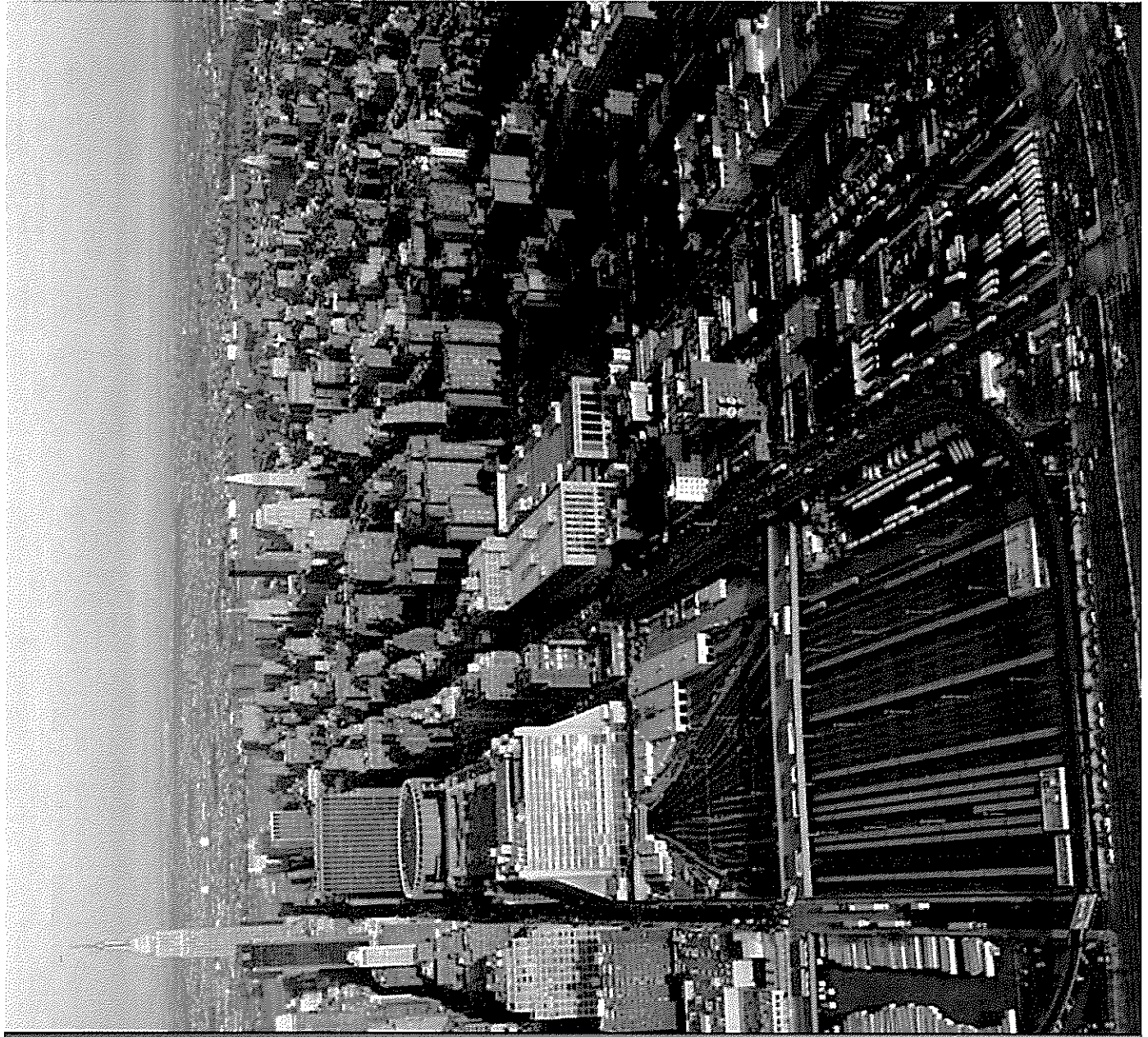
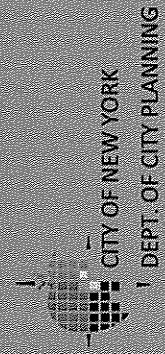


# Hudson Yards Parking Text Amendment

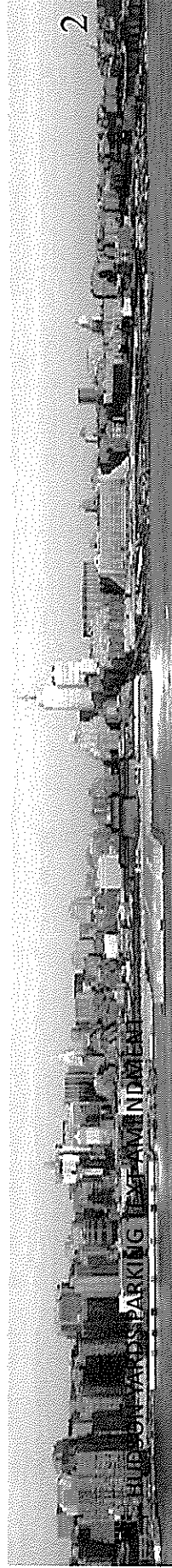
April 2010



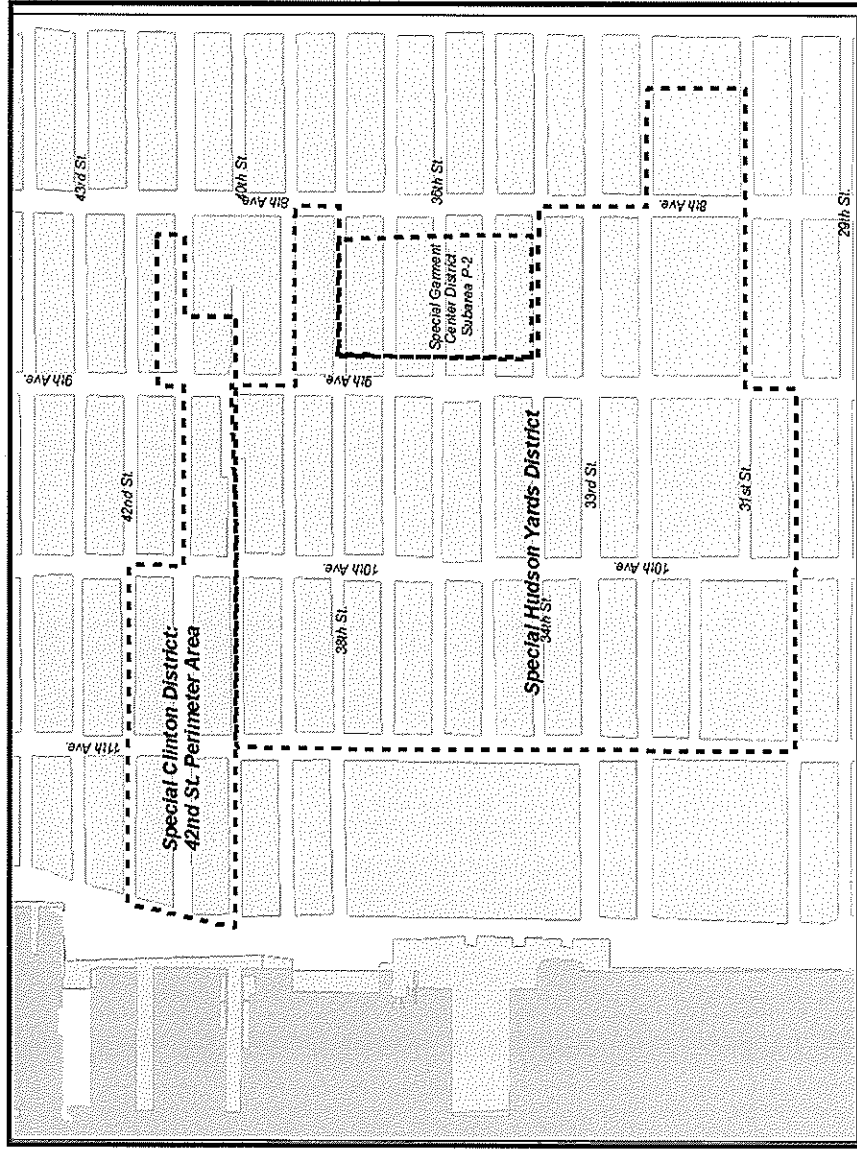
# Hudson Yards Parking Regulations

## Proposal Objectives

- Establish a target for future parking supply for existing and future users of parking in the Hudson Yards Area
- Cap the amount of permitted parking in the Hudson Yards to meet projected demand
- Allow *no more* additional parking than needed by these users of Hudson Yards parking
- Seek a balanced approach to meeting demand and encouraging modal shifts.



# Hudson Yards Parking Regulations Applicability



- All of Special Hudson Yards District
- Preservation Area P2 of Special Garment Center District
- 42nd St. Perimeter Area of Special Clinton District

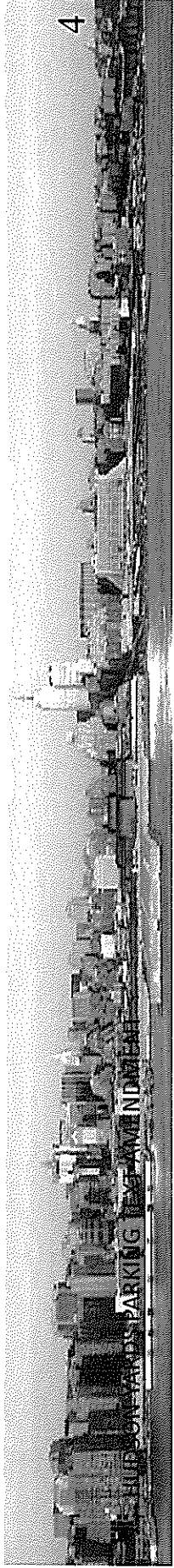




# Hudson Yards Parking Regulations

## Current Rules

- Required parking applies to zoning lots > 15,000 s.f.
- For residences: 33% of market-rate, and 25% of subsidized units required, and up to 40% permitted
- For commercial and community facility uses, 0.3 spaces per 1,000 square feet of floor area required, and up to 0.325 spaces per 1,000 sq. ft. of floor area permitted
- All parking may be public, except in two primarily residential subareas





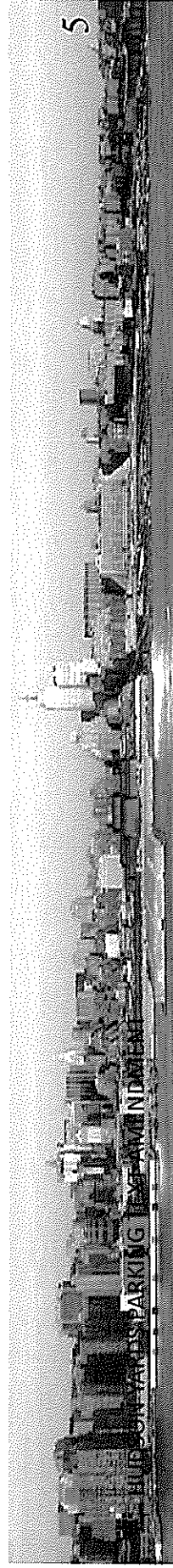
# Hudson Yards Parking Regulations

## Proposed Text Amendment Summary

---

---

- No required off-street parking
- Reduced ratios for permitted parking
- Permit off-street parking only as needed to meet the demand of new development – “hard cap” of 6,084 spaces (Hudson Yards Development Parking Supply)
- Maintain public parking “reservoir” of 821 spaces to serve pre-2005 workers and residents, Javits Center and pre-2005 Midtown commuters (Reservoir Parking Supply)
- No additional public or accessory parking facilities by special permit, except where “reservoir” falls below 821 spaces
- Future off-street parking capped at 6,905 spaces (6,084 + 821)



# Hudson Yards Parking Regulations

## Proposed Permitted Parking Ratios

### Residences

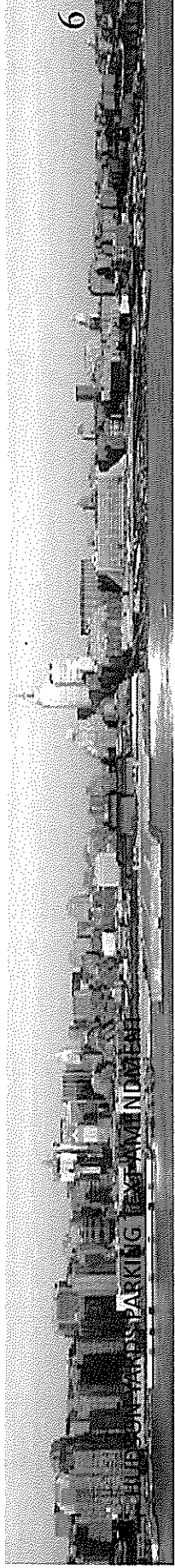
- 30% of market-rate dwelling units
- 8 % of units qualifying as affordable housing under Inclusionary Housing provisions
- To be used exclusively by residents

### Offices

- 0.16 parking spaces per 1,000 sq. ft. of floor area
- No cap on total number of spaces per development
- Public use allowed

### Hotels

- 15% of rooms, up to 150 spaces
- May not exceed .16 spaces per 1,000 square feet of floor area
- Public use allowed



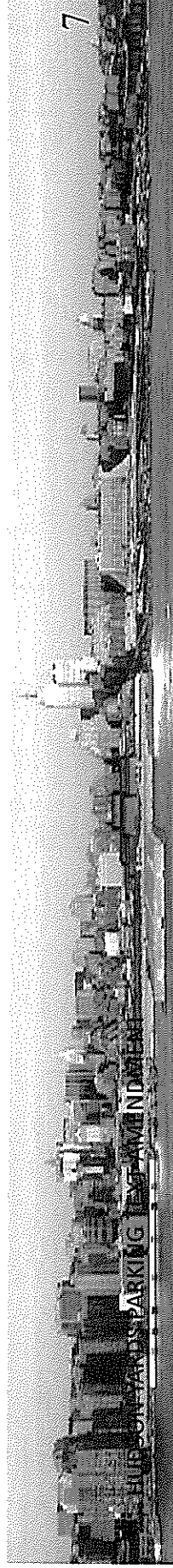
# Hudson Yards Parking Regulations

## Development Parking Supply

---

---

- Parking facilities in buildings constructed since Hudson Yards enactment
- Public parking garages pursuant to post-2005 special permits
- Newly constructed parking facilities under the amended permitted parking ratios
- Eastern Rail Yard parking
- Future parking pursuant to variance





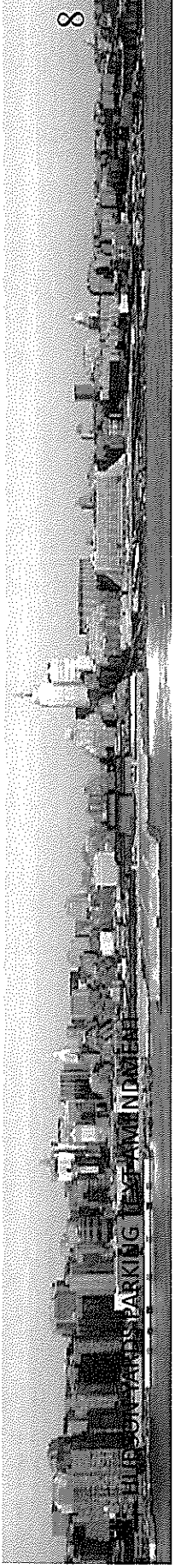
# Hudson Yards Parking Regulations

## Reservoir Parking Supply

- Demand for public parking in the area expected to decline by 2025 due to completion of #7 subway extension
- Result is a 3,600-space “surplus reservoir parking supply”
- The “surplus” is updated beginning May 5, 2009
- The sum of updated surplus and total HY development parking supply cannot exceed the “hard cap” of 6,084

### Adjusting the Reservoir Surplus

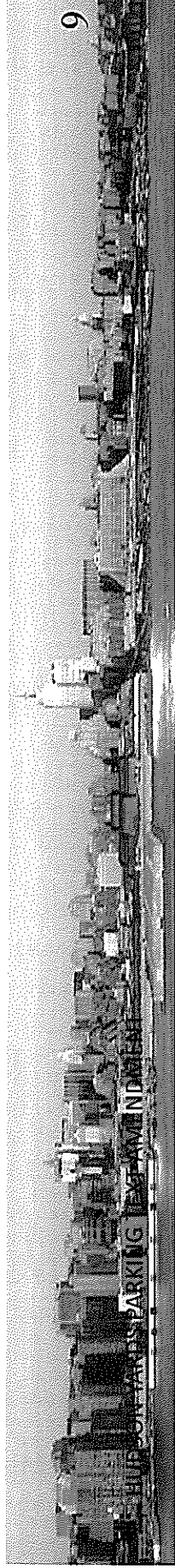
- Reservoir Surplus increased by parking spaces constructed since HY enactment, to the extent parking exceeds the amended permitted ratios
- Reservoir Surplus decreased to account for:
  - Discontinuance of facilities or reductions in capacity
  - Post-survey developments that provide no parking, or less than permitted



# Hudson Yards Parking Regulations

## Reservoir Parking Supply Deficit

- In the event that the “Reservoir Surplus” calculation becomes a “deficit”:
  - Office development may provide up to 33 percent more parking as-of-right and a greater increase by City Planning Commission special permit
  - Hotels may provide the number of spaces permitted by the Special Parking Regulations applying in Manhattan CD’s 1-8
- Any such increased parking is limited to the amount of the “deficit”

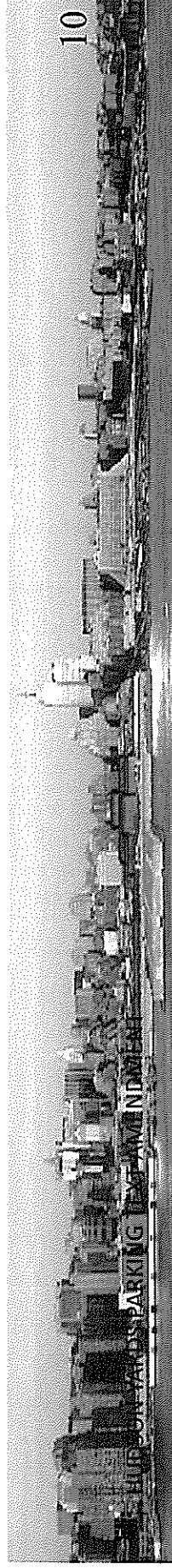


# Hudson Yards Parking Regulations Administration

---

---

- Updating and posting of parking calculations
  - Regularly updated by DCP staff
  - Presented in a form easily accessed by the public
  - Shall include the current Hudson Yards development parking supply, reservoir parking supply, and reservoir surplus or reservoir deficit
- CPC Chair certification that parking is allowed by zoning required prior to DOB issuance of permits for off-street parking
- CPC Chair certification lapses after two years if substantial construction has not occurred





## FOR THE RECORD

My name is Ward Dennis. I am a resident of Williamsburg and serve as the chair of Community Board 1's Land Use Committee and Co-chair of Neighbors Allied for Good Growth. I am here today to express my concerns about the Rose Plaza rezoning.

