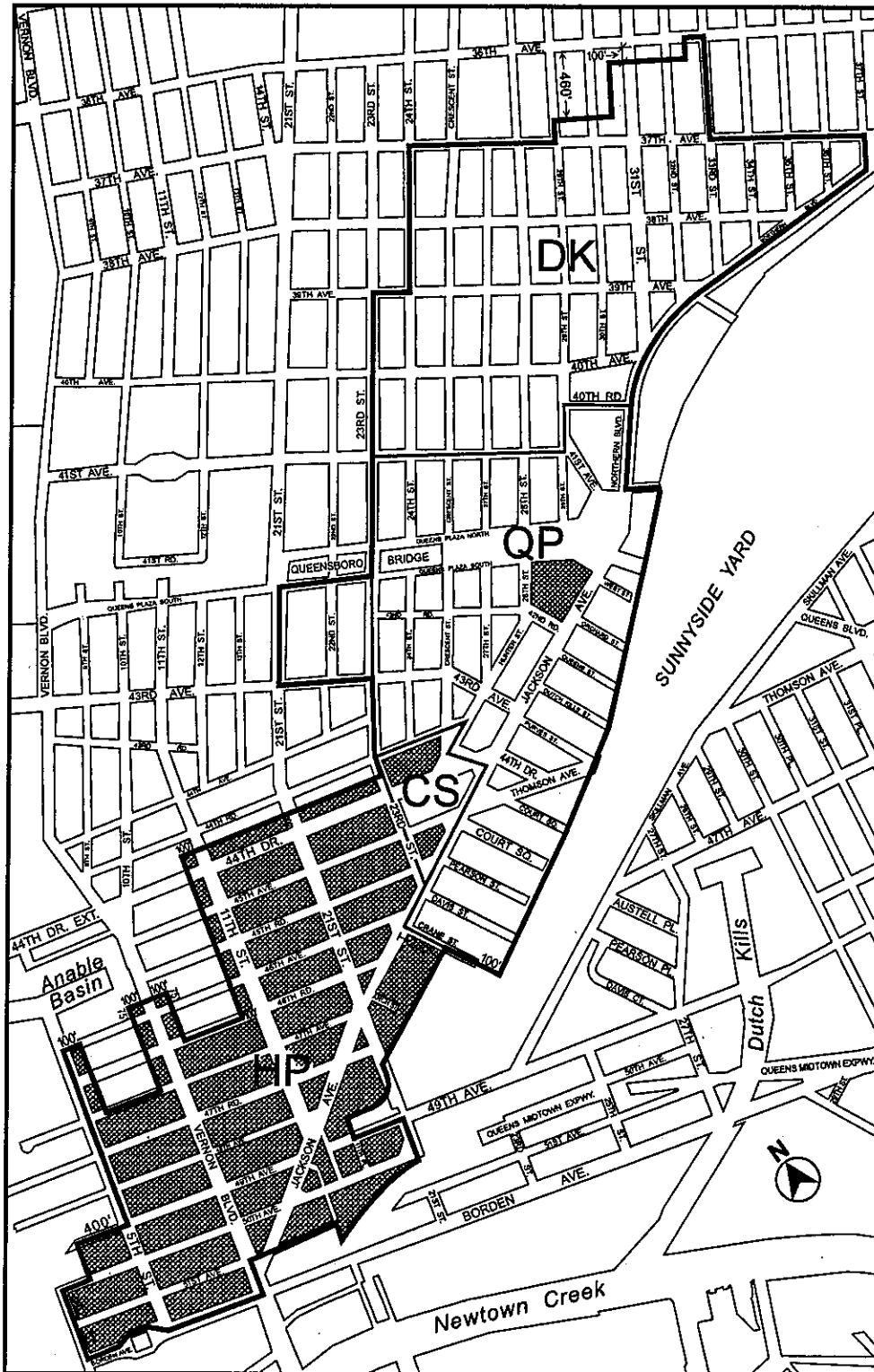
The Department's work on behalf of the R-1-2A zone on behalf of the Cord Meyer area is a reminder that large swaths of Queens and the other boroughs continue to wait for new zones that will protect their neighborhoods. The Queens Civic Congress wishes to remind you that other low-density neighborhoods have waited for years for text amendments that will protect one-family occupancy homes on narrow lots and one-family occupancy row houses. Rezoning delayed is neighborhood preservation denied.

The Queens Civic Congress wishes to thank Borough President Marshall for her leadership, which has preserved almost forty Queens neighborhoods and is a model for the other boroughs. And we extend a special thanks to John Young, director of the Queens office of City Planning and his team, without whose dedicated and insightful guidance this plan would never have been completed. Councilwoman Katz's steadfast support for the local community's efforts to protect the irreplaceable and handsome housing stock of Forest Hills is an inspiration for other low density neighborhoods in Queens and the other boroughs.

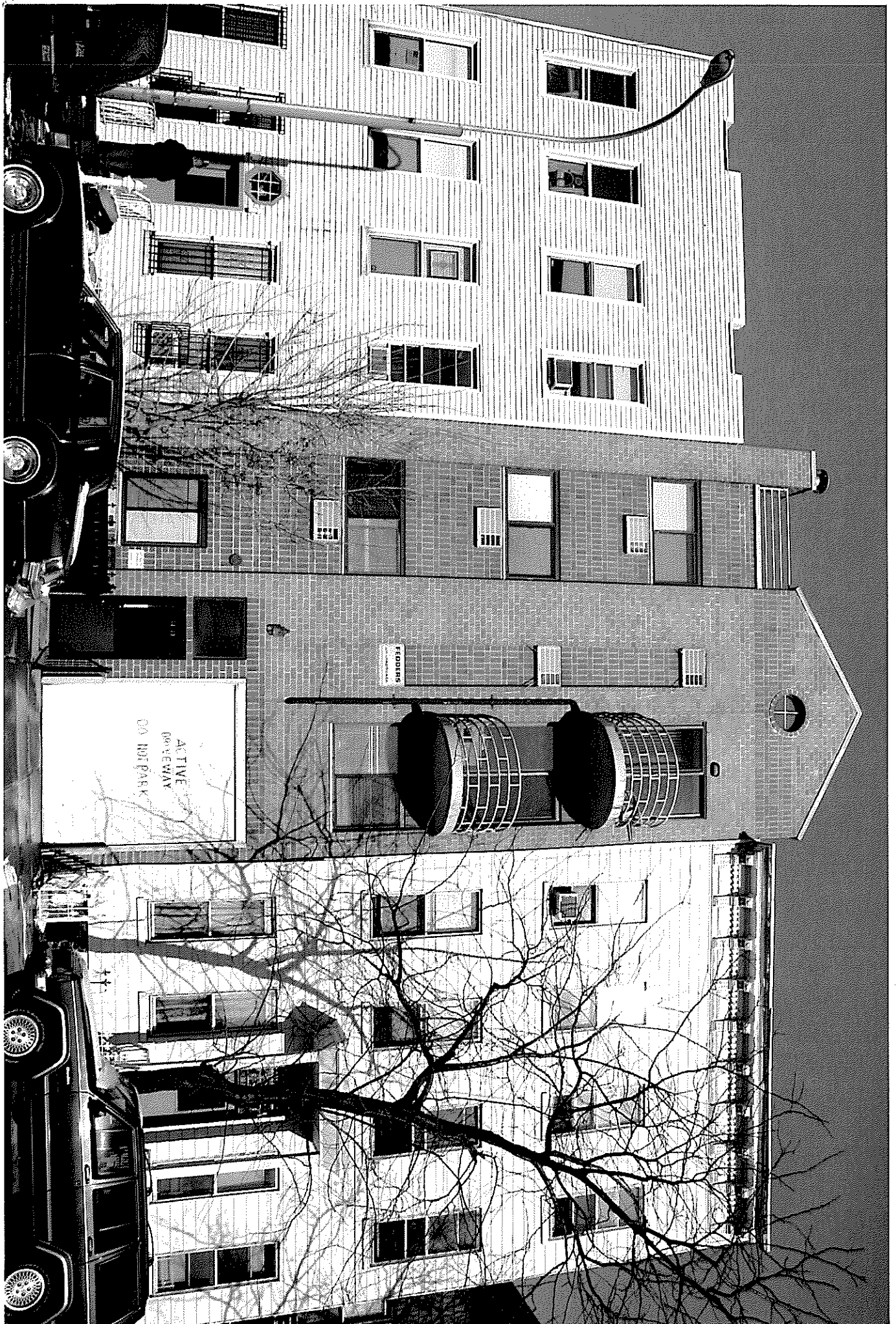
Thank you.

Patricia Dolan/Queens Civic Congress/ POBox 238, Flushing, NY 11363/718 263-1760/www.queensciviccongress.org

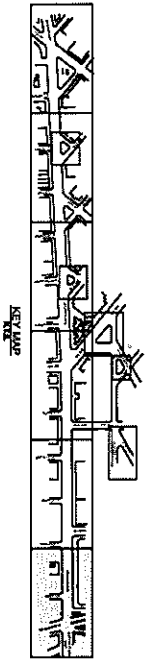
Special Long Island City Mixed Use District and Subdistricts



- Special Long Island City Mixed Use District
- Subdistrict Boundary
- CS Court Square Subdistrict
- DK Dutch Kills Subdistrict
- HP Hunters Point Subdistrict
- QP Queens Plaza Subdistrict
- Blocks affected by proposed zoning text amendments

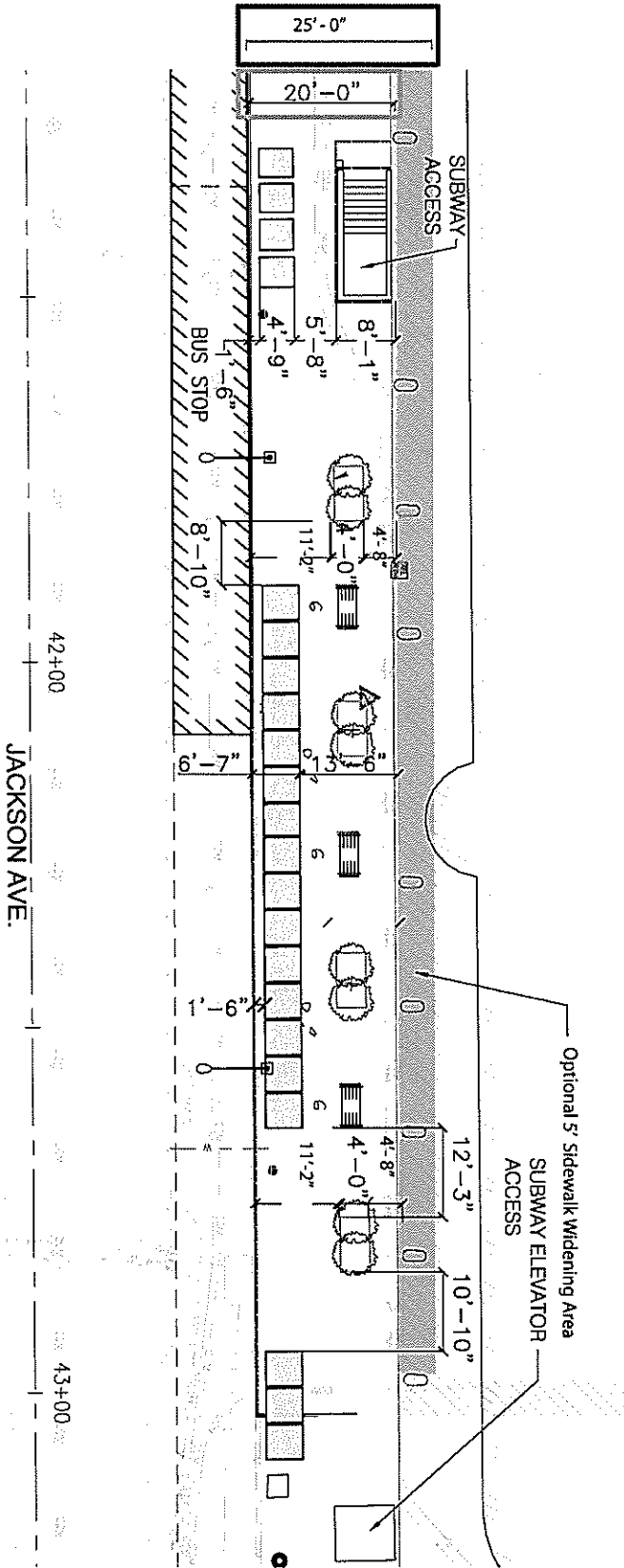
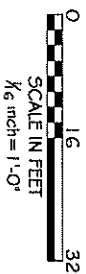




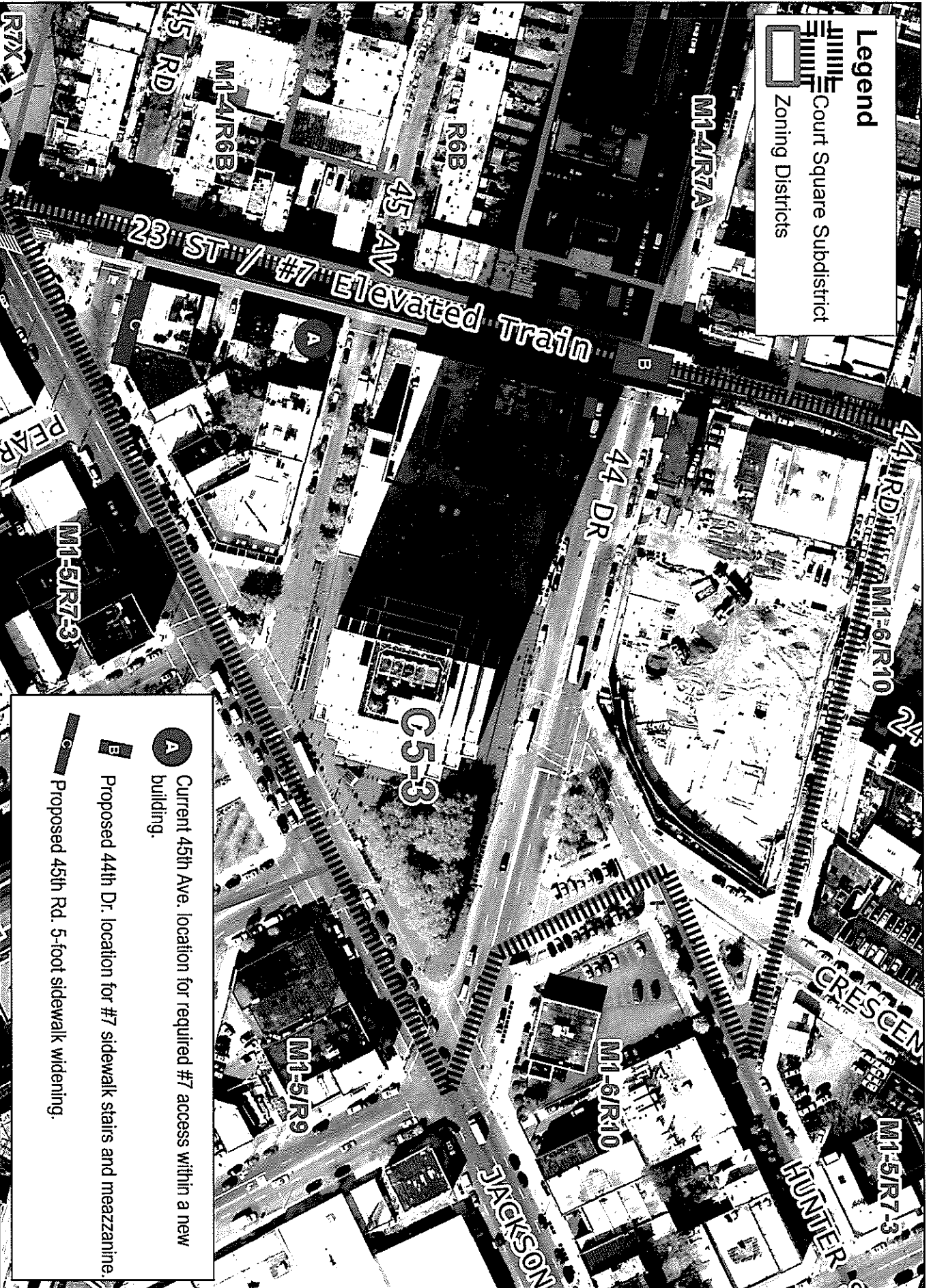


LANDSCAPE & URBAN DESIGN LAYOUT PLAN
 STA. 39+96 TO STA. 44+45.87

JACKSON AVENUE STREETSCAPE
 FROM 21ST STREET TO QUEENS PLAZA SOUTH
 PORTION OF DESIGN



Court Square Subdistrict: Subway Improvement and Sidewalk Widening Locations



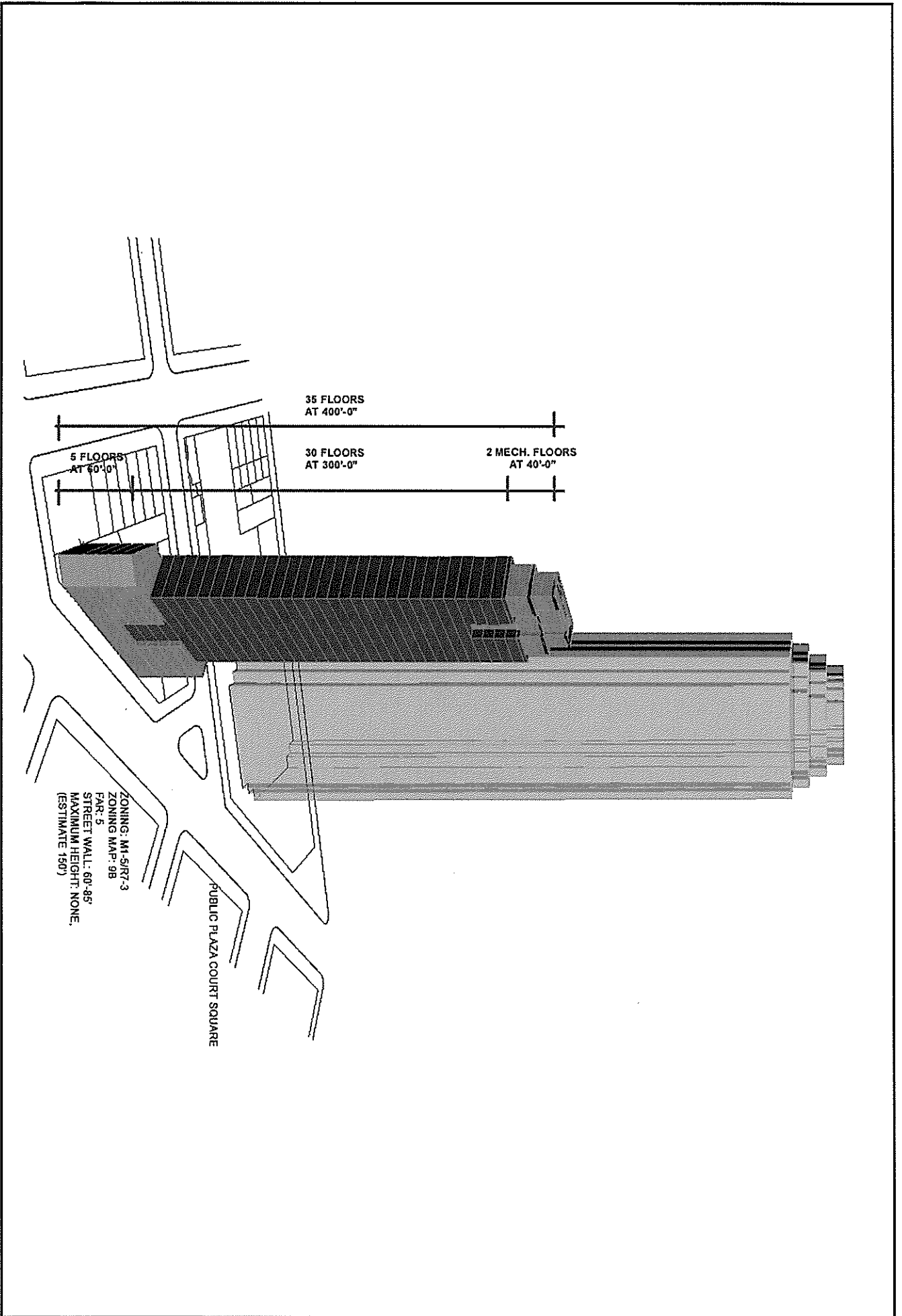
Legend

- Court Square Subdistrict
- Zoning Districts

- A** Current 45th Ave. location for required #7 access within a new building.
- B** Proposed 44th Dr. location for #7 sidewalk stairs and mezzanine.
- C** Proposed 45th Rd. 5-foot sidewalk widening.

SCHEME G - SETBACK @ 60' FEET
VIEW 2 TOTAL HEIGHT 35 STORIES

TOYOKO INN, NEW YORK
DEC 8, 2008



Description of Proposed Zoning Text Amendments to LIC Special District

Several zoning text amendments are proposed for the Special Long Island City Mixed Use District (LIC District), a special purpose district mapped generally on blocks in Hunter's Point and Dutch Kills generally between Fifth, 11th, 23rd, and 21st streets on the west, 44th Drive and 37th Avenue on the north, the Sunnyside Yards on the east, and Borden Avenue on the south. The LIC Special District is comprised of the Hunters Point, Court Square, Queens Plaza and Dutch Kills subdistricts, as well as two blocks zoned M1-5 between 43rd Avenue, 21st Street, Queens Plaza South and 23rd Street which are not subject to any of the special district provisions. The proposed changes would re-establish and create height and setback provisions that would require new buildings to line-up with existing buildings as well as provide pedestrian-scaled building bases at the street line; create sidewalk widening provisions at two locations to allow for landscaping and access to sewer lines; and change the location for a required new subway entrance to better serve the community's needs.

LIC District

The Special Long Island City Mixed Use District (LIC District) was adopted in 2001. The LIC District was established on all of the blocks within the former, smaller Special Hunters Point Mixed Use District (HP District) and on an additional 36 blocks, 34 of which constituted the Queens Plaza Subdistrict (QP Subdistrict), a new subdistrict. The HP District was established in 1981 on all of portions of approximately 35 blocks comprising mixed-use (residential and industrial) core of the larger Hunter's Point neighborhood (Hunter's Point is bounded by the East River on the west, Queens Plaza on the north, the Sunnyside Yards on the east, and Newtown Creek on the south). The underlying district was M3-1 and the HP District allowed as-of-right light manufacturing uses and residential and commercial uses depending on their location. In 1986, the three-block Court Square Subdistrict was added to the HP District to facilitate the development of Citibank's 1.25 million square foot office building and additional high density commercial development on the blocks to the north and south of the Citibank building. The CS Subdistrict established subway improvement and pedestrian circulation requirements in order to achieve the maximum 15 FAR allowed by the underlying C5-3 District.

The HP District was modified in 1995 to allow for increased residential development opportunities on key streets in the HP District and the underlying district was rezoned from M3-1 to M1-4 as part of several actions taken by the department to implement recommendations from the *Plan for Long Island City: A Framework for Development* (Framework, Department of City Planning, 1993). The *Framework* outlined a comprehensive land use and zoning strategy for the core of Long Island City, including Hunter's Point, the first row of blocks along Queens Plaza to the north of Hunter's Point, Sunnyside Yard East; a core manufacturing area across the Sunnyside Yards from Hunter's Point.

In 2001, the last of the *Framework's* land use recommendations was adopted with the creation of the Queens Plaza Subdistrict for 34 blocks between 23rd Street, 41st Avenue, the Sunnyside Yards, and Crane Street to facilitate moderate to high density development of light industrial, commercial, residential, and community facility uses. The Special Mixed Use District (MX) provisions were applied to the QP Subdistrict and a number of special urban design provisions were also created to ensure that new development would be consistent with the general high-lot coverage, loft-like character of the area. The existing HP District was renamed the LIC District and the blocks previously within the HP District boundaries became part of the HP Subdistrict, joining the CS and QP subdistricts.

The HP Subdistrict was modified in 2004 when the MX provisions were applied to the subdistrict and the underlying M1-4 District was rezoned to R6B, M1-4/R6B, M1-4/R7A, M1-4/R7X, and M1-5/R8A.

The LIC District was most recently amended in 2008 when the Dutch Kills Subdistrict was added.

Proposed Zoning Text Amendments

QUEENS PLAZA SUBDISTRICT

The street wall location rules would be modified to allow a development or enlargement on a zoning lot with street frontage on Jackson Avenue to set the street wall of the development or enlargement back five feet from the street line if the sidewalk in front of the building is improved with planting beds. The planting beds would soften the harsh streetscape environment on this block and would be consistent with streetscape improvements currently under construction along Jackson Avenue on blocks to the west of garage block. Although the existing sidewalk is generally 20 feet in width, infrastructure constraints, including above grade subway stairs, a bus stop, and subsurface water mains, and subway tunnel and station, preclude planting beds unless the sidewalk widening is provided. The Chair of the Planning Commission and the Commissioner of the Department of Transportation would be required to approve the design and the owner would be required to construct and maintain the planting beds.

COURT SQUARE SUBDISTRICT

1. Any development or enlargement on a zoning lot facing 45th Road would be required to set back five feet from the street line to allow the New York City Department of Environmental Protection access to a sewer line that is being relocated under the sidewalk of 45th Road by an adjacent subway station improvement. Absent the required sidewalk widening, the sidewalk width would range from approximately eight to 10 feet.

2. Special height and setback provisions would be established for buildings on Blocks 1 and 3 within the Court Square Subdistrict to ensure a building form more consistent with the overall character of development on the surrounding blocks. The underlying C5-3 District allows buildings to set back from the street line and rise without setback while the rest of the neighborhood is generally developed with low rise buildings built to the street and high-rise buildings with building bases at the street line and towers set back above the base. The street wall of a building would be required to be located at the street line or sidewalk widening and extend along the entire street frontage of the zoning lot to a minimum height of 60' and a maximum height of 85 feet before a required setback of 10' on a wide street and 15' on a narrow street. A five-foot setback would be allowed above the base height if the building is also setback at least 15 feet from each side lot line. These proposed provisions would not apply to buildings of at least 300,000 square feet existing on the effective date of these proposed amendments.

3. Requirements for pedestrian circulation improvements, such as building entrance recesses and corner circulation spaces, would be eliminated. These provisions were adopted in 1986 but are proposed for elimination now because they were designed for neighborhoods characterized by extraordinarily high pedestrian activity, such as Midtown Manhattan and Lower Manhattan, and pedestrian volumes in Hunter's Point are not expected to reach those levels.

4. The mandatory subway improvements section would be reorganized to provide greater clarity in reading the text.

HUNTERS POINT SUBDISTRICT

The height and setback provisions would be modified to require the street wall of any residential development or enlargement to line-up with an adjacent building to ensure a harmonious relationship between new buildings and the street. A similar line-up provision went into effect in 1995 but it was eliminated when the Special Mixed Use District (MX District) provisions were applied to the HP Subdistrict in 2004.

APPENDIX B

The required subway improvement for a qualifying development on Block 3 of the CS Subdistrict would be changed from an enclosed entrance to the #7 45th Road/Courthouse Square station at the southeast corner of 45th Avenue and 23rd Street to two entrances at the platform level of the north end of the station and four new street stairs along 44th Drive (one new stair on each corner of the intersection). Subsequent qualifying developments on the block would be required to provide access improvements to the #7, E, V, or G entrances at 44th Drive and 23rd Street, to be determined in consultation with the Department of City Planning and the Metropolitan Transportation Authority. The new entrance at 44th Drive better serve the neighborhood than the currently required entrance at 45th Avenue.

JOSÉ M. SERRANO
SENATOR, 28th District

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June 23, 2009

Senator Serrano Testimony on Lower Concourse Rezoning Before the City Council Zoning & Franchises Committee

I would like to thank Chair Avella and the members of the Committee for the opportunity to present testimony today.

Since last June, when I submitted comments as part of the Public Scoping Meeting, New York City has witnessed great change.

The downturn in the financial sector has underscored the need to diversify our economy. I applaud the focus on mixed-use development and light manufacturing in the rezoning plan. City Hall must do everything it can to ensure such proposals are implemented successfully, with comprehensive job access for local residents.

The economic decline has further intensified the need for income-oriented housing in the South Bronx. While residents are making less money than one year ago, their rents have not dropped in a corresponding fashion. At the State level, I will continue to fight for stronger rent laws, in particular through repeal of vacancy decontrol. But it remains incumbent on the City to develop homes that are affordable for Bronx families.

