

November 20, 2017

Application: 587-597 Bergen Street Rezoning – ULURP Nos. 170356 ZMK and 170357 ZRK

City Planning Commission
Calendar Information Office
Broadway -31st Floor
New York, NY 10271

To Whom It May Concern:

In preparation for our input through this process we have reached out to the neighbors of 587-597 Bergen Street on both Dean and Bergen Streets. The level of enthusiasm for the proposal has been mixed, and a number of concerns have been raised.

While neighbors on the Bergen side believe that mitigation of the proposal's visual impact on the historic district they have sacrificed to maintain is key to accepting its approval, all also recognize conditions on Dean Street have been set back as a result of the operation of the same developer's adjacent property at 594 Dean Street.

We previously submitted a letter detailing our concerns to Brooklyn Borough President Eric Adams at that phase in the project's review. City Planning was forwarded that letter. The following is an updated summary of our concerns and recommendations.

1). Scale of Proposed Development:

The community believes the development should not have an adverse impact on the character of the adjacent Landmarked District on Bergen Street. It believes it is inappropriate for this development to be allowed a visual impact that would be prohibited if the building were built within the historic district itself. The property owners nearby are often asked to make financial and other sacrifices in order to maintain the district's character. This development should not introduce a new factor that affects the character of the block moving forward.

The developer has recently introduced plans to the Brooklyn Borough President that include a 15-foot setback from the street-facing façade across the length of the building's fourth story. We welcome this change which removes dormers on the east and west sides of the building.

The Landmarks Preservation Commission requires that rooftop additions, ("a construction or an installation of mechanical equipment and/or occupiable space situated on a structure's roof"), be designed so that they are not visible, or are only

“minimally visible”¹ from a public thoroughfare. We are concerned that any rooftop additions will disrupt the character of our adjacent historic district.

Recommendation: We believe the fourth floor should be set back at least 15’ from the front street wall of the building, and should extend no more than 12’ in height above the height of the adjacent landmarked buildings. In addition, we believe any rooftop additions should not be visible, or only “minimally visible” from a public thoroughfare. We ask that these stipulations be binding should the property be rezoned to R6B.

2). Adverse Impacts from Operation and Construction

The owner of 587-197 Bergen owns, developed and maintains the adjacent property at 592-594 Dean Street as well. A United States Postal Service facility (USPS), a driving school, and Industrious Work-share are tenants of that building. A portion of 592-594 Dean Street will be rezoned as part of the 587-597 Bergen Street proposal.

Neighbors have major concerns about the safety of the operation of the businesses in 592-594 Dean Street, most particularly the USPS facility. Although pedestrians use the sidewalk heavily, USPS trucks pull across it without flaggers, often unload on it, and employees park their private vehicles on it. The driving school, which has illegally and unsafely stationed its vehicles in a no-standing lane, also regularly lines clients up outside a neighboring residential building.

There is insufficient infrastructure for these tenants at the facility, and as a result they claim public space for their operations. Unfortunately the USPS facility, the driving school and the owner/developers have not responded helpfully to complaints, or made any changes to rectify the dangers to pedestrians & thru-traffic in the neighborhood. In fact, since the ULURP process began, the number of trucks stationed at the six-bay post office facility has expanded from seven to ten. This means four trucks have been regularly parked outside the facility on the street overnight in an area that is designated a no standing zone.

¹The Rules of the Landmarks Preservation Commission, Title 63, Rules of the City of New York, Section 2-19 states: "Minimally visible" shall refer to any rooftop addition which when viewed from any public thoroughfare, projects into the maximum line of sight from such public thoroughfare by not more than 12 inches in height, or, due to its placement and size does not call attention to itself nor detract from any significant architectural features.

Our area has hosted a large construction project since 2005 that may continue for as much as another twenty years. Government has shown itself to be outmatched by construction and business operations in our area, and as a result conditions on our streets and sidewalks are unsafe and sometimes unusable. Government also appears to have difficulty identifying problems and their sources. The developer's building on Dean Street is the source of many infractions of NYC regulations. Construction of the Bergen Street proposal would add to the issues of the immediate local area.

We agree with Borough President Eric Adam's recommendation that meetings with the owner of 692-694 Dean Street, USPS, the block associations and DOT are appropriate. We are concerned, however, that all parties may not participate productively.

Recommendations:

The developer, who is a member of the community but as a property owner and developer adds meaningfully to the stresses the community experiences, should be required to finance a consultant which reports to its community client about ways to address oversight and transportation concerns in the neighborhood context in which his properties reside, and which the operation and implementation of his development exacerbate.

The developer should be required to have a 24-hour hotline for Bergen and Dean Street residents for ongoing and future issues associated with the construction and operation of 587-597 Bergen Street and 692-694 Dean Street.

We ask that these stipulations be binding should the property be rezoned to R6B. We also welcome the opportunity to meet with the developer, the post office, and NYC DOT to discuss ongoing issues.

3) Environmental Issues

Most recently 587 Bergen St. has been used for parking and the renovation of 594 Dean Street. During some periods its longtime former owner, the Ulano Corporation, used the site as storage for chemicals used in the screen-printing & ink jet industry.

Neighbors of the site are worried about leaching of chemicals into the soil. We appreciate Borough President Eric Adams' idea it is reasonable that members of Dean and Bergen Street Block Associations would be consulted to provide input about soil sample locations.

Recommendation:

The developer is responsible for safely working with the soil on the property. To the extent appropriate, the developer should be required to test the site for soil that may be contaminated. We agree with the Borough President that the developer should commit to consulting with residents of Bergen and Dean Streets in order to determine appropriate locations for testing.

Respectfully,

Kate Crassweller on behalf of the Bergen St. and Anu Heda on behalf of the Dean St. Block Associations.