For years, our community has been looking for the right balance between density and affordable housing, and we are still looking.

There are a number of fundamental land-use issues that led CB1 to vote for modifying this proposal.

First among these is the amount of affordable housing. We have always taken the position that 20% is a base amount, not a cap. The applicant in this case is asking not just for a rezoning but also for a series of special permits that in one way or another enhance the value of the project. We agree with Marty Markowitz that the applicant should provide additional affordable housing in return for the special permits.

Our community also needs affordable housing at all levels of affordability, which is why we stipulated that it is appropriate for the additional 10% of affordable housing to be affordable at higher income levels.

As I said, we are looking for the right balance in all of the zoning actions we review. And while the affordable housing is out of balance here, we do believe that the overall density of the project is appropriate, in that it matches the density of other waterfront developments. Even at this density, though, there will be significant impacts on transit and other infrastructure in the neighborhood.

We also support the applicant's open space modifications, in that they provide a slight increase in required open space and public accessibility within the visual corridor. We ask, however, that the applicant be required to build out the entire street-end park at the foot of Division Avenue.

This project needs to be made better to meet the needs of the community.

4/7/10

**AFTERNOON**

**FOR THE RECORD**

**Good Morning to all**

**Thanks for giving me the opportunity to represent to you facts and a little background of my involvement in this community for over 35 years and in full support of Rose Plaza and ask you to vote in favor.**

**I stand here before you as the representative of Roberto Clemente Plaza Tenants Association as well as Bedford Gardens which reside over 1200 families multi ethnic for over 30 years, advocating safe, well secured, well maintained and affordable housing.**

**In both places the waiting list for 1-2 bedrooms in the current vacant ratio will take an external applicant over 10 years to get in, not to mention the long waiting list of NYCHA.**

**At a time in this economy crises, jobs and affordable housing is so desperately needed, here in the Williamsburg/Greenpoint waterfront rezoning we have according to New York Magazine and the NY Times 57-67 construction sites on hold for various reasons which leaves a total of over 20-30,000 jobs that are not there.**

**We have yet to find a solution of how to boost the economy, create jobs and get the affordable housing, BUT at the same time in today's reports there will be no more section 8 vouchers given to the poor and needy.**

## FOR THE RECORD

Living rock throwing distance for the proposed Rose Plaza Site, I urge, plead and beg this committee not to fall for political correctness or for any political pressure and approve this site.

At the end of the day this committee will have to answer not only to themselves on why it voted down this plan, but it will also has to know that it's playing with fire, with people lives and jobs and with the future of the entire waterfront rezoning.

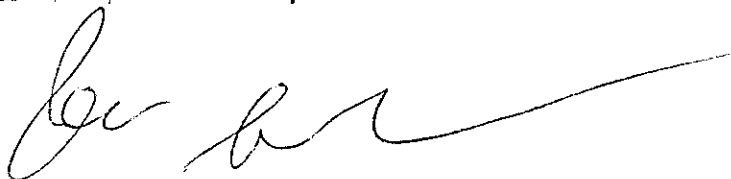
Changing the rules in the middle of the game is not the way it's played in the legal system, the opposition of this plan is now based on the 20% that was approved by the entire City Council and even if an additional 5-10% should be added, it will be the size of the units that will become and issue.

Based on the last approval of the land use committee on the Broadway Triangle where 31 acre's of city land we heard that 800 affordable units will be allocated, it is HPD's presentation in court that only 448 affordable units will be committed on city owned land.

Now just calculate how much affordable of a private developer has to give on 3.8 acre.

Thank You

ISAAC A BRAHAM





My name is William Hogan and I am a resident of the Grymes Hill/Sunnyside area and am speaking in support of the contextual rezoning application and extension of the Special Hillside Preservation Area to the steepest slope.

The majority of this area is built on a steep slope with narrow roads which curve to follow the contour of the hillside, many of these narrow roads are one way and there is no ability to widen the roads as the neighborhood is built up and traffic flow increases.

The neighborhood is a small area consisting primarily of single family detached houses but also includes two family homes and a number of small apartment buildings. There is a miniscule amount of buildable land and recent years have seen builders come in to this neighborhood and tear down existing affordable one family homes and replace them with two family homes costing a great deal more. The demolition also has a deleterious effect on the hillside as often retaining walls must be built and trees cut down. This effects the drainage in an area where catch basins are few and far between. While the extension of the special hillsides area would not prohibit building, retaining walls or the cutting down of trees the SHPA gives guidance to residents and builders alike as to how to build responsibly in an environmentally sensitive way.

This neighborhood has been built up over many years and provides well built, affordable housing and a quality of life which many New Yorkers strive for. The hillside is both beautiful and fragile, and also provides natural drainage which once lost can not be regained. We, as a community, don't seek to stop development or building. Rather, we seek to plan for the future, so that new building projects, whether it is by one of our neighbors renovating his or her home or a builder tearing down an existing home to build a new home, take into consideration the density of this already built up area, the nature of the existing structures, the narrow one way streets and the steep slope of the hillside.

Thank you.

Jeremy Dawson  
475 Kent Ave #1106  
Brooklyn NY 11211

## FOR THE RECORD

April 4, 2010

To the members of the City Council,

My name is Jeremy Dawson and I am a resident of 475 Kent Avenue, across the street from the proposed development on the Kent waterfront and am vigorously opposed to the idea of granting rezoning and "greenlighting" the project.

I second many of the concerns expressed by other area residents about the ability of this developer to pull off this project financially and safely, and firmly believe that this project represents unnecessary development at this time.

I have lived in Williamsburg for eighteen years and have seen it grow and change and develop. Bedford Avenue on the Northside is a far cry from what it once was and there are many new condos and developments stretching up into Greenpoint and east toward Bushwick. But in those areas this has gone hand in hand with an evolution in the community. This is part of what has always made New York a dynamic city. Groups of immigrants or artists or whomever populate an area, bringing with them their aesthetic and customs and cuisine and gradually reinvent it.

But I am curious how many of you have actually been to this site and walked down Kent Avenue or around this specific in recent years. If you have not I don't believe you can fairly vote on this provision. The waterfront, and this area South of Broadway are different than the northside. In my observation, the people who these projects are geared toward are not moving here because they want to live on this desolate stretch of Kent Avenue, they are coming because they want to live in a new shiny tall building with a view that is close to Manhattan. Sure there will be some short term boom in construction jobs but these residents, unlike the people of the "softer" gentrification of the northside, are not planning to open boutiques and restaurants down the road and build the community, they are planning to commute in and out of their buildings to their jobs in other places.

Schaeffers landing, just up the street from this proposed site, has a water taxi to wall street, an underground parking lot and a shuttle bus that goes up the mile and a half to the Bedford Avenue subway stop. The commercial spaces in the building sit empty (as do the spaces in almost all the developments along Kent even on the northside) and I almost never see a person walk in or out of the massive tower. To me this represents what this unnecessary development will become - a luxury ghettoization of the waterfront that gives nothing back to its neighbors.

I urge you to vote against this rezoning measure as something that will be BAD for the neighborhood. Shortsighted development is not good for Brooklyn in the long run. The areas of Brooklyn that are now shining - Carroll Gardens, Ft. Green, Williamsburg Northside etc were all "redeveloped" in a slower more organic fashion, not in a sterile and impersonal fashion that will provide NOTHING to the community and area.

Sincerely

Jeremy Dawson  
917-806-5900

## **FOR THE RECORD**

April 7, 2010

Bill Nogosek  
475 Kent Ave #409

I am against the Rose Plaza Development.

1. The neighborhood needs more affordable housing.
2. The developer has no credibility, allowing him to develop is risky
3. The era of luxury development is over, we do not need more luxury development



# Residential Streetscape Preservation

*Text Amendment*



# GOALS AND OBJECTIVES

- Goal 1:** Strengthen front yard planting requirements in R1 to R5 districts
- Goal 2:** Apply stricter rules for curb cuts and front yard parking in R3, R4 and R5 single and two family districts
- Goal 3:** Reinforce original intent of zoning regulations affecting residential parking and planting rules and address a court decision that defines, for purposes of curb cut regulations in ZR 25-633, “development” as a new building, not an existing building
- Goal 4:** Introduce new curb cut rules to preserve streetscape character and on-street parking spaces. Many residential districts have no curb cut rules today.
- Goal 5:** Add streetscape character and pedestrian movement findings for curb cut authorizations in Manhattan Community Districts 1 – 8 & Queens Community Districts 1 & 2 and clarify finding of “need” in Section 13-551
- Goal 6:** Ensure adequate parking is provided for new dwelling units added to existing buildings in R3 and R4 districts.

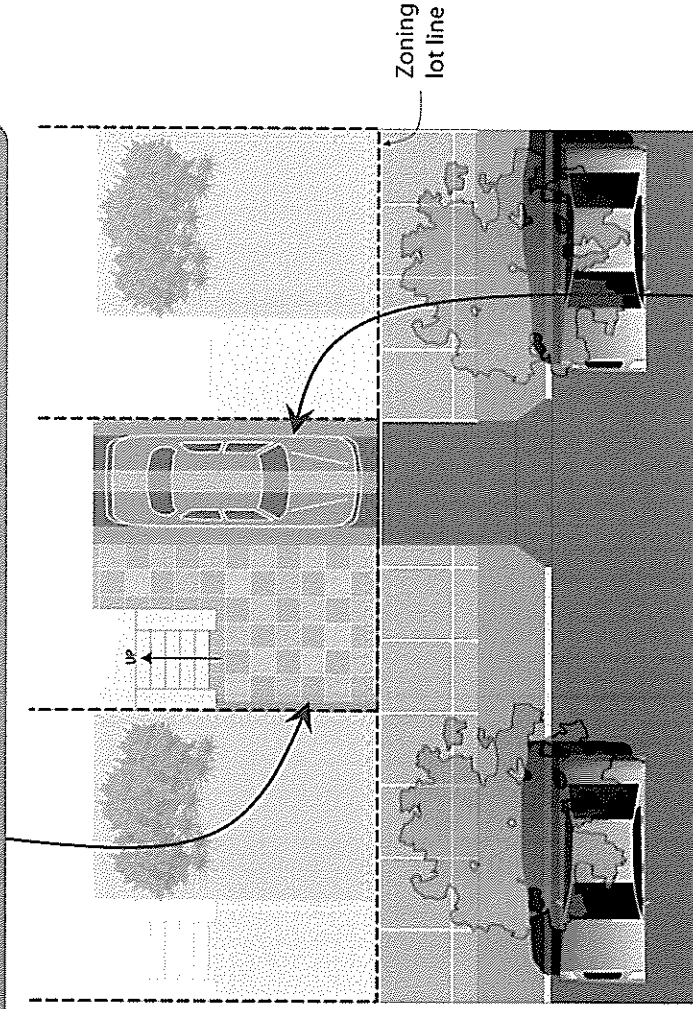


# FRONT YARD PLANTING REQUIREMENTS

## Applicable to R1, R2, R3, R4, R5 districts

### EXISTING RULES

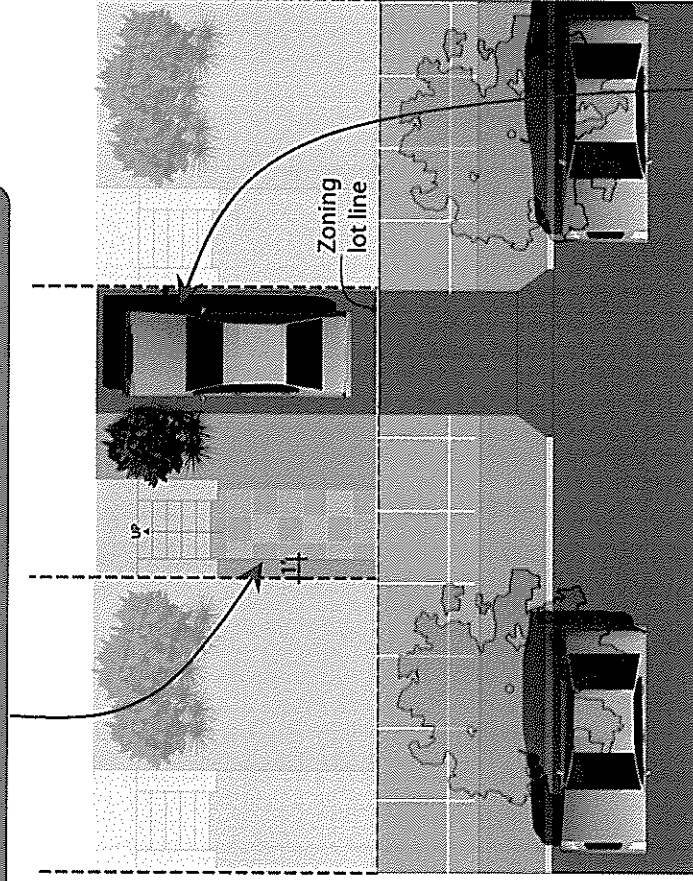
Very narrow planting strips can count towards minimum planting requirement



Planting areas within driveways can count towards minimum planting requirement

### PROPOSED RULES

Planting strip must be at least one foot wide

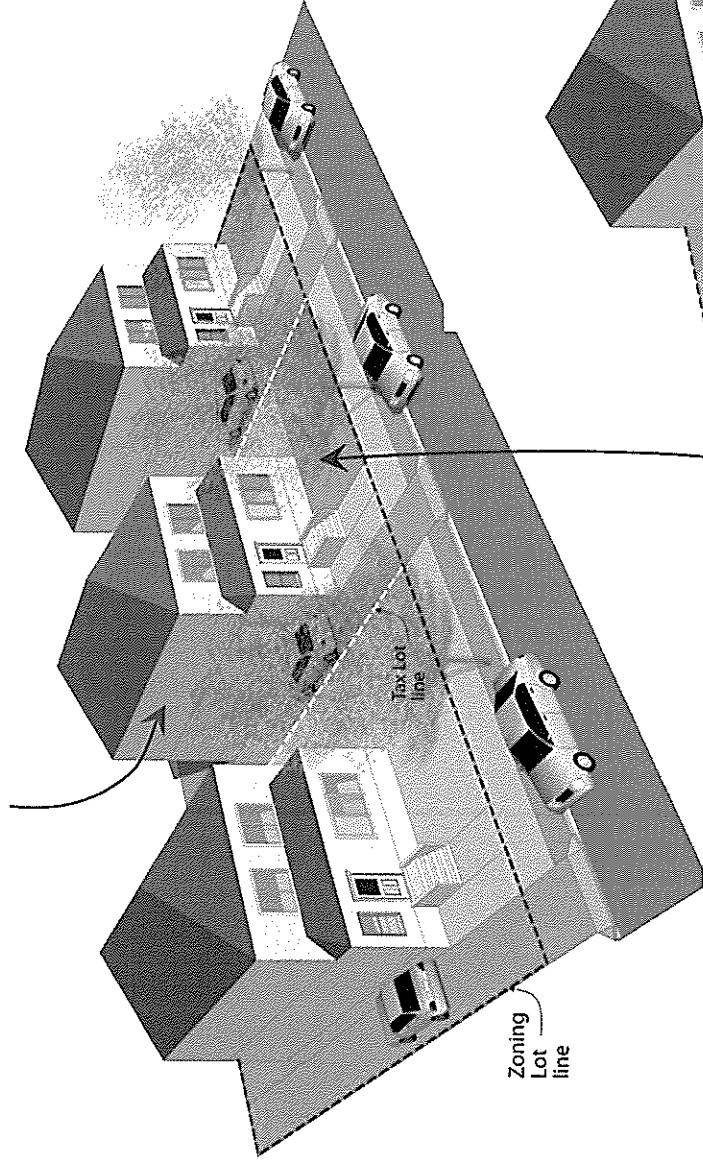


Planting areas within driveways will be permitted but cannot be used to fulfill front yard planting requirements