What has not changed since last year is the state of the Harlem River. Representing a Senate district that straddles this waterway, I am disgusted by the high levels of Combined Sewer Overflow (CSO) following each rain storm. While positive steps have been taken to improve, for example, Jamaica Bay, the Harlem River is still rife with CSO contamination.

I offer two recommendations for CSO mitigation in the context of the Lower Concourse rezoning. First, the City must commit to working with environmental agencies at all levels of government to develop a comprehensive plan to protect the Harlem River, and thus enter into compliance with federal law.

(cont. on back)



The South Bronx community will certainly embrace the 9-acre waterfront park in the rezoning plan, but only so long as that water is free from disease and foul odor.

Second, the City must work to foster a greater understanding of the river's unique ecology, and the important role it plays in the overall environmental health of the Bronx. Grassroots organizations have been at the forefront of this campaign for decades, and the City would do well to work in concert with them, and build upon their leadership.

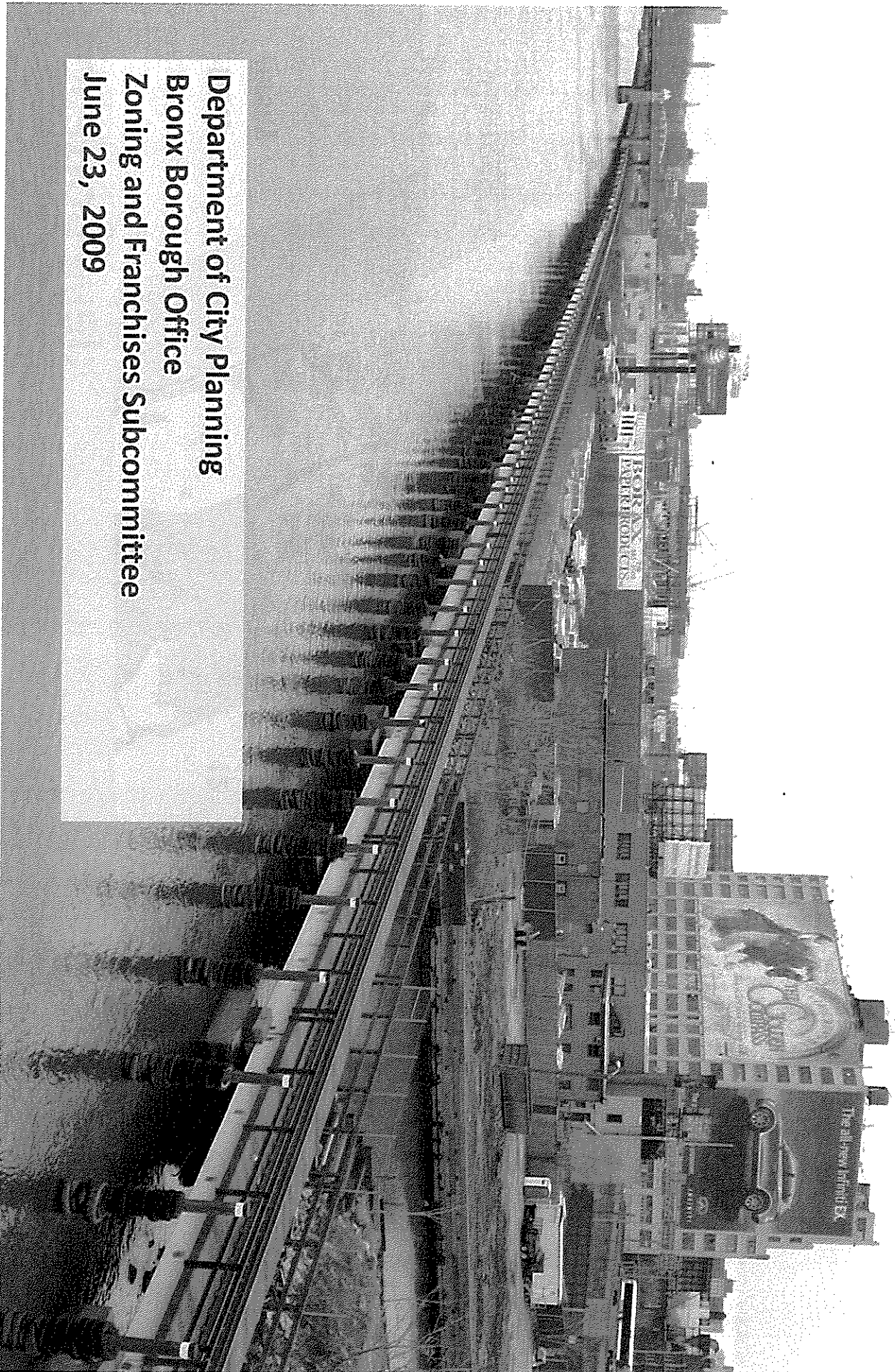
As such, the City should consider designating the land just north of the Third Avenue Bridge, at the terminus of Park Avenue, as a priority public access area. This parcel has long served as a launch point for canoes and kayaks, enabling local organizations to introduce countless Bronx residents to the river.

Turning this into a more formal and well-funded park will leverage tremendous amounts of community support and sweat equity behind governmental mitigation efforts. It's important to note the proposed 9-acre park to the north does not include a single launch point, due to a rail line along the river bank.

I wish to express sincere gratitude for your consideration of these remarks and recommendations. Moreover, please consider me an ally at the State level in your efforts to rezone this area in a way that most effectively benefits long-standing residents and the environmental health of the South Bronx.

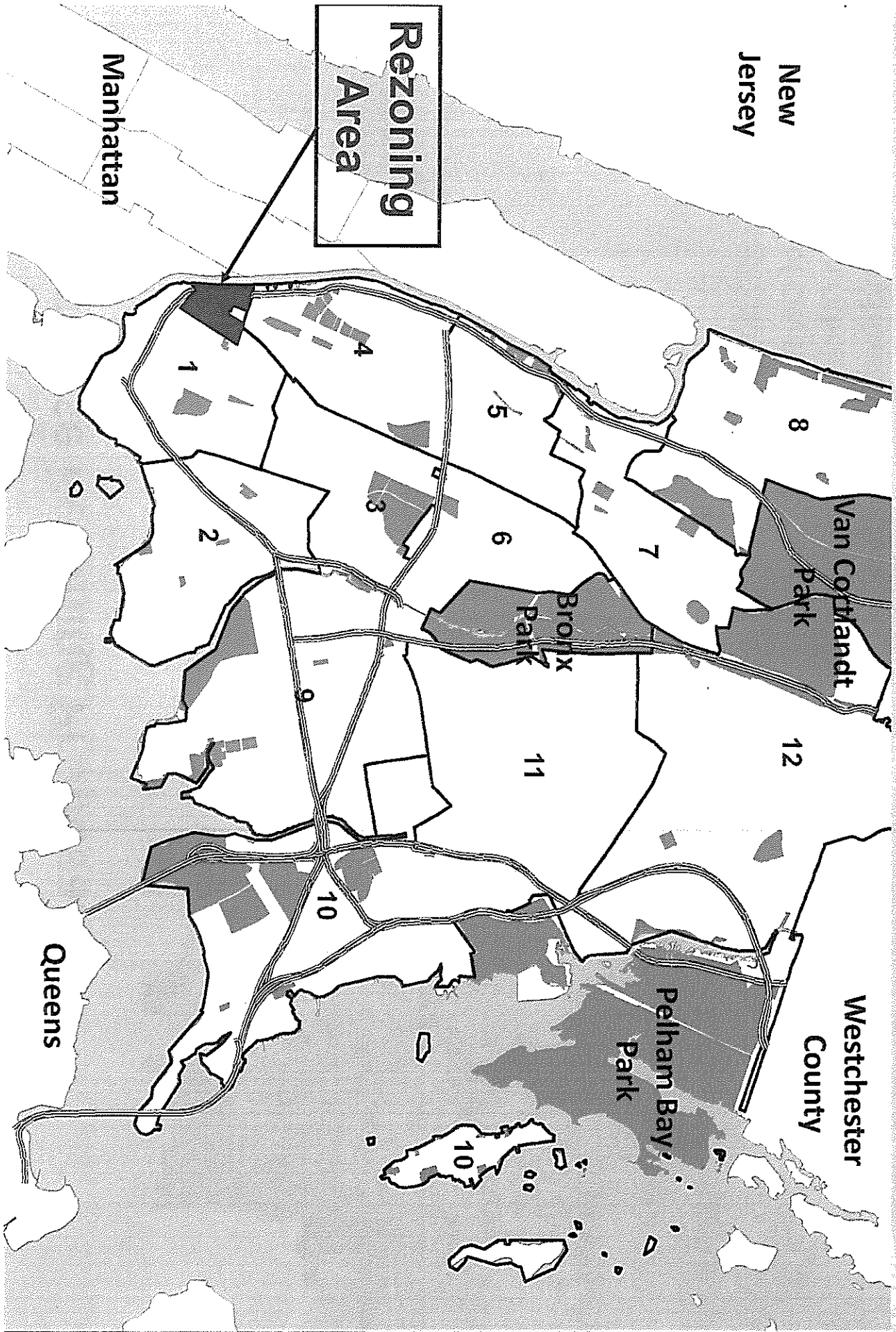
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Lower Concourse Rezoning Proposal

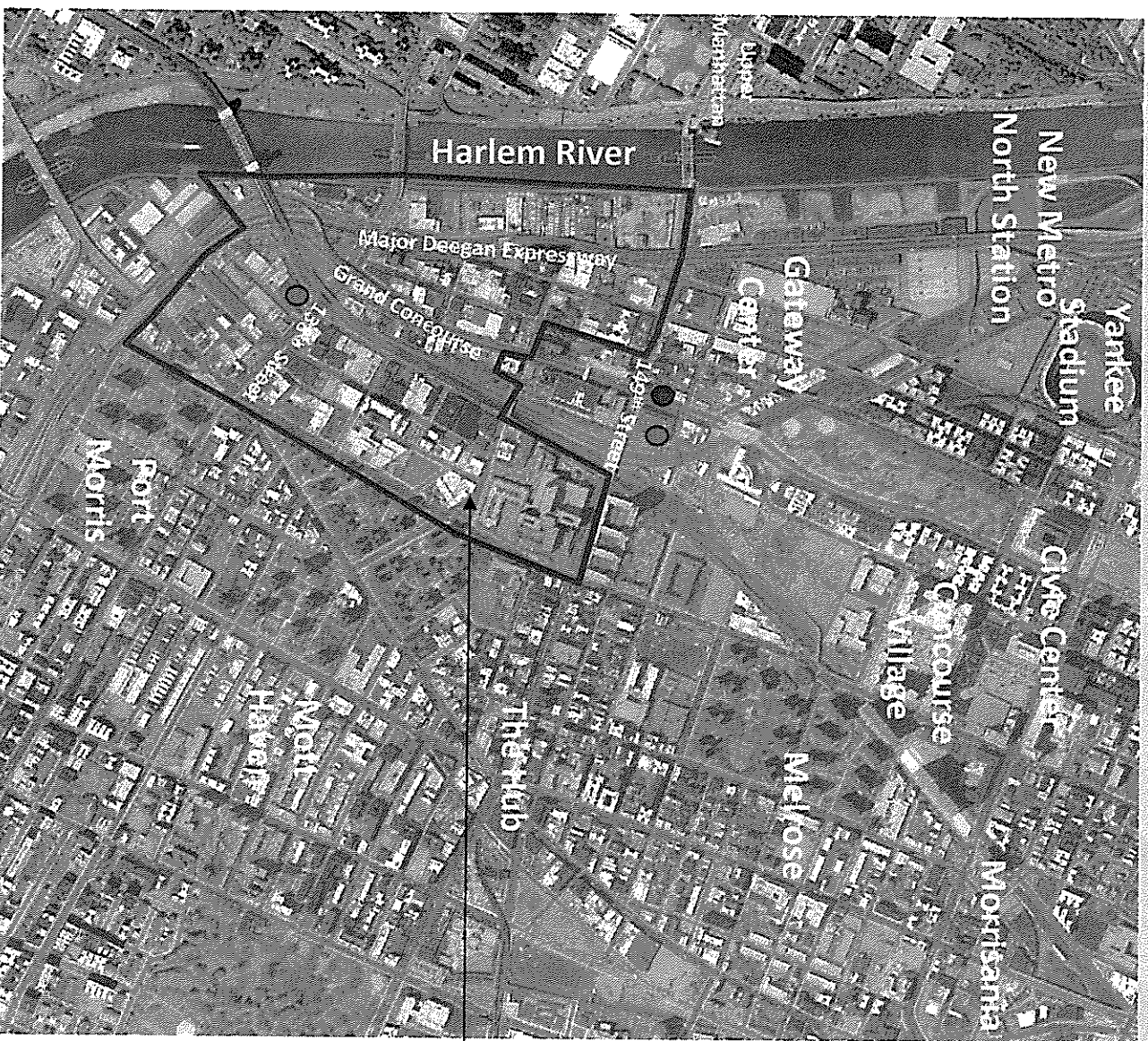


Department of City Planning
Bronx Borough Office
Zoning and Franchises Subcommittee
June 23, 2009

Location Map



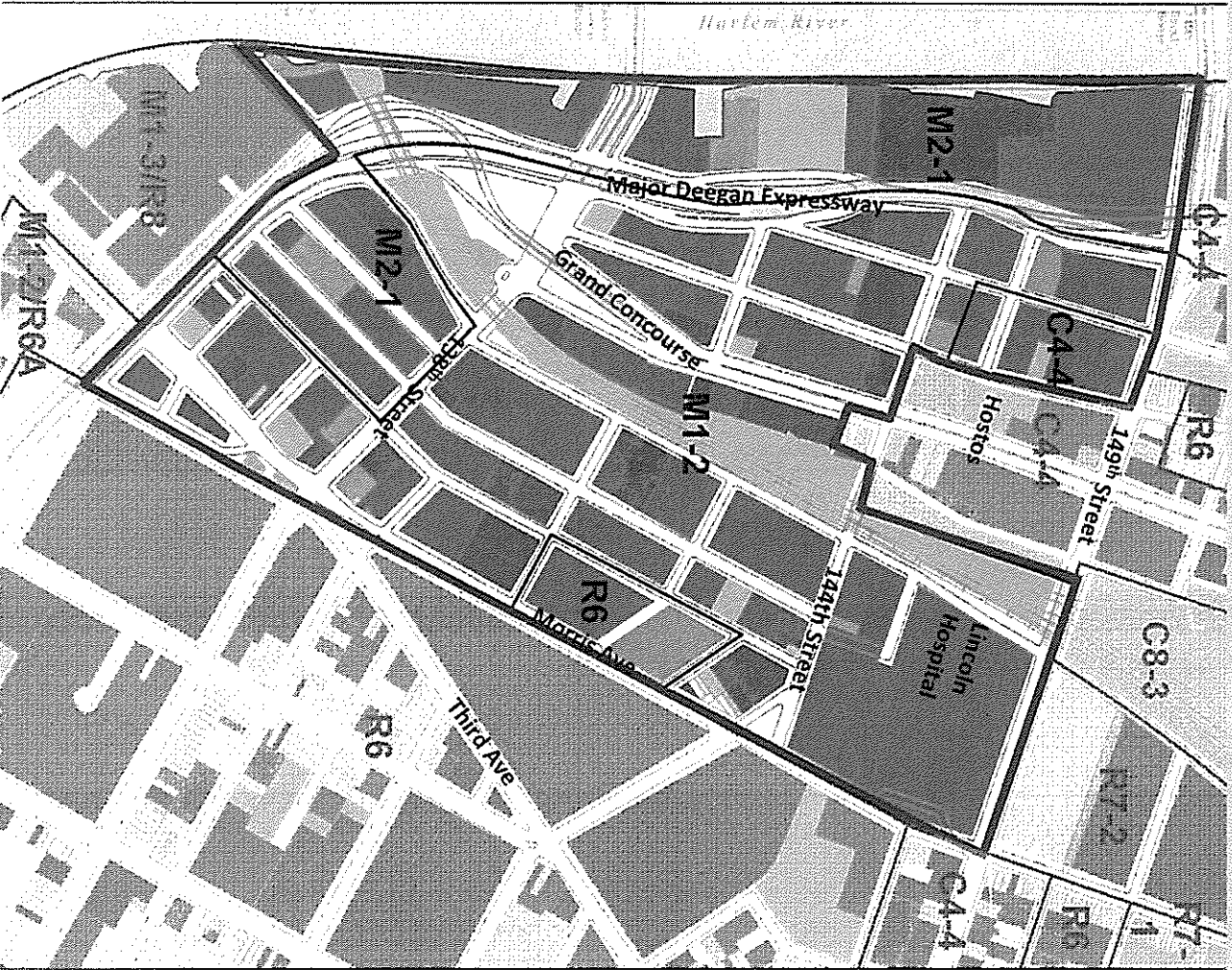
Location Map














- Area well-served by transit #’s 2, 4, 5 and 6
- (2) Metro North Stations
- Buses throughout
- Industrial Business Incentives Available (Federal, City, State)

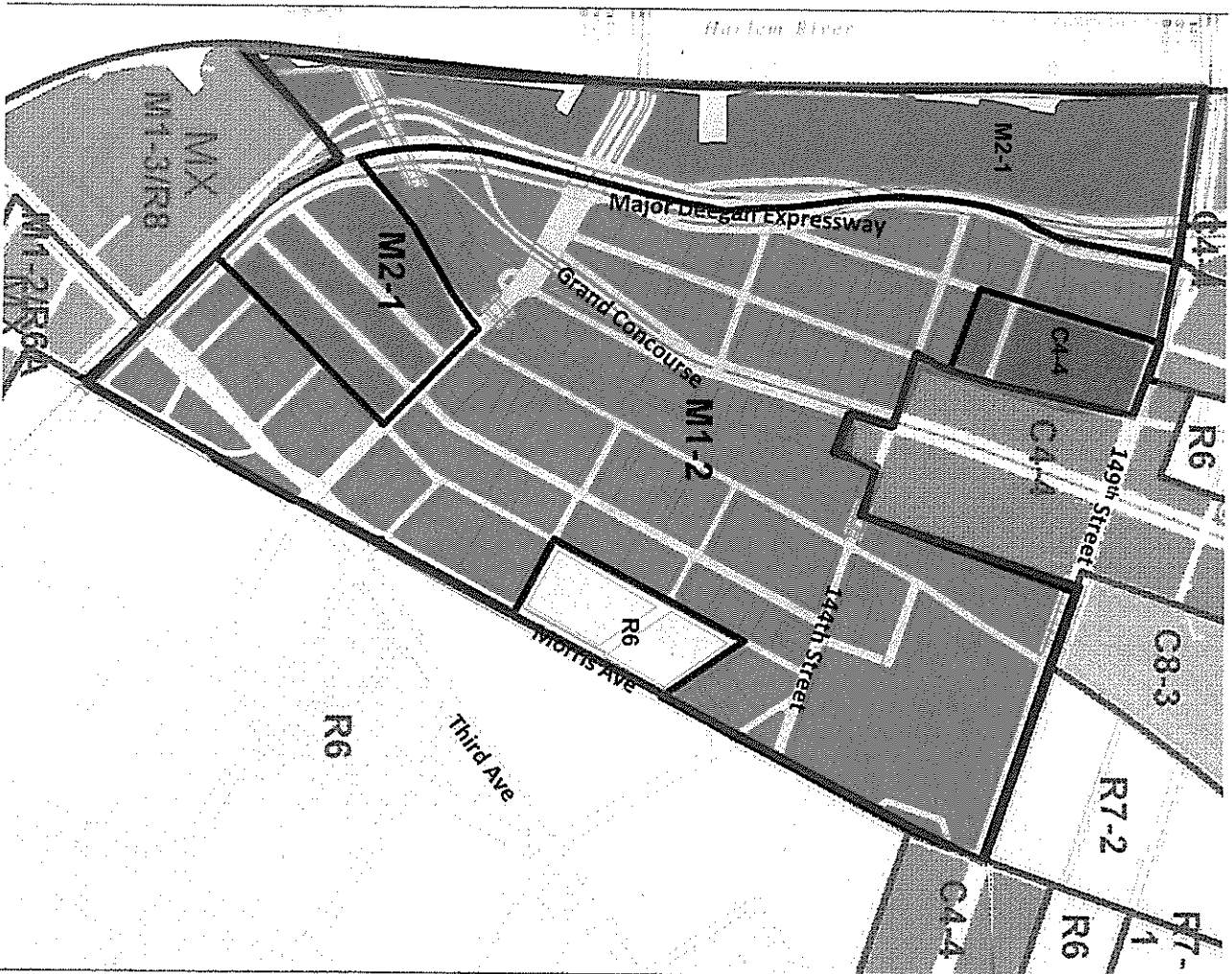
Study Area

Land Use



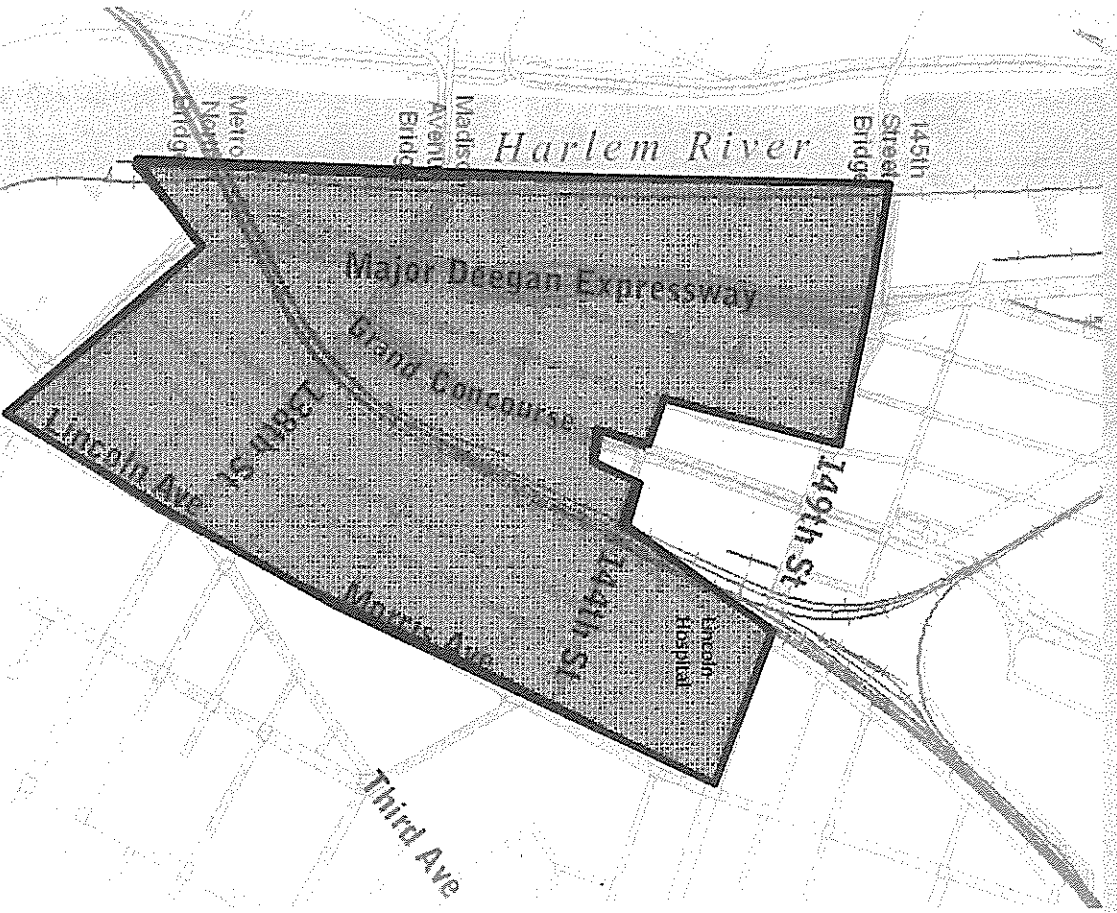
Land Use	
	One & Two Family Buildings
	Multifamily Walkup Buildings
	Multifamily Elevator Buildings
	Mixed Commercial/Residential Buildings
	Commercial/Office Buildings
	Industrial/Manufacturing
	Transportation/Utility
	Public Facilities & Institutions
	Open Space
	Parking Facilities
	Vacant Land

Existing Zoning



- M1-2:**
 - Allows light industrial and commercial
 - No residential allowed
 - Grocery stores >10K square feet require special permit
- 2.0 FAR for industrial and commercial**
- M2-1:**
 - Allows light industrial and commercial
 - No residential allowed
 - Grocery stores >10K square feet require special permit
- 2.0 FAR for industrial and commercial**

Study Area Facts and Trends

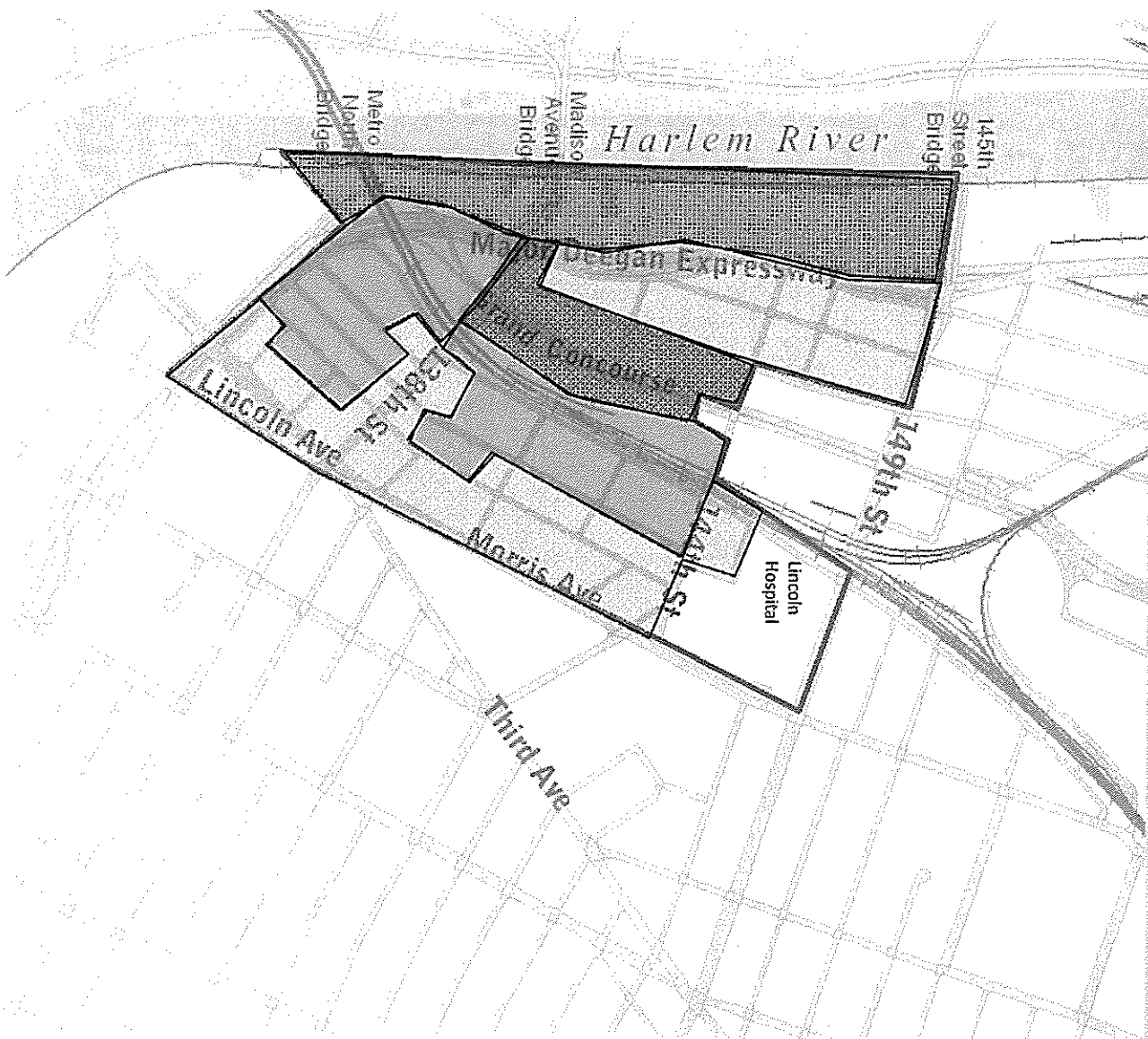


- **57% of the building area is**
 - Vacant
 - Personal self-storage
 - Dead storage
 - Non-industrial