Cc: Council Member Laurie Cumbo

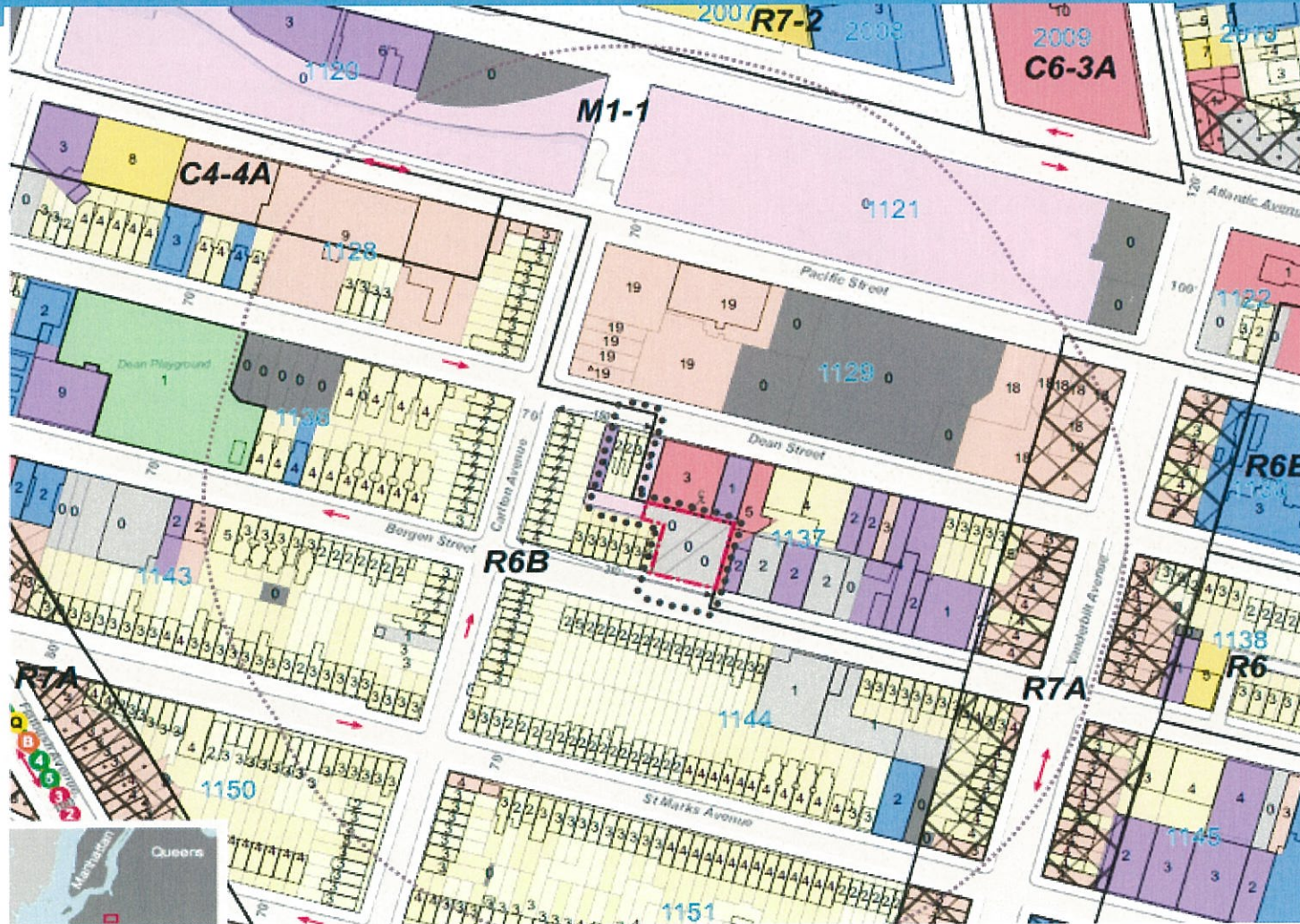
Bergen Street Rezoning

587-597 Bergen Street, Brooklyn



Bergen Street Rezoning

Area Map



Bergen Street Rezoning

Project Site

587-597 Bergen Street, Brooklyn, New York
Block 1137, Lots 77, 81, 82

Lot Area: 12,432 square feet



Zoning District: M1-1

Permitted Uses: Commercial,
Manufacturing, Limited
Community Facility

Permitted FAR:

1.0 Comm./Manu. (12,432 sf)

2.4 Comm. Fac. (29,837 sf)

Permitted Height: 30'/50'

History of Use: Property has
historically been used for parking
and open storage since at least
1965.

Bergen Street Rezoning

Proposed Zoning Application

587-597 Bergen Street, Brooklyn, New York
Block 1137, Lots 77, 81, 82

- * Zoning Map Amendment
 - * Extension of adjacent R6B zoning district to facilitate the development of a 4-story multi-family residential building with 26 dwelling units, 10 of which will be permanently affordable units

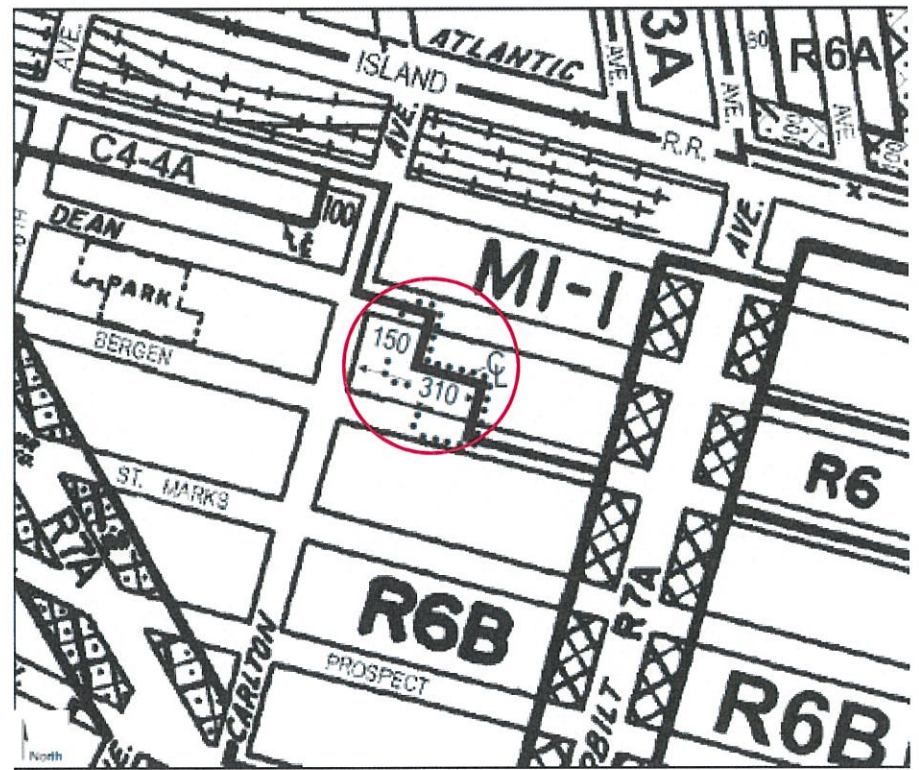
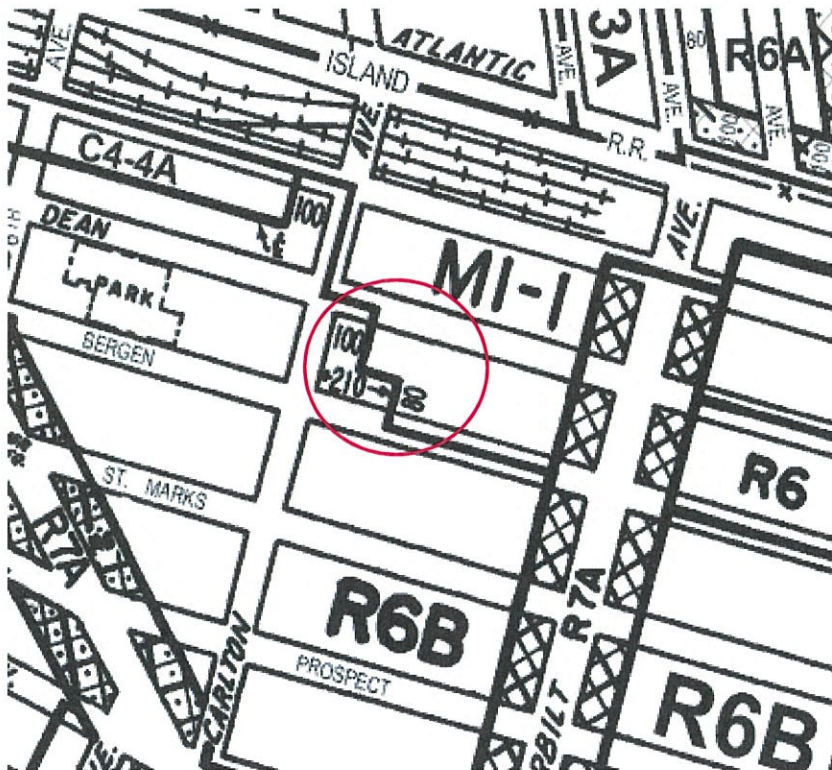
- * Zoning Text Amendment
 - * Designate the Project Area as a Mandatory Inclusionary Housing (MIH) Designated Area