# FRONT YARD PLANTING REQUIREMENTS

Applicable to R1, R2, R3, R4, R5 districts

DETACHED BUILDINGS ON SAME ZONING LOT

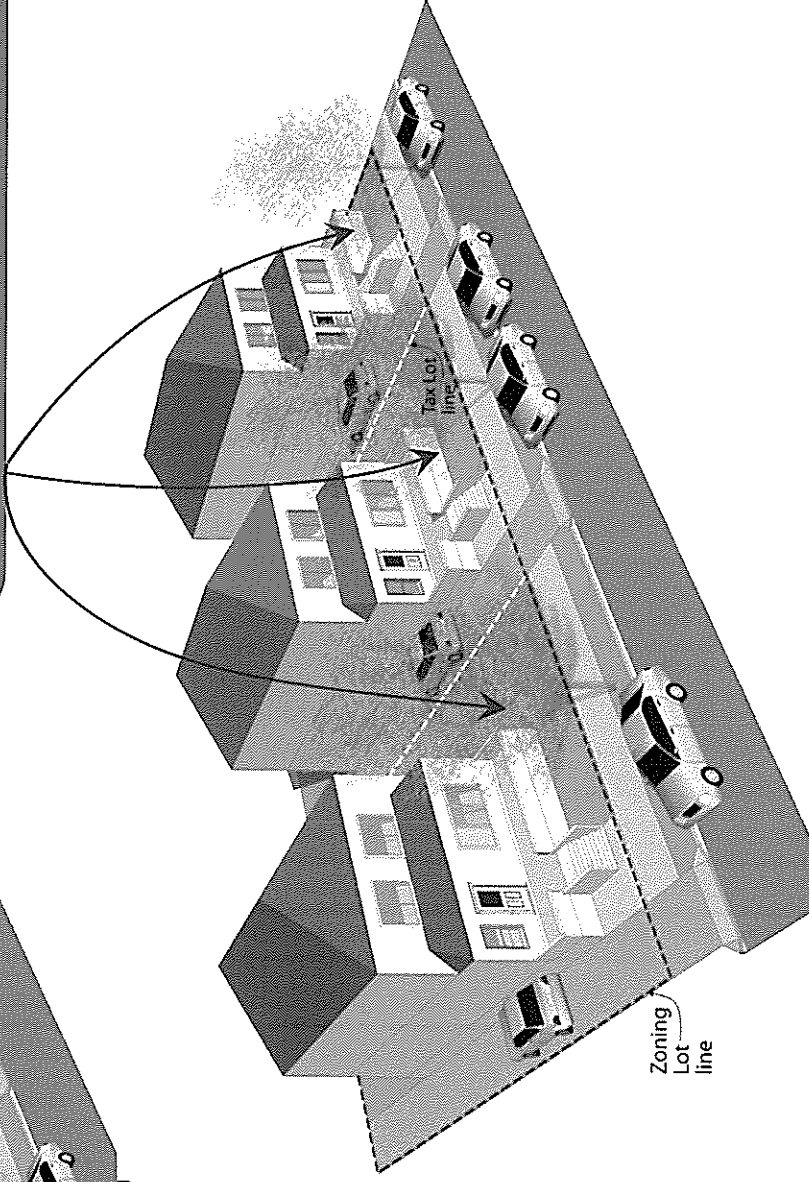


EXISTING RULES

For multiple buildings on a single zoning lot, planting requirement can be aggregated to one side of zoning lot

PROPOSED RULES

For multiple buildings on a single zoning lot, planting requirements apply individually to each building

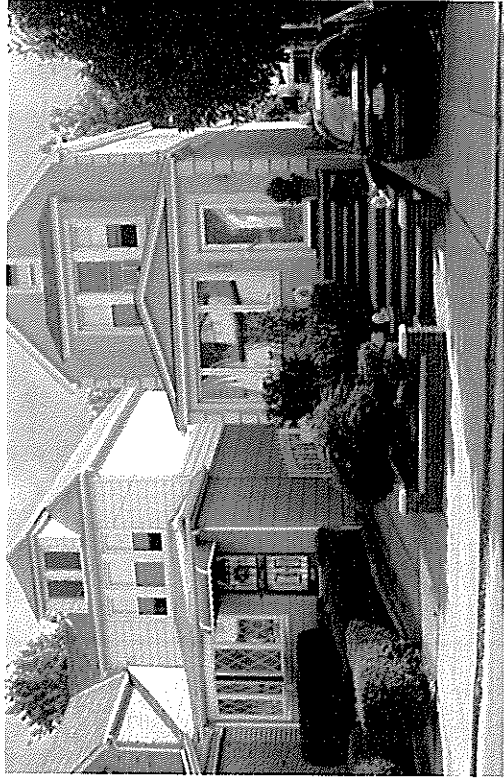




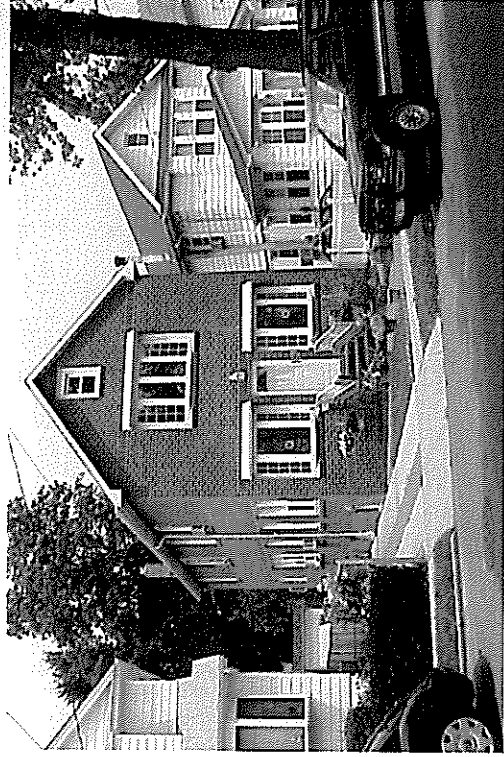
# R3A, R3X, R3-1, R4A, R4-1, R5A DISTRICT STREETSCAPES

These districts are characterized by narrow lots and parking in side yard driveways.

**R3A Forest Hills, Queens**



**R3A Robertson Place, Bronx**



**R4-1 Bay Ridge, Brooklyn**



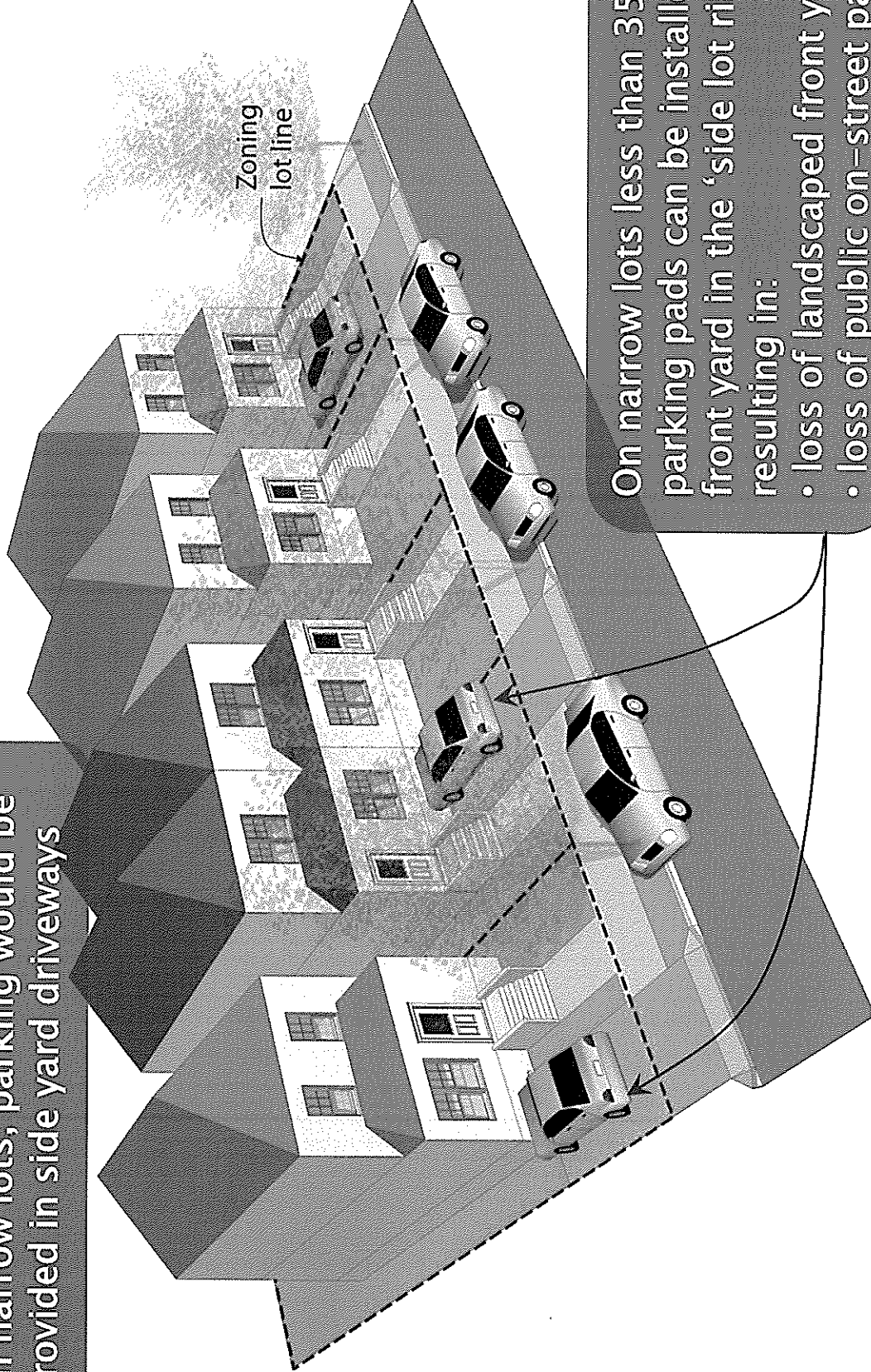
**R4A Woodlawn, Bronx**



# EXISTING PARKING LOCATION RULES

## R3A, R3X, R3-1, R4A, R4-1, R5A districts

The existing rules anticipated that on narrow lots, parking would be provided in side yard driveways



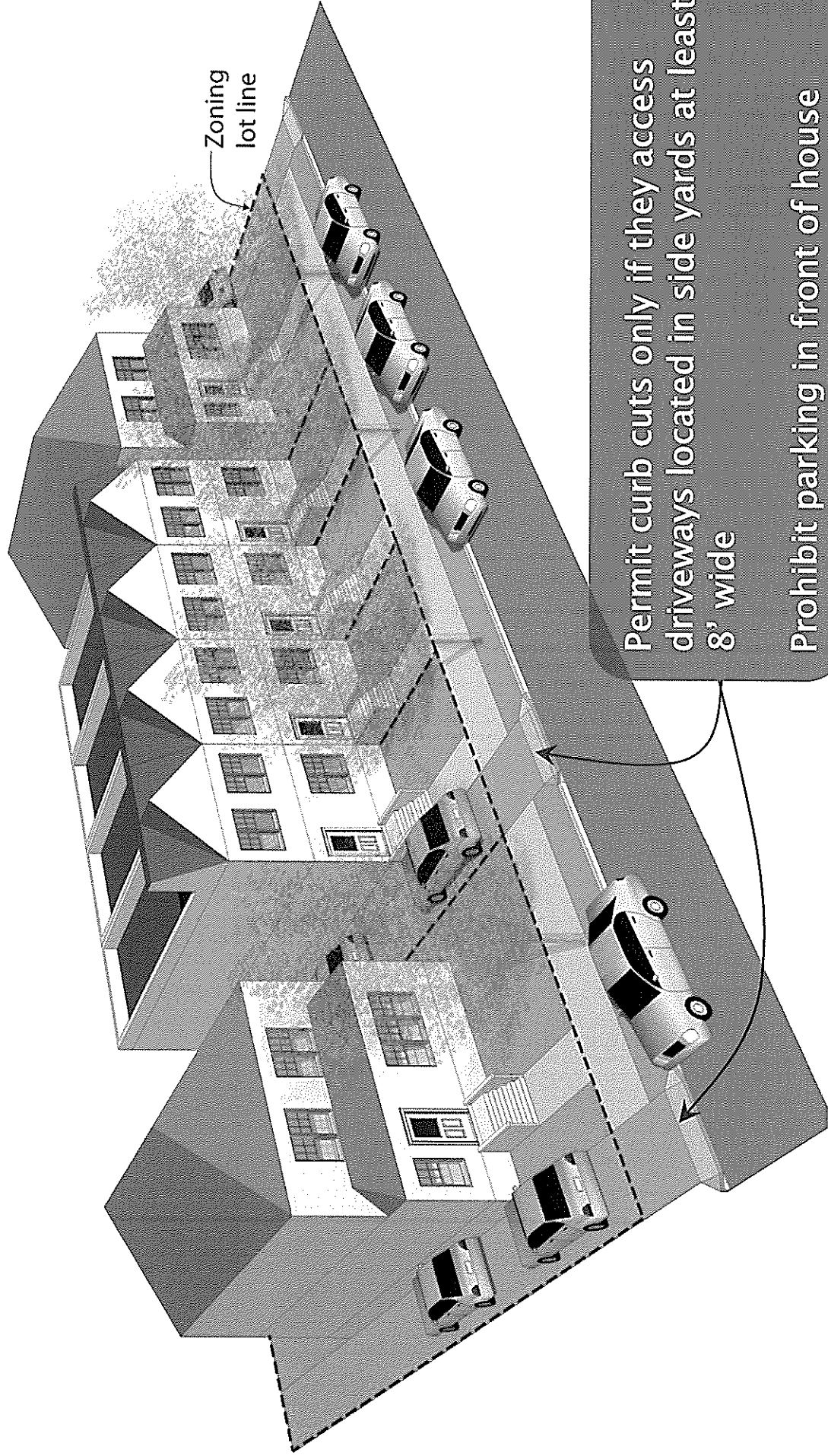
On narrow lots less than 35' wide, new parking pads can be installed in the front yard in the 'side lot ribbon', resulting in:

- loss of landscaped front yard
- loss of public on-street parking space



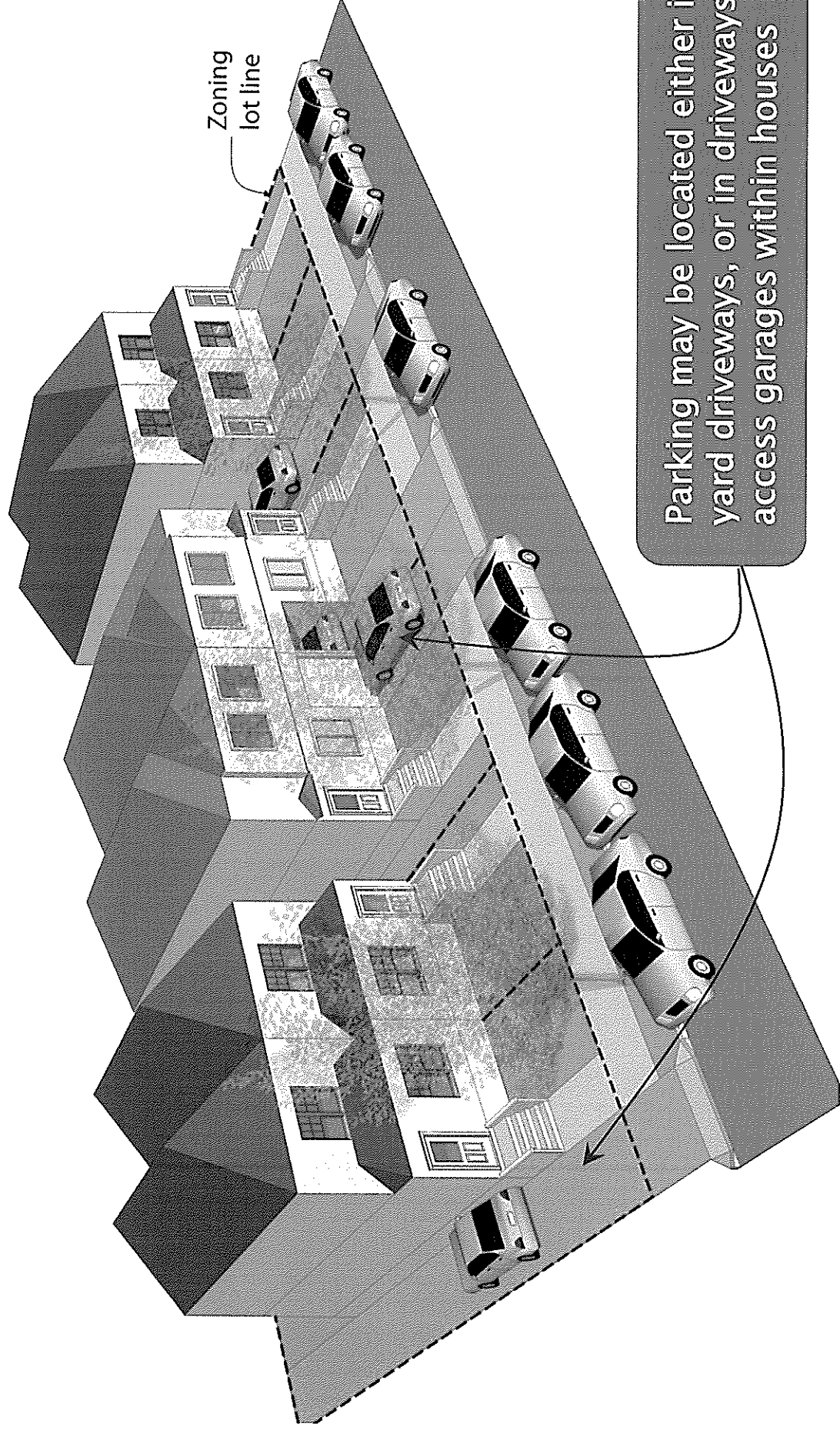
# PROPOSED RULES (detached & attached example)

**R3A, R3X, R3-1, R4A, R4-1, R5A districts  
Narrow lots (less than 35' wide)**



# PROPOSED RULES (*semi-detached example*)

**R3-1, R4-1 districts**  
**Narrow lots (less than 35' wide)**



Parking may be located either in side yard driveways, or in driveways that access garages within houses



# R4B, R5B, R6B, R7B, R8B STREETSCAPES

“B” district streetscapes are characterized by planted front yards and no front yard parking

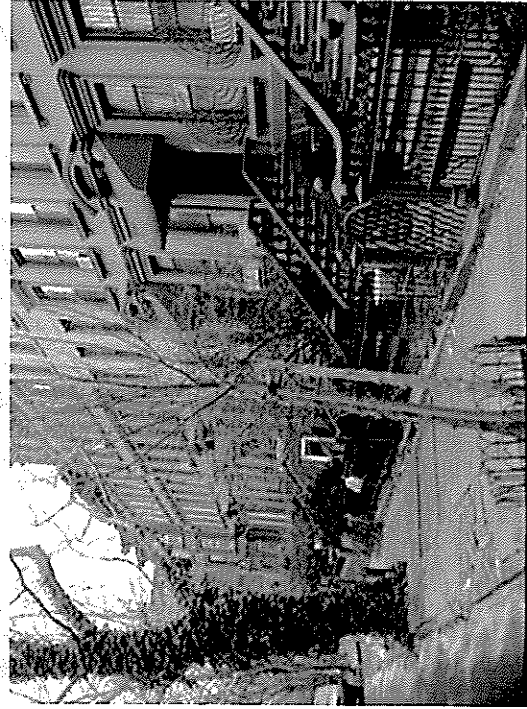
R4B Middle Village, Queens



R5B Bedford Park, Bronx



R6B Park Slope, Brooklyn

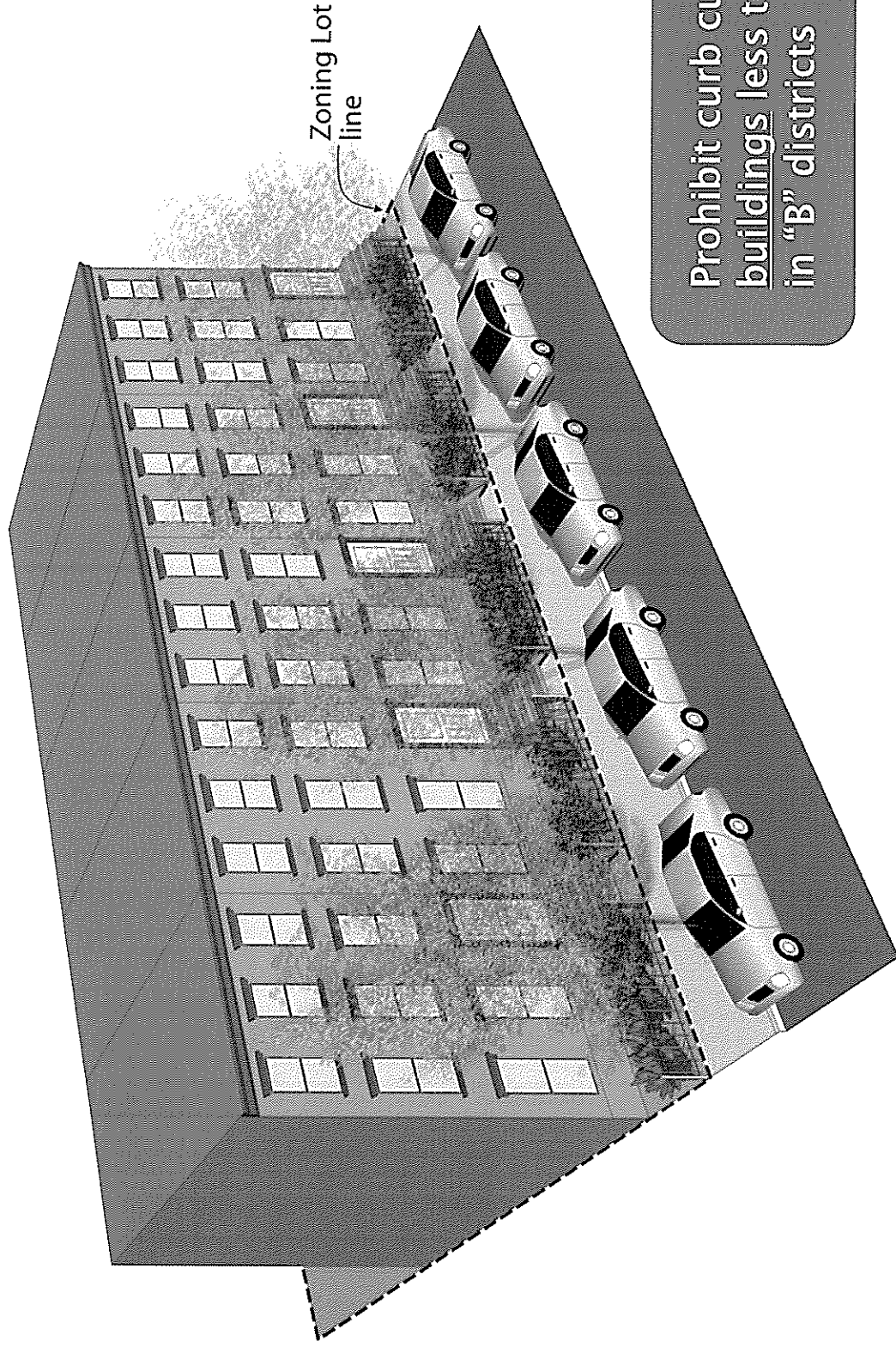


R8B Upper East Side, Manhattan



# PROPOSED RULES

Applicable to R4B, R5B, R6B, R7B and R8B districts



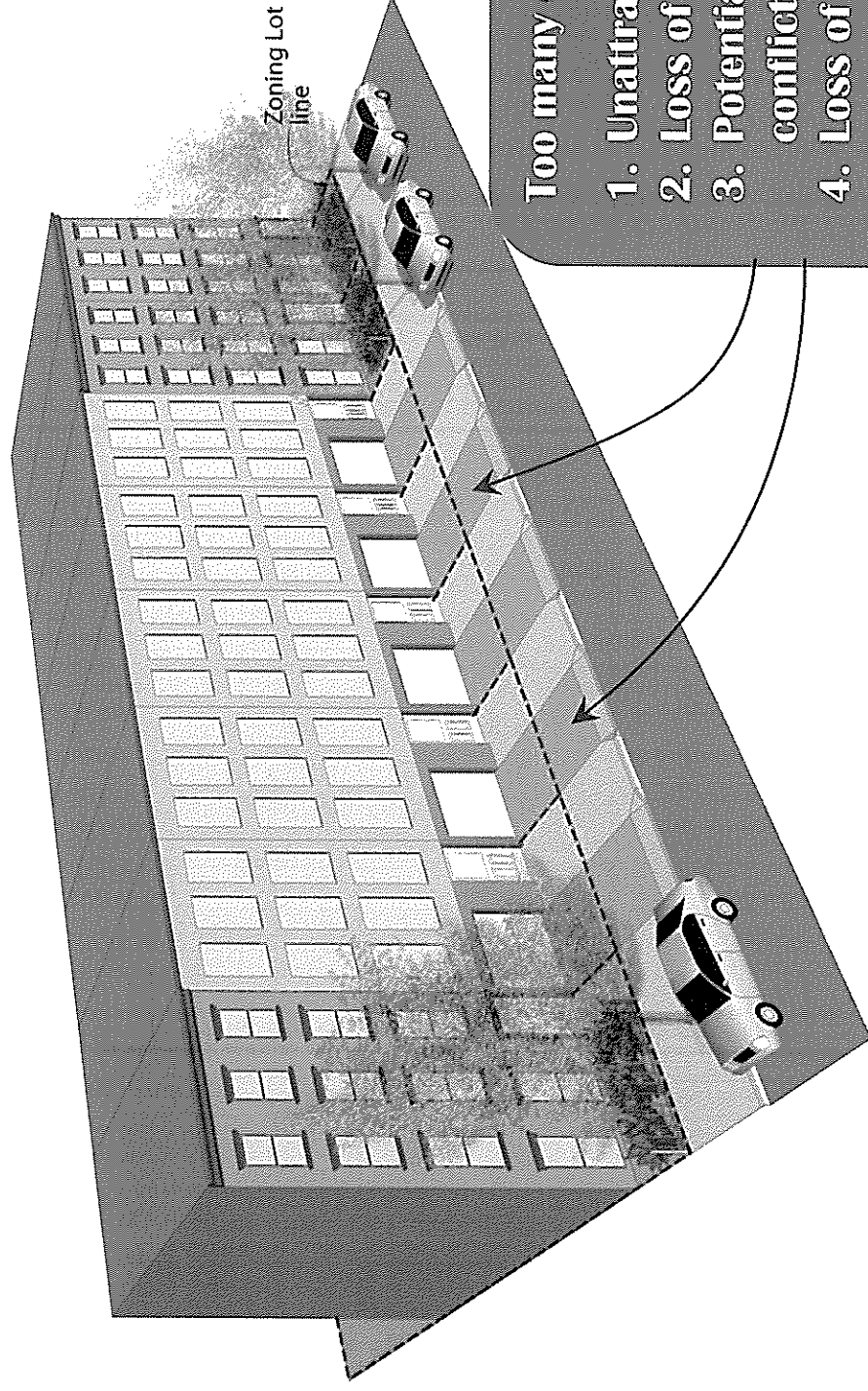
Prohibit curb cuts for buildings less than 40' wide in "B" districts



# EXISTING RULES IN R6, R7, R8 DISTRICTS

No curb cut rules exist for:

- R6A, R7A, R7X, R8A and R8X districts
- Optional Quality Housing buildings in R6, R7 and R8 non-contextual districts
- Buildings with 4 or more units in R6, R7 and R8 non-contextual districts
- Residential buildings in Commercial districts and Special Mixed-Use districts



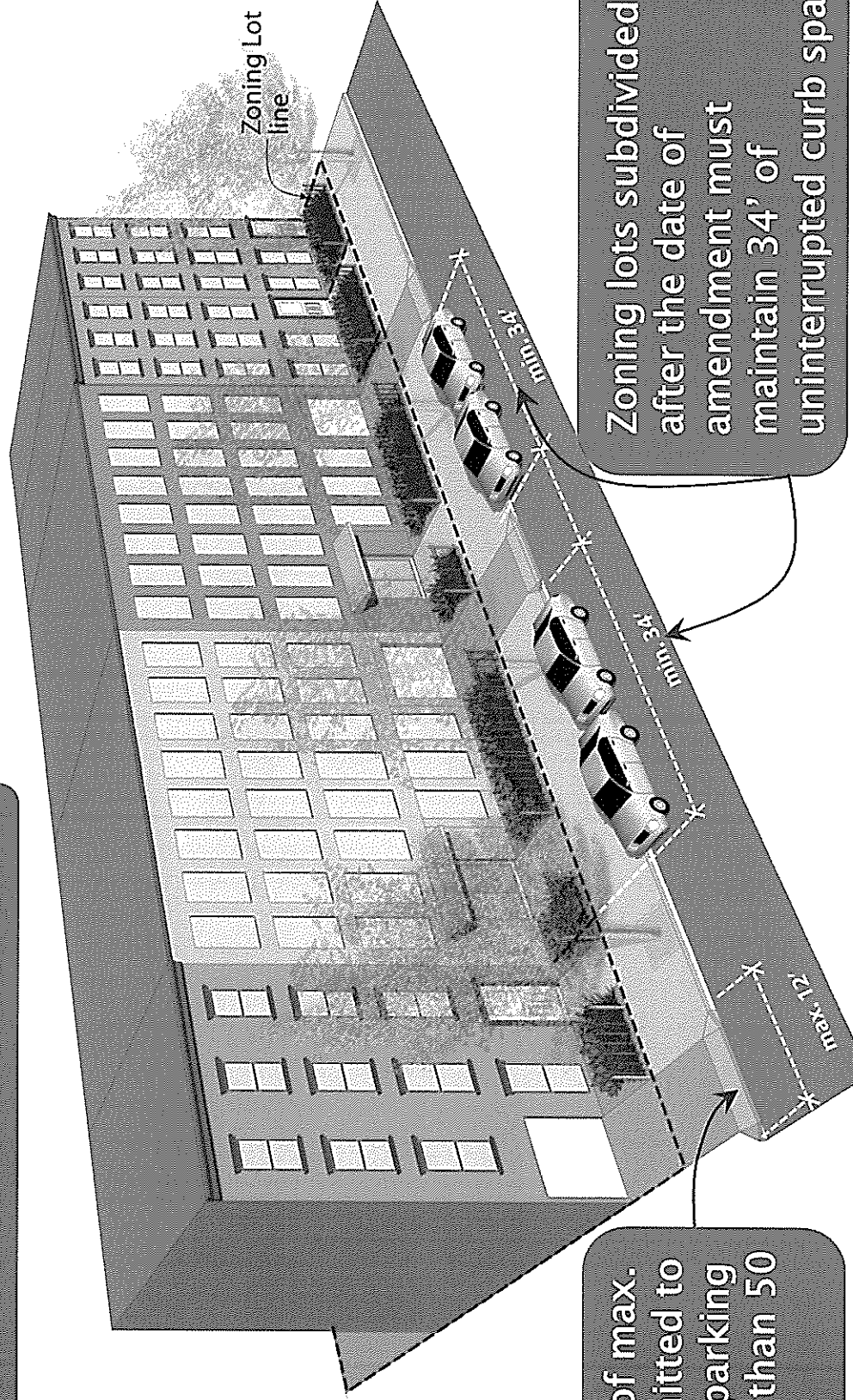
Too many curb cuts result in:

1. Unattractive streetscapes
2. Loss of on-street parking
3. Potential vehicular/pedestrian conflicts
4. Loss of ground floor retail space in commercial and mixed-use districts

# PROPOSED RULES FOR RESIDENTIAL BUILDINGS IN R6, R7, R8

- Applicable to:**
- All Quality housing buildings in R6, R7 & R8 districts
  - All non-Quality housing buildings with 4 or more dwelling units in R6, R7 & R8
  - All residential & mixed buildings in Commercial & Special Mixed Use Districts

Curb cuts would be permitted for all zoning lots existing on date of amendment



One curb cut of max. 12' wide permitted to access group parking facility of less than 50 spaces