- **3 new buildings since 1980**
 - Self-storage on the waterfront
 - Gas station
 - Car wash/warehouse

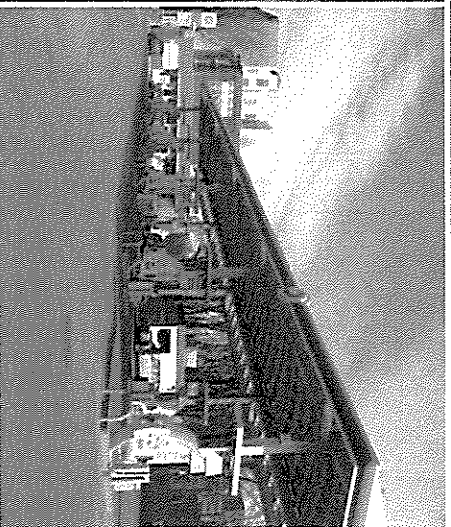
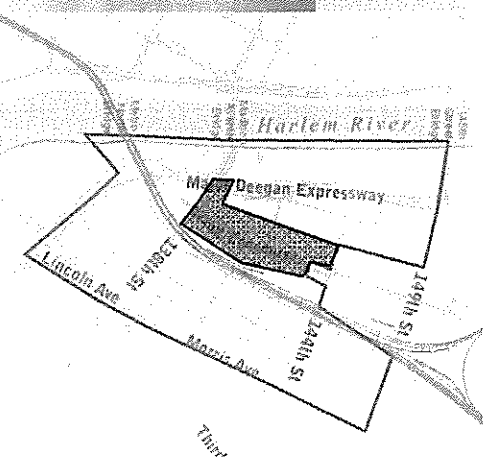
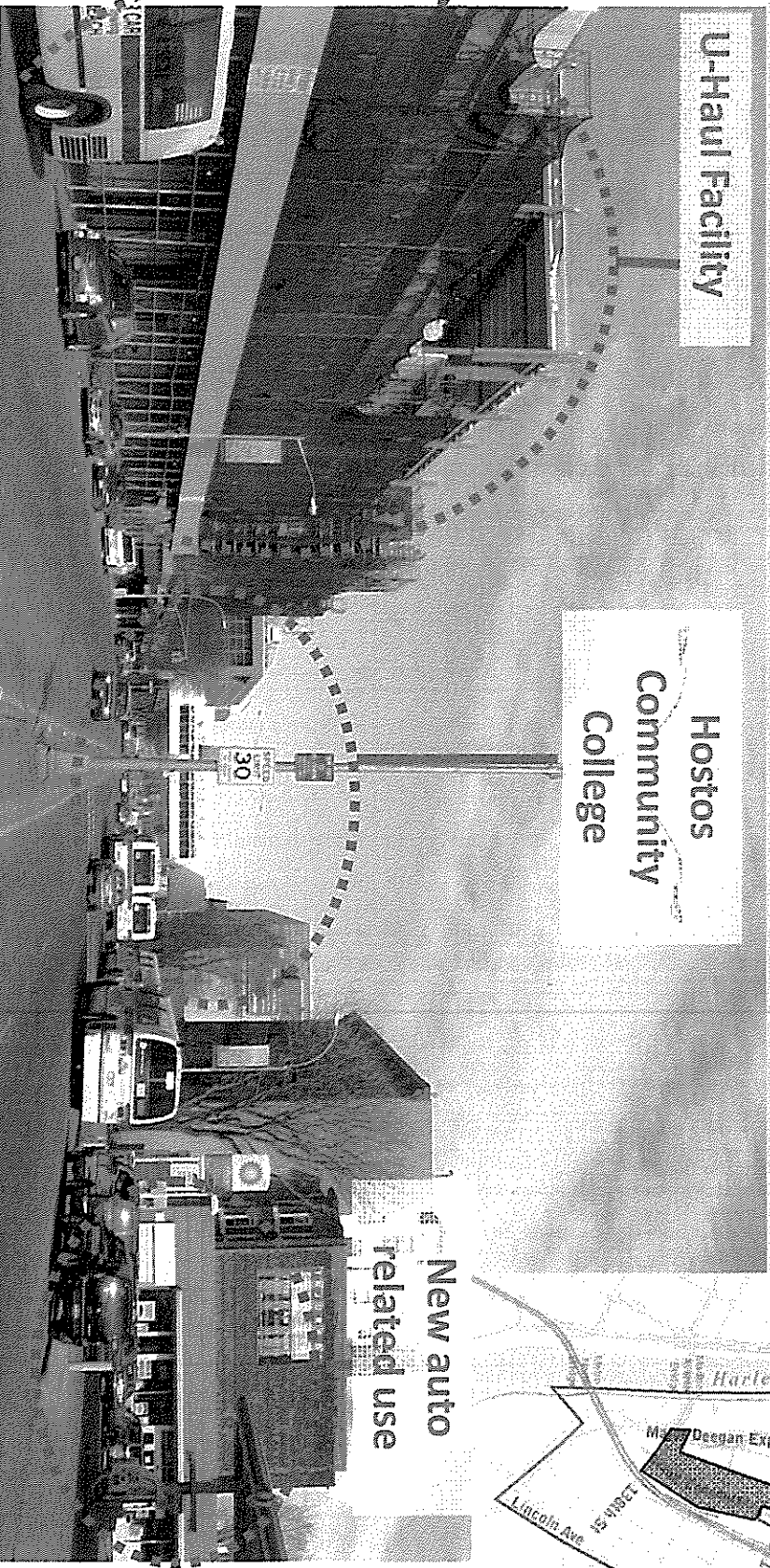
- **30% loss of jobs since 1992**
 - Including 66% of manufacturing jobs

Built Context and Uses

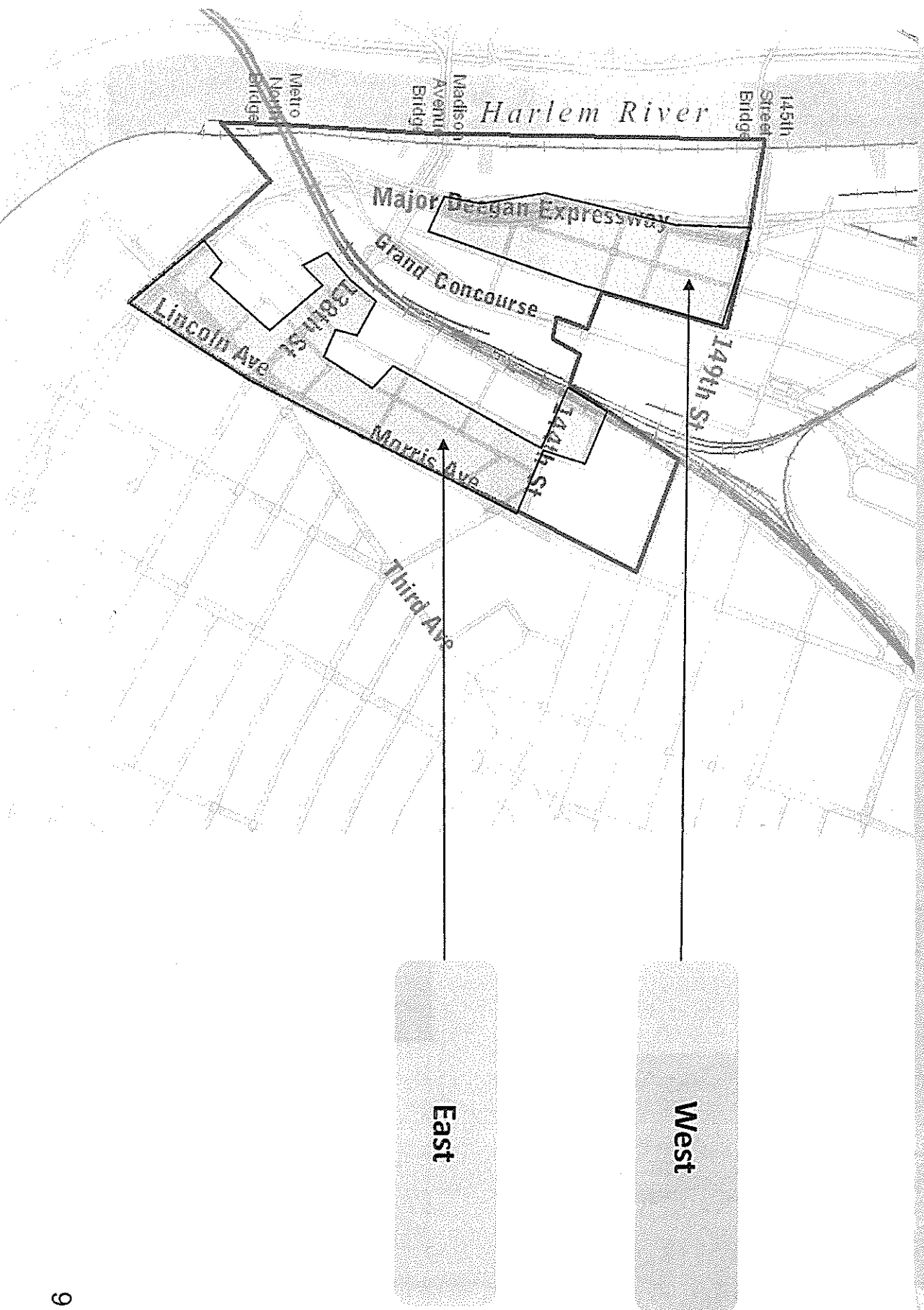


- The Grand Concourse
- Loft Areas
- ▣ Active Industrial Areas
- ▤ Waterfront Area

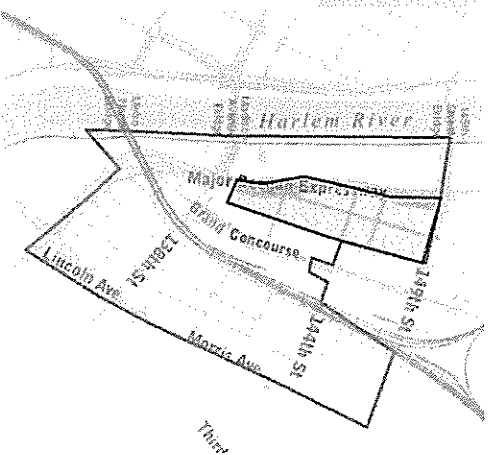
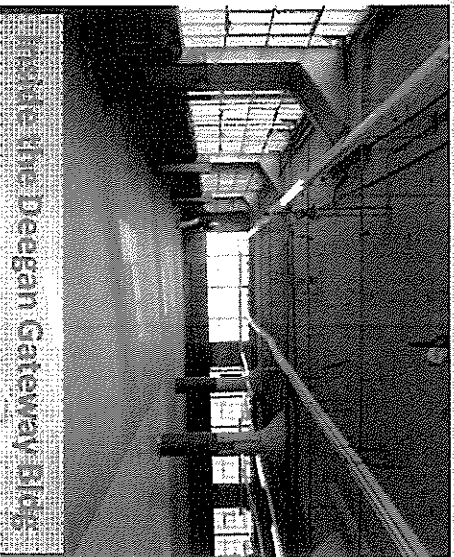
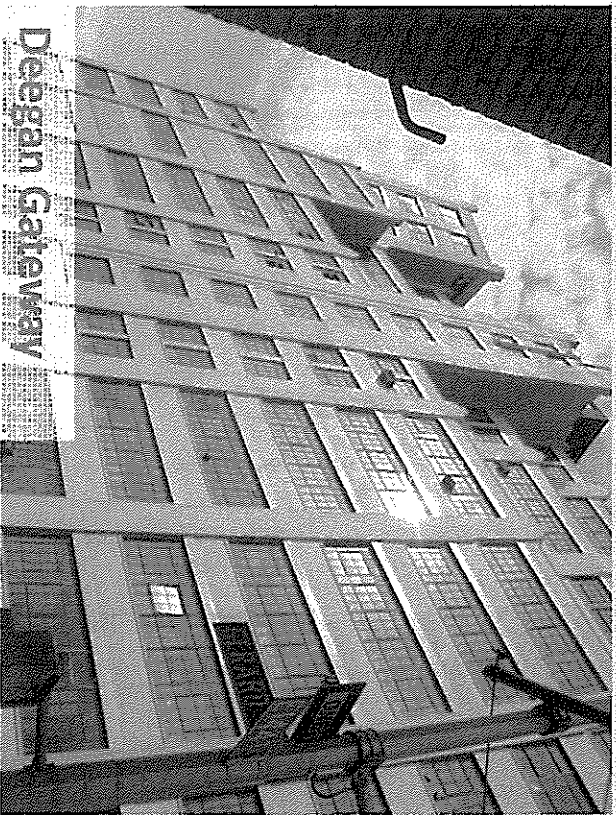
Context: Grand Concourse



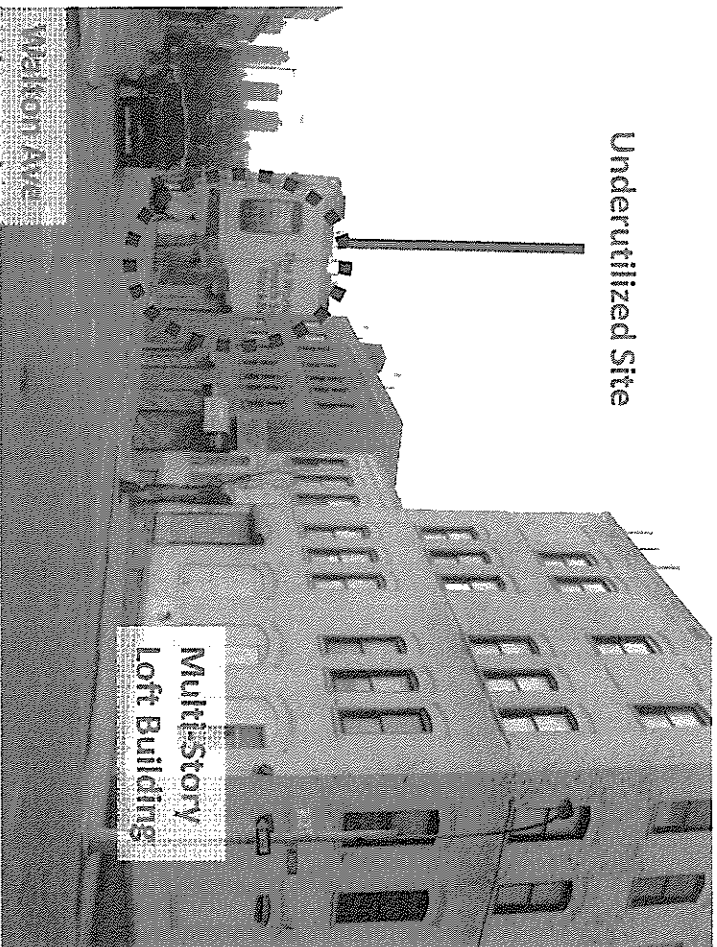
Context: Loft Areas



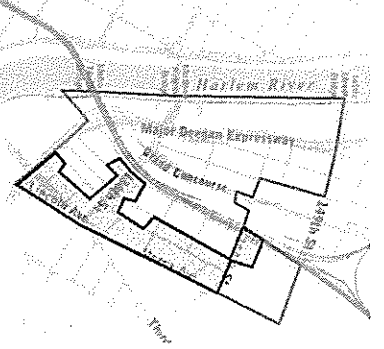
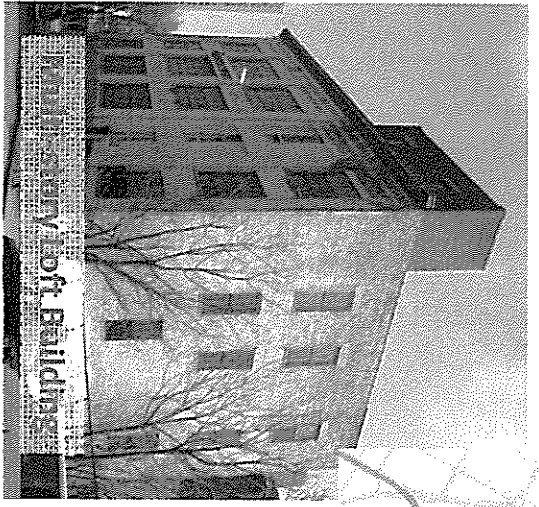
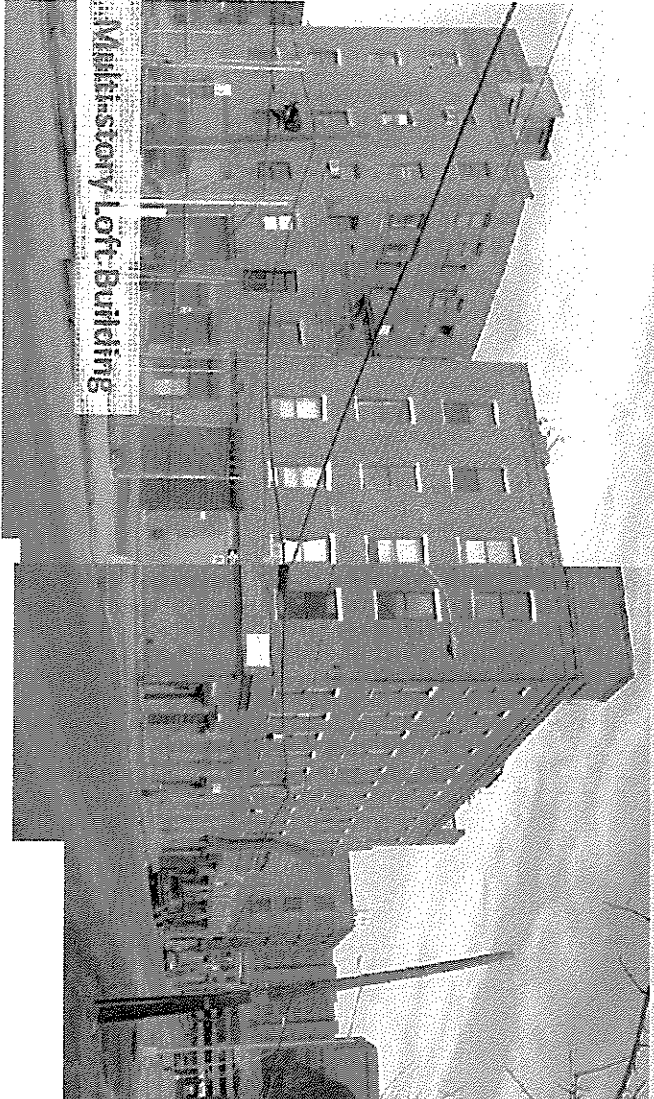
Context: Loft Areas - West



Underutilized Site



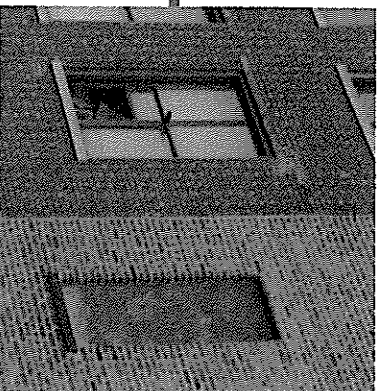
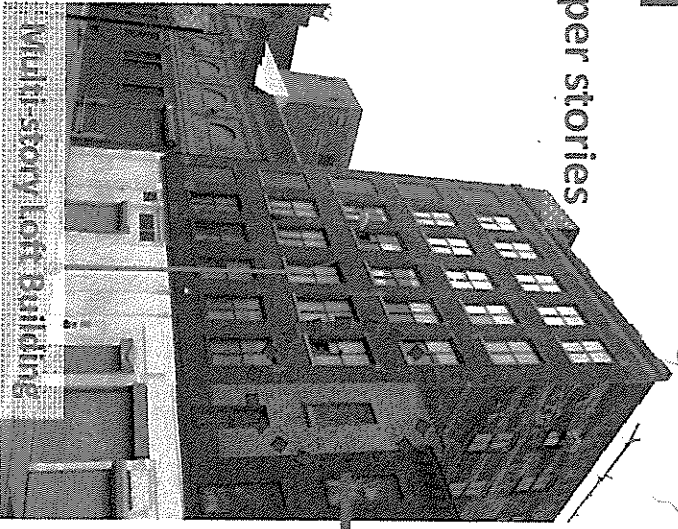
Context: Loft Areas - East



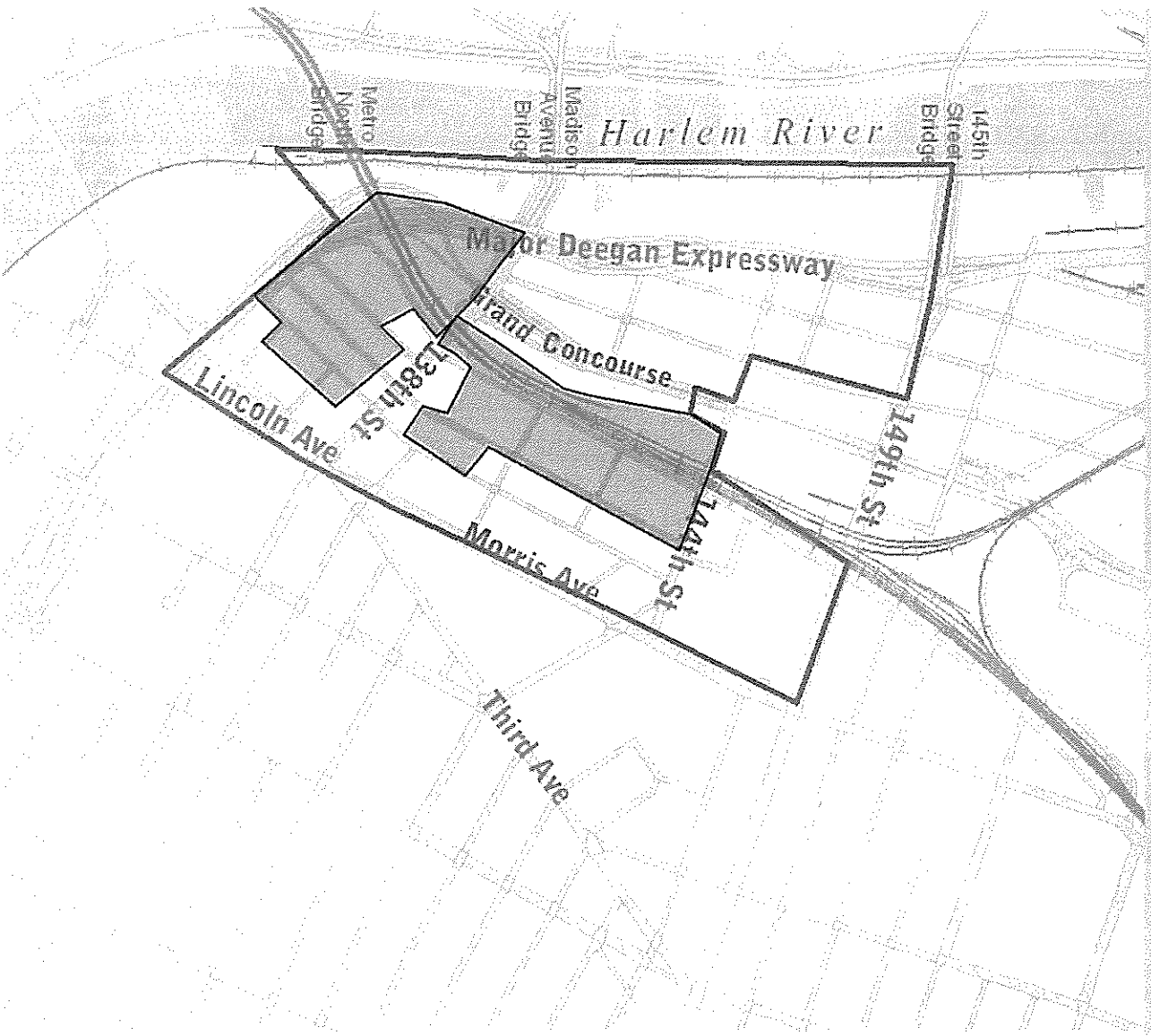
• Vacant upper stories



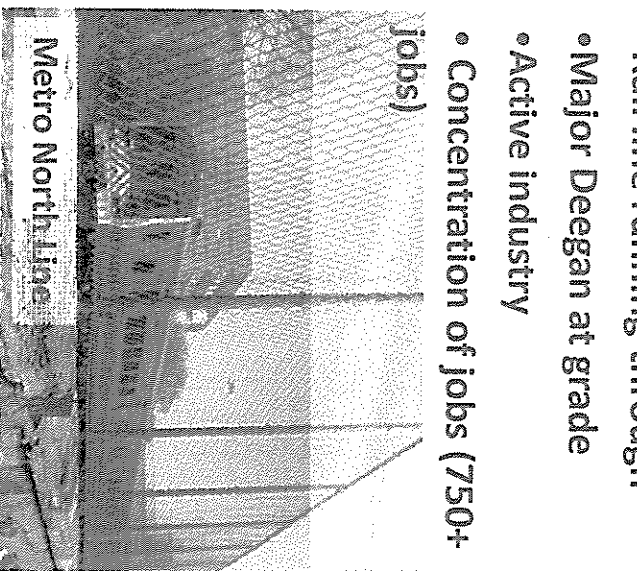
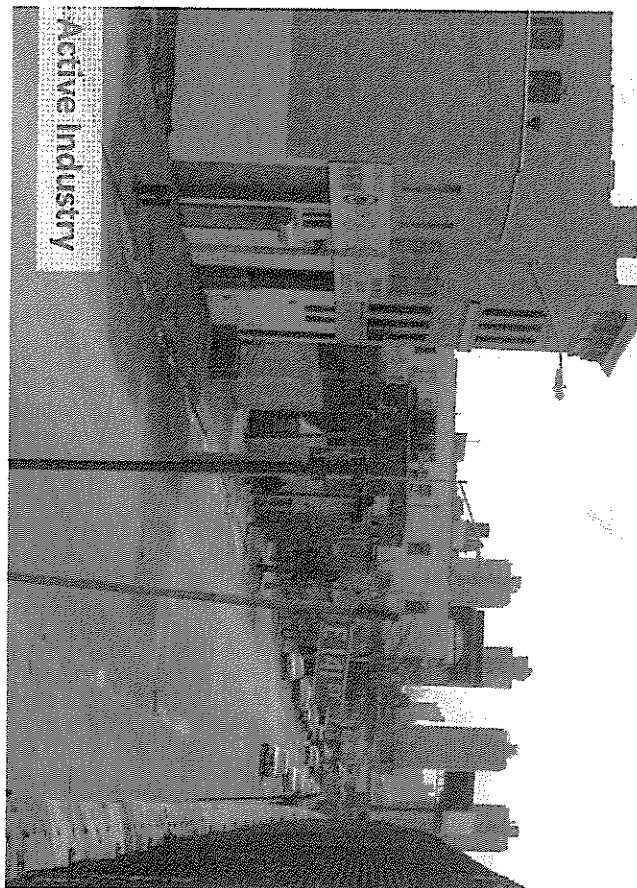
• Underutilized or dead storage space