Bergen Street Rezoning

Existing vs. Proposed Zoning Map

Existing Zoning Map

Proposed Zoning Map



Bergen Street Rezoning

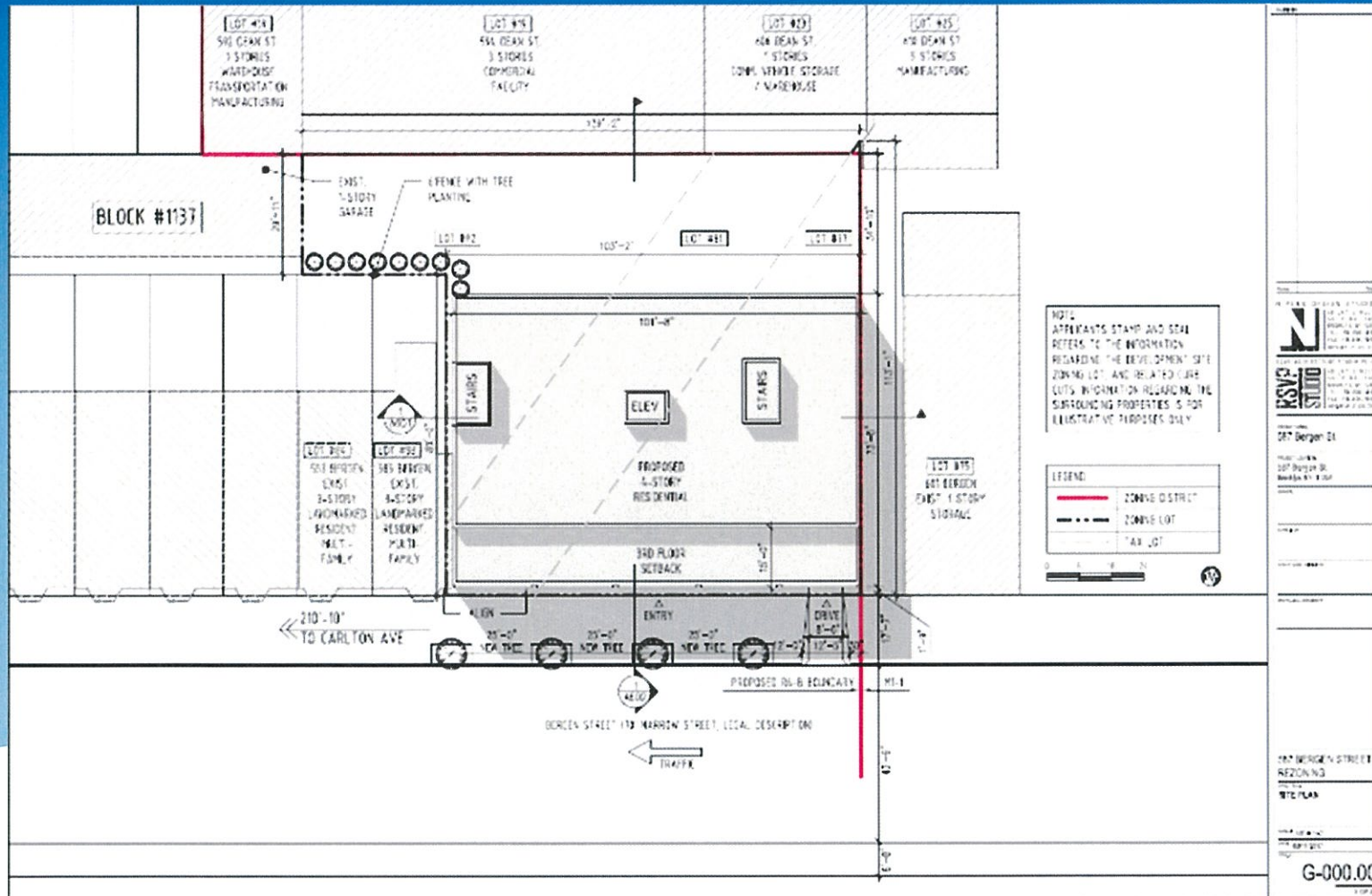
Proposed Development



- 4-story multi-family residential building with subsurface parking garage
- Floor Area: 27,347 square feet (2.2 FAR)
- Base Height: 38 feet
- Total Height: 50 feet
- 26 Dwelling Units
 - 16 Market Rate Units
 - 10 Affordable Units
 - 14 1-bedroom units, 12 2-bedroom units
- Parking : 13 parking spaces (8 required by zoning)