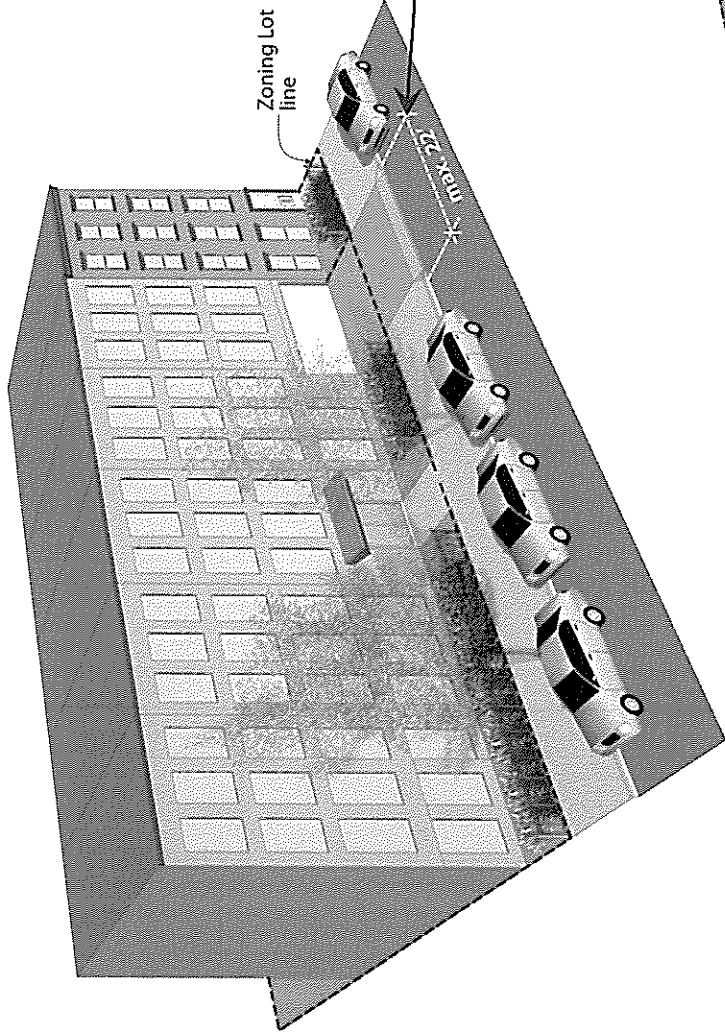
Zoning lots subdivided after the date of amendment must maintain 34' of uninterrupted curb space



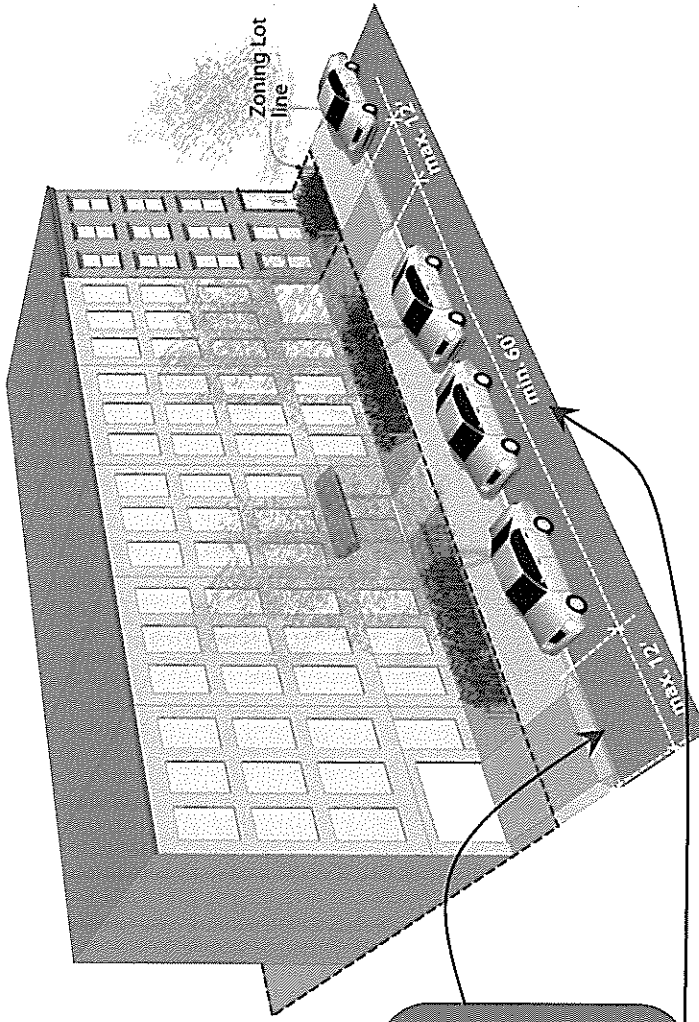
# PROPOSED RULES FOR RESIDENTIAL BUILDINGS IN R6 R7 R8 DISTRICTS

Applicable to: - All Quality housing buildings in R6, R7 & R8 districts

- All non-Quality housing buildings with 4 or more dwelling units in R6, R7 & R8
- All residential & mixed buildings in Commercial & Special Mixed Use Districts



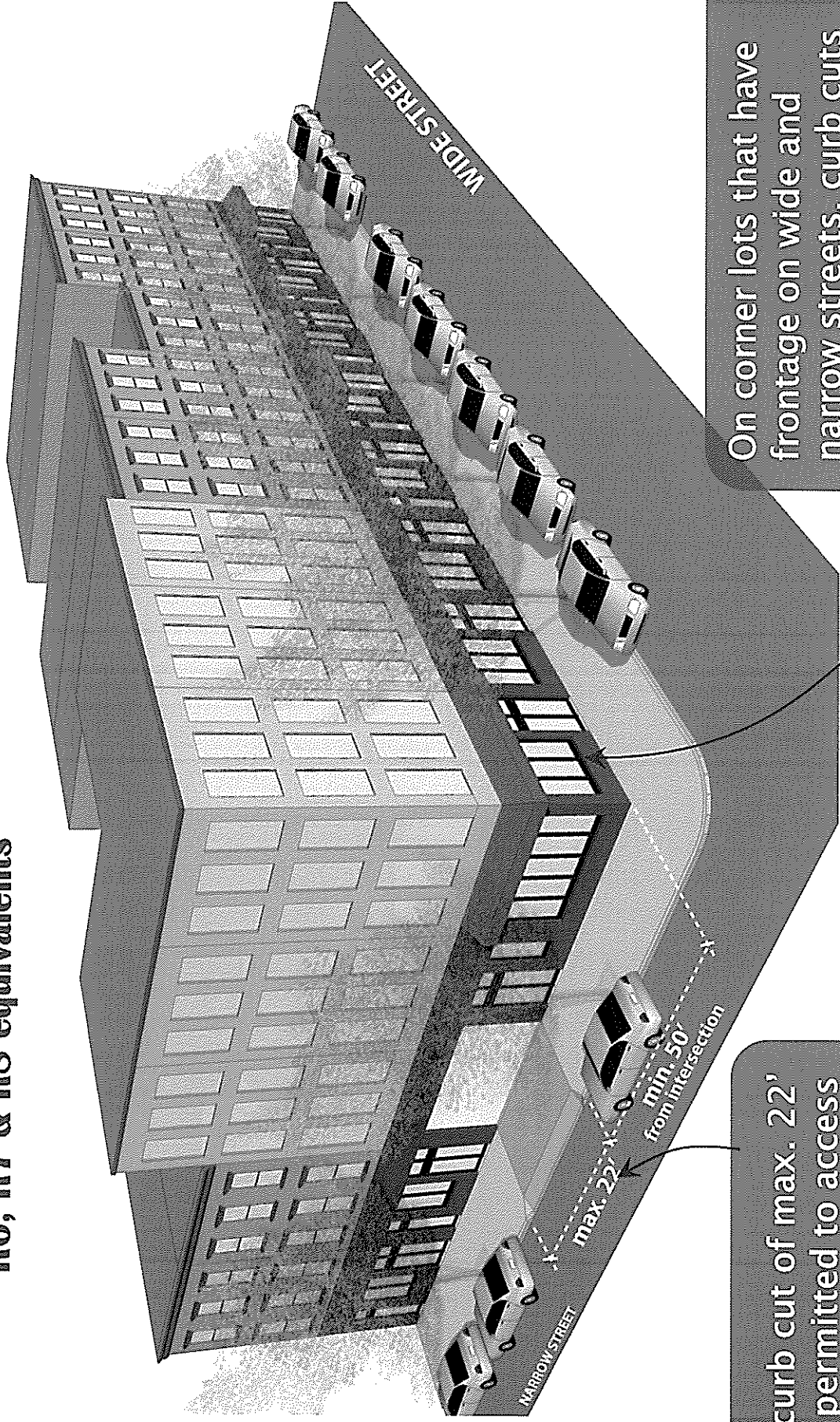
One curb cut of max. 22' wide permitted to access group parking facility with 50 or more spaces



Two curb cuts max. 12' wide and 60' apart permitted for entrance/exit to group parking facilities with 50 or more spaces

# PROPOSED RULES FOR RESIDENTIAL BUILDINGS IN COMMERCIAL DISTRICTS

Applicable to: All residential buildings in Commercial and Mixed-use Districts with R6, R7 & RS equivalents



On corner lots that have frontage on wide and narrow streets, curb cuts would be prohibited on wide streets

One curb cut of max. 22' wide permitted to access group parking facility with 50 or more spaces



## *Goal 5: Add streetscape character and pedestrian movement findings for curb cut authorizations and clarify finding of “need” in Section 13-551*

In Manhattan Community Districts 1 through 8 and portions of Queens Community Districts 1 & 2, authorizations are required to add parking spaces in existing buildings, and for curb cuts on wide streets. Findings focus on vehicular movement and traffic congestion.

- 13-551 (Authorization for accessory parking in existing buildings)
- 13-553 (Authorization for curb cuts on wide streets)

### **Proposal:**

- Add streetscape character findings to both authorizations that a new curb cut will not adversely affect the **“character of the existing streetscape”**
- Create a separate pedestrian movement finding for both authorizations: that the new curb cut will not **“adversely affect pedestrian movement”**
- Modify finding of “need” in Section 13-551 to clarify that **“need shall exist where there are special circumstances and there are no reasonably viable alternatives to on-site enclosed parking spaces.”**

*Goal 6: Ensure adequate parking is provided for new dwelling units added to existing buildings in R3 & R4 districts*

**Proposal:**

- Clarify that additional dwelling units created in residential buildings are subject to parking requirements

*For example: turning a single family residence to a two-family residence will require a new off-street parking space in addition to any existing off-street parking spaces on the lot.*





**Testimony**  
**April 6, 2010**  
**To the**

**Subcommittee on Zoning & Franchises of the New York City Council of the Residential  
Streetscape Preservation Text Amendment**

**By Seema Agnani, Executive Director, Chhaya Community Development Corporation**

Good morning to Chair Weprin and members of the Sub-Committee. My name is Seema Agnani. I am the Executive Director of Chhaya Community Development Corporation, based in Queens, New York. Thank you for this opportunity to speak to the proposed text amendment.

I am hear to today to urge the City Council to oppose the parking requirement section (25-211) of this amendment – which we feel will serve as an impediment to the creation of more affordable housing in the City – particularly in communities where it is most direly needed. Recognizing the need to plan for growth and development, there is also a need to acknowledge that many of the homes in R3 and R4 districts hold the potential of the creation of more affordable housing using a cost-effective and efficient approach – utilizing the existing housing stock.

In areas such as those where Chhaya works – Jackson Heights, Briarwood and Jamaica, Queens requiring a new parking space for every unit would in fact discourage the legal conversion of homes. This is, in fact, contrary to what we feel is the best approach to these communities where many live in informal housing.

In its work as a HUD Certified housing counseling agency, Chhaya CDC has been working hard to assist owners at risk of foreclosure and to prevent devastation of many communities. In this context, many are looking at adding accessory units to homes to increase income. This will help to stabilize neighborhoods by keeping more owners in their homes. Placing any additional burden on home owners at a time when they are in need of support, not only puts the individual home at-risk, but more importantly the broader neighborhood housing stock is destabilized. We feel a more appropriate approach is to work with owners to bring units up to code legally, enabling for planning for increased traffic and neighborhood infrastructure.

I want to thank the Council and subcommittee for this opportunity and hope we can continue to work together to create solutions that will improve the quality of life of all New Yorkers and keep our communities thriving.





# **Pratt Center**

**for Community Development**

**Testimony by Elena Conte to  
Subcommittee on Zoning & Franchises of the New York City Council  
Residential Streetscape Preservation Text Amendment  
April 7, 2010**

Thank you for the opportunity to testify on this seemingly obscure but ultimately very significant proposed change. The Pratt Center for Community Development has a 45 year history of providing technical assistance to moderate income communities to assist them in the realization of their plans for their own communities, in line with the mission of creating a more sustainable, just and equitable City.

With full acknowledgement of the work of the Department of City Planning (DCP), the City Council and the attempt to balance multiple interests that the proposed zone text amendment embodies, we respectfully but strongly urge that the amendment not advance. Despite the effort and many of the worthy goals that it attempts to address, the proposed change fails to strike the proper balance and ultimately would both 1) create barriers to the creation of affordable housing in multiple ways and 2) prematurely enact a significant parking policy change in advance of a comprehensive analysis that is currently underway.

By requiring a new parking space for a new dwelling unit created in an existing residence in R3 and R4 districts, the proposed amendment erects a significant barrier to the creation of new units in these zones. Currently, informal conversions of a safe space within one- and two-family homes to a rental unit are commonplace, but existing burdens to the legal conversion of these units are most often prohibitive to their achieving official status. Yet because these units provide badly-needed income to struggling homeowners as well as provide safe and affordable units in the face of immense citywide need, there is strong interest and demand by owners for assistance through the formalization process that would bring compliance with fire and entrance/exit requirements. It is in the City's interest that unnecessary barriers to formalizing these units be removed, so that their safety can be ensured, the population can be more accurately counted and services better provided for, whether they may be sanitation, schools, emergency services or more. Instead of reducing these barriers, the proposal would create a new one, effectively increasing the pressure that creates the informal and unregulated housing that harms tenants, owners and communities alike.

Furthermore, this same parking requirement may influence building patterns to preference detached housing over attached or semi-detached housing, in order to accommodate space on the lot for parking. This runs counter to the widely accepted principles of smart growth which require us to encourage denser and more energy efficient housing development.

From an even broader perspective, it is unclear why these substantial changes to parking ratios are being pursued while DCP's citywide parking demand analysis is currently underway. Since that effort is intended to provide a comprehensive view of City needs that would inform local policies, it seems premature to enact this or other rezonings/zone text amendments that will impact parking policy in a major way before that study is finished and digested.

In light of these considerations, as well as the fact that virtually none of the stakeholders that would be impacted by the adverse housing and transportation consequences of this amendment have had the meaningful opportunity to fully evaluate it and weigh in, we urge the Council:

- to oppose the zone text resolution at this time,
- to await and review the results of the comprehensive study on parking demand that is underway at Department of City Planning and
- to work with DCP and a broader set of constituents – including community-based organizations working on issues of affordable housing and non-profit organizations working on transportation and land-use issues – to craft a proposal that:
  - addresses the aesthetic and environmental considerations the proposed zone text is attempting to treat,
  - but that does so in synch with comprehensive city parking policies and without creating barriers to improving and increasing the City’s affordable housing stock.

We applaud many of the intentions behind this proposed zoning text amendment and would welcome the opportunity to collaborate with the Council and DCP to craft a more appropriate pathway toward their realization, while protecting and enhancing opportunities for the creation of affordable housing and sensible transportation policies. Thank you for your time and careful attention to the serious unintended consequences of this proposal.