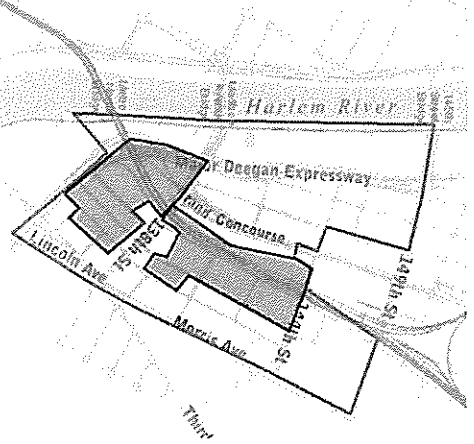
Context: Active Industrial Areas



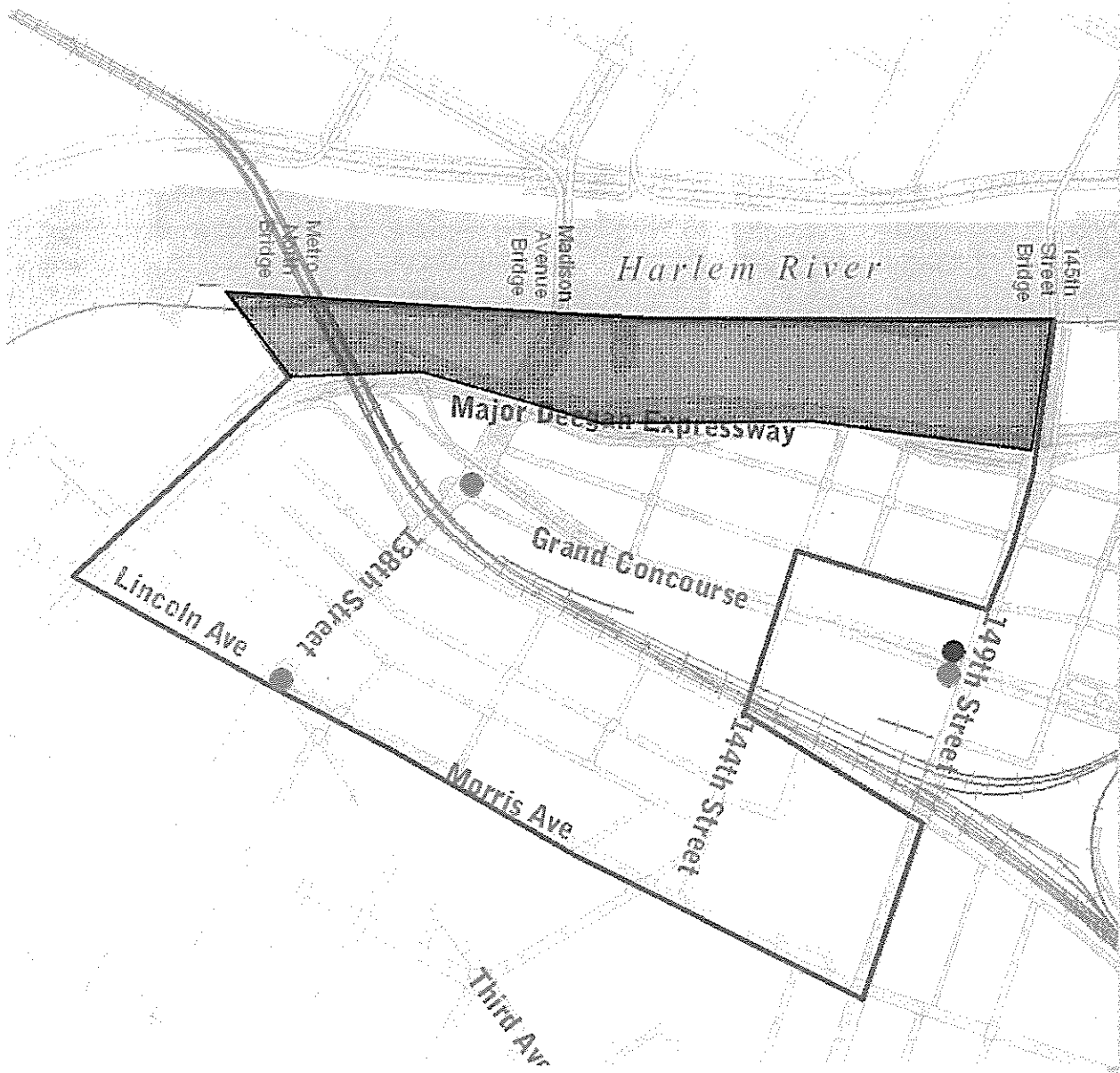
Context: Active Industrial Areas



- Rail line running through
- Major Deegan at grade
- Active industry
- Concentration of jobs (750+ jobs)

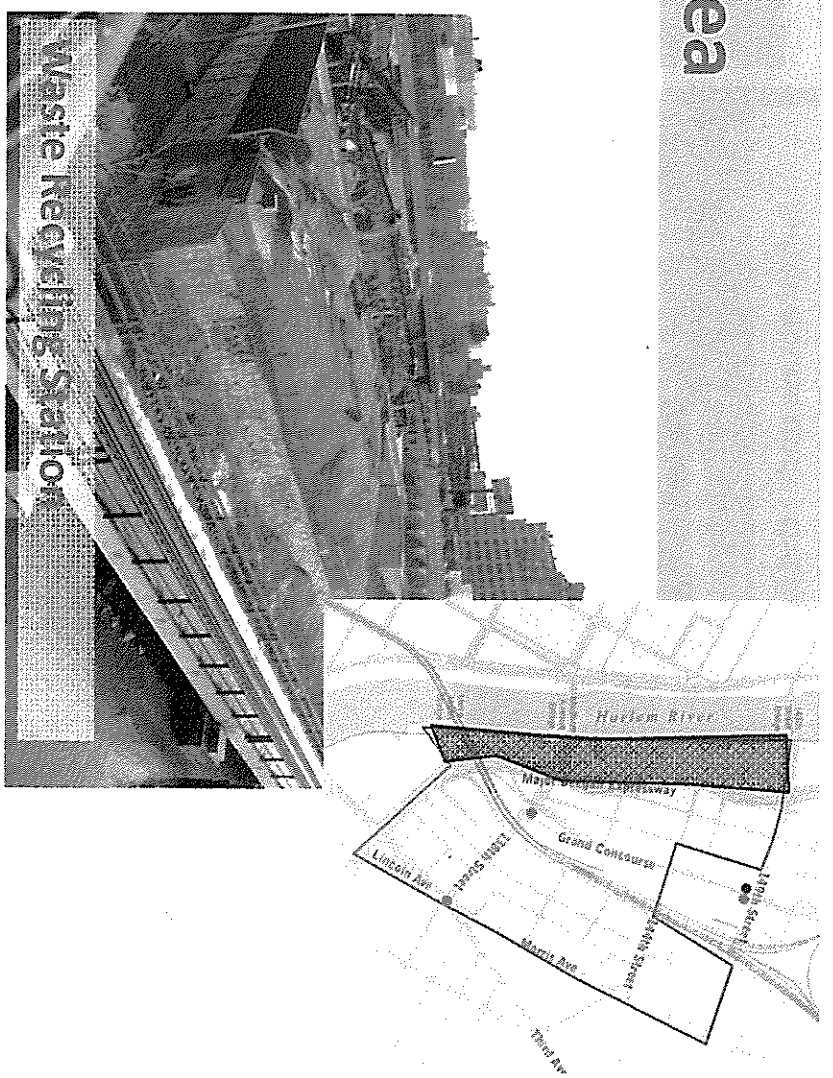
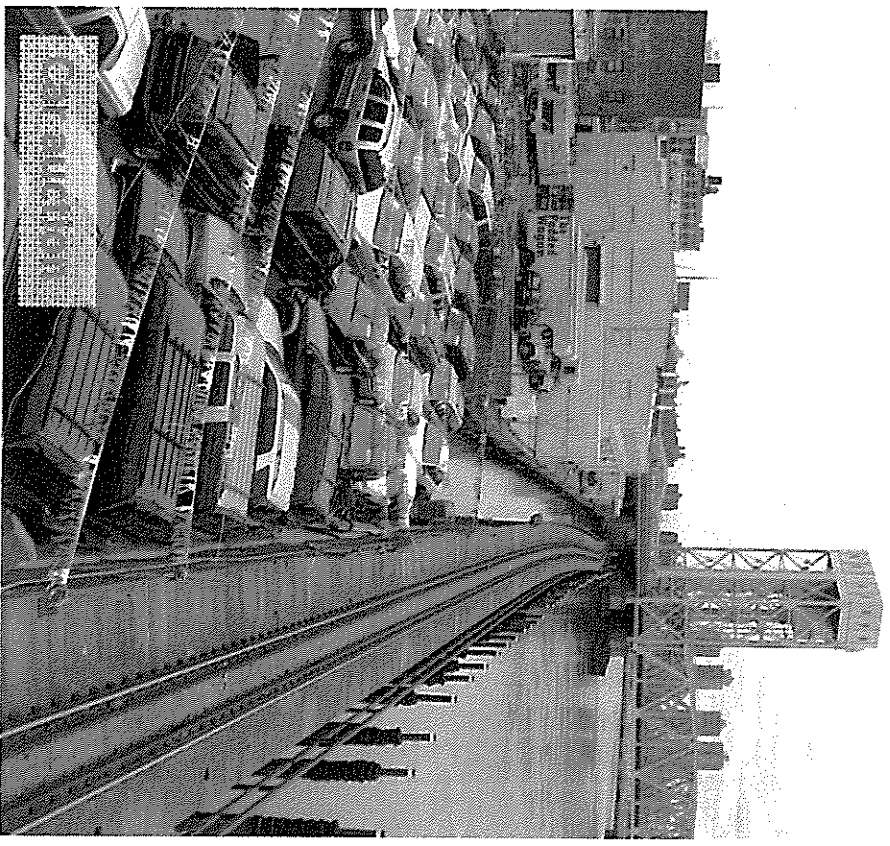


Context: Waterfront Area

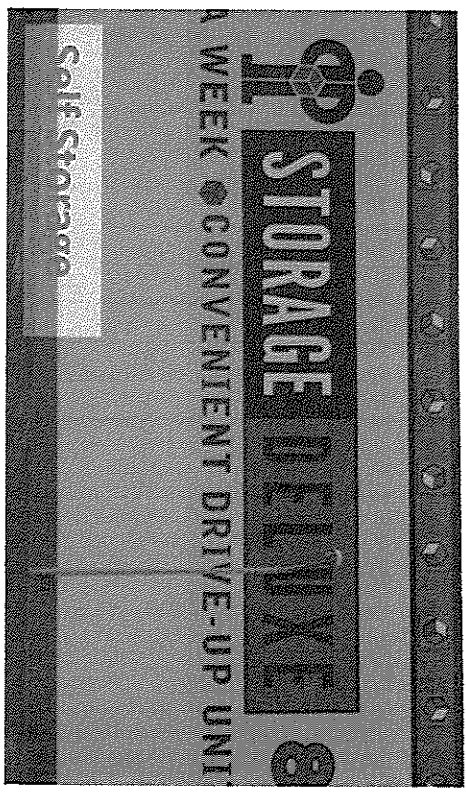


Context: Waterfront Area

- Current Uses

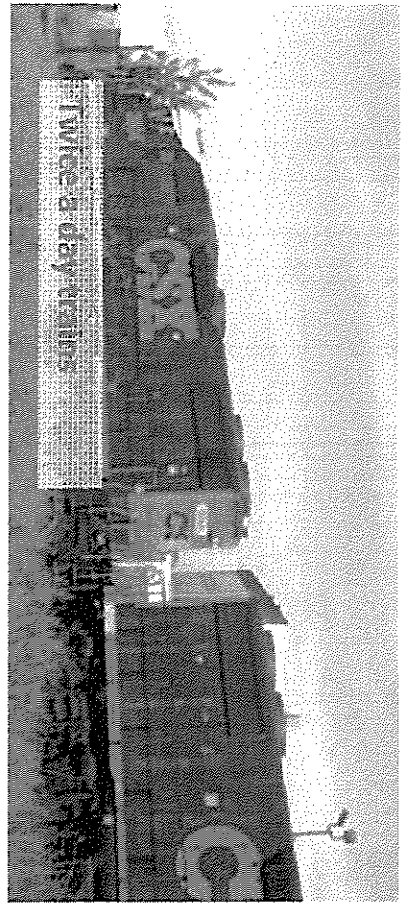
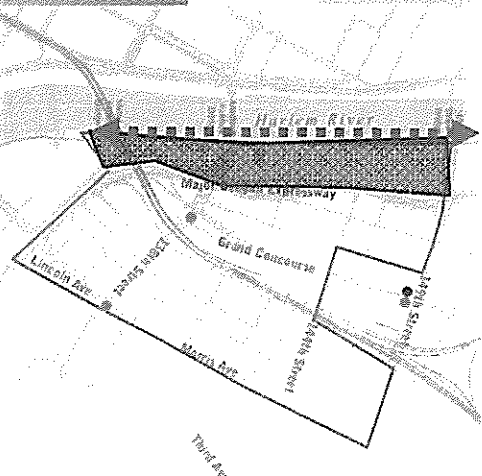
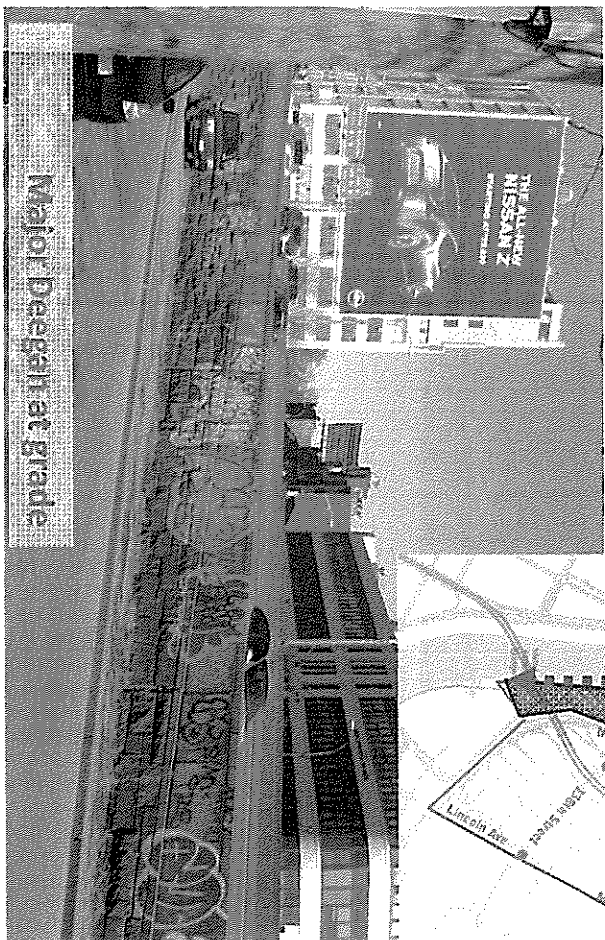
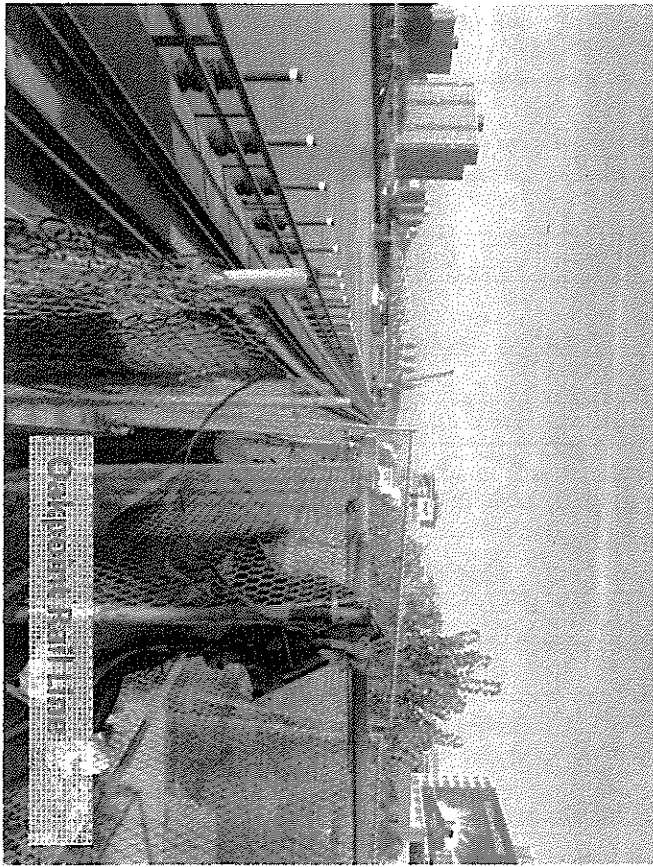


Waste Recycling Station



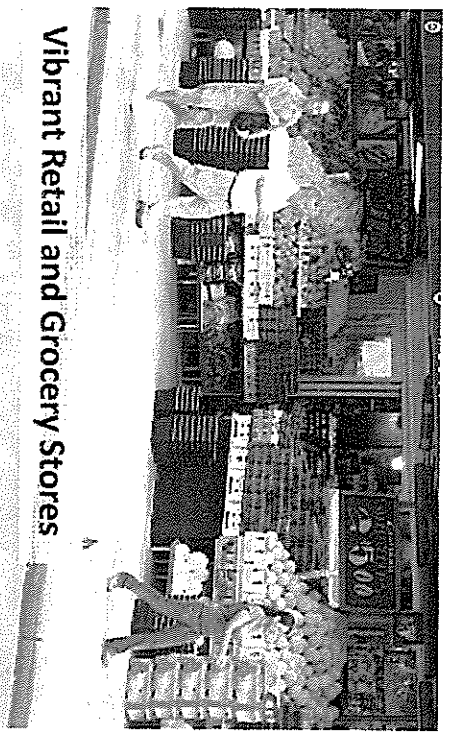
Context: Waterfront Area

- Constraints

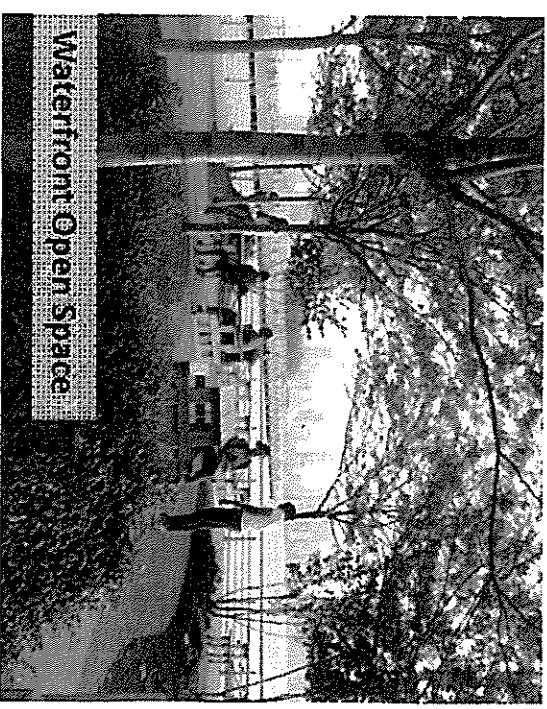


Plan Objectives

- Promote a mix of uses to bring vibrancy to an underutilized area of the South Bronx
- Create new opportunities for housing
- Incentivize new permanently-affordable housing
- Retain viable light manufacturing
- Provide new waterfront open space to an underserved community
- Connect communities to each other and the waterfront
- Redevelop vacant land and lofts



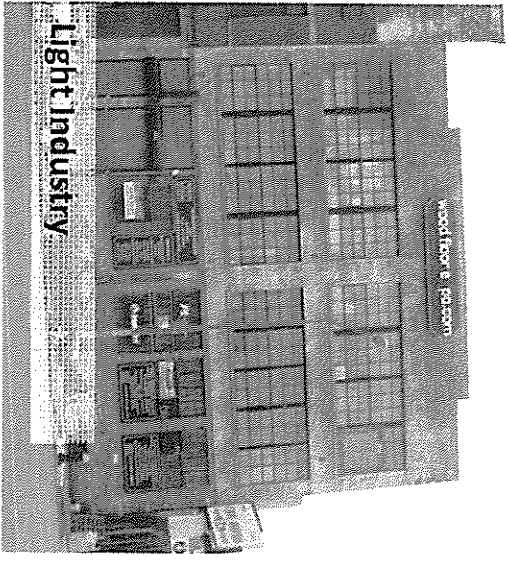
Vibrant Retail and Grocery Stores



Waterfront Open Space



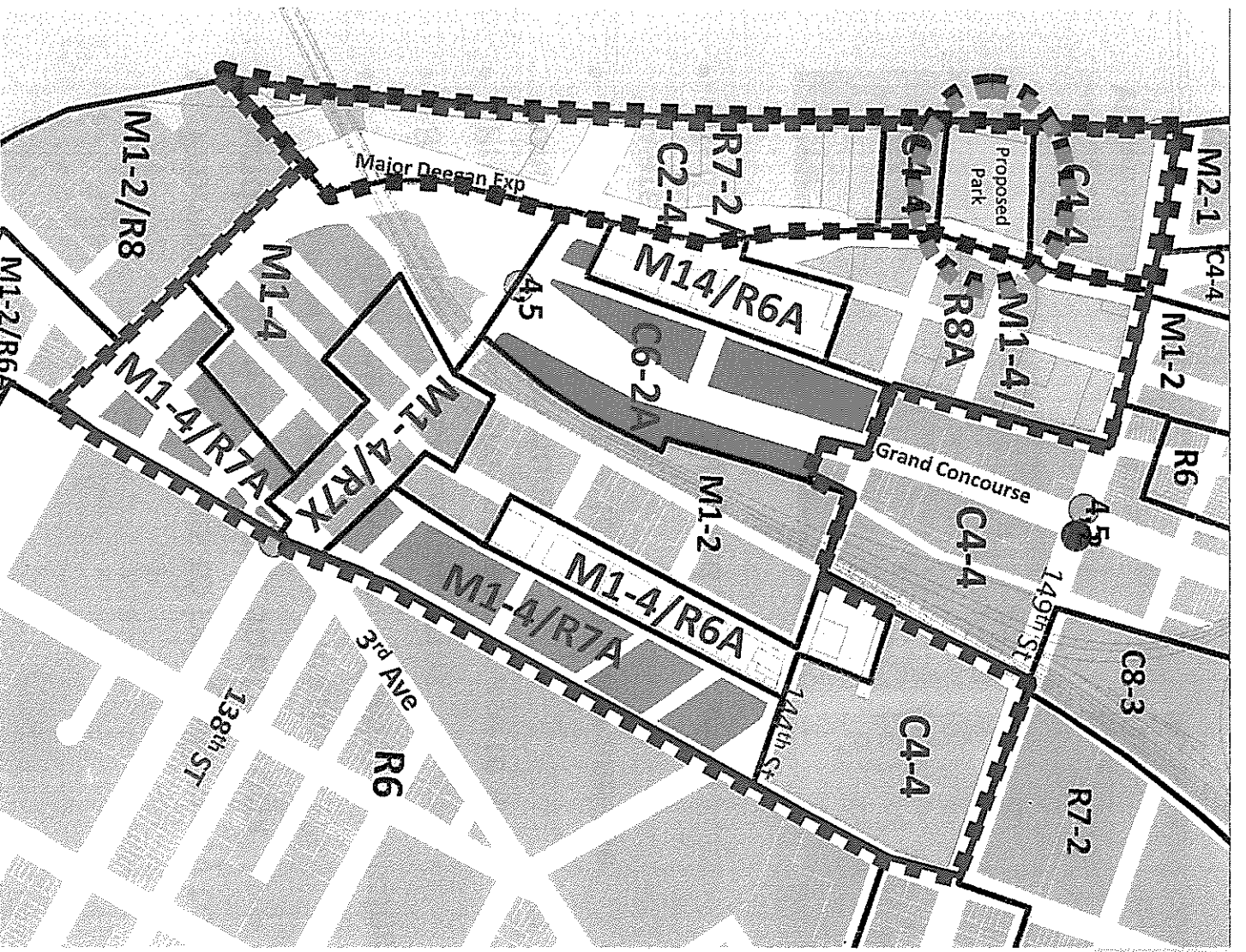
Reactivate lofts



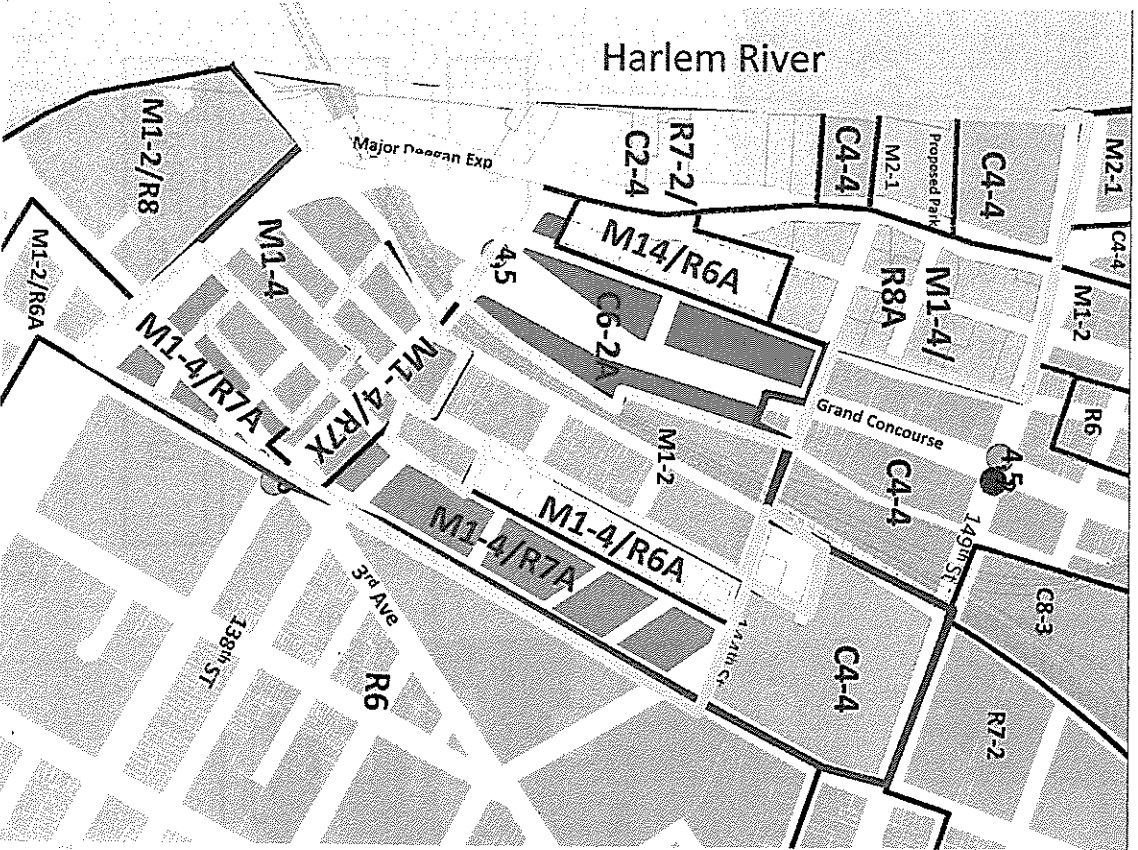
Light Industry

Proposed Actions

1. Rezone to allow residential, commercial, light industrial
2. Map a park on waterfront
3. Create Waterfront Access Plan and Special District
4. Apply inclusionary housing
5. Encourage grocery stores through a zoning text change



Text Change: Inclusionary Housing



Floor Area Bonus for Inclusionary Housing

Zoning District	Max. F.A.R (Base)	Max. F.A.R (With IZ Bonus)
C6-2A	5.4	7.2
MX (M1-4/R6A)	2.7	3.6
MX (M1-4/R7A)	3.45	4.6
MX (M1-4/R7X)	3.75	5.0
MX (M1-4/R8A)	5.4	7.2
R7-2/C2-4	3.0	4.0
C4-4	3.0	4.0

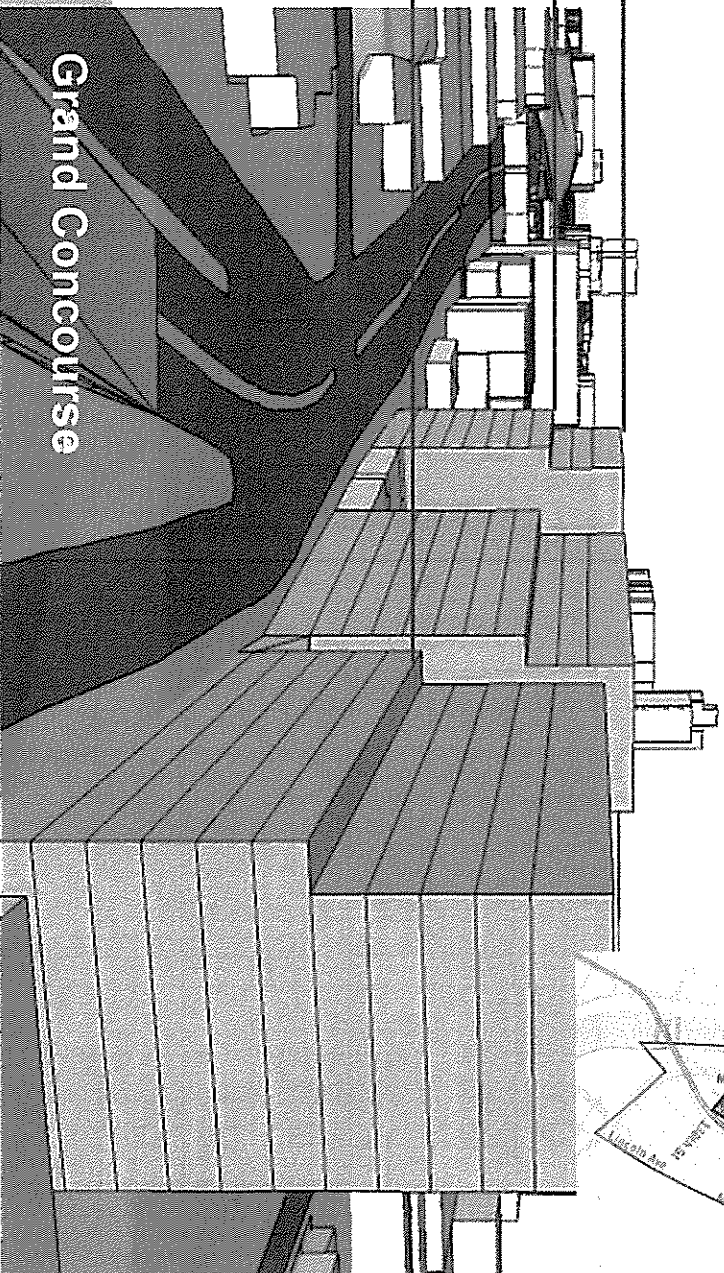
Area with Inclusionary Housing

Proposed C6-2A

Max Height: 120'