Bergen Street Rezoning

Site Plan



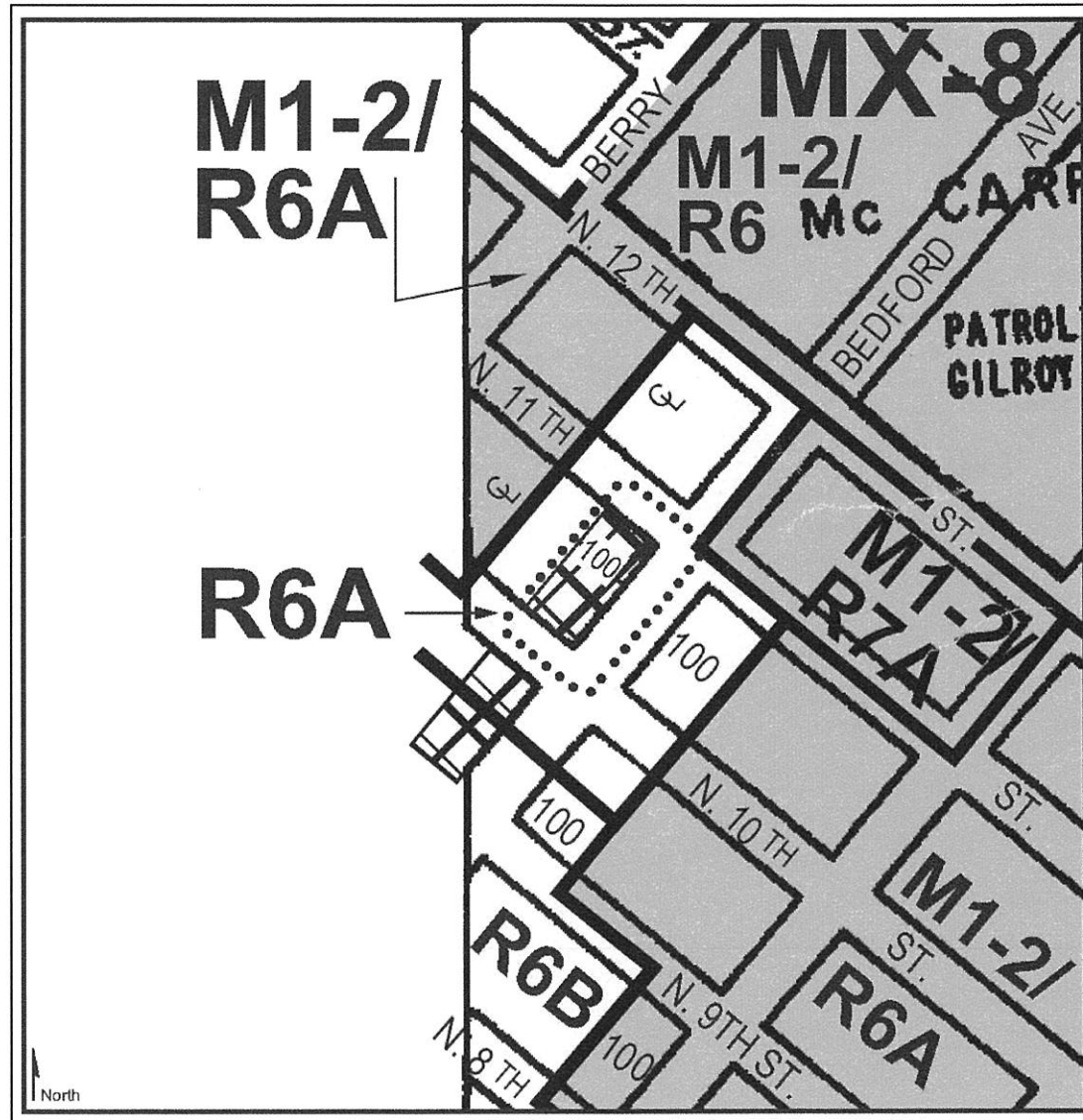
Community Board Review

Brooklyn Community Board 8

- Overwhelmingly approved (37-2) resolution in support of application with the following conditions:
 - Increase the setback distance of the building's 4th floor dormers to more closely align with adjacent townhomes.
 - Applicant agreed to dormer redesign as shown below
 - Provide 24/7 contact information for developer during construction to surrounding neighbors
 - Applicant agreed to provide requested contact information to neighbors during site construction

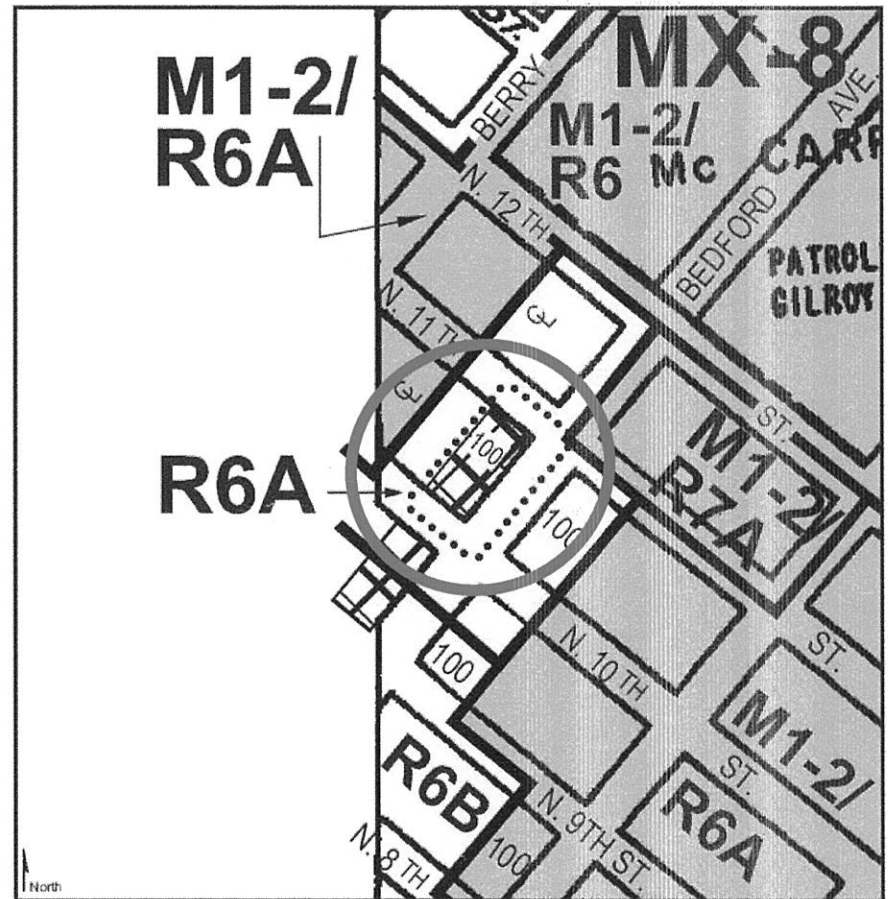
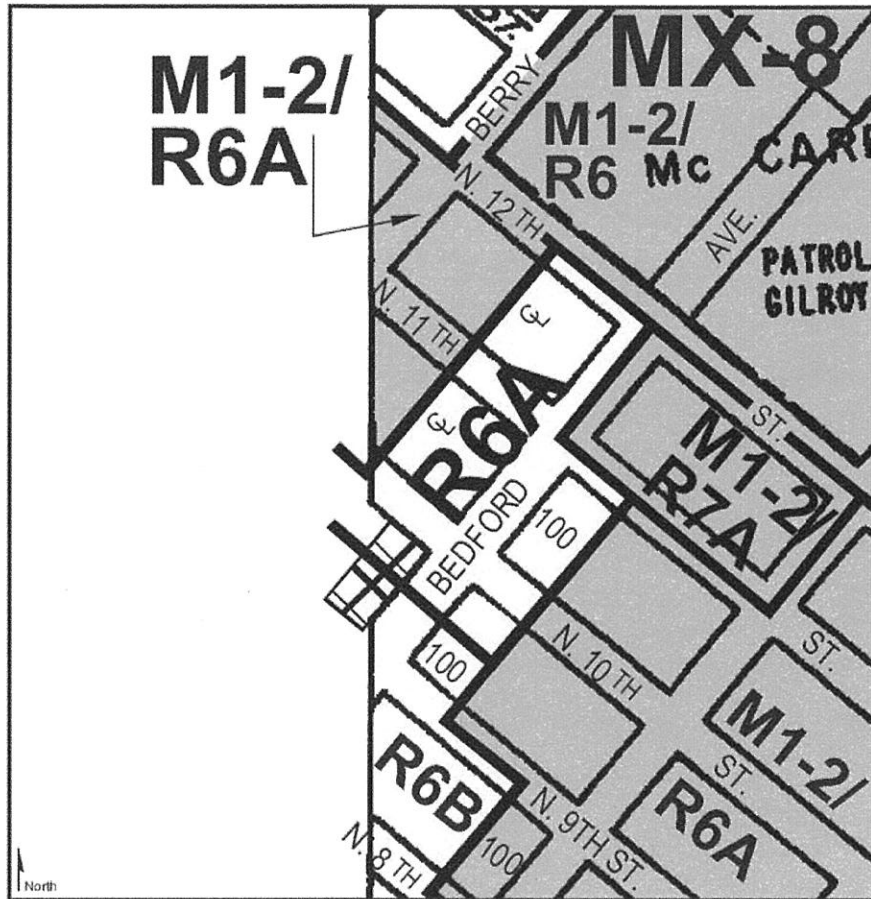


116 BEDFORD AVENUE REZONING



COMMUNITY DISTRICT 1, BROOKLYN
COUNCIL DISTRICT 33
(C 170024 ZMK; LU 0003-2018)

PROPOSED REZONING



The proposed rezoning would add a C1-4 commercial overlay on west side of Bedford Avenue between N. 10th St. and N. 11 St. in the Northside section of Williamsburg, Brooklyn.