**EXECUTIVE DIRECTOR**

Jerilyn Perine

**CHAIRMAN**

Marvin Markus

**PRESIDENT**

Mark Ginsberg

**SECRETARY**

Sander Lehrer

**TREASURER**

Mark Alexander

**BOARD OF DIRECTORS**

**Executive Committee**

Robert Berne  
Shirley Bresler  
Robert S. Cook Jr.  
Henry Lanier  
Frances Magee  
John McCarthy  
Richard Roberts  
Gerard Vasisko  
Mark A. Willis

**Board Members**

Sandra Acosta  
Debra C. Allee  
Frank J. Anelante  
Carmi Bee  
Alan R. Bell  
Matthew Blesso  
Robert F. Borg  
Howard Chin  
Gloribel Cruz  
James S. Davidson  
Nina DeMartini-Day  
Sylvia Deutsch  
Ruth Dickler  
Elaine Dovas  
Martin Dunn  
Douglas D. Durst  
Erica Forman  
Paul Freitag  
William Frey  
Alexander Garvin  
Elliott M. Glass  
Alicia Glen  
Jerry Gottesman  
Annie Gross  
Rosanne C. Haggerty  
Larry Hirschfield  
Kent Hiteshew  
William N. Hubbard  
Marcie Kesner  
Andrea Kretschmer  
Carol Lamberg  
Deborah Lamm  
Michael D. Lappin  
Charles S. Laven  
Robert O. Lehrman  
Jeffrey E. Levine  
Mark A. Levine  
Kenneth Lowenstein  
Marvin A. Mass  
Lucille L. McEwen  
David McGregor  
Howard D. Mendes  
Ronay Menschel  
Felice L. Michetti  
Ron Moelis  
Daniel Z. Nelson  
Robert Nelson  
David L. Pickett  
Blondel A. Pinnock  
Edward Potat  
Vincent L. Riso  
Robert C. Rosenberg  
Peter D. Salins  
Marian Sameth  
Philip Schorr  
Denise Notice Scott  
Avery Seavey  
Paul Selver  
Meaghan Shannon-Vlkovic  
Ethel Sheffer  
Abby Sigal  
Jane Silverman  
Richard C. Singer  
Carole S. Slater  
Ann M. Soja  
William Stein  
Mark E. Strauss  
David J. Sweet  
William Taylor  
Daron Tubian  
Adam Weinstein  
Alan H. Wiener  
David J. Wine  
Emily Youssof  
Barry Zelikson  
Howard Alan Zipser

**Testimony**  
**of Sarah Watson, Policy Analyst,**  
**Citizens Housing & Planning Council, to the**  
**Subcommittee on Zoning & Franchises of the New York City Council**  
**on the Residential Streetscape Preservation text amendment**  
**April 7, 2010**

---

Good morning Chair Weprin and members of the subcommittee. My name is Sarah Watson. I am Policy Analyst at Citizens Housing & Planning Council. Thank you for the opportunity to testify on this important issue.

CHPC previously submitted comments to the City Planning Commission on this matter, and we're happy that CPC responded by exempting NYCHA properties from the *additional* prohibition on removing parking spaces that would exceed the current zoning's restrictions and would have further restricted NYCHA's infill development strategy to build mixed income housing on its unused open space and parking lots.

CHPC reviewed this text amendment in the context of a delicate balance of four competing needs: aesthetics, housing production, environmental sustainability, and the provision of adequate parking. We have three main objections to these amendments:

First, while these amendments have been described as "Streetscape Preservation", in fact aspects of these changes have little to do with that issue. Because the scope of the text amendment extends beyond mere aesthetics, potentially adversely affecting a wide array of policy issues, we recommend that the City Council postpone this and other rezonings that will significantly impact parking requirements until City Planning's citywide parking demand analysis is complete.

Second, this rezoning will have an adverse impact on affordable housing production in low density areas and discourage environmentally sustainable construction techniques. With a restriction to place parking on side lot ribbons, rather than permit rear yard or front yard parking, attached energy efficient buildings with shared party walls will be discouraged and many sites will lose critical units in an effort to comply.

Third, CHPC is especially concerned about the further restrictions on legalizing additional dwelling units within a small home in R3 and R4 districts. This proposed rezoning will discourage and ultimately prevent legal conversions of additional dwelling units for most small homes since often a new parking spot cannot be located, or will be too costly to be located, on a zoning lot. New York City should address its illegally occupied dwelling units, and a path to legalization for certain types of dwelling units should be encouraged to ensure safe, legal housing that can be regulated. Further it is important to remember that converting existing homes to permit additional units is an important method to create more affordable housing and ensure that these undocumented units have a chance to meet fire and building safety, ingress and egress requirements.

Although the stated goal of the proposed text amendment, enlivening the streetscape, is ultimately a desirable one, the amendment goes far beyond that objective and will adversely affect housing production, the legal conversion of dwelling units, and parking in a number of ways. Thank you for your time and attention to this matter.

# Clemente Plaza Tenant's Association

C/o Moses Teichman  
64-70 Division Ave. 3-D  
Brooklyn, NY 11211

03/29/10

Hon. Leroy Comrie  
Chairperson  
Land Use Committee  
250 Broadway, Suite 1865  
New York, NY 10007

**Re: Rose Plaza  
Premises – 470-490 Kent Avenue, Brooklyn, NY**

Dear Chairperson Comrie:

As President of the tenants association of this multi-ethnic development representing 540 families for the last 30 years, located directly across from the proposed Rose Plaza site, we are writing to ask your assistance in approving Rose Plaza on the River, a project that will represent an important milestone in the creation of much needed affordable housing for the Williamsburg community, and the City as a whole.

The Rose Plaza on the River development will add 160 urgently needed affordable units to Williamsburg's housing stock. We understand that these affordable units will be provided in the form of studio, one, two and three-bedroom apartments. As you may know, there are not enough one- and two-bedroom apartments available in Williamsburg. For example, at Kent Village Housing (Clement Plaza), there are over 800 external applicants on the one-bedroom waiting list, as well as 200 additional applicants on the 2-bedroom waiting list. Further, as of July 2009, there were over 300 applicants seeking 2-bedroom accommodations at Bedford Gardens.

We cannot lose the affordable housing opportunities being offered by Rose Plaza, nor the publicly accessible waterfront park space. The City Council already approved the mixed-use redevelopment of the Schaefer Brewery and Kedem Winery properties that are located directly north of Rose Plaza. Your approval of Rose Plaza will be an important further step in the reclamation of the South Williamsburg waterfront for the entire community, add affordable housing to the families in need that we have not seen for the last 15 years.



At a time when there remains much anxiety about the state of our economy, and there continues to be serious concern over when we will turn the corner to restore the economic health and vitality of New York, the approval of Rose Plaza represents an important statement of confidence in the future of our City.

Rose Plaza will have a positive impact on the City, and for this reason we are in full support of this project.

Sincerely,

A handwritten signature in cursive script, appearing to read "Moses Teichaman".

Moses Teichaman  
President

*Concerned Citizens of Williamsburg*

*C/o Isaac Abraham  
60 Division Ave. 7-H  
Brooklyn, NY 11211  
(718) STANDUP (782-6387)*

*Chairperson Leroy Comrie  
Land Use Committee  
NYC Council  
250 Broadway, Suite 1865  
New York, NY 10007*

04/01/10

*RE: Rose Plaza on the River*

*Dear Chairperson Comrie:*

*We are writing to let you know of our strong support for Rose Plaza on the River project. Our organization representing many tenants associations, block associations and merchants associations neighboring the proposed Rose Plaza, firmly believes that the approval of Rose Plaza is an important step to increasing the number of available affordable housing in the City, to creating necessary open space in the underserved Williamsburg community, and to revitalize the retail nature of Kent Avenue.*

*The disapproval of this project will result in the loss of 160 units of affordable housing. We understand that the developer has committed to construct these affordable units throughout all three buildings. These units, unlike other projects, will not be segregated in a second-rate separate building. Instead, the 160 units will benefit from the same amenities available to the proposed market rate units. In addition, the apartments are being offered to those at 60% *AMR*, although zoning requires that they be available for those persons at 80% *AMR*.*

*The disapproval of this project will block Williamsburg residents from gaining further access to the waterfront. We understand the project provides double the required open space. We are excited that the proposed esplanade will continue the approved waterfront open space plan from the north - from Kedem through Schaefer Landing to Division Avenue. Further, the developer is fully funding the construction of the open space, and is paying the City to maintain the space for our benefit.*

*The disapproval of this project will prevent the already approved commercial and retail corridor from spreading further south along Kent Avenue. The City Council approved a commercial overlay further north, at the Kedem and Schaefer Landing sites. Rose Plaza will help to reinvigorate Kent Avenue, which will result in drawing local retail to this commercially underserved community.*

*Most important, the disapproval of this project will have a tremendous setback on the 2-3000 jobs that should be created to begin, during and after construction and its completion, from the brick layer to electrician from the plumber to carpenter etc; when and where are we going to boost the economy, create jobs and build affordable housing that is so desperately needed if not here and not now.*

*Rose Plaza is a win-win project. For the reasons above - affordable housing, greater open space, and an increase in local retail activity, we urge the Council to approve this project. Thank you for your consideration.*

*Very truly yours,*



*Isaac Abraham*

*Spokesman*

**Bedford Gardens Tenants Association**  
**100 Ross St. 2-B**

04/01/10

Hon. Leroy Comrie  
Chairperson  
Land Use Committee  
250 Broadway, Suite 1865  
New York, NY 10007

Re: Rose Plaza on the River  
470 Kent Avenue, Brooklyn, New York

Dear Chairperson Comrie:

Our organization represents over 640 families in Bedford Gardens managed by Kraus walking distance from Rose, as the representative for the tenants for over 25 years, observing the internal and external waiting list for 1-2 bedrooms in this development grow each year, waiting time for an apartment with a very slow turnover ratio can take up to 10 years, We are writing to let you know of our support for Rose Plaza on the River, which we understand is pending before the City Council for approval. There is no question that Rose Plaza will have 160 affordable units so desperately needed and will have a positive impact on the Williamsburg community, and New York City as a whole, and for this reason we are in full support of the project.

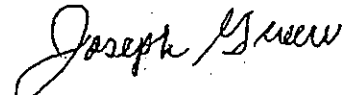
The project will add a beautifully designed waterfront esplanade, to be constructed by the developer, for the use and enjoyment of the entire community. As you may know, we are in desperate need for additional open space in our community. Rose Plaza will not only provide a needed and appealing public amenity to our neighborhood, but it will be conveyed to the City, once constructed. In addition, its operation and maintenance will be funded in perpetuity by the property owner. During these economically dire times, we see the approval of this project, and its wonderful public amenities, as fiscally responsible, and an important further step in the reclamation of the Williamsburg waterfront for our entire community.

**Most important lets not forget the jobs again the jobs that we need will be created during and after construction, it will also get the economy back in this community where jobs hard to find.**

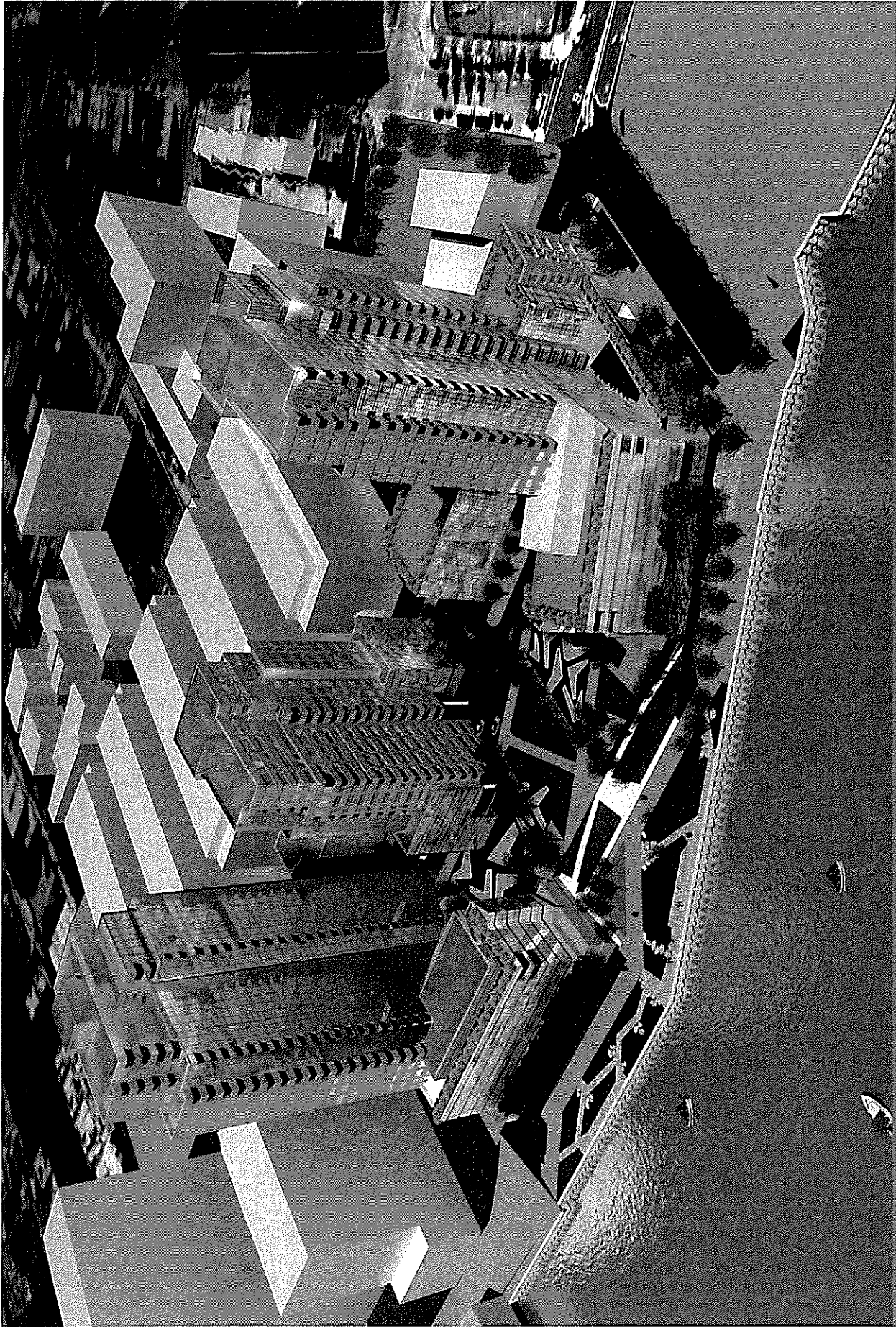
**Please don't leave us just with the thorns, vote for Rose as well**

**Again, we urge you and your colleagues to help us by voting in favor of Rose Plaza on the River. Should you wish to discuss this matter further, please contact us at 718-387-2777.**

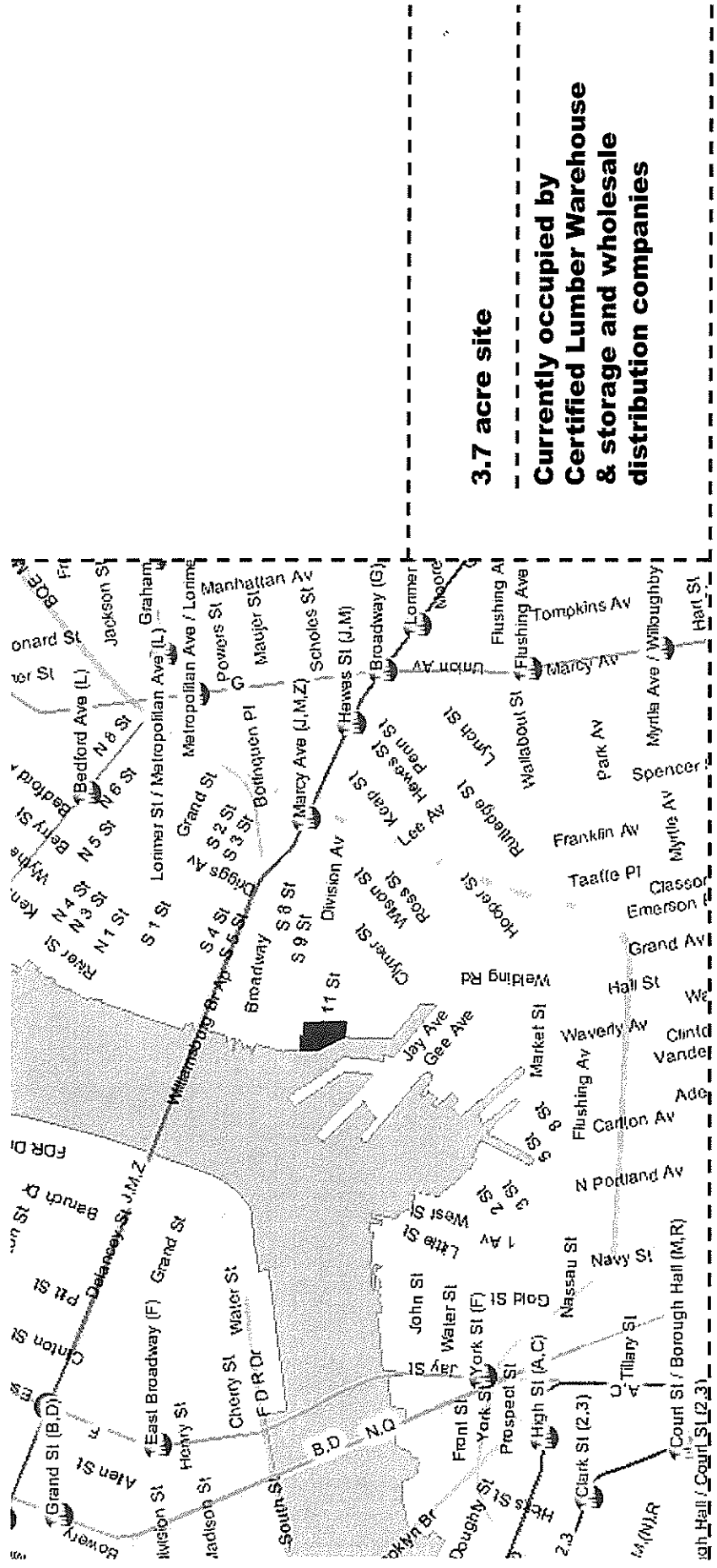
**Very truly yours,**

A handwritten signature in cursive script that reads "Joseph Green".