Max Base: 85'

Min Base: 60'



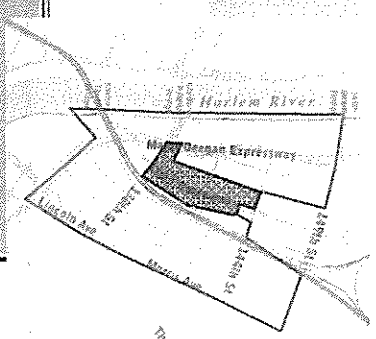
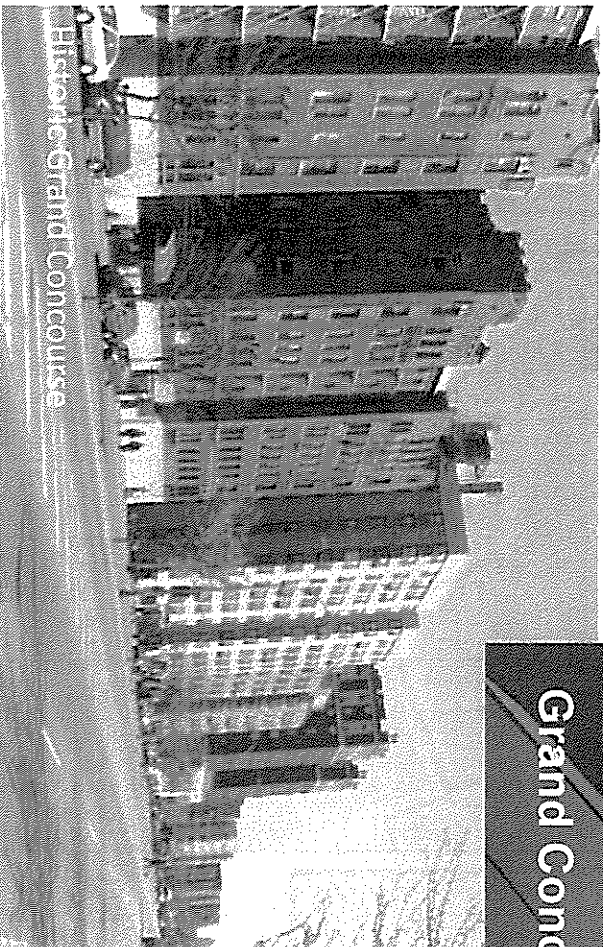
*Transform the Grand Concourse into a vibrant gateway
with a mix of uses*

FAR

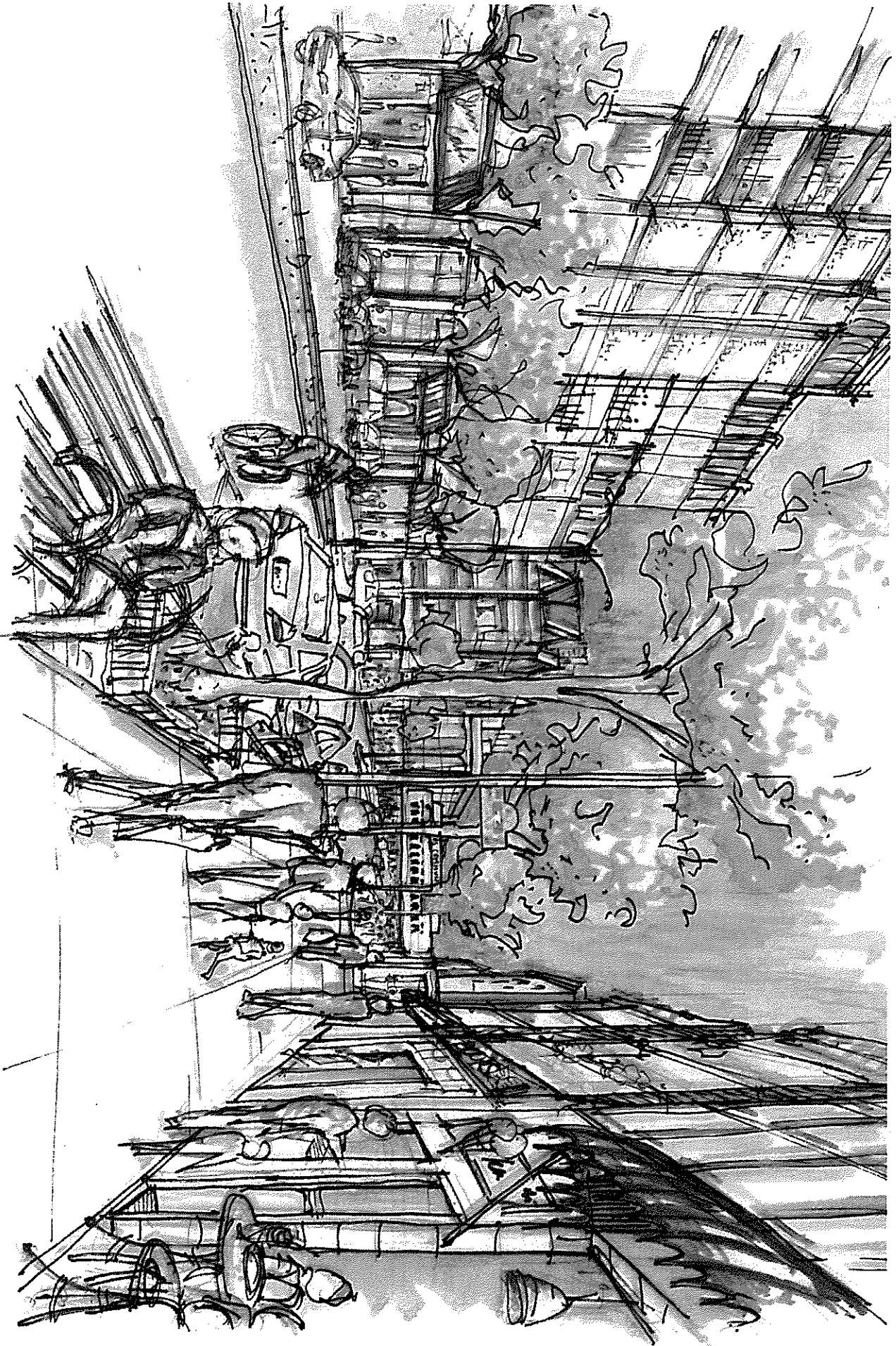
Residential: 5.4, up to 7.2 with
Inclusionary Housing

Commercial: 6.0

Community Facility: 6.5

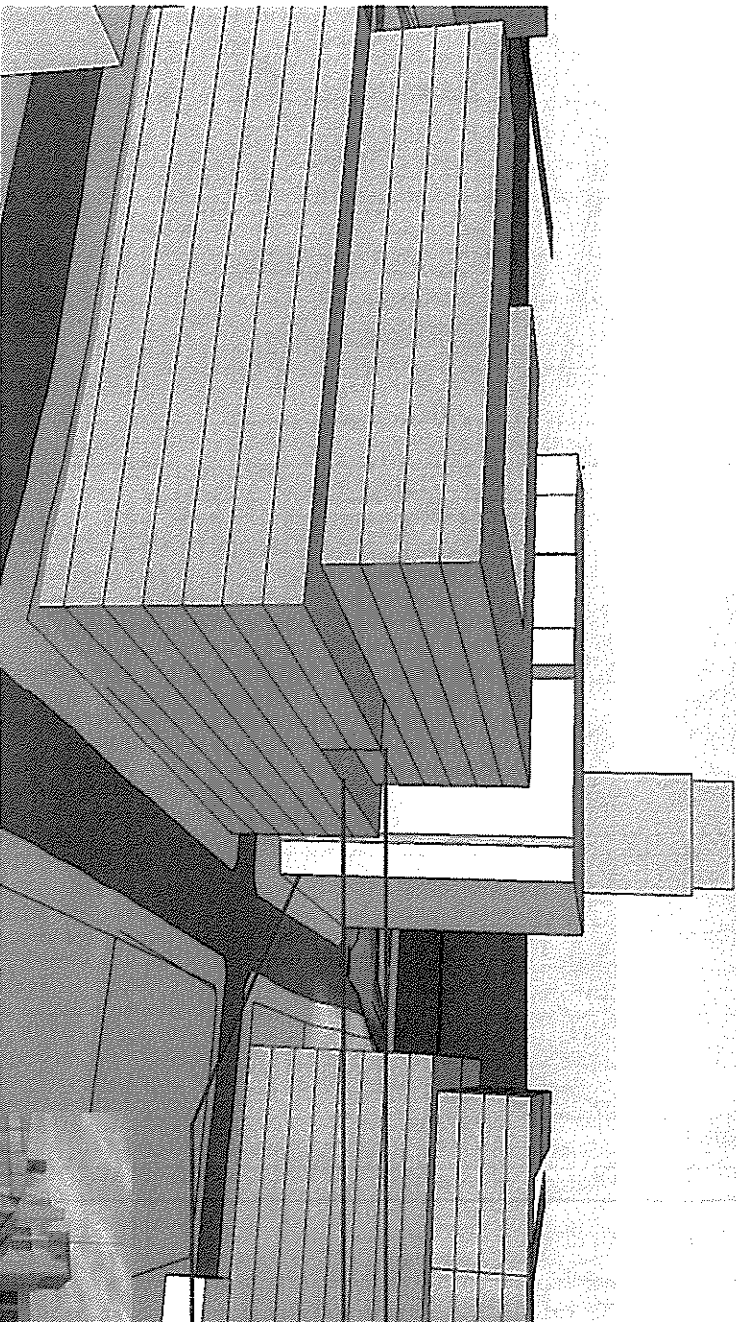
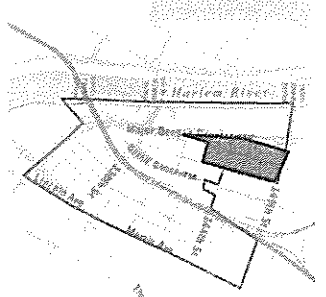


Grand Concourse



Proposed MX: M1-4/R8A

PLANNING AND COMMUNITY DEVELOPMENT



Max Height 120'

Max Base 85'

Min Base 60'

Residential Conversion

Create a lively mixed use, mixed income neighborhood, while allowing existing businesses to remain and expand

FAR

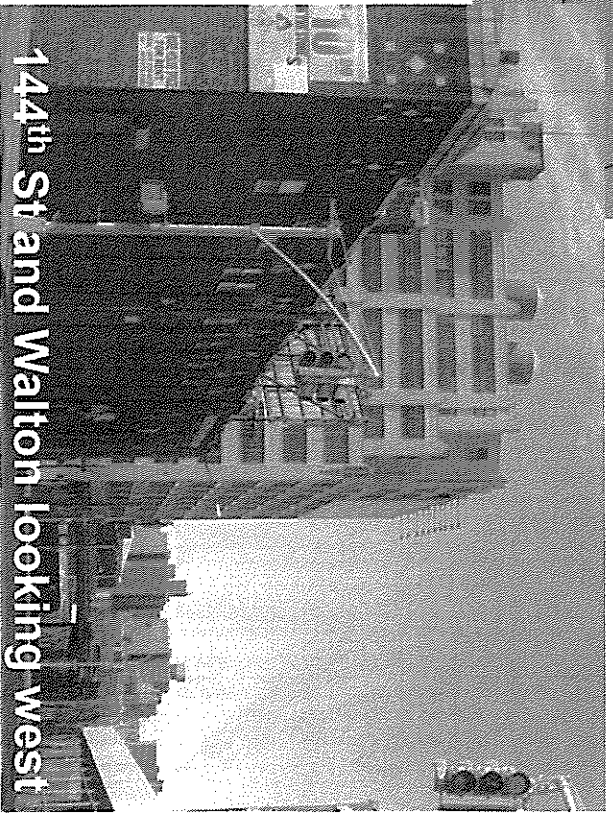
Residential: 5.4, up to 7.2 with

Inclusionary Housing

Industrial: 2.0

Commercial: 2.0

Community Facility: 6.5



144th St and Walton looking west

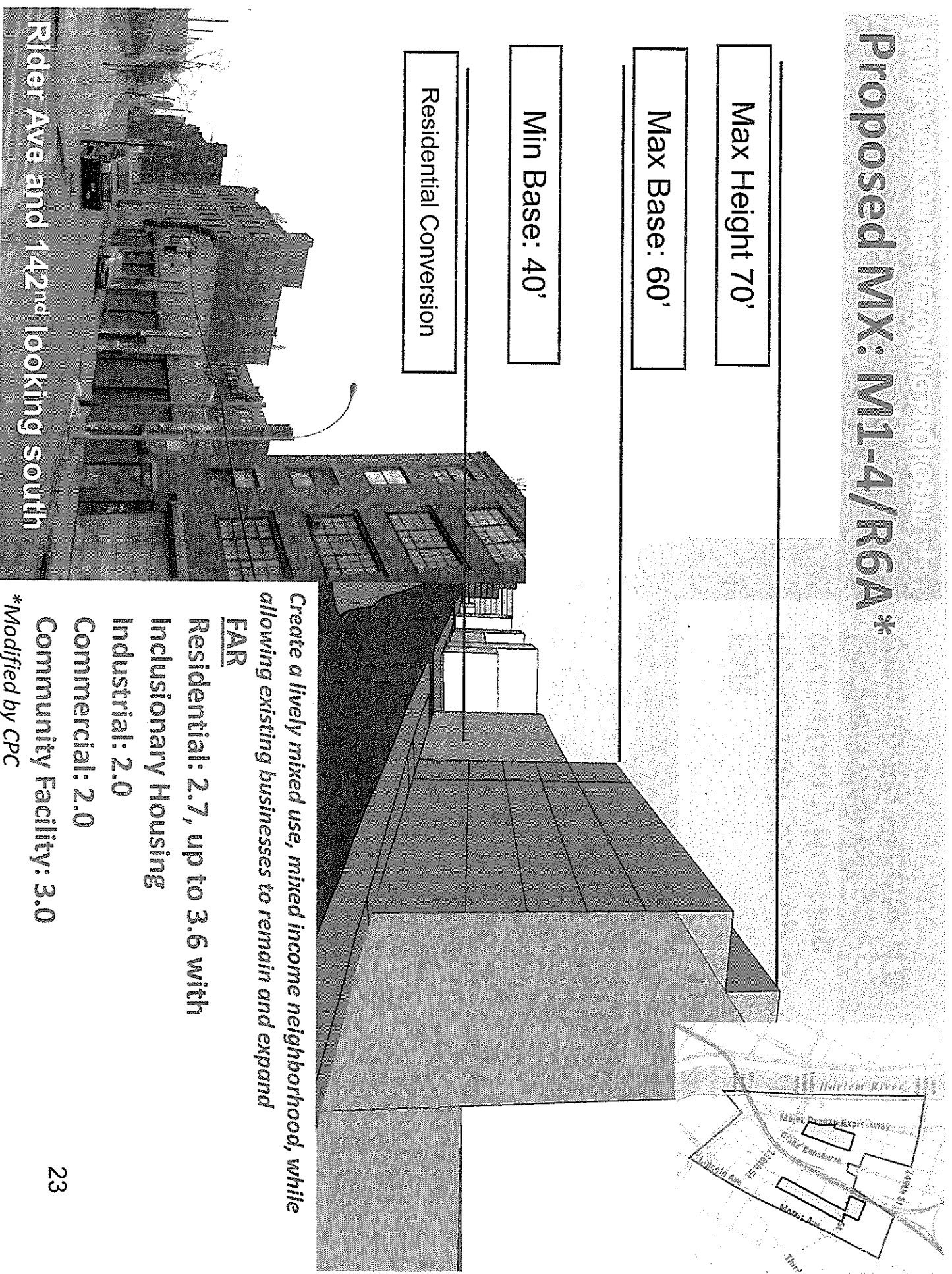
Proposed MX: M1-4/R6A*

Max Height 70'

Max Base: 60'

Min Base: 40'

Residential Conversion



Rider Ave and 142nd Looking south

Create a lively mixed use, mixed income neighborhood, while allowing existing businesses to remain and expand

FAR

Residential: 2.7, up to 3.6 with

Inclusionary Housing

Industrial: 2.0

Commercial: 2.0

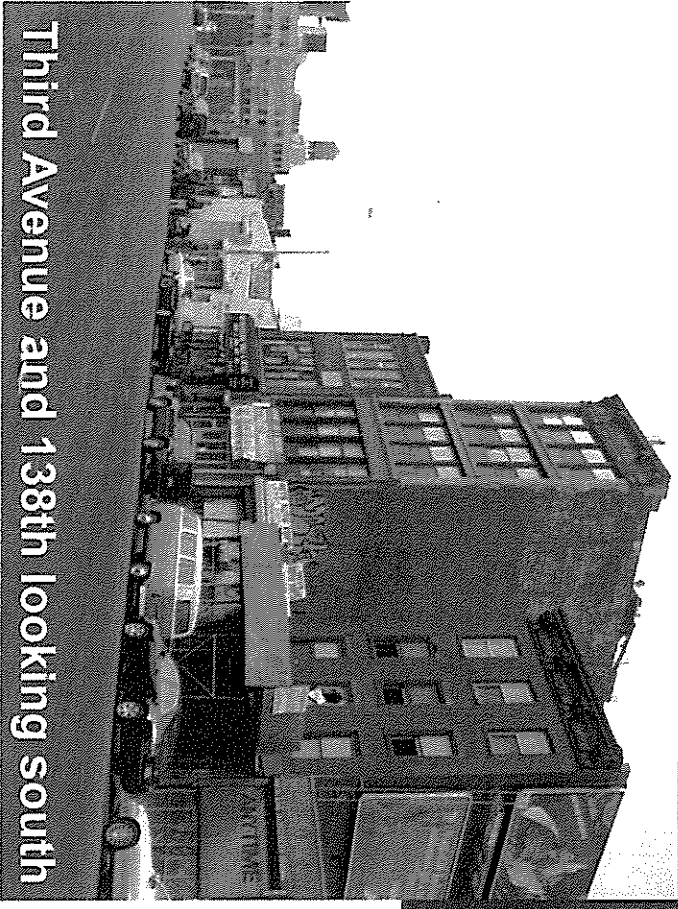
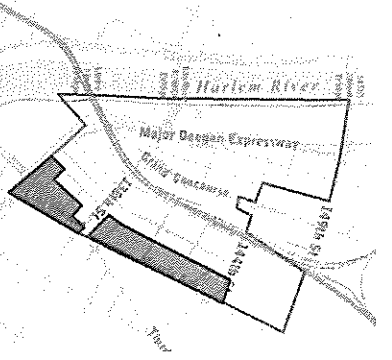
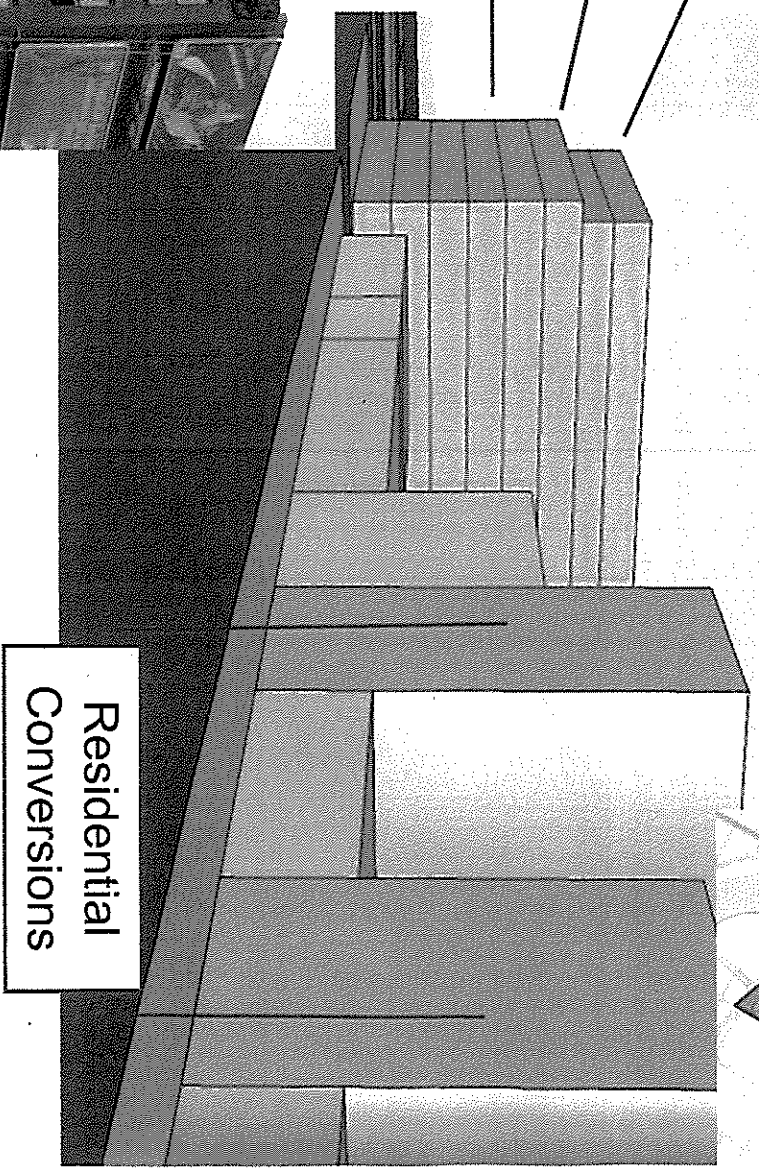
Community Facility: 3.0

**Modified by CPC*

Proposed MX: M1-4/R7A

Create a lively mixed use, mixed income neighborhood, while allowing existing businesses to remain and expand

- Max Height 80'
- Max Base: 65'
- Min Base: 40'



Third Avenue and 138th looking south

FAR
 Residential: 3.45, up to 4.6 with
 Inclusionary Housing
 Commercial: 2.0
 Community Facility: 4.0

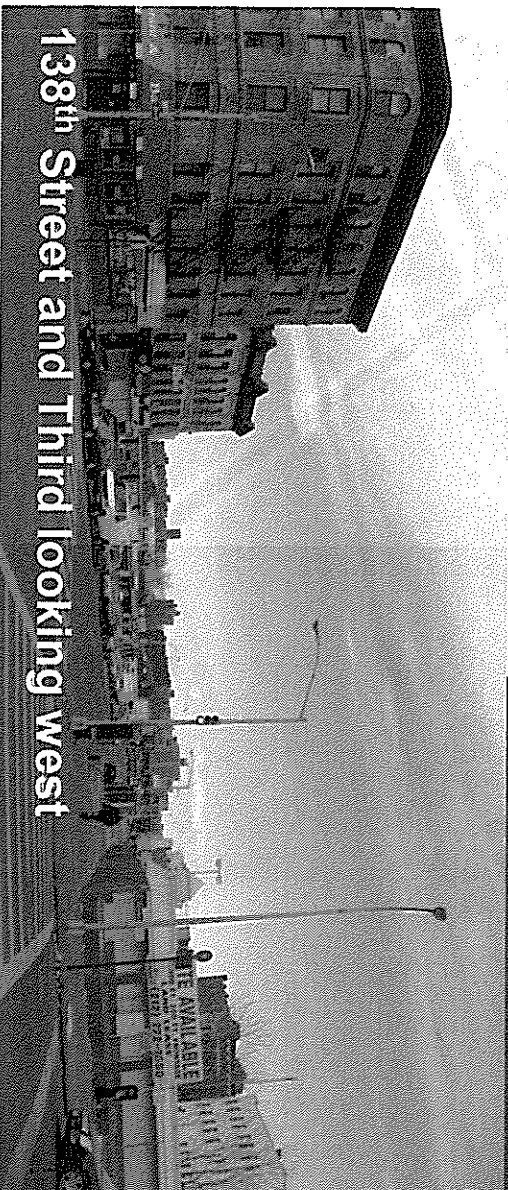
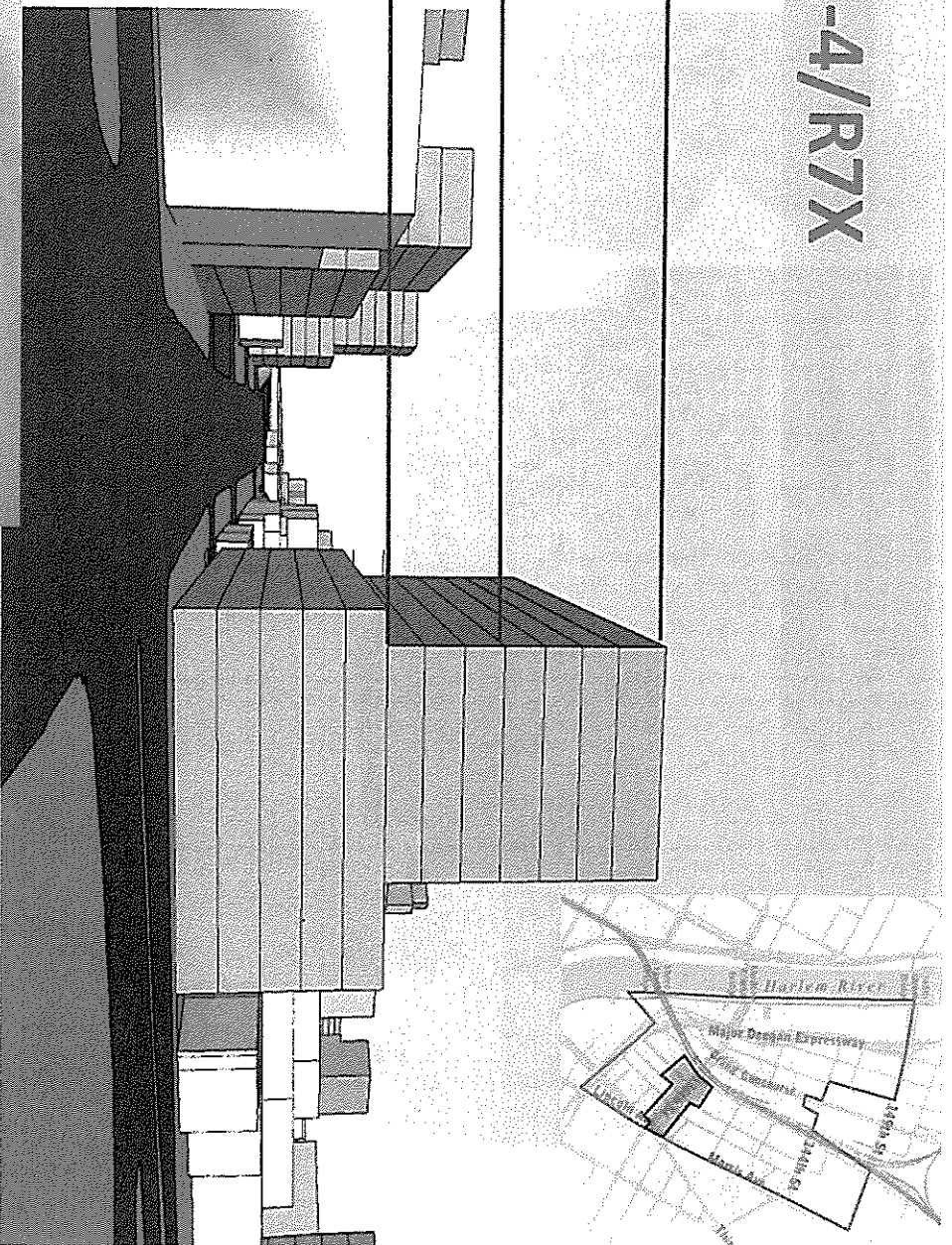
Proposed MX: M1-4/R7X