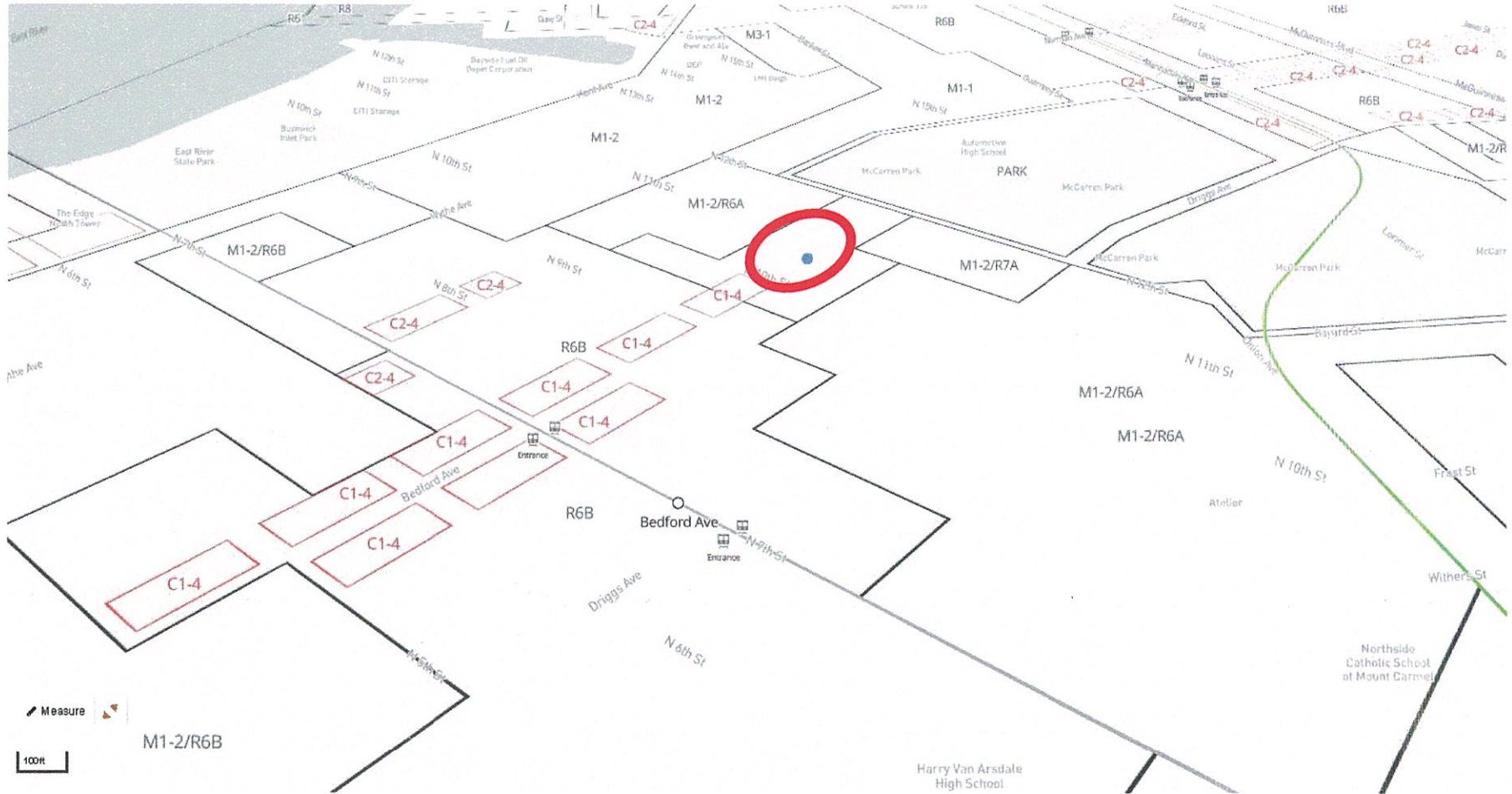
REZONING AREA



Imagery ©2018 Google, Map data ©2018 Google 20 ft

- Bedford Avenue (west side) between N 10th St. & N 11th St.

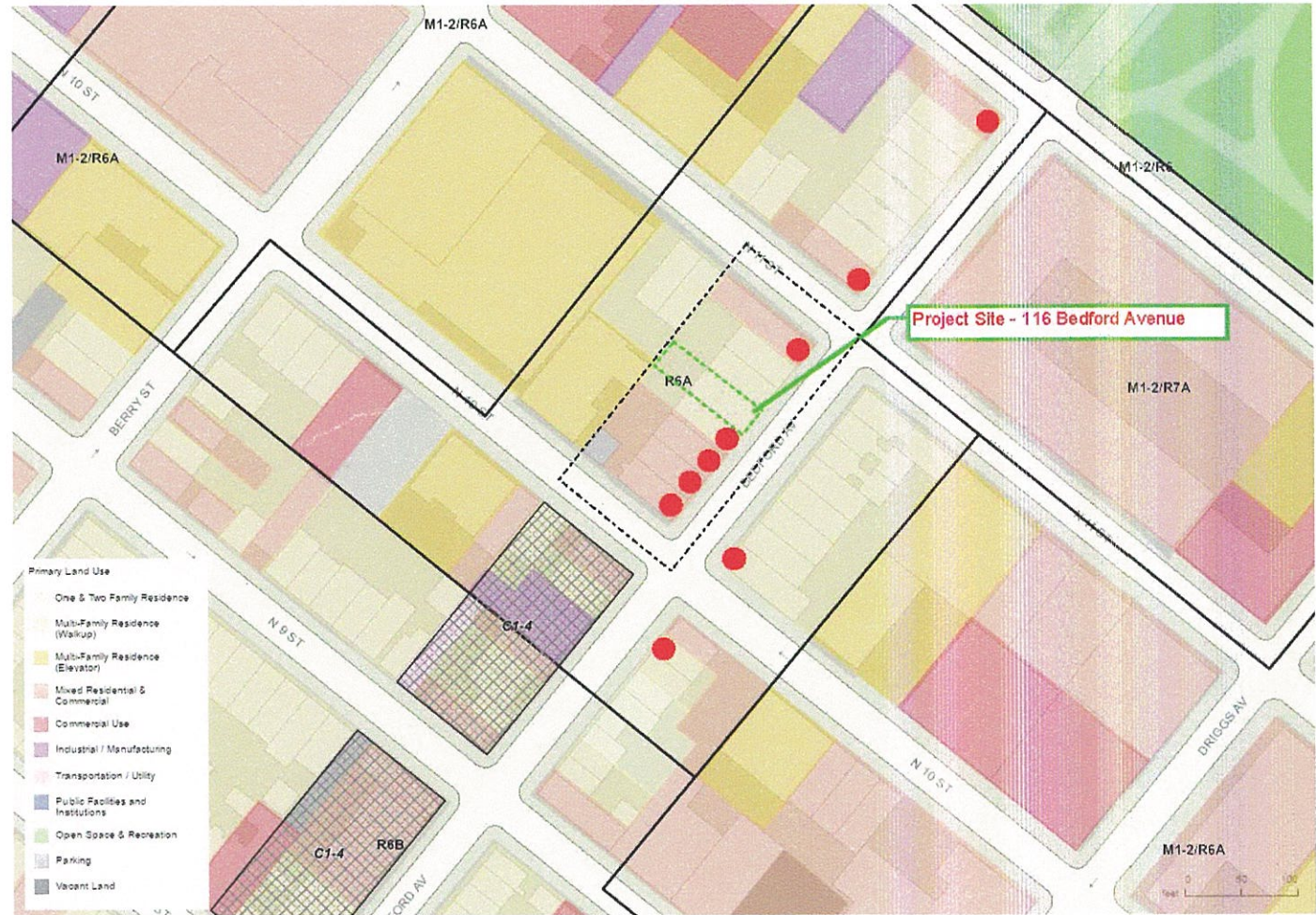
ZONING



- zoned R6A in 2005 Greenpoint-Williamsburg Rezoning
- zoned M1-2 from 1961-1976
- zoned with Special Northside District R6(M1-2) from 1976-2005