**Joseph Green  
President**



ROSE PLAZA ON THE RIVER



**3.7 acre site**

**Currently occupied by  
Certified Lumber Warehouse  
& storage and wholesale  
distribution companies**

**Schaefer Landing  
[N]**

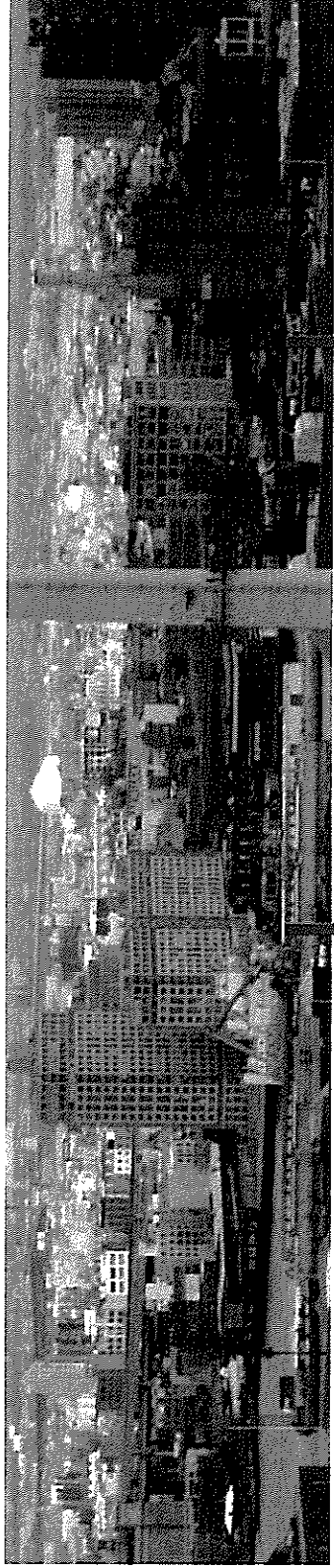
**[W] site borders**

**Wallabout Channel**

**[E] Kent Ave**

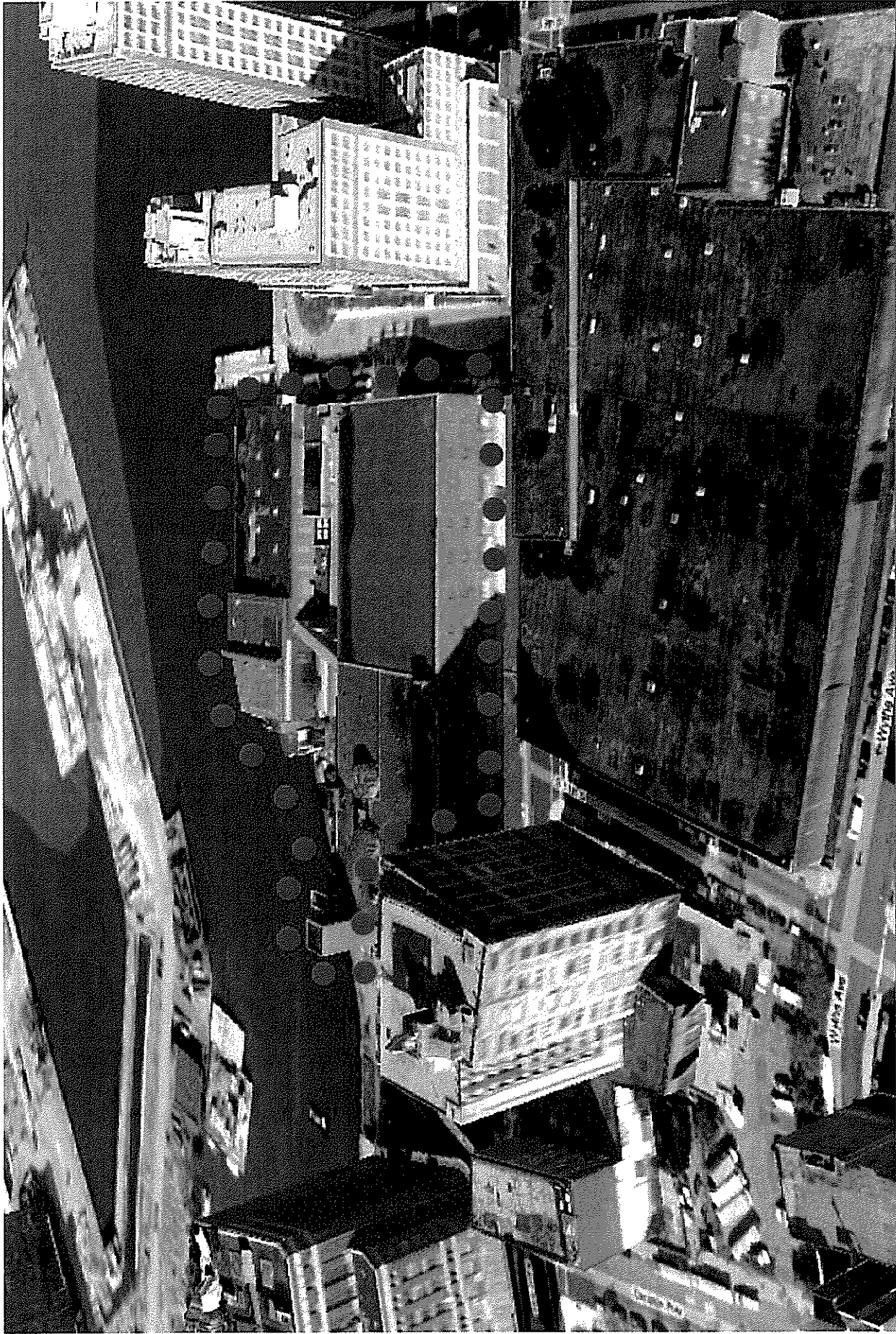
**[S] Division Ave**



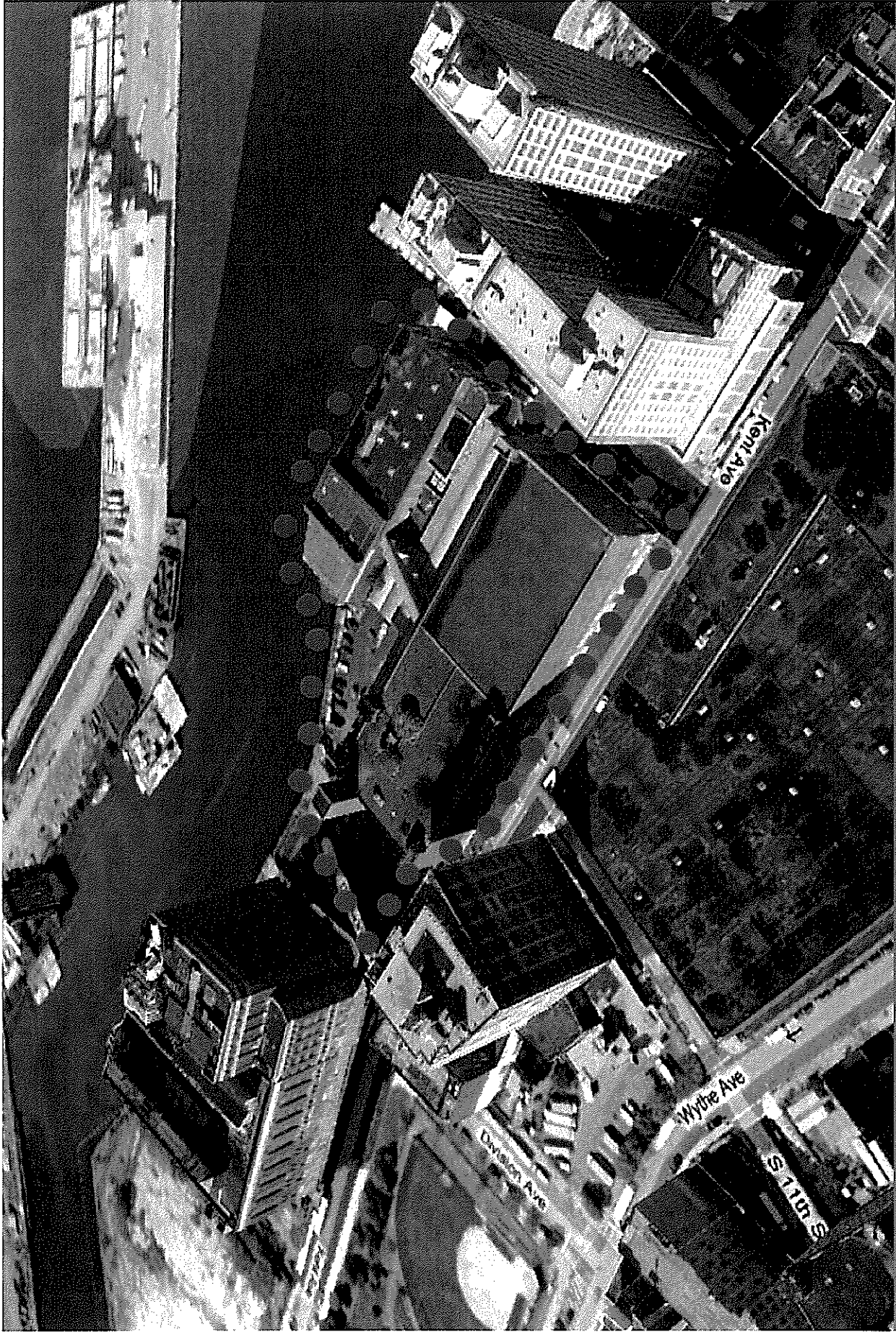


**Site**

**ROSE PLAZA ON THE RIVER**

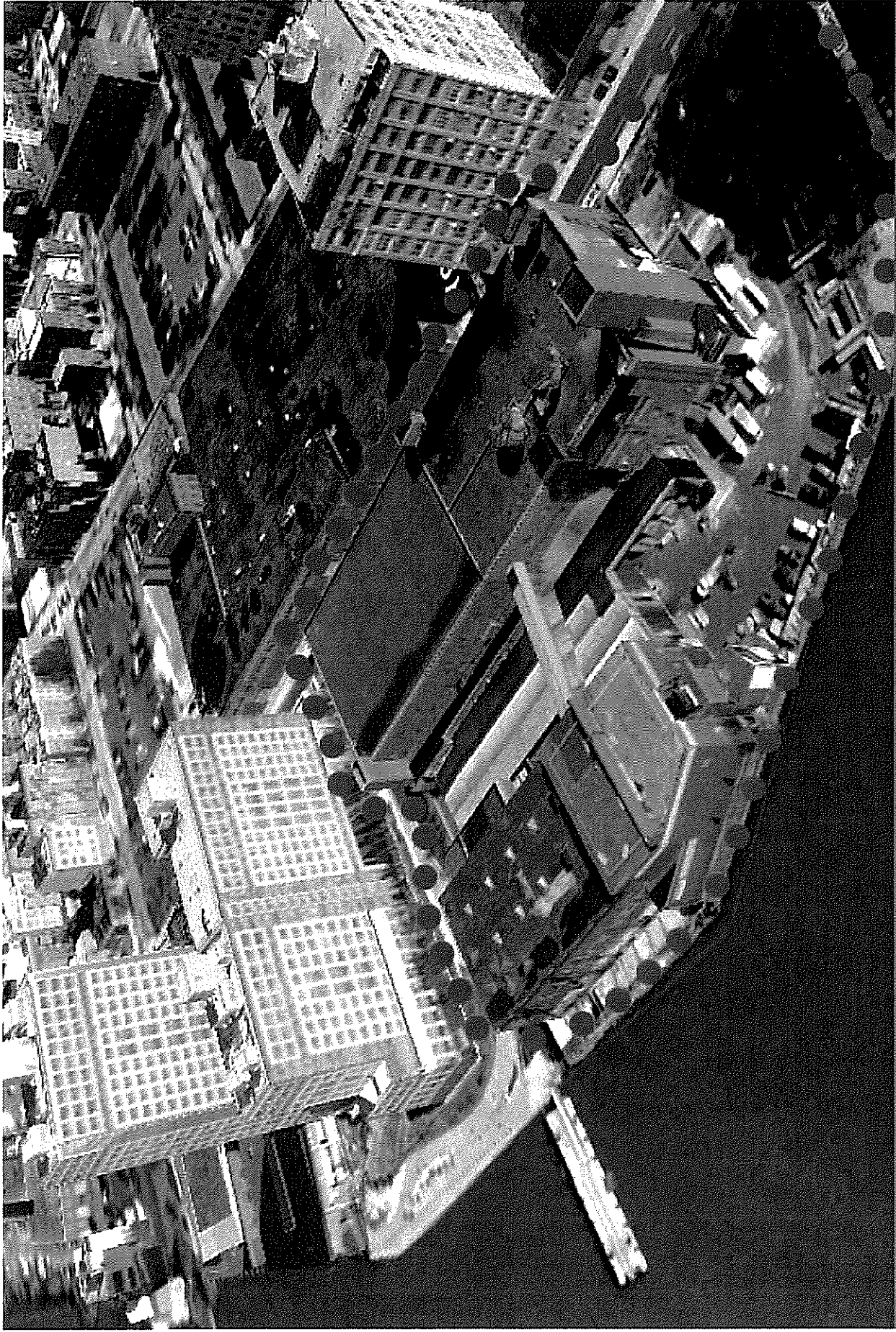


ROSE PLAZA ON THE RIVER