Max Height 125'

Max Base 85'

Max Base 60'

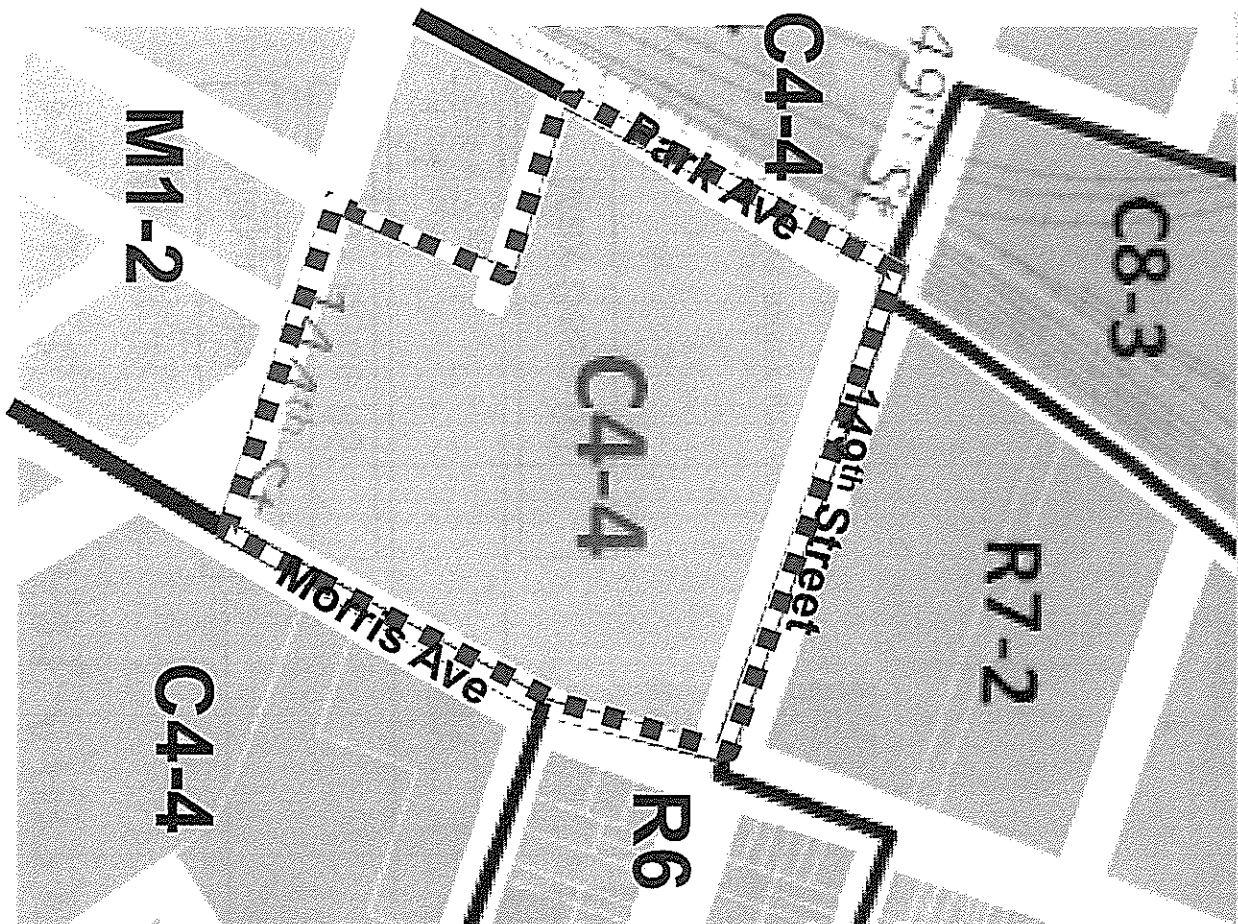
Create an active mixed use corridor with appropriately scaled buildings



138th Street and Third Street looking west

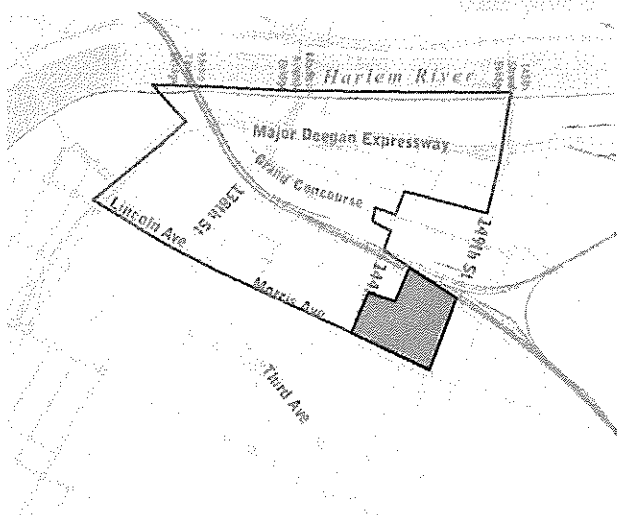
- FAR**
- Residential: 3.75, up to 5.0 with Inclusionary Housing
 - Industrial: 2.0
 - Commercial: 2.0
 - Community Facility: 5.0

Proposed C4-4



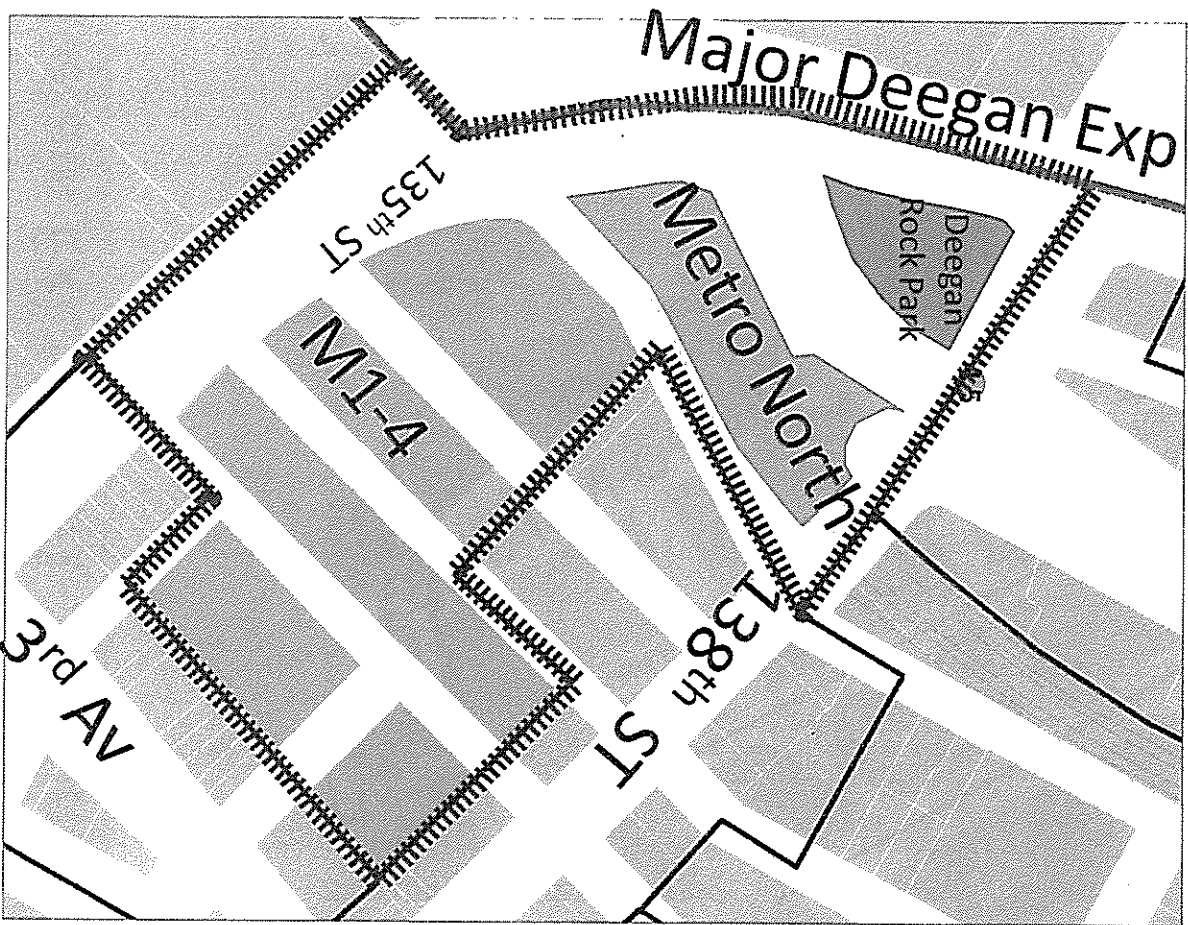
Bring Lincoln Hospital
 into Conformity
 Increase Community
 Facility FAR from 4.8 to
 6.5

Existing Zoning: M1-2
 Proposed Zoning: C4-4



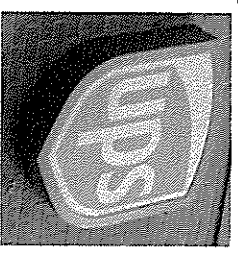
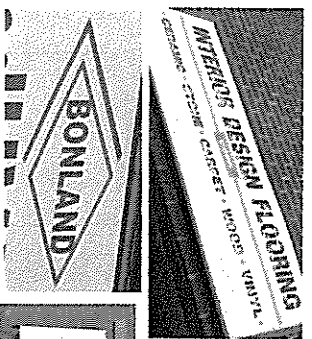
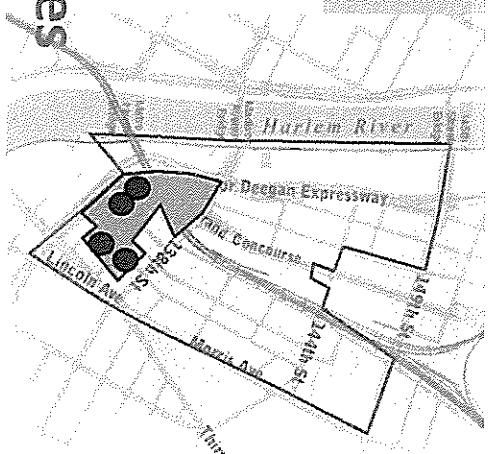
Proposed M1-4

5

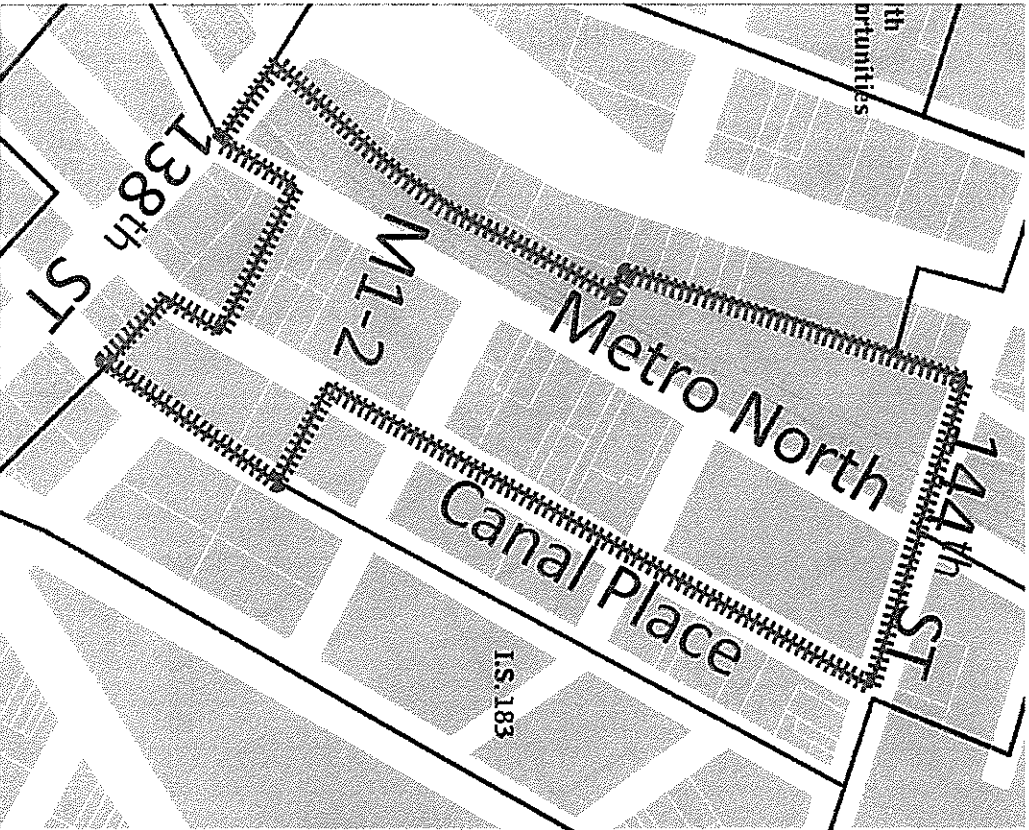


Protect existing industrial businesses

- Concentration of jobs and businesses (HVAC & UPS)
- Less desirable for residential (adjacent to Metro North rail line & Major Deegan)
- **Rezone from M2-1 and M1-2 to M1-4**
- Development opportunities for food stores
- Reduce Parking Requirement
- Maximum FAR:
- Commercial & Manufacturing 2.0
- Community Facility: 6.5



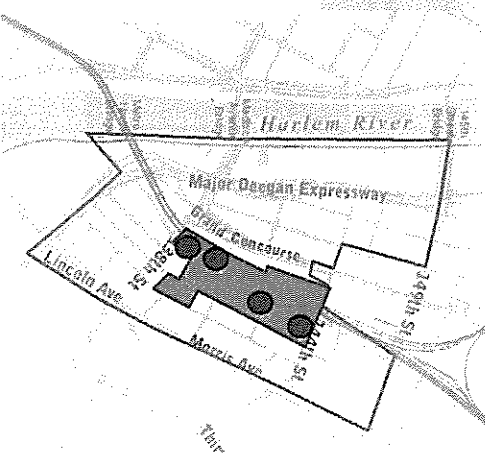
Retain Existing M1-2 Zoning



5

Protect existing industrial businesses

- Concentration of jobs and businesses
- Less desirable for residential (adjacent to Metro North rail line & Major Deegan)
- No development opportunities

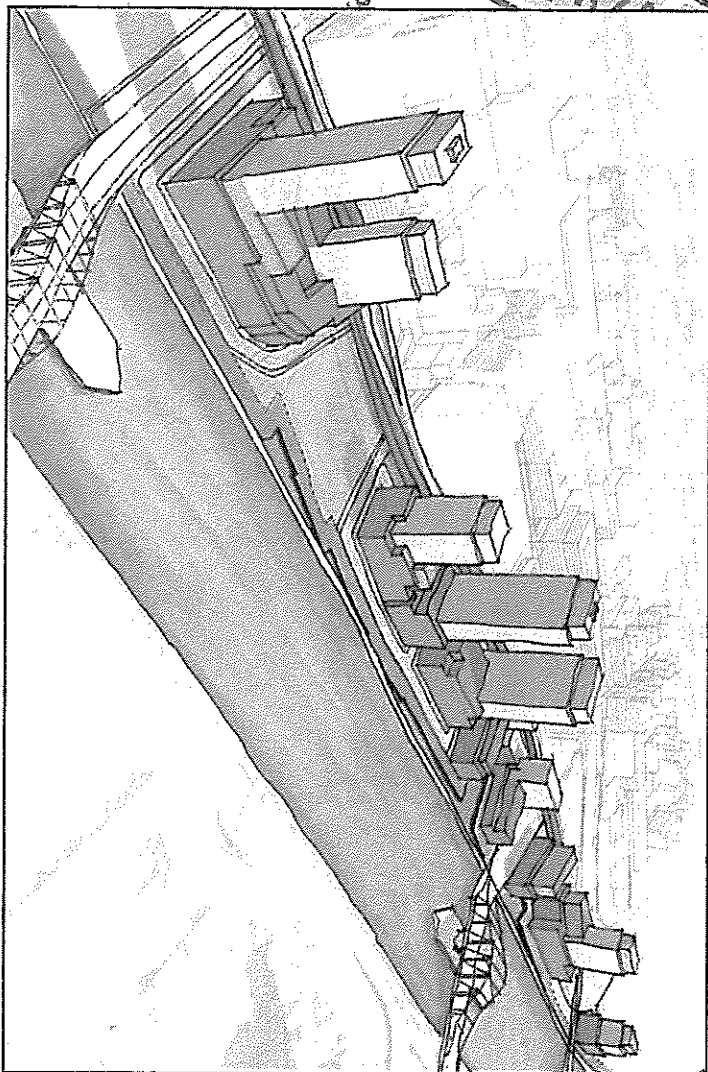
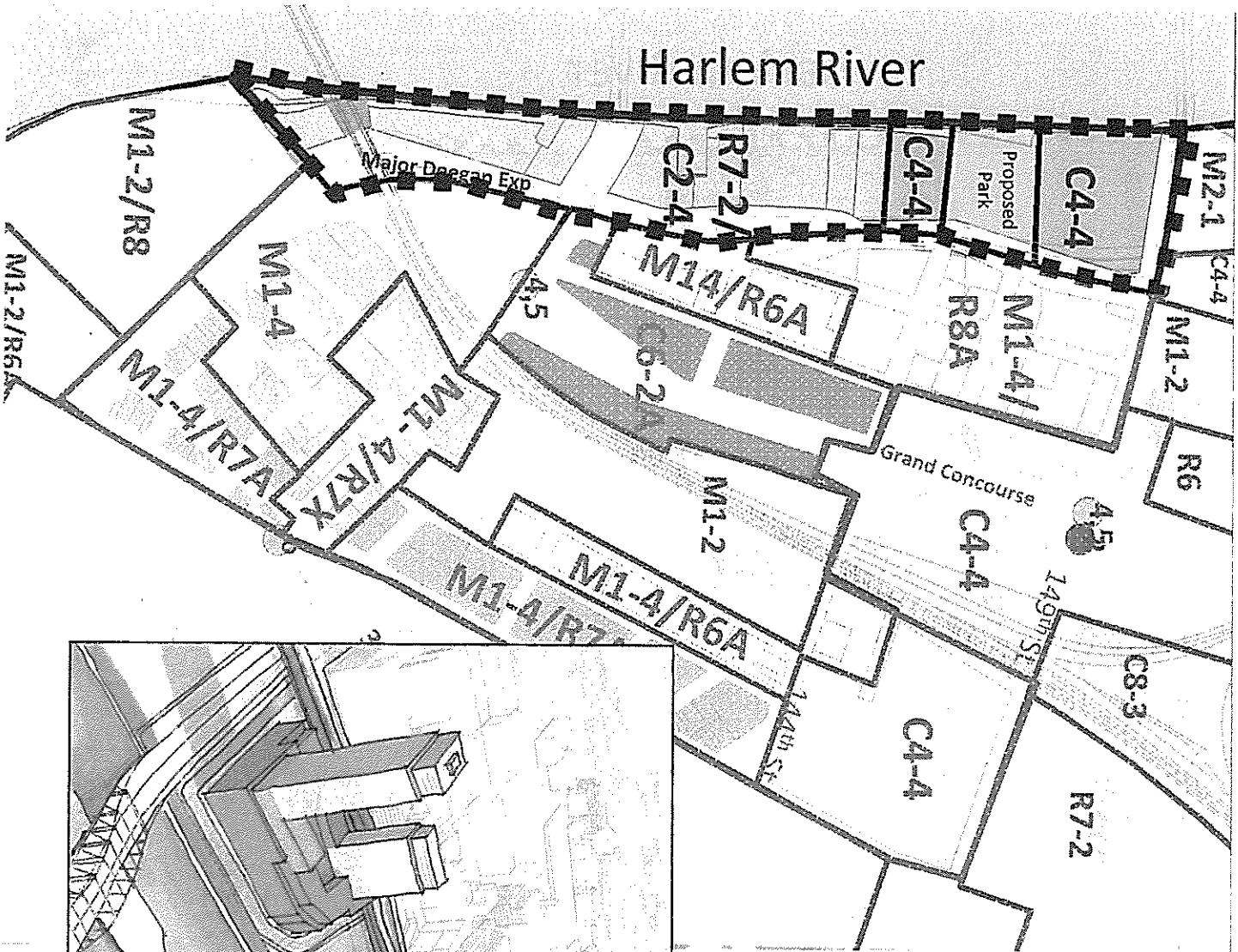


The Waterfront

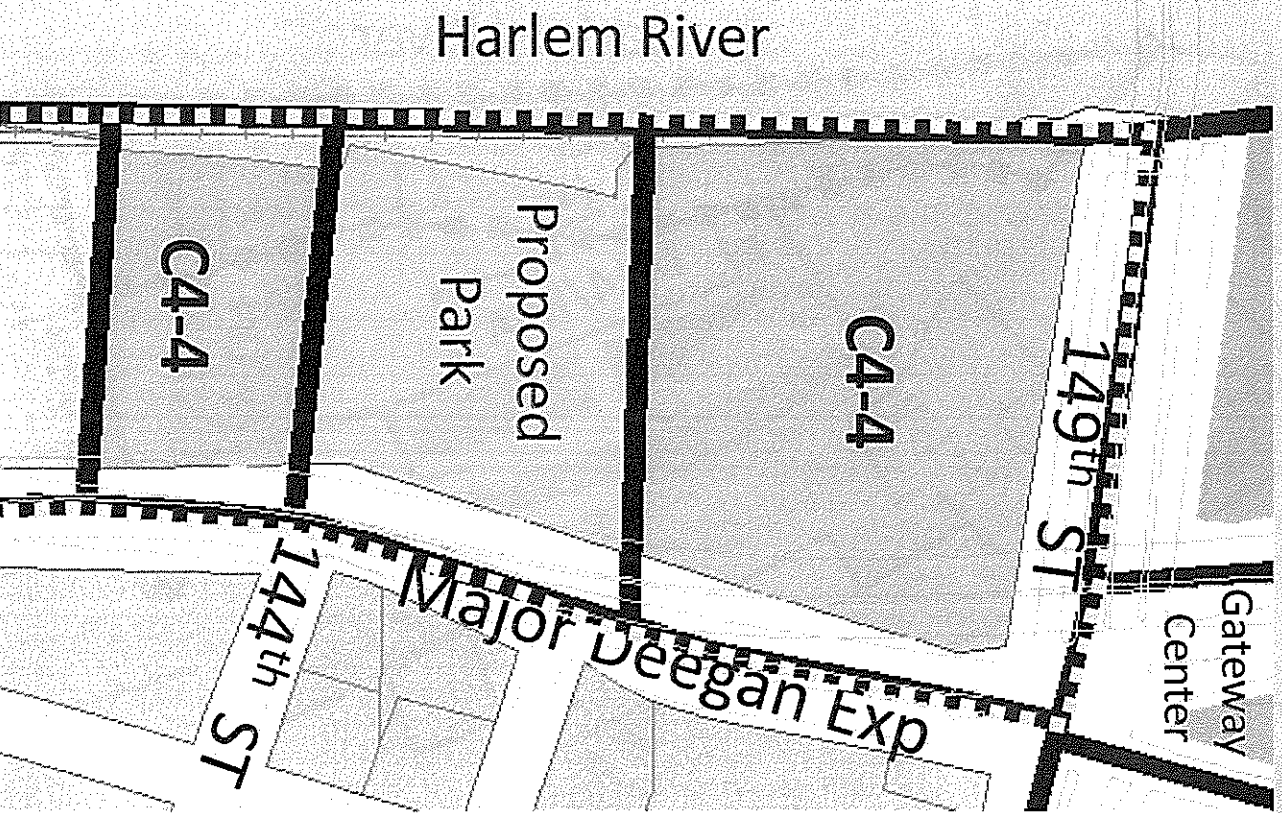
Special Harlem River

Waterfront District

Create a lively new
community with public
waterfront access



Proposed Waterfront C4-4



NORTH

C4-4

Regional Commercial Zone

FAR

Residential: 3.0, up to 4.0 with Inclusionary Housing

Commercial: 3.4

Community Facility: 6.5

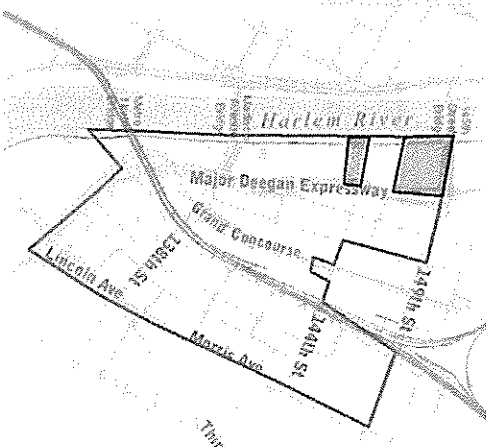
Types of uses: Residential, Regional Retail, Hotels, Theaters, Commercial Office, Community Facilities

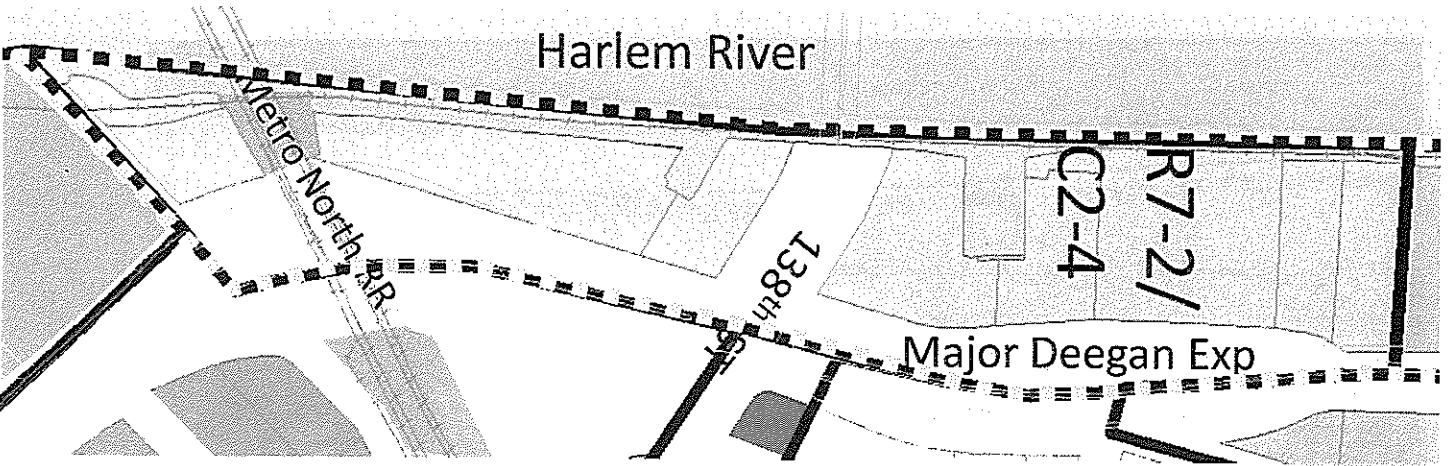
Require a mix of uses

— match retail with other uses

Special District to control bulk

Special District Bounds





LOWER CONCOURSE REZONING PROPOSAL

Proposed Waterfront R7-2/C2-4

SOUTH

R7-2 with C2-4 overlay

FAR

Residential: 3.0, up to 4.0 with Inclusionary Housing

Commercial: 2.0

Community Facility: 4.8

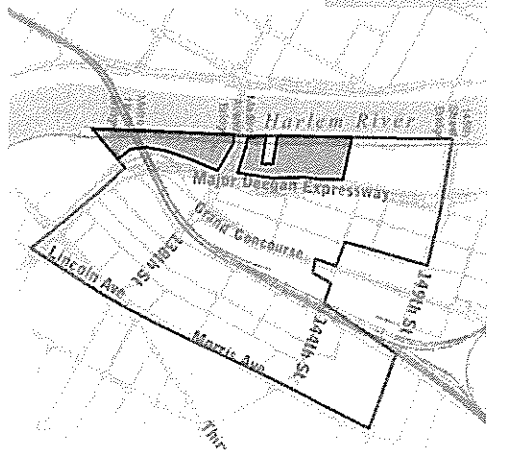
Types of uses:

- Mixed use: ground floor commercial with residential above
- Local retail and services: dry cleaners, beauty salon, coffee shop, etc.