EXISTING USE

- Five of eight buildings configured for ground floor commercial use:
110 & 118-124 Bedford Ave.
- Two residential buildings:
112 & 114 Bedford Ave.
- One community facility use:
116 Bedford Ave. (the Project Site)



110 BEDFORD AVE (LOT 13)

- four-story building
- ground floor commercial use by the Bedford restaurant
- 6 apartments on the upper floors



112 BEDFORD AVE (LOT 14)

- four-story, 8-unit residential building



114 BEDFORD AVE (LOT 15)

- four-story, 8-unit residential building



116 BEDFORD AVE (LOT 16)

- Project Site
- four-story mixed-use building
- ground floor community facility use
- 6 units on the upper floors



118 BEDFORD AVE (LOT 17)

- four-story mixed-use building
- ground floor commercial (previously Von Dolhens)
- 7 units on the upper floors



120 BEDFORD AVE (LOT 18)

- four-story mixed-use building
- ground floor commercial use (prev. La Isla grocery store)
- 7 apartments on upper floors



122 BEDFORD AVE (LOT 19)

- four-story mixed-use building
- ground floor commercial
- 10 units on the upper floors



124 BEDFORD AVE (LOT 20)

- four-story mixed-use building
- ground floor commercial use by Allswell restaurant & Little Axe salon
- 6 units on the upper floors

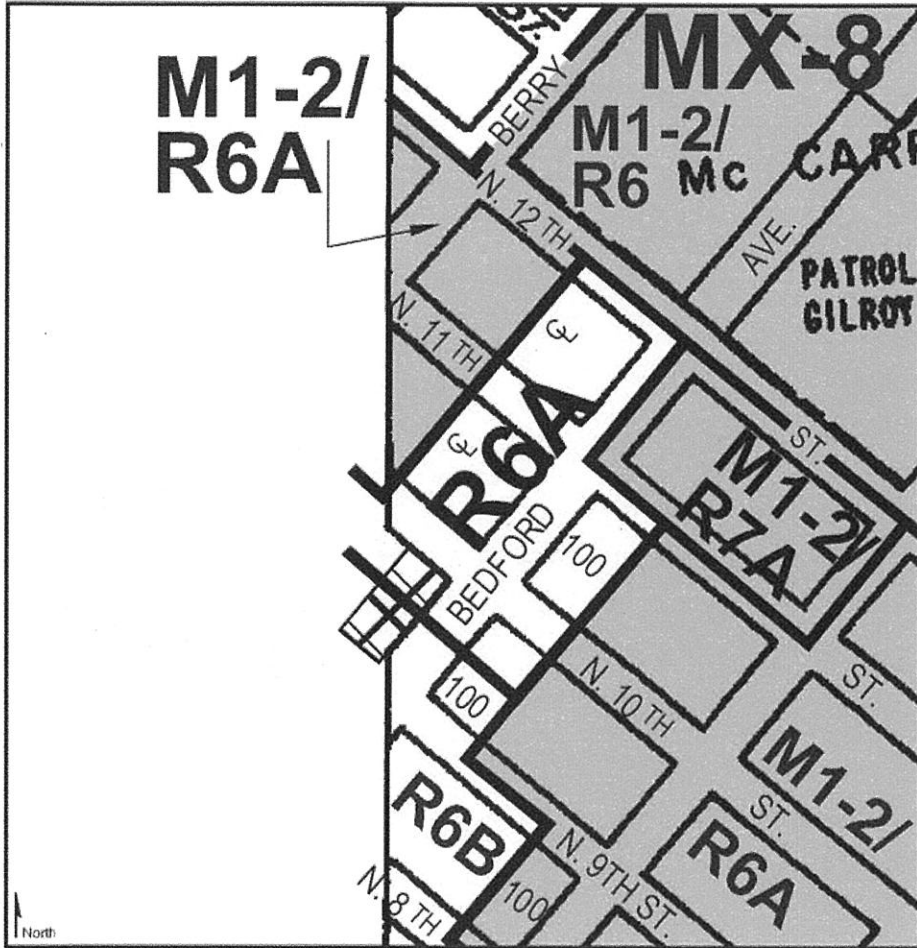


143 NORTH 10TH STREET (LOT 120)

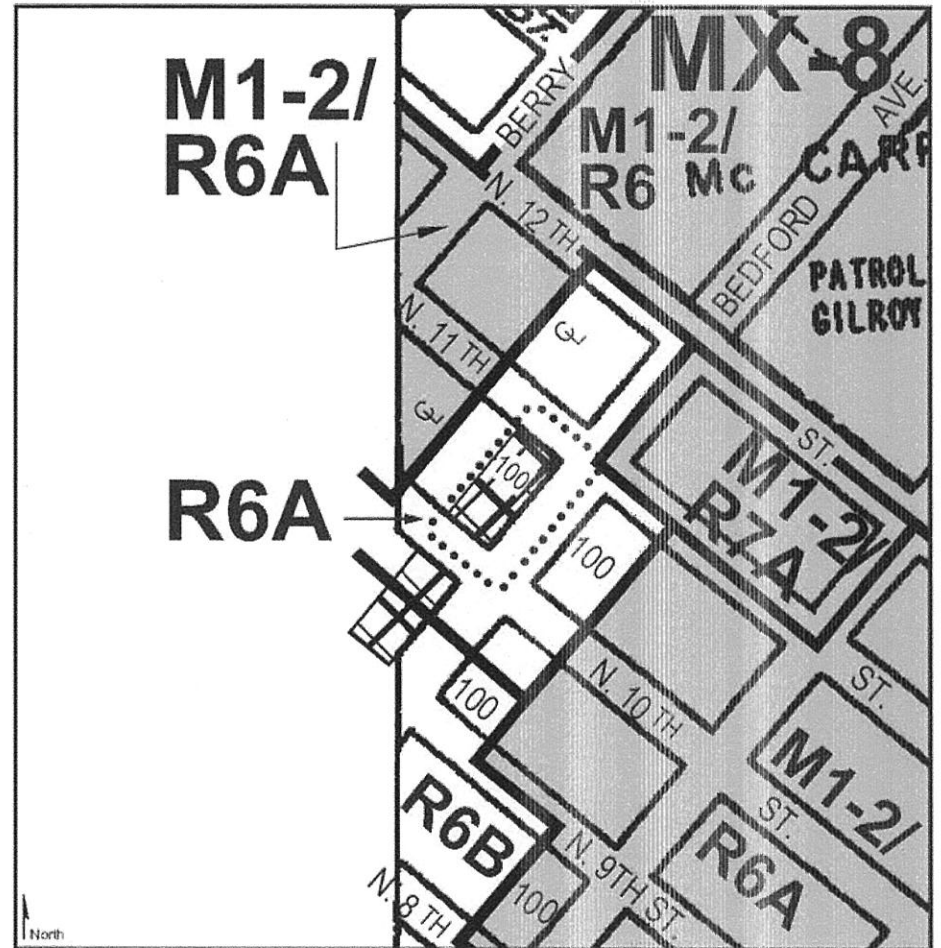
- one-story garage



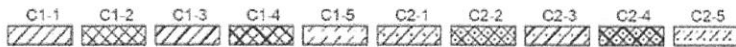
ZONING MAP COMPARISON



Current Zoning Map (13a)