ROSE PLAZA ON THE RIVER

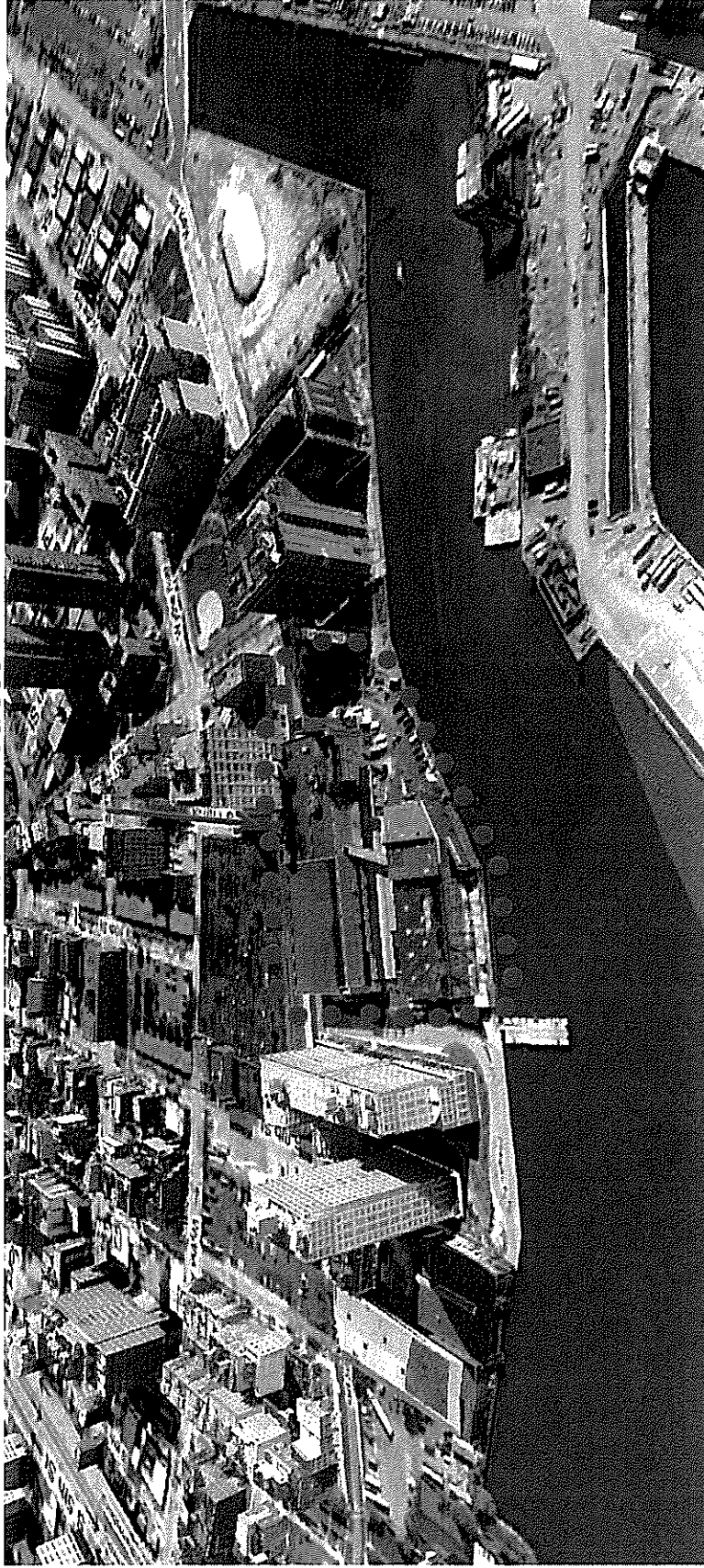




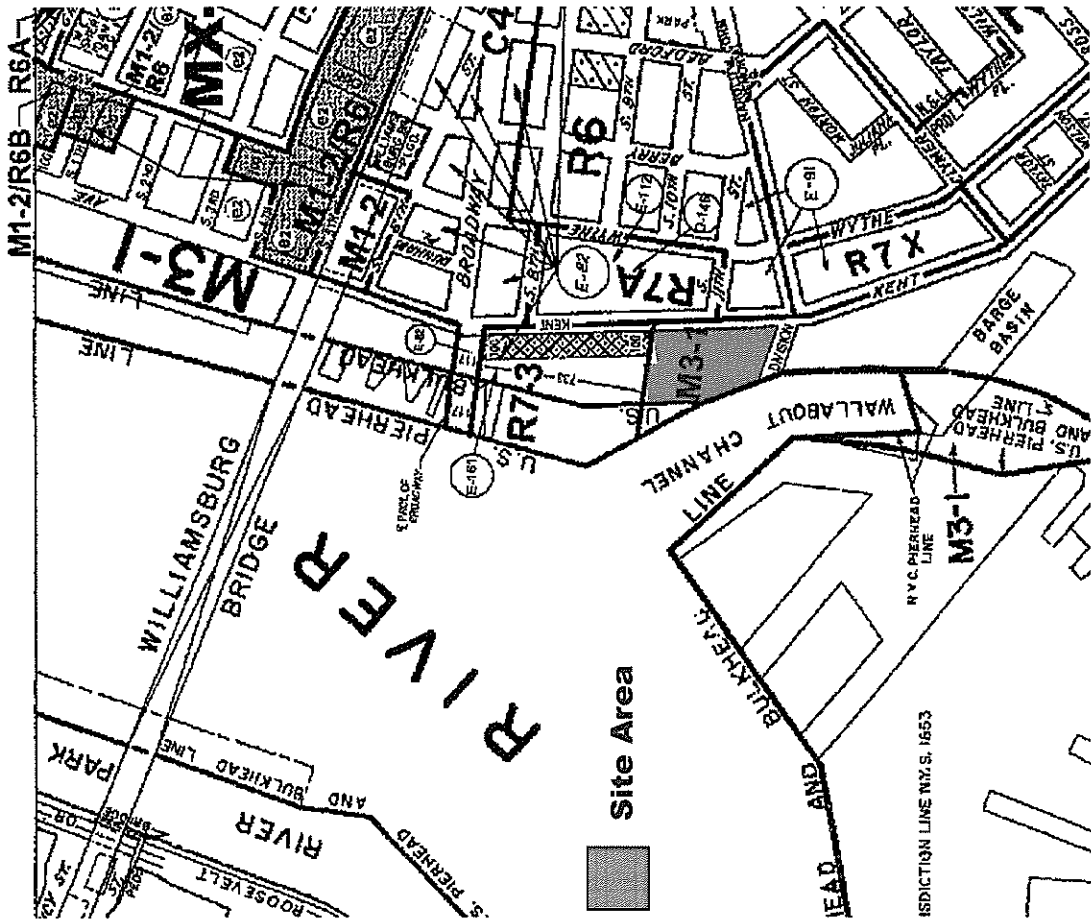
ROSE PLAZA ON THE RIVER



**South 11<sup>th</sup> Street**

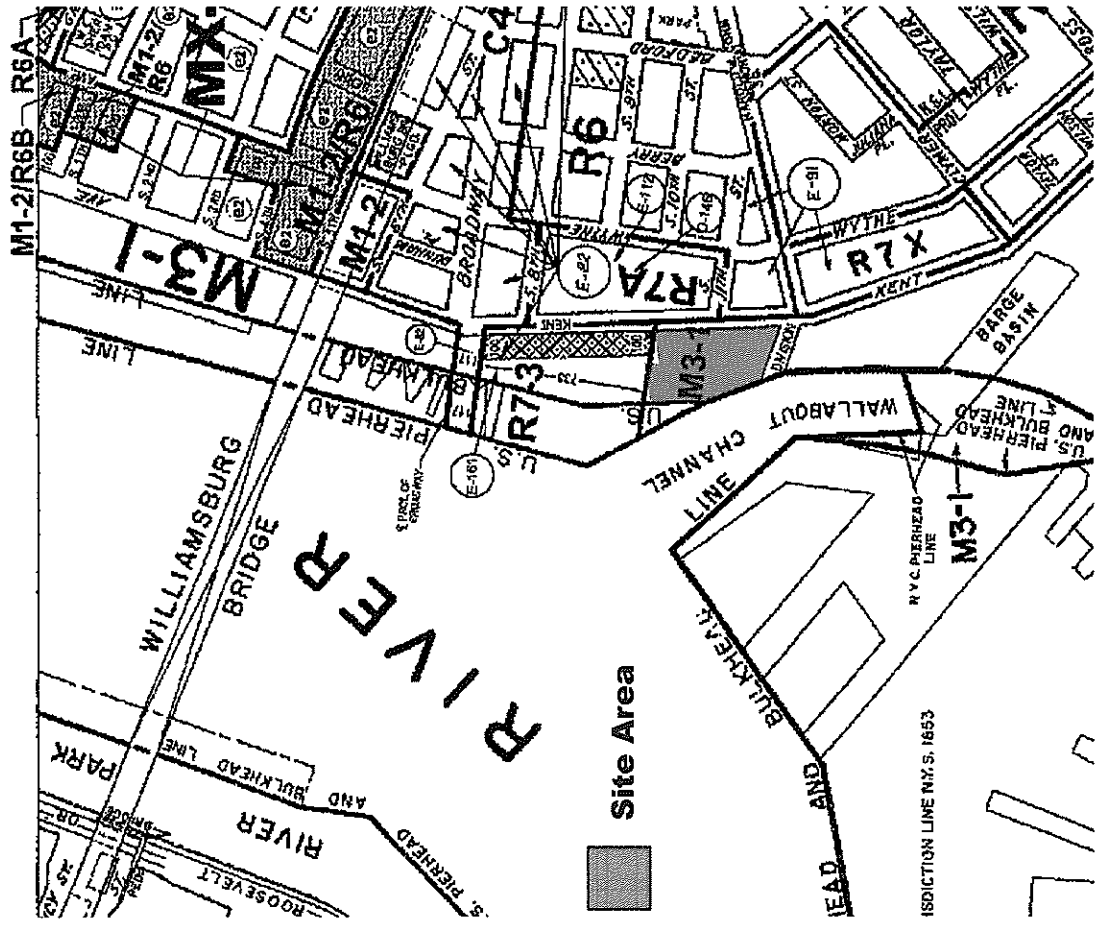
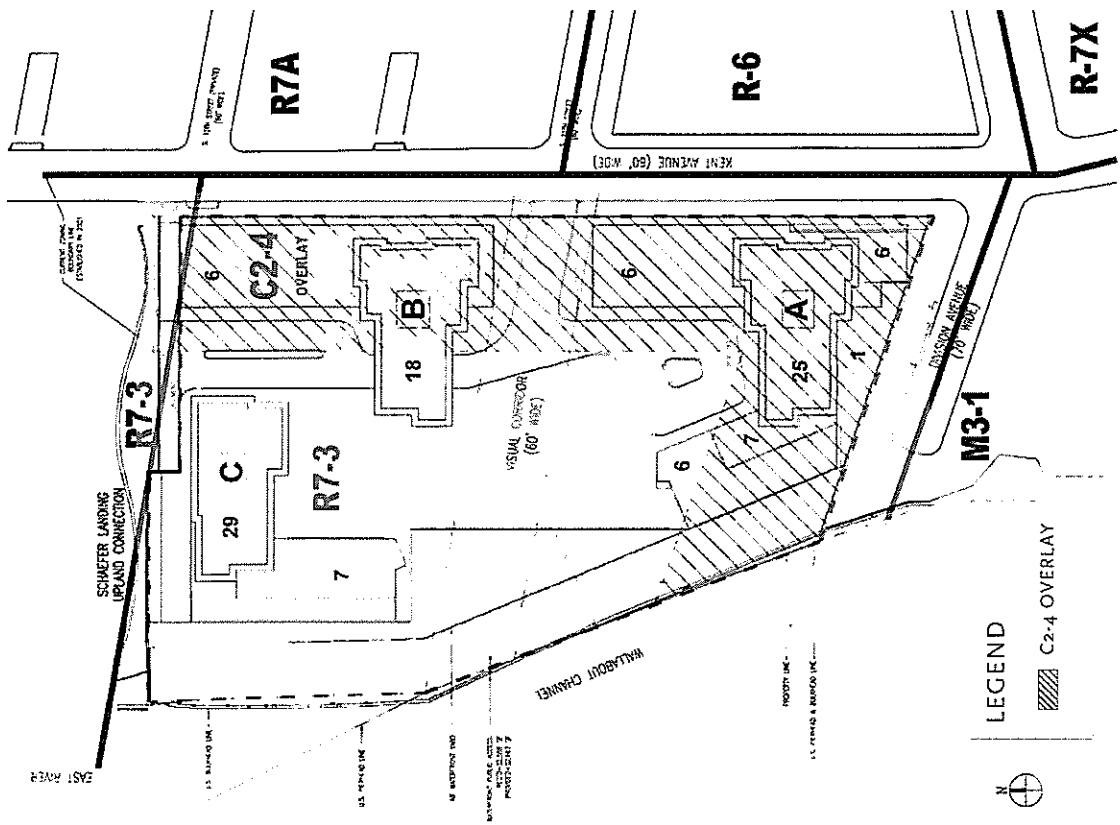


**ROSE PLAZA ON THE RIVER**



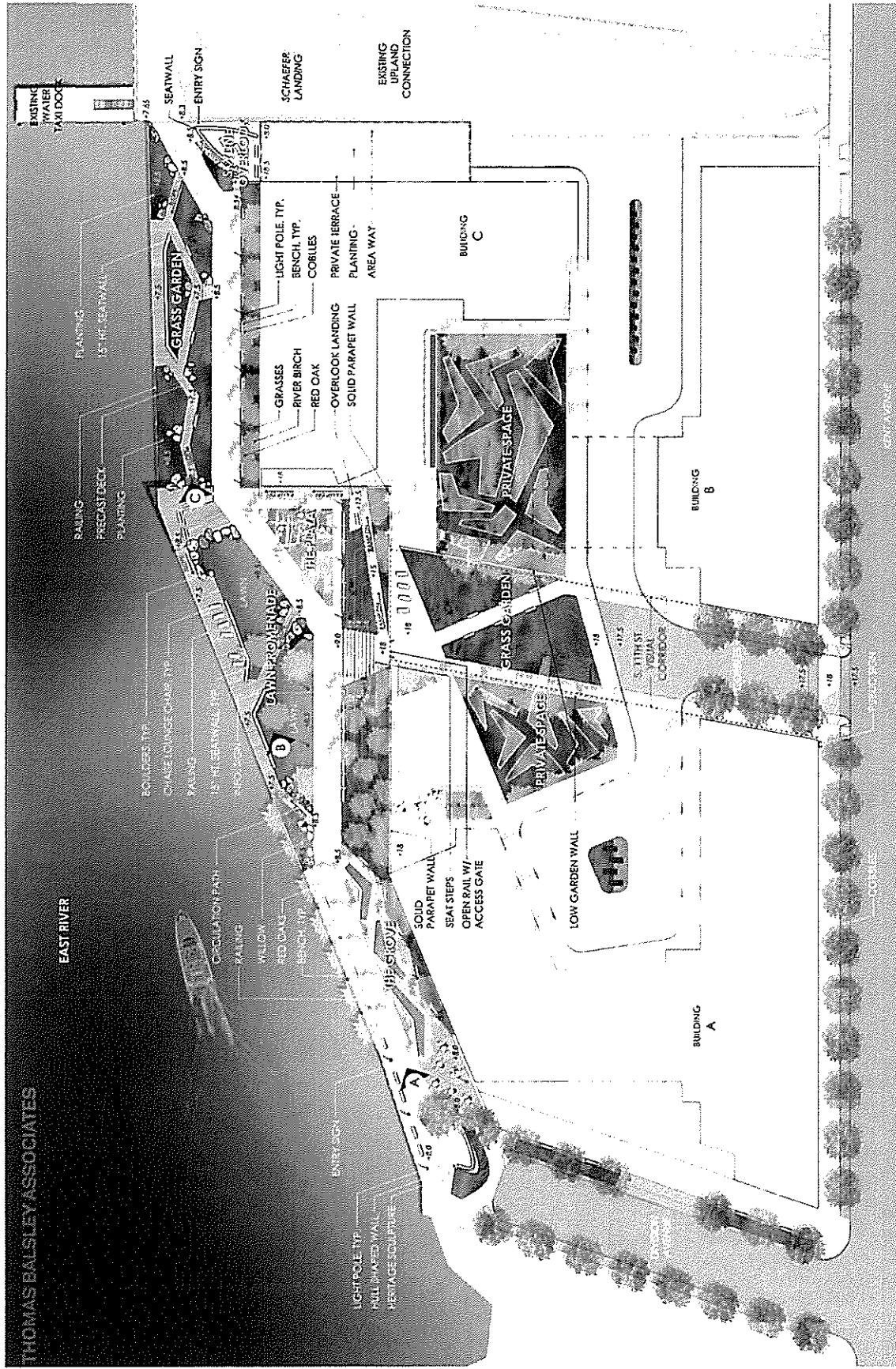
EXISTING ZONING MAP

ROSE PLAZA ON THE RIVER



**ROSE PLAZA ON THE RIVER**

**EXISTING + PROPOSED ZONING MAP**

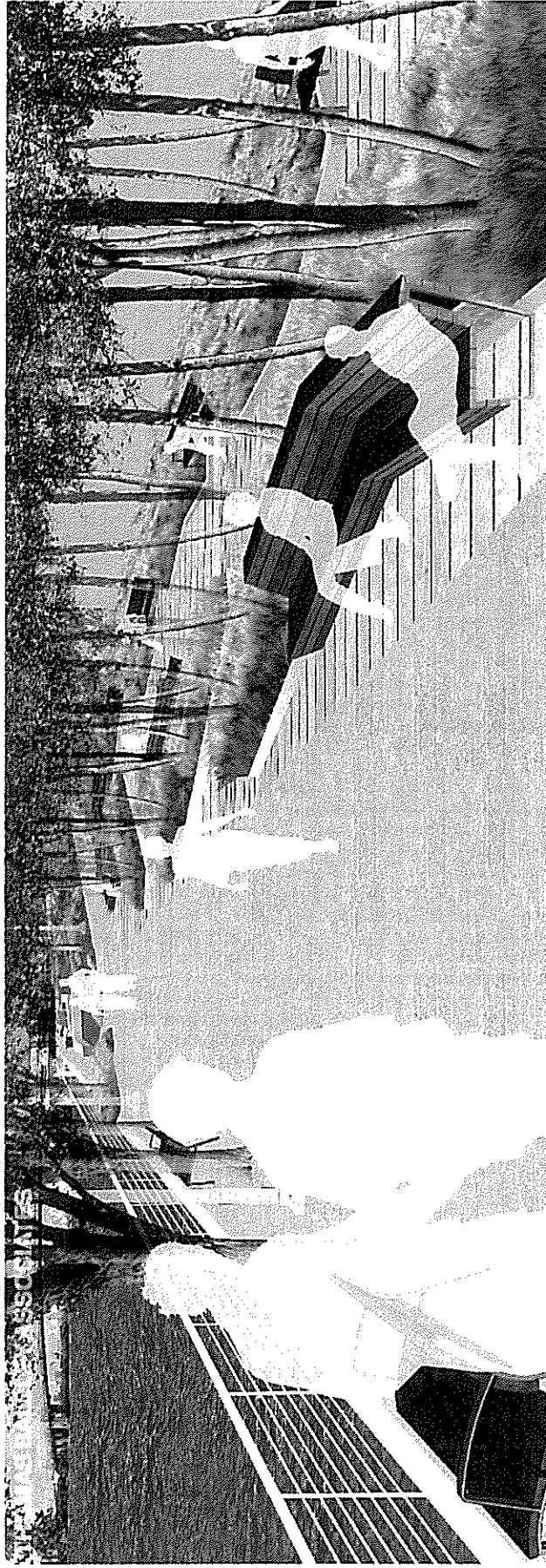


THOMAS BALSLEY ASSOCIATES

ROSE PLAZA ON THE RIVER