Require a mix of uses – match retail with other uses

Special District to control bulk

Special District Bounds



Waterfront Access Plan (WAP)*



Key

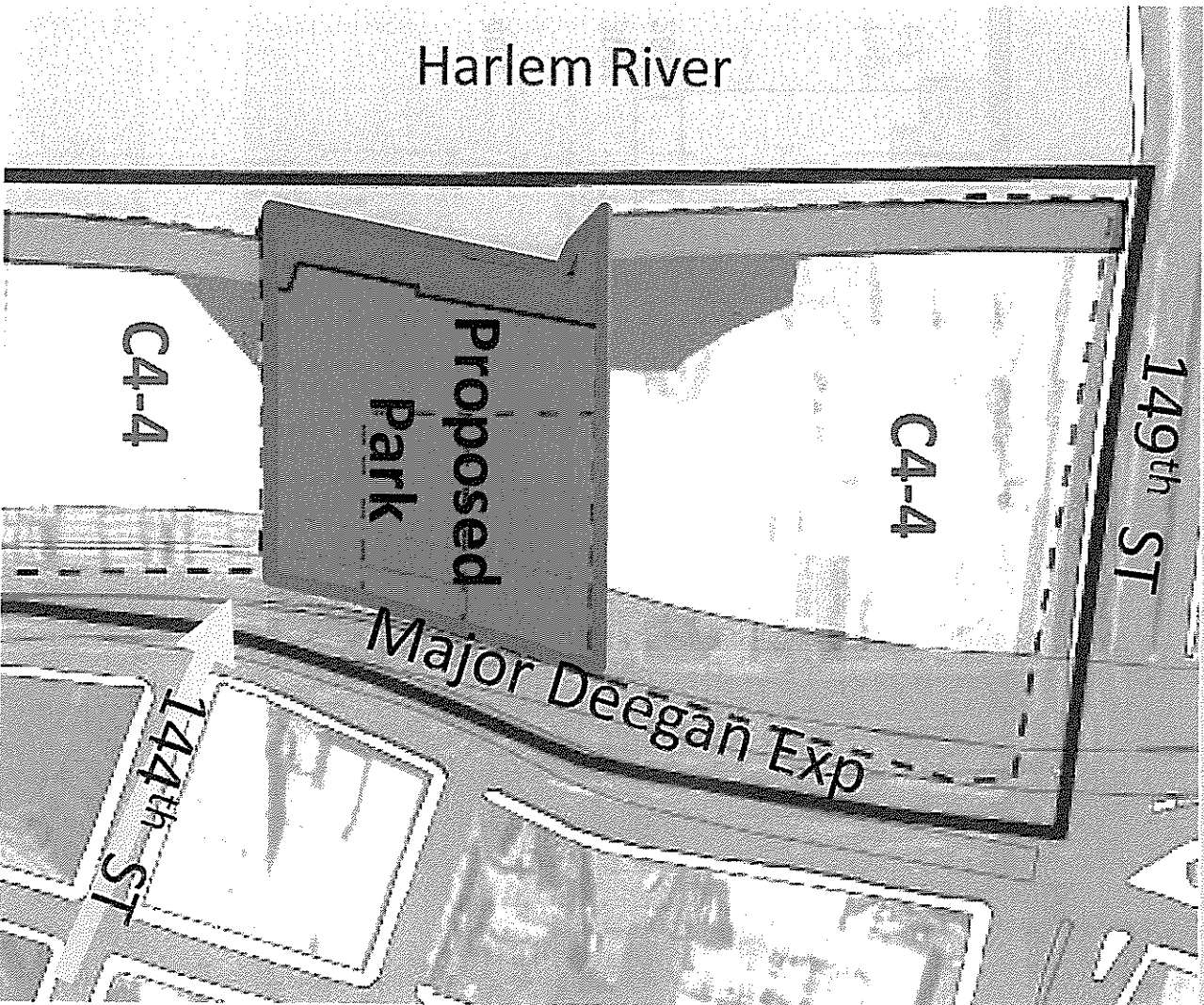


Visual
Corridor



Upland
Connection

New Park on the Harlem River



Proposed Park Mapping

2.26 acres in size

Strategic location allows access under the Major Deegan

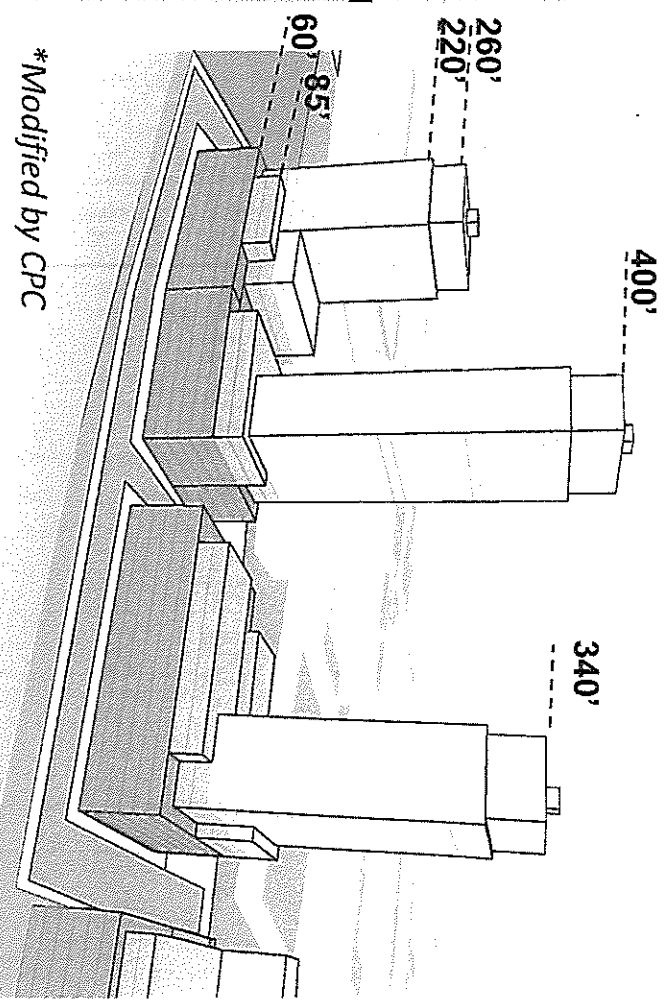
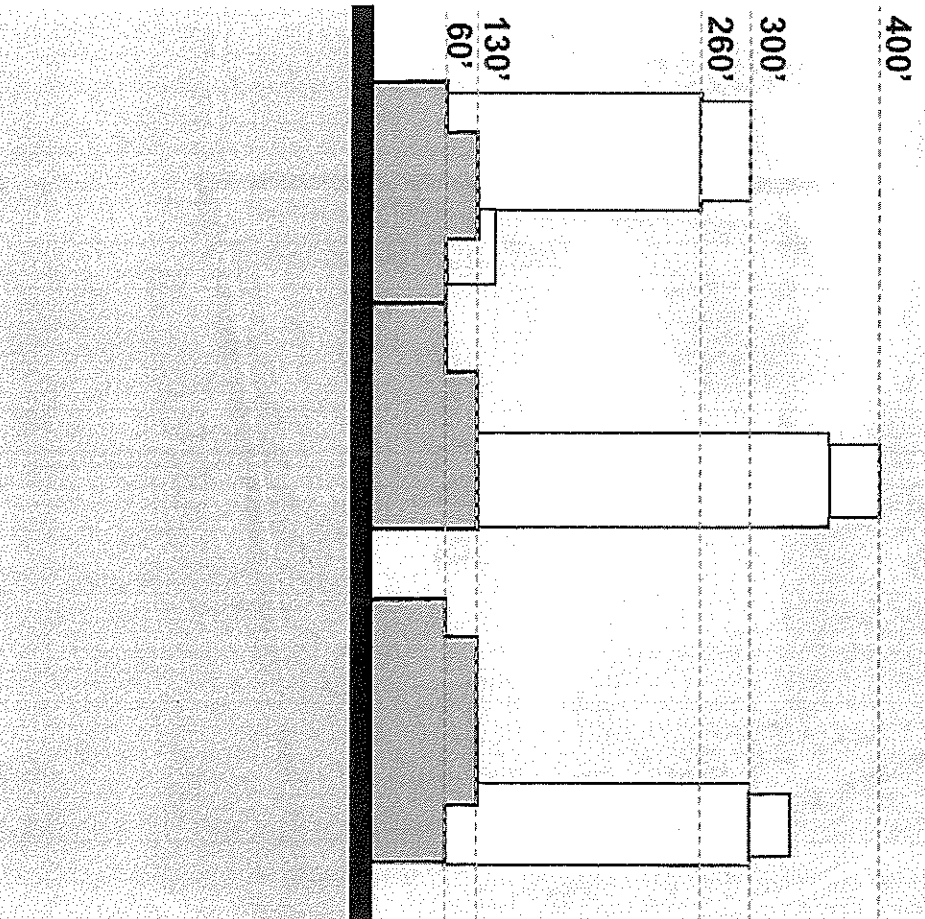
Property is currently privately owned

Park development must wait for:

- Deegan Expansion
- Adjacent Development

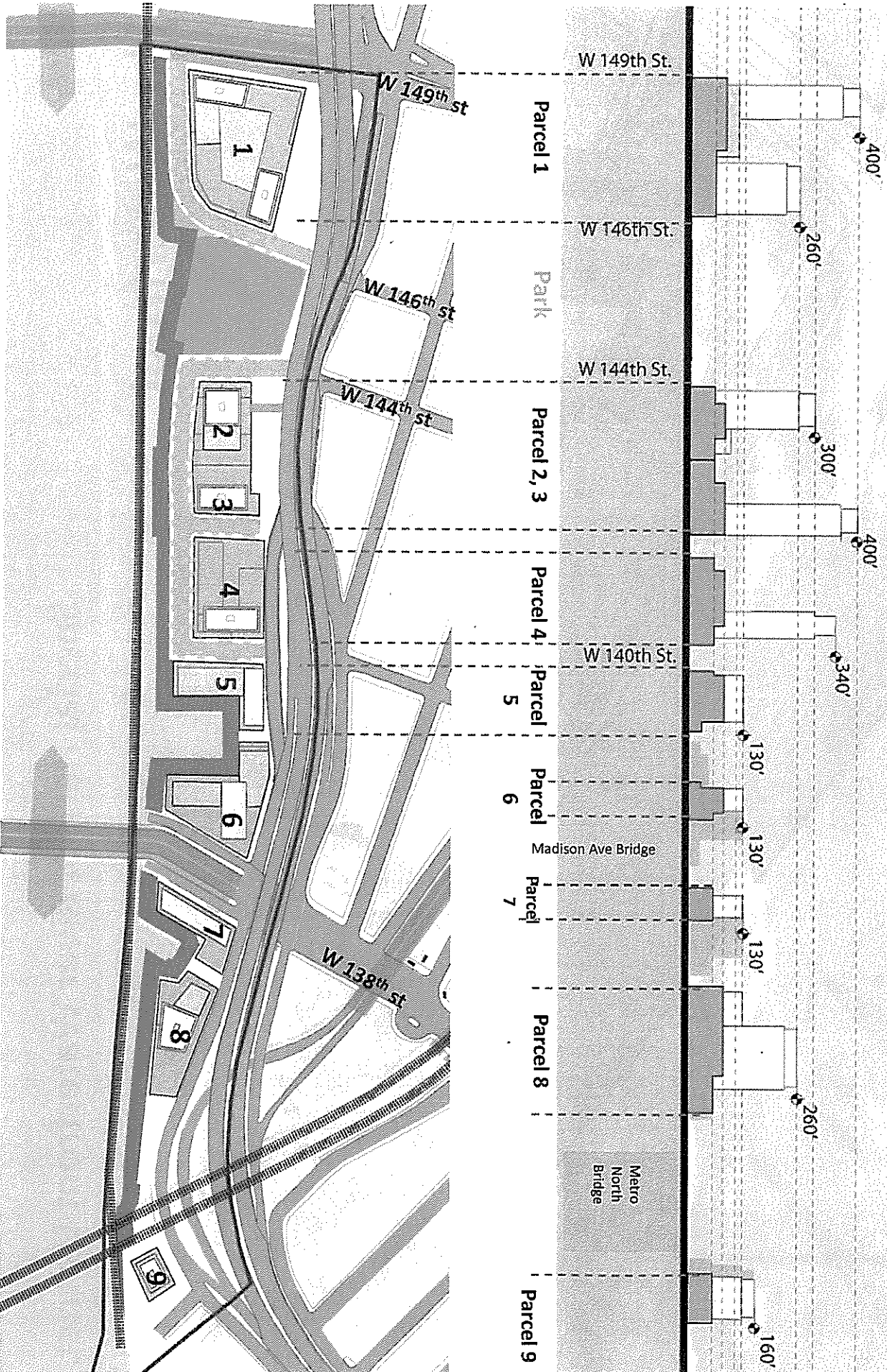
Special Harlem River Waterfront District*

- Maximum tower height dependent upon the size of the lot
- 20% of ground floor must contain active uses
- Incentivize loop roads



*Modified by CPC

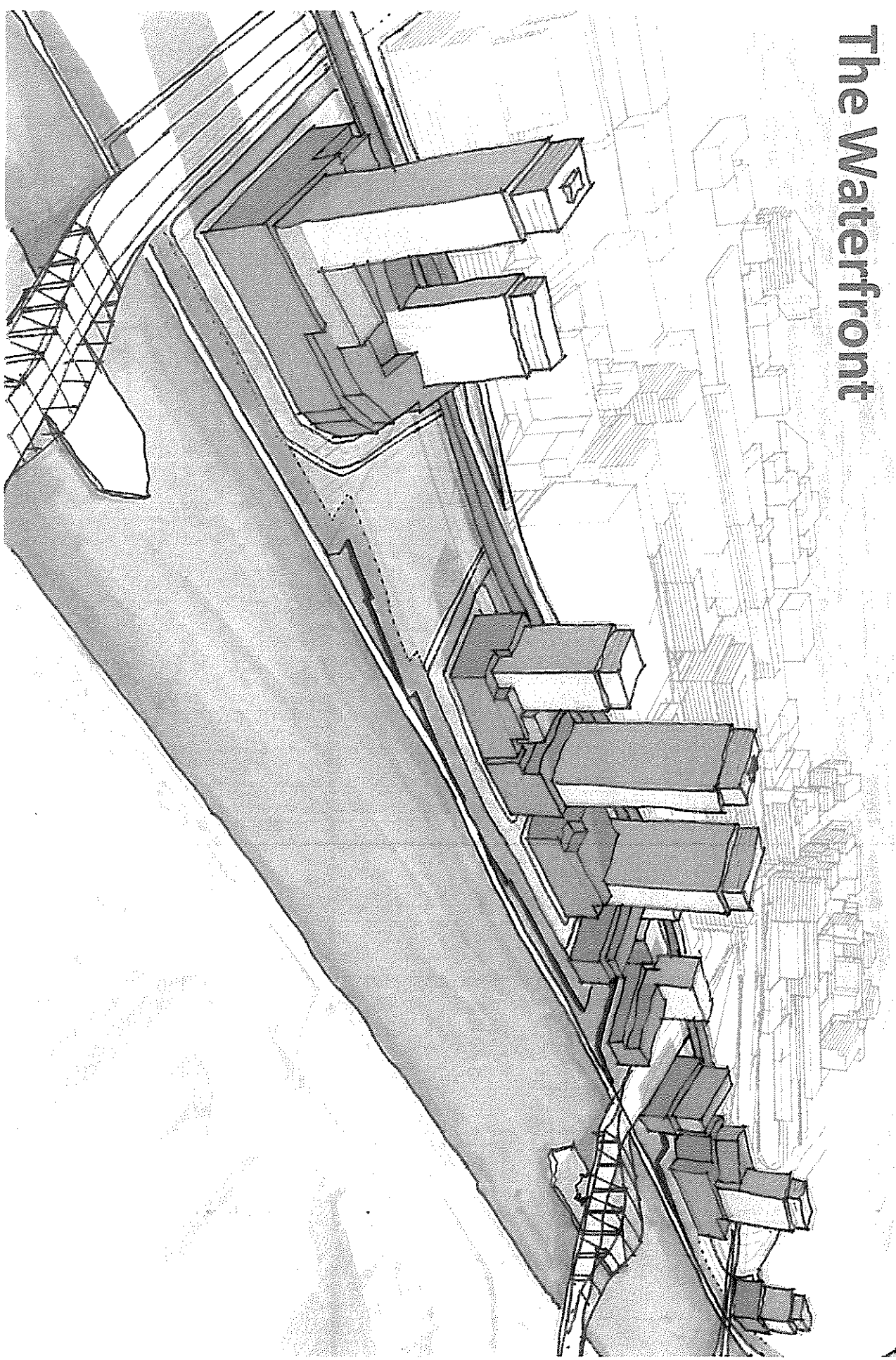
Special Harlem River Waterfront District



10/17/2011 10:25:11 AM

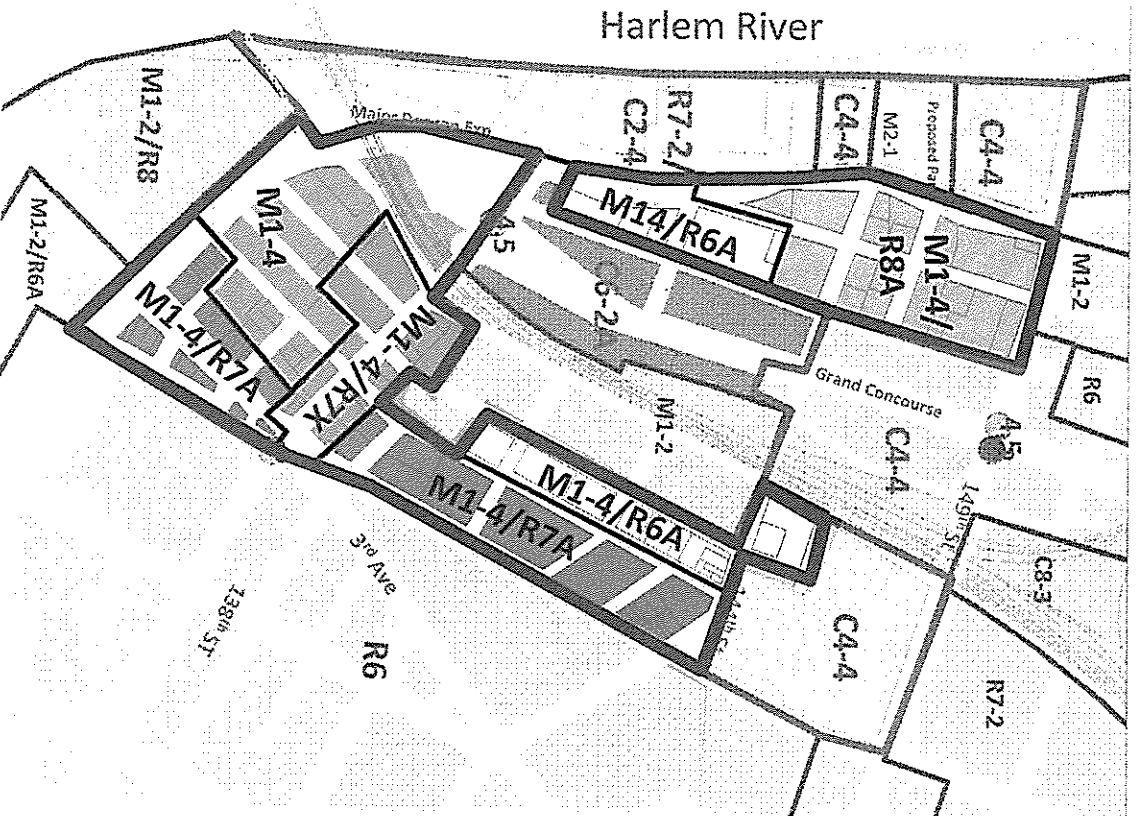
Special Harlem River Waterfront District

The Waterfront



Text Change: Encourage Grocery Stores

Areas Affected



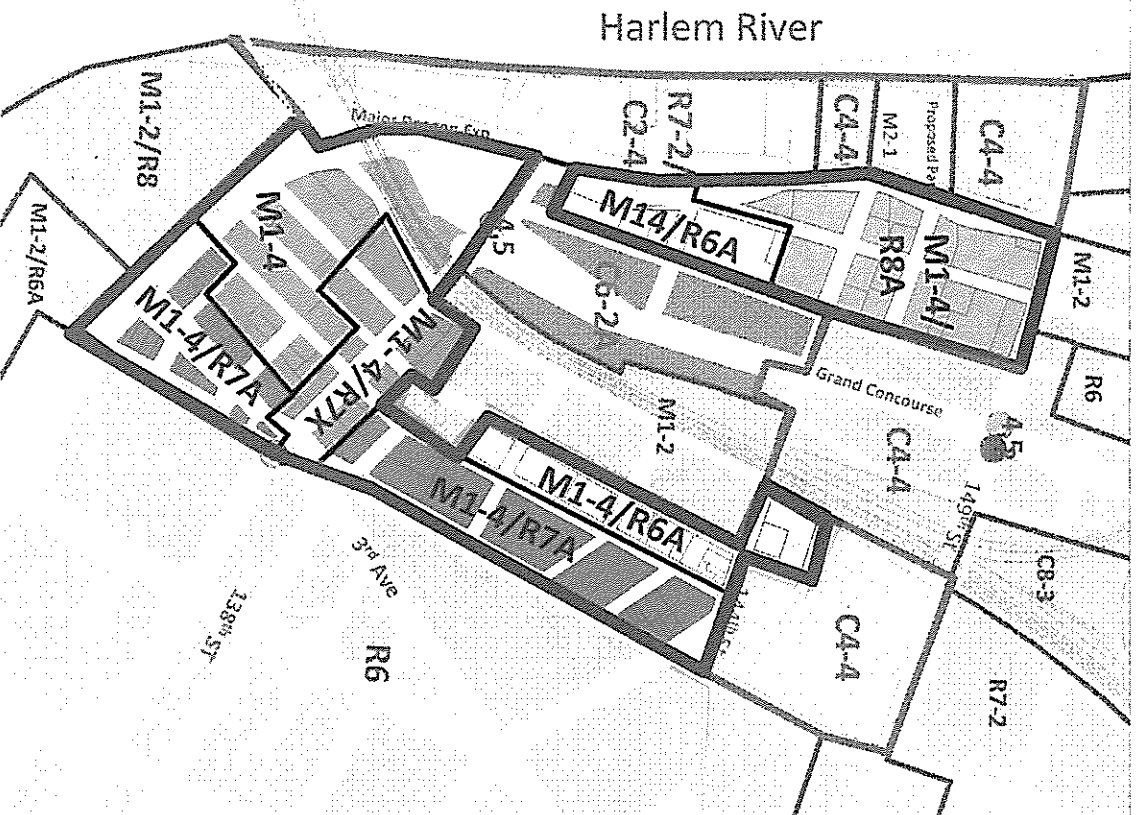
- Current regulations discourage grocery stores in Manufacturing Districts
- Current M1-district regulations require a Special Permit for grocery stores larger than 10,000 sq ft
- Proposed Zoning Text Change*
- Allow grocery stores of any size as-of-right within M1-4 zoning districts in CD 1, Bronx
- Affects all Lower Concourse MX Zones



*Modified by CPC

CPC Modification: Grocery Stores

Areas Affected

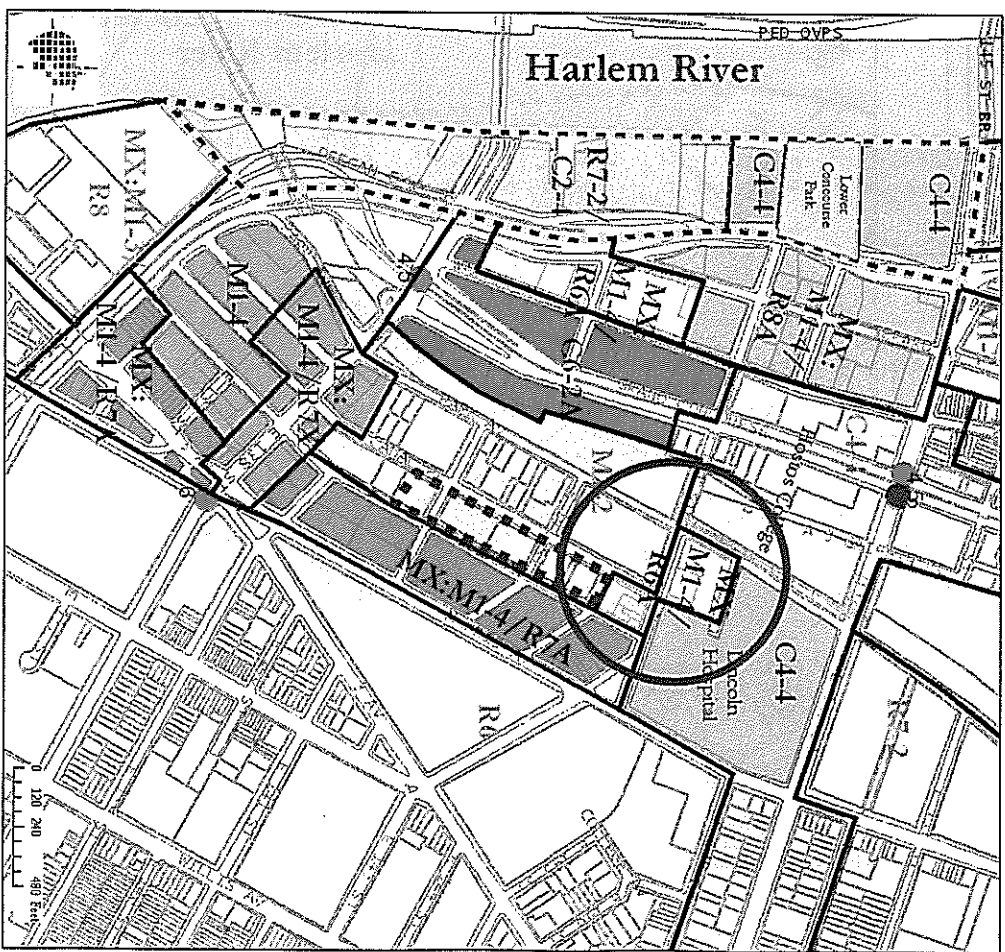


- Current regulations discourage grocery stores in Manufacturing Districts
- Current M1-district regulations require a Special Permit for grocery stores larger than 10,000 sq ft
- Proposed Zoning Text Change
Allow grocery stores as-of-right up to 30,000 square feet size within M1-4 zoning districts in CD 1, Bronx
- This modification is consistent with City-wide Text Amendment for FRESH (Referred May 18, 2009)
- Affects all Lower Concourse MIX Zones



CPC Modification

- Retain M1-2 zoning in an area between Canal Place and Rider Avenue south of the prolongation of East 142nd Street which was proposed to be rezoned to MX:M1-4/R6A



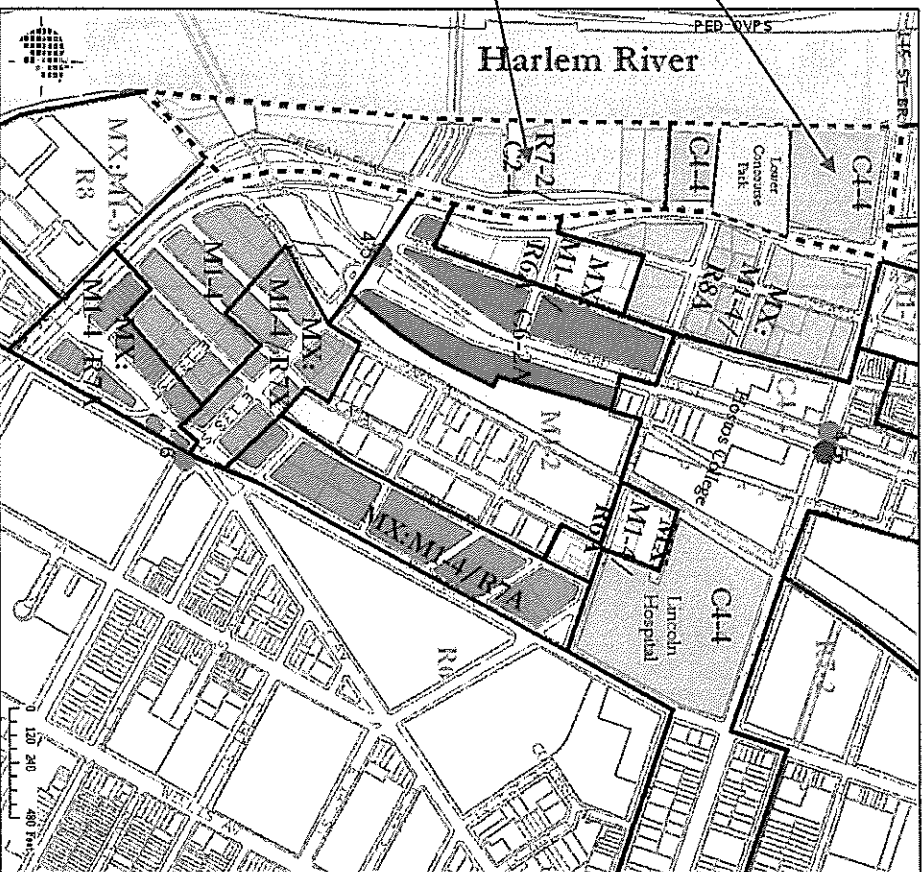
Lower Concourse
Adopted Rezoning

- M1-2 EXISTING ZONING
- M1-2 PROPOSED ZONING
- SPECIAL HARLEM RIVER WATERFRONT DISTRICT

CPC Modification-Special Harlem River Waterfront District (HRW)

Modified the regulations of the Special District and the Waterfront Access Plan (WAP)

- To account for a sewer easement that traverses one development parcel
- To allow commercial or public utility vehicle storage, open or enclosed, including accessory motor fuel pumps as listed in Use Group 16C on one development parcel, limited to 10,000sf and requiring waterfront public access



ML-1 EXISTING ZONING ML-1 SPECIAL HARLEM RIVER WATERFRONT DISTRICT
ML-2 PROPOSED ZONING ML-2 SPECIAL HARLEM RIVER WATERFRONT DISTRICT

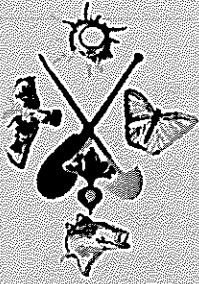
May 2009

LOWER CONCOURSE REZONING PROPOSAL

Promote a mix of uses
to bring vibrancy to an underutilized area

of the South Bronx

- Provide new opportunities for housing (3,140 units)
- Incentivize new permanently-affordable housing (547 units)
 - Develop local and regional retail
- Create potential for conference-level hotel
 - Expand community facility uses
 - Retain viable light manufacturing
 - Create Jobs (3,400 jobs)
- Provide new waterfront open space



friendsofbrookpark.org

Achieving a Shovel Ready Waterfront Park & Real Access in the Short-term

City Council Hearing Lower Concourse ReZoning Proposal

Testimony June 23rd 2009

Good morning. My name is Harry J. Bubbins, Director of Friends of Brook Park (FoBP), the South, South Bronx based environmental, arts and sustainable development organization. FoBP is committed to ensuring that our Mott Haven, Melrose and Port Morris communities enjoy easy access to our waterfront and full enjoyment of the current and proposed public amenities, including public sports fields, natural areas, shore line greenway, waterfront and river access and more.