Proposed Zoning Map (13a) - Project Area is outlined with dotted lines
Rezoning from R6A to R6A/C1-4

















Land Use/Area Map
 116 Bedford Avenue, Brooklyn
 Block 2297, Lot 16

Project Information

-  600' Radius
-  Development Site
-  Project Area
-  Zoning Districts
-  Special Districts

Existing Commercial Overlays

-  C1-1
-  C1-2
-  C1-3
-  C1-4
-  C1-5
-  C2-1
-  C2-2
-  C2-3
-  C2-4
-  C2-5
-  Subway Entries
-  5037 Block Numbers
-  Property Lines
-  5 Number of Floors

Land Uses

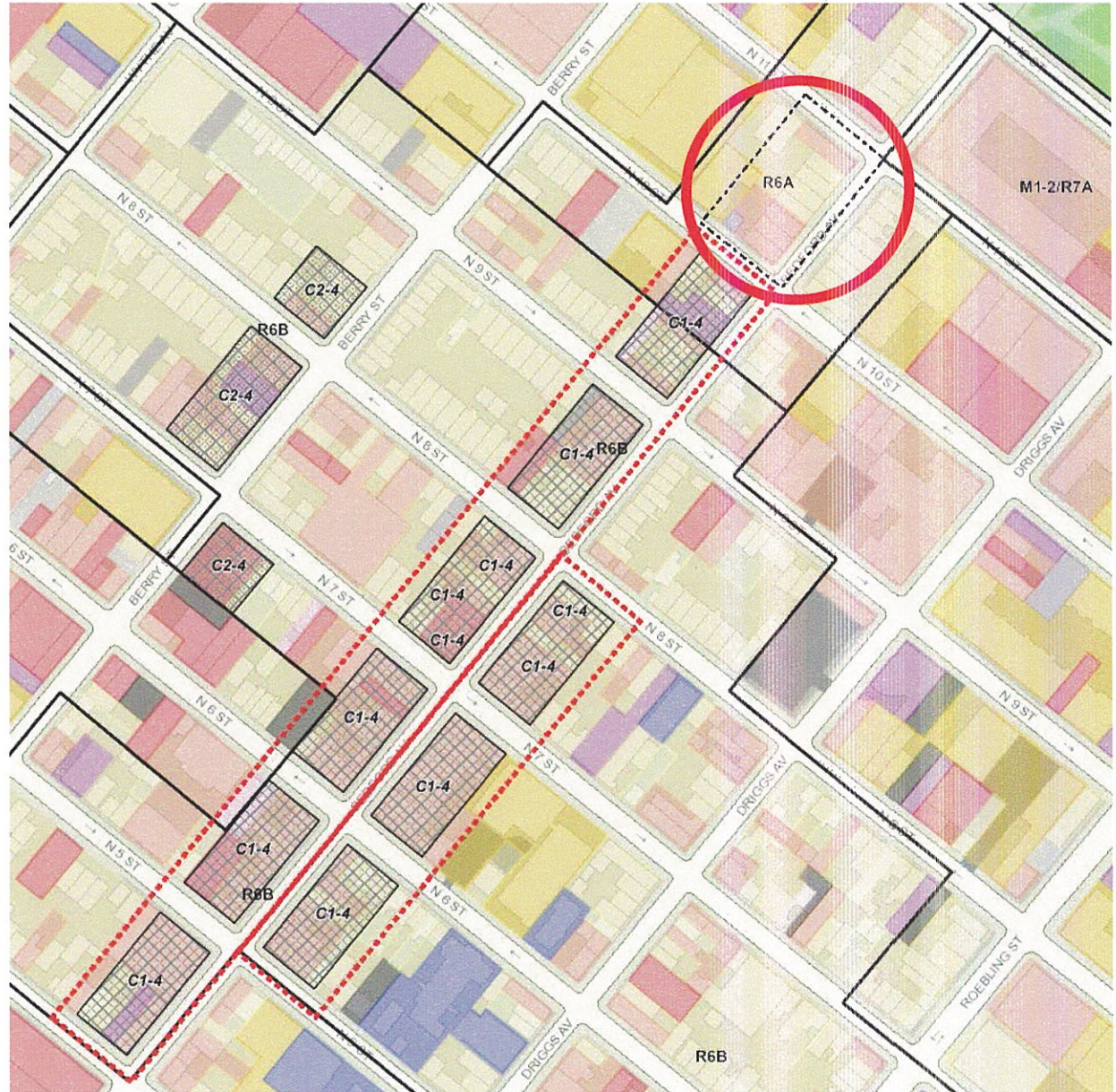
-  One & Two Family Residential Buildings
-  Multi-Family Residential Buildings (Walk-up)
-  Multi-Family Residential Buildings (Elevator)
-  Mixed Residential & Commercial Buildings
-  Commercial/Office Buildings
-  Industrial/Manufacturing
-  Transportation/Utility
-  Public Facilities & Institutions
-  Open Space
-  Parking Facilities
-  Vacant Land



600 Feet

REZONING RATIONALE

- consistent with C1-4 commercial overlays currently mapped on Bedford Ave. from N 4th St. to N 10th St.
- brings local commercial uses into conformance with zoning
- permits new commercial use in line with existing patterns in the area, enhancing the mixed-use character of Bedford Ave.
- will not alter currently permitted R6A bulk (maximum height or FAR)