This testimony pertains to the Lower Concourse Rezoning Public Review process now underway.

Through the South Bronx Initiative, a Mayoral effort to identify community priorities and create a coordinated economic development strategy for the South Bronx, the Lower Concourse rezoning proposal Public Review has continue through the environmental review and ULURP process, in which we have testified at the Borough President's Hearing and the City Planning Commission.

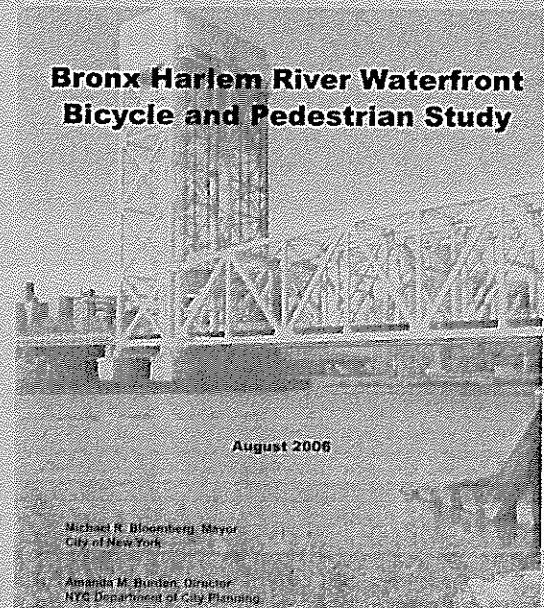
The proposal began formal public review on February 2, 2009 with the Department of City Planning's certification of the Uniform Land Use Review Procedure (ULURP) application (C 090303 ZMX) and referral of the related zoning text amendment (N 090302 ZRX).

While we are encouraged that the Harlem River and this area are getting much needed attention, we must highlight in particular two aspects that need to be included before you approve the final version of this.

One, real waterfront access.

The proposed inclusion of a vision for parkland and waterfront access is a small step to rectify historical inequities. But, with the location of the CSX railway along the Western border of the Bronx, any park space that is blocked by the raised rail in the Harlem River is not really "waterfront" space in the truest sense of the word, which would be inclusive of on-water recreational opportunities. The proposed space below 149th Street suffers from this rail barrier. In addition, the proposed 2 acre park space is currently private, so development is contingent on costly acquisition, highway construction and building development, which would likely not occur until some indeterminate time in the unknown future, perhaps decades.

RECOMMENDATION: Include and map the shovel ready, publicly owned site at the end of Park Avenue, as featured on the cover⇒



In response to community concerns, the Department of City Planning responded in some way to our suggestion that the proposed zoning footprint should be expanded south to include the Park Avenue location that the community has been advocating for use as a park space for over ten years. **This is a shovel ready location.** As it stood before the proposed map stopped mere feet from including this obvious and natural site for a community park, a publicly owned site on the waterfront with water access. This site is featured on the cover of the NYC Department of City Planning's Bronx Harlem River Waterfront Bicycle and Pedestrian Study, 2006. The changes included this site as a Supplemental Public Access Area and expanded the Harlem River Special Waterfront District. While we appreciate this recognition of the importance of this site for community and public use, we must insist that this process be leveraged so that a mapped park with resources to create it is achieved. ~~We note that the 125th Street Rezoning plan included \$6 million to local park projects before Council approval, and look forward to the same.~~

On another note, one of the better goals of the rezoning proposal and the Special Waterfront District is in jeopardy. Many diverse stakeholders have recently come together to strengthen our common goal of a continuous greenway along the Harlem River. Unfortunately the current version of this rezoning plan would allow one land holder along the river to receive special treatment and not have to provide public access along the shore. In an April 13, 2009 letter to the Department of City Planning Chair Consolidated Edison asked for special treatment for 287 Exterior Street and to be released from the zoning requirements of the Waterfront District and to not be required to provide the same access and greenway paths that every other land holder in the footprint would be compelled to provide. *see attached*

While our efforts to have a mapped park at Park Avenue with resources have not yet been fulfilled to our satisfaction, City Planning responded to Consolidated Edison's request. This disparity is disappointing.

This waterfront open space at the end of Park Avenue and a continuous greenway through all the properties of the Harlem River would work to support the longer-term effort to create a continuous promenade along the Harlem River and connect the proposed parks to the north with the existing Port Morris community to the south.

Thank you for your time and attention. We look forward to your response to the public in this review process to gain substantial benefits for our community.

City Council ACTION! Support for this proposal should include:

- 1 Park Avenue as a park, committed, not a "study"
- 2 \$ for the park
(to pass the 125th Street rezoning \$6 mill went to parks like Marcus Garvey park)
- 3 No special treatment for Consolidated Edison, we want continuous Harlem River access



Consolidated Edison Company
of New York, Inc.
4 Irving Place
New York NY 10003
www.conEd.com

April 13, 2009

VIA HAND DELIVERY

Department of City Planning
City of New York
22 Reade Street
New York, New York 10007

Attn: Amanda M. Burden, FAICP, Director

Re: Comments of Consolidated Edison Company of New York, Inc. ("Con Edison" or the "Company") to the Uniform Land Use Review Procedure Application Nos. N 090302 ZRX, C 090303 ZMX, C090166 MMX relating to the Lower Concourse Rezoning and Related Actions ("Proposed Rezoning")

Dear Ms. Burden:

Con Edison submits the attached comments to you in connection with the Proposed Rezoning and the related public hearing conducted by the Department of City Planning ("DCP") on April 1, 2009.

Con Edison looks forward to working with DCP to develop a mutually satisfactory resolution with regard to the Proposed Rezoning. Should you have any questions with regard to Con Edison's comments, please do not hesitate to contact me.

Very truly yours,

David Gmach
Director of New York City
Public Affairs

Encs.

seeking
special treatment

authorized use and the lot area and parking were not impacted, the Proposed Rezoning alters the environmental remediation standards to a level not consistent with the likely future uses of the Exterior Street Site.

Con Edison's Concerns

Con Edison requests that the Exterior Street Site be left with the current zoning to provide Con Edison the functionality it needs to operate the Exterior Street Site and permit the Proposed Exterior Street Service Center. Due to the unique nature and the importance of the current use and contemplated future use of the Exterior Street Site, in addition to maintaining a Manufacturing District designation, Con Edison seeks an exemption from the following requirements of the Proposed Rezoning:

1. Compliance with the Waterfront Zoning and Waterfront Access Plan, including, but not limited to providing Supplemental Access Areas, Upland Connections, the Visual Corridor, waterfront yard and rear yard regulations and restrictions on parking. See Sections 62-332, 87-30, 87-42(b), Article VI, Section 2, 62-10, 87-60.
2. Maintenance of a thirty (30) foot wide "visual corridor" along the north perimeter of the Exterior Street Site since this strip is not an extension of an existing public street.
3. Compliance with section 87-24 and 87-42 governing the maximum width and length of buildings.
4. Compliance with 87-12(a), which limits the use of the ground floor, because Con Edison will require full use of its ground floor to make the Proposed Exterior Street Service Center feasible.
5. Compliance with the transparency requirements of 87(12)(b), in light of Con Edison's contemplated uses for lockers, bathrooms, changing rooms and offices and for other security reasons.

In addition, environmental remediation should be performed to a level consistent with the likely uses of the Exterior Street Site.

In the alternative, while it is Con Edison's preference to retain its current M2 Zoning District designation, if a Mixed Use Zoning District would allow Con Edison to make meaningful uses of the Exterior Street Site for utility purposes without having to comply with Waterfront Zoning (including the construction of the Proposed Exterior Street Service Center) Con Edison would be willing support the goal of providing public access to the Harlem River waterfront. Although Con Edison presently uses all of the Exterior Street Site for utility purposes that should continue indefinitely, subject to any required regulatory approvals, Con Edison is willing to discuss the possibility of making

Con Ed Seeking Exemptions
and Special Treatment

Proposed Zoning

Legend

- Proposed Zoning**
- R3X
 - R4A
 - R3-1
 - R4-1
 - C8-1
 - R5B
 - R5D
 - R4
 - R4
 - R5
- Proposed C1-3 Overlay
- Proposed C2-3 Overlay



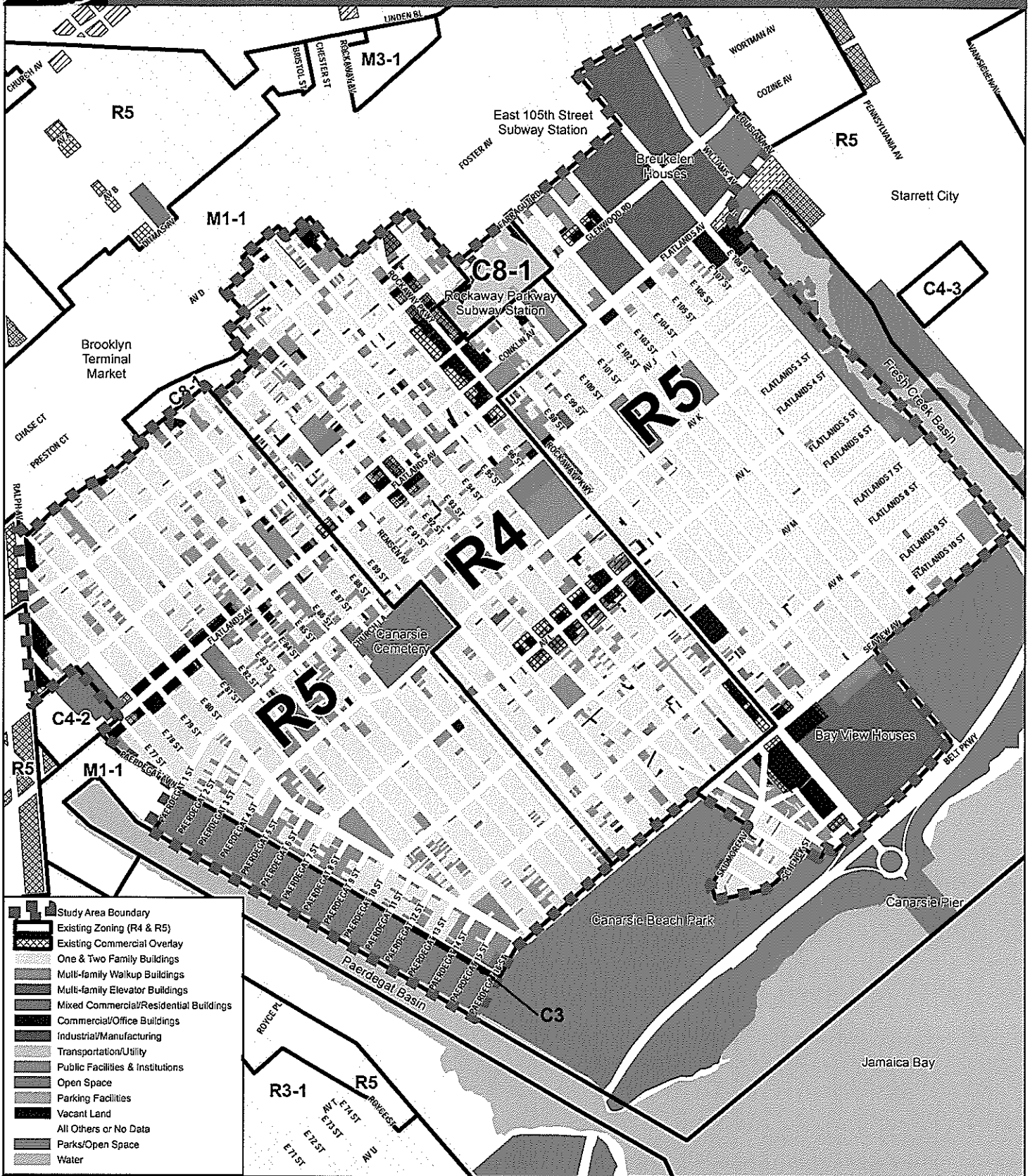
CANARSIE REZONING

JUNE 2009

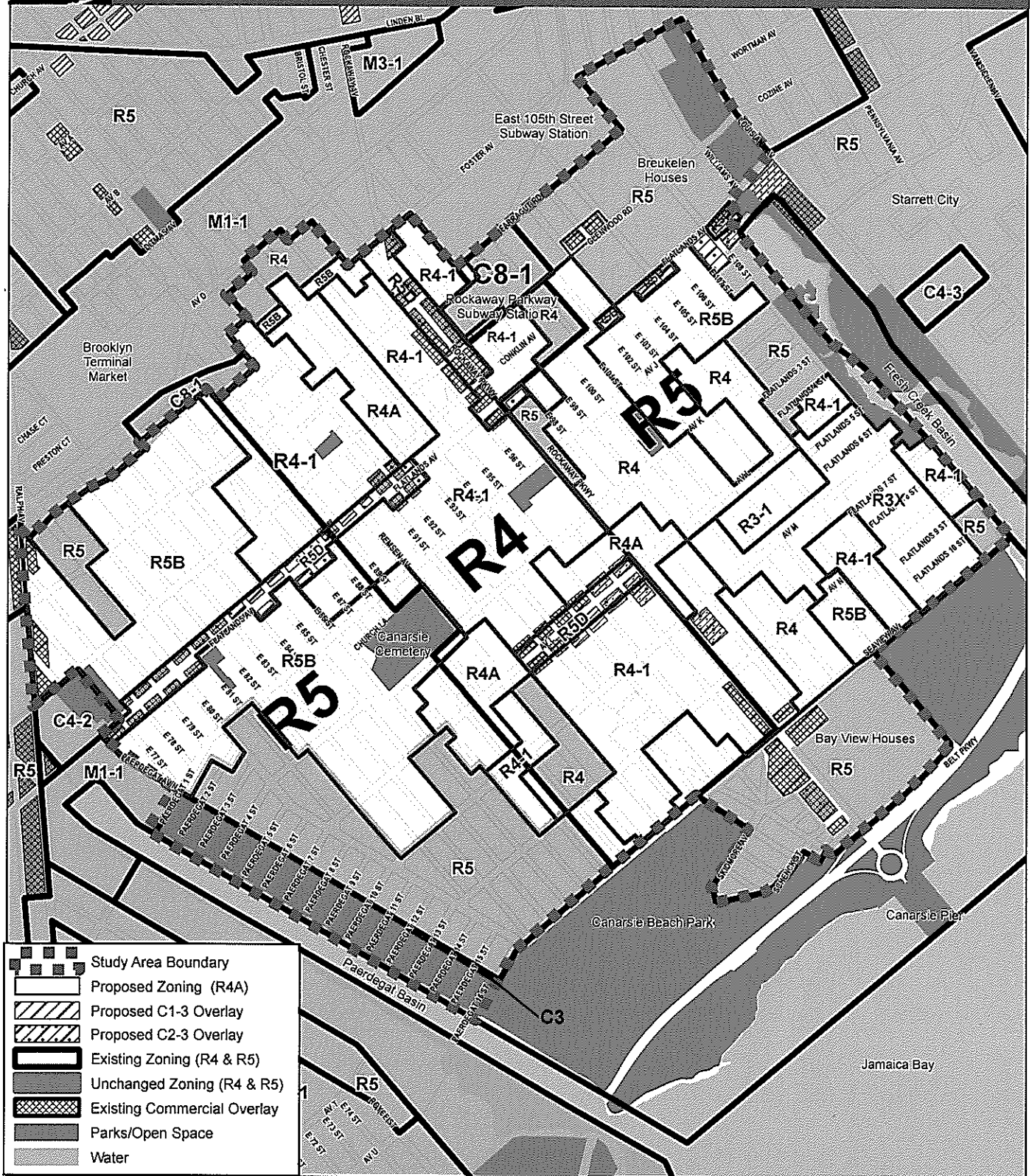
DEPARTMENT OF CITY PLANNING

Canarsie Rezoning

EXISTING ZONING AND LAND USE



Canarsie Rezoning EXISTING AND PROPOSED ZONING



**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. Low Income Housing Res. No. Re zoning
 in favor in opposition

Date: June 23, 2009

(PLEASE PRINT)

Name: Michaela Ritz

Address: 3850 Sedgwick Ave #13B Bronx, NY 10463

I represent: Friends of Brook Park (FoBP)

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 1116 Res. No. _____
 in favor in opposition

Date: 6/23/09

(PLEASE PRINT)

Name: Ryan Singer

Address: 811 Walton Ave

I represent: DCP

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. 1116
 in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Ludger K. Balan

Address: UDCC

I represent: Harlem River Ecology Ctr / Bronx

Address: Bronx / Harlem River waterfront

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 1117 Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: VINEETA MATUR

Address: _____

I represent: CITY PLANNING

Address: 1 FORDHAM PLAZA

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 1116/17 Res. No. _____

in favor in opposition

Date: 6/23/09

(PLEASE PRINT)

Name: Carol Samol

Address: _____

I represent: Dept of City Planning

Address: Bronx 2 Fordham Plaza

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 1117/1116 Res. No. _____

in favor in opposition

Date: 6/23/09

(PLEASE PRINT)

Name: Paul Philips

Address: 269-10 41st Ave Apt 3S

I represent: Dept City Planning - Bronx

Address: 2 Fordham Plaza

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. Lower on course Feb 2017 Res. No.

in favor in opposition

BOTH

Date: 6/23/09

Name: Harry Bubbins (PLEASE PRINT)

Address: PO Box 801 Bx NY 10454

I represent: Friends of Brooklyn

Address:

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 1114 Res. No.

in favor in opposition

Date:

Name: DAN BALDWIN (PLEASE PRINT)

Address: 1 WORLD FINANCIAL CENTER NY NY

I represent: BATTERY PARK CITY Authority

Address: SAME AS ABOVE

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 1124 Res. No.

in favor in opposition

Date:

Name: DOROTHY TURANO (PLEASE PRINT)

Address: 5715 Ave H, Suite 10, Bklyn NY 11236

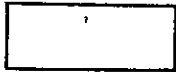
I represent: CB 18

Address:

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card



I intend to appear and speak on Int. No. 1124 Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: JASON KOPPEL

Address: 2201 Ave U Bklyn NY 11279

I represent: SENATOR CARL KRUGER

Address: Same

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card



I intend to appear and speak on Int. No. 1083 Res. No. _____

in favor in opposition

Date: 6/23/09

(PLEASE PRINT)

Name: DIANE ELKAN

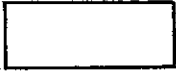
Address: 50 INGRAM ST FOREST HILLS NY

I represent: THE WOMEN'S CLUB OF FOREST HILLS ¹¹³⁷⁵

Address: 39 BORAGE PL. FOREST HILLS NY 11375

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card



I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: _____

Address: _____

I represent: _____

Address: _____

▶ Please complete this card and return to the Sergeant-at-Arms ◀

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 1083 Res. No. _____

in favor in opposition

Date: _____

Name: VARDA MIZRAHI (PLEASE PRINT)

Address: 108-56 69 Ave. Forest Hills

I represent: SELF

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. 1124

in favor in opposition

Date: 6-23-09

Name: WINSTON VON ENGEL (PLEASE PRINT)

Address: 16 Court St. 705, BKLN NY

I represent: Department of City Planning

Address: 16 Court St. 705 BKLN

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. CANALSIE Res. No. _____

in favor in opposition

Date: 6/23/09

Name: RICHARD JACOS (PLEASE PRINT)

Address: _____

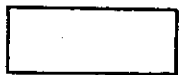
I represent: DEPARTMENT OF CITY PLANNING

Address: 16 Court St. Brooklyn

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card



I intend to appear and speak on Int. No. 1083 Res. No. _____

in favor in opposition

Date: _____

Name: ALBERT Y. DAYAN (PLEASE PRINT)

Address: 80-02 Kew Gardens Rd.

I represent: BUKHARIAN Congress & Home

Address: OWNERS

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card



I intend to appear and speak on Int. No. 1083 Res. No. _____

in favor in opposition

Date: 6.23-09

Name: STEVE GOODMAN (PLEASE PRINT)

Address: 108-18 66th Road Fort Hills, NY

I represent: ASSOCIATION OF OLD FOREST HILLS

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card



I intend to appear and speak on Int. No. 1083 Res. No. _____

in favor in opposition

Date: 6-23-09

Name: JAMES WALSH (PLEASE PRINT)

Address: 112-23 68th Rd, FOR. HILLS, NYC 11375

I represent: ASSOC. OF OLD FOR. HILLS, INC.

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 1083 Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: HENRY SEALINE

Address: 69 69¹ 110 St.

I represent: Forest Hills Assoc.

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 1083 Res. No. _____

in favor in opposition

Date: June 23 2009

(PLEASE PRINT)

Name: Doris Sukup

Address: 110-48 69th Road

I represent: Old Forest Hills Assoc

Address: 24 - Cord Meyer Queens

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 1083 Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: ALAN BRAUNSHWEIGER

Address: 108-28 68th Avenue

I represent: Association of Old Forest Hills

Address: 24 Cord Meyer Queens

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

1084

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 6/23/09

(PLEASE PRINT)

Name: Penny Lee

Address: 22 Beade St

I represent: Dept. of City Planning

Address: 22 Beade St

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

1084

I intend to appear and speak on Int. No. 1084 Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: John Young

Address: Queens Blvd Hall

I represent: City Planning

Address: 22 Beade St

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

1083

I intend to appear and speak on Int. No. 1083 Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: John Young

Address: Queens Blvd Hall

I represent: City Planning

Address: 22 Beade St

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 1083 Res. No. _____

in favor in opposition

Date: June 23

(PLEASE PRINT)

Name: Susan Pepitone

Address: 110-23 70th Road

I represent: Forest Hills Home Owner Assoc

Address: F.H. N.Y.

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 1083 Res. No. _____

in favor in opposition

Date: June 23, 2009

(PLEASE PRINT)

Name: Steven Kashub

Address: 110-20 71st Ave., Forest Hills

I represent: myself

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 1083 Res. No. _____

in favor in opposition

Date: JUN 23, 2009

(PLEASE PRINT)

Name: JOY TIEN

Address: QUEENS BOROUGH HALL

I represent: CITY PLANNING

Address: 22 READE ST.

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

[]

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 6/23/09

(PLEASE PRINT)

Name: Damaris Olivo

Address: 157 E 104th St. New York, NY (District 16)

I represent: Senator Jose M. Serrano

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

[]

I intend to appear and speak on Int. No. LU 1124 Res. No. _____

in favor in opposition

Date: June 23, 2009

(PLEASE PRINT)

Name: Daniel McCalla

Address: 978 Fox Street Apt 14A Bronx NY 10459

I represent: Four Borough Neighborhood Preservation Alliance Corporation

Address: ~~378~~ 232 East 14th Street New York NY 10459

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

[]

I intend to appear and speak on Int. No. 1085 Res. No. _____

in favor in opposition

Date: [Signature]

(PLEASE PRINT)

Name: FRANK GULLUSCIO

Address: 7305 Yellowstone Blvd

I represent: Community Bd 6

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 1124 Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: ELIAS J. WEIR

Address: 1258 E101st STREET

I represent: SOUTH CANARSIE CIVIC ASSOCIATION, INC

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 1124 Res. No. _____

in favor in opposition

Date: 6/23/09

(PLEASE PRINT)

Name: Mary Anne Sallustro

Address: 1559 East 91 St. Brooklyn, N.Y. 11234

I represent: Pres. South Canarsie Civic Assoc. Voice for All Canarsie

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. 7038

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: PATRICIA DUNN

Address: 80.20 Kw Siler Rd #200

I represent: Queens Civic Congress

Address: Same

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 6/23/09

(PLEASE PRINT)

Name: Colleen Aiderson
Address: 830 5th Ave Rm 401 NY NY 10065

I represent: NYC Parks + Recreation

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. LEO CUKIER Res. No. _____

in favor in opposition

Date: June 23 2009

(PLEASE PRINT)

Name: LEO CUKIER
Address: 2065 Rockaway Pkwy Brooklyn, NY

I represent: BAYVIEW HOUSE / CONGREGATION AAF 940

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: ARON B. BORUKHOU
Address: 97-29 64th ROAD, REGO PARK

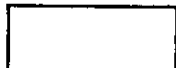
I represent: _____

Address: _____

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card



I intend to appear and speak on Int. No. _____ Res. No. 1124

in favor in opposition

Date: 6/23/09

(PLEASE PRINT)

Name: Debbie Tiamfook

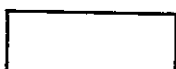
Address: 1270 E 104th Street, Bklyn 11236

I represent: FUBA - Friends United Block Assn.

Address: 1045 Remsen Ave Bklyn 11236

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card



I intend to appear and speak on Int. No. 1114 Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: LETICIA REMAARD

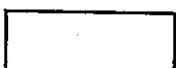
Address: 1WFC 24 FI NY NY 10281

I represent: BATTERY PARK City Assn

Address: SAME AS ABOVE

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card



I intend to appear and speak on Int. No. 1124 Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: GARDY BRAZELA

Address: 594 East 86 St

I represent: FUBA

Address: 594 East 86 St Bklyn NY

Please complete this card and return to the Sergeant-at-Arms