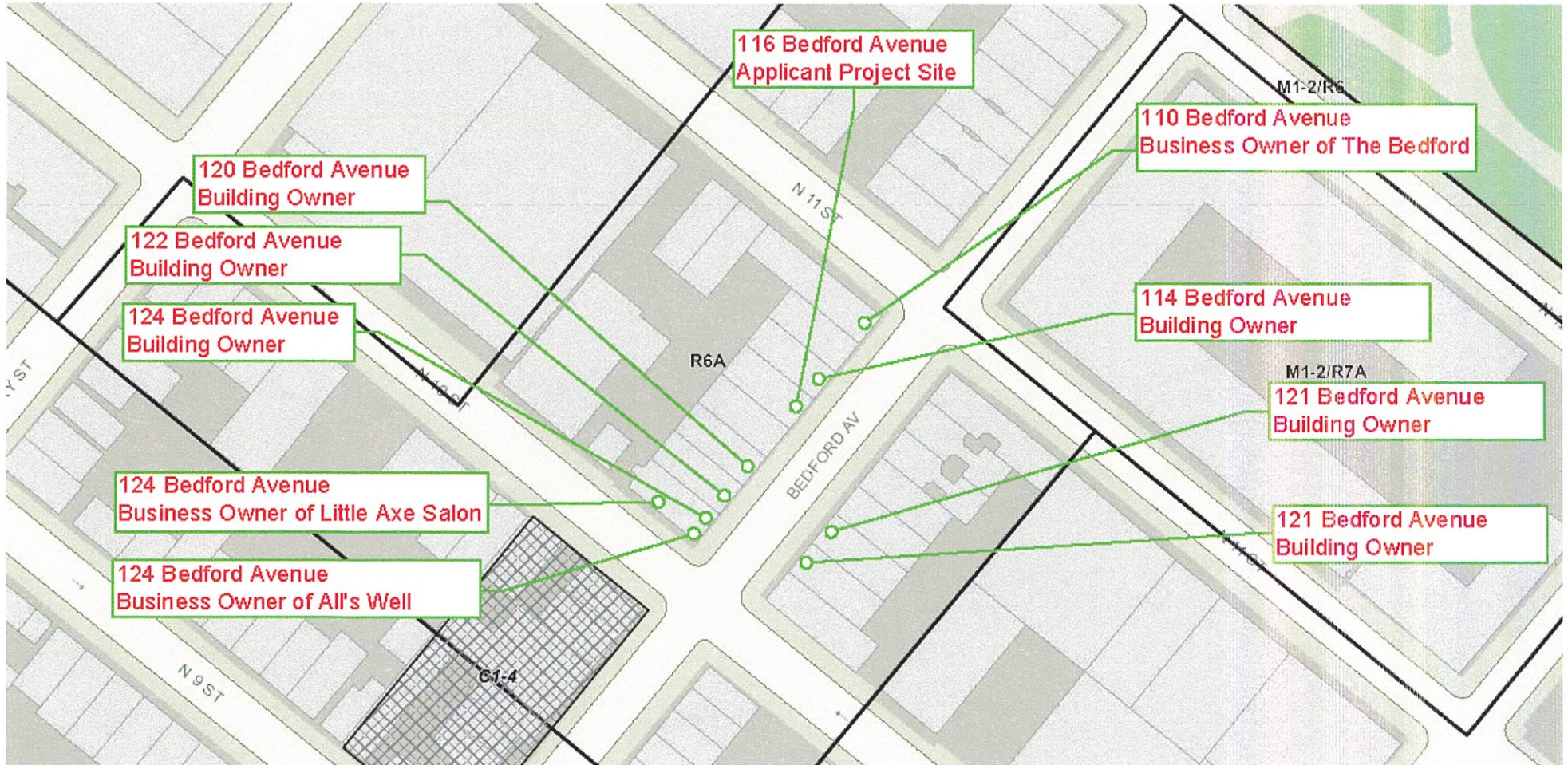


REZONING RATIONALE

- Five of eight buildings configured for ground floor commercial use, representing 125 ft. (62%) of the frontage along Bedford Avenue
- In comparison, only two of the eight buildings on the block front are entirely residential, representing 50 ft. of frontage (25%) on Bedford Avenue



NEIGHBORHOOD SUPPORT



The majority of the affected building owners (5), including the Applicant, and all of the active business owners (3) within the proposed rezoning area support the rezoning, as well as the owner of two residential buildings across the street.

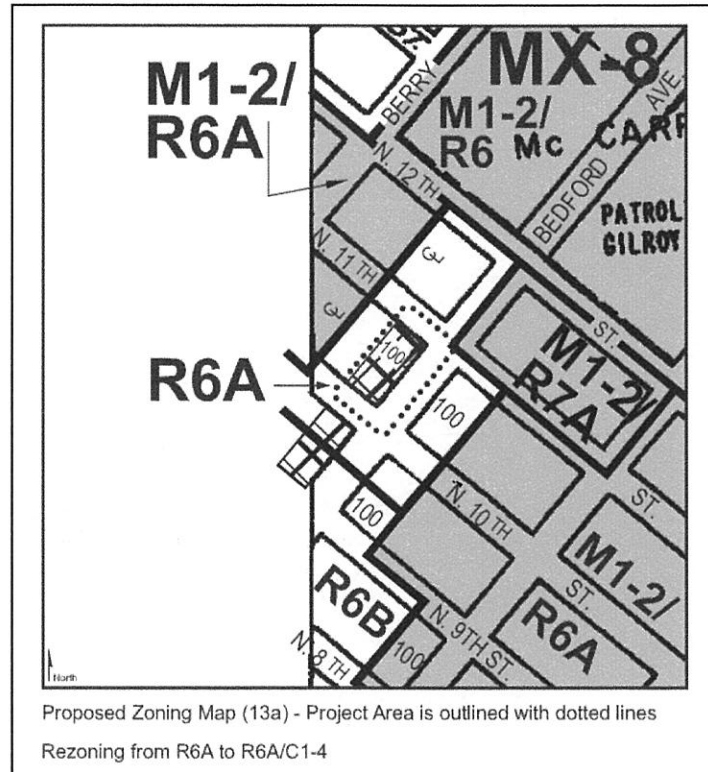
CPC APPROVAL

- The proposed zoning map amendment would facilitate the use of the ground floor at 116 Bedford Avenue for commercial use and would bring five other commercial uses currently located on the ground floors of similar mixed-use buildings on the block into conformance with zoning.
- C1-4 commercial districts allow local retail uses on the ground floors of residential buildings and are mapped one block south of the project area, between South 10th and South 9th Streets as well as along other portions of Bedford Avenue throughout the area and provide local neighborhood services.
- The Commission believes that extending an existing C1-4 district to include the proposed project area would be consistent with the land use pattern along the Bedford Avenue corridor, one of Williamsburg's major commercial thoroughfares.

APPLICANT COMMITMENTS

- Designate a primary point of contact, a superintendent or management company representative, to receive and address concerns relating to 116 Bedford Avenue. Provide the contact information for the primary point of contact to the community.
- Provide contact information for the commercial tenant of 116 Bedford Avenue to receive and address immediate onsite concerns, including any unreasonable noise levels or security concerns.
- Require a commercial tenant to consult a sound engineer, and, as recommended, install sound attenuation materials with a minimum sound transmission class in the interior of the ground floor commercial space at 116 Bedford Avenue.
- Require a commercial tenant to limit the hours of, as applicable, sidewalk café use at 116 Bedford Avenue.
- Install security cameras and/or lighting installed at the exterior of 116 Bedford Avenue to minimize safety concerns and agreement to work with the community to ensure the appropriate level of the exterior lighting.

116 BEDFORD AVENUE REZONING



Applicant:

116 Bedford Avenue, LLC c/o Brooklyn Standard Properties
265 Canal St. #215
New York, NY 10013
(646) 807-8160

Representative:

Sheldon Lobel, PC
18 E 41st St., 5th Fl.
New York, NY 10017
(212) 725-2727

116 BEDFORD

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: 1/23/18

(PLEASE PRINT)

Name: RICHARD LOBEL - SHELDON LOBEL PC

Address: 18 E 41ST ST 5TH FL NYC 10017

I represent: 116 BEDFORD LLC

Address: 116 BEDFORD AVE BROOKLYN NY

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

116 BEDFORD

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: FRANK ST. JACQUES SHELDON LOBEL PC

Address: 18 E 41ST ST 5TH FL NYC 10017

I represent: 116 BEDFORD AVE LLC

Address: 116 BEDFORD AVE BROOKLYN NY

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

587-517 Bergen St.

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: 1/23/18

(PLEASE PRINT)

Name: KATE CRASSWELLER

Address: 590 BERGEN ST.

I represent: Bergen + Dean St Block Association

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. 44004-2018 Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: JOSEPH RINESMITH

Address: 666 FIFTH AVENUE NY, NY 10103

I represent: 1121 of DELAWARE LLC

Address: 115 UNDERHILL AVENUE, BROOKLYN, NY

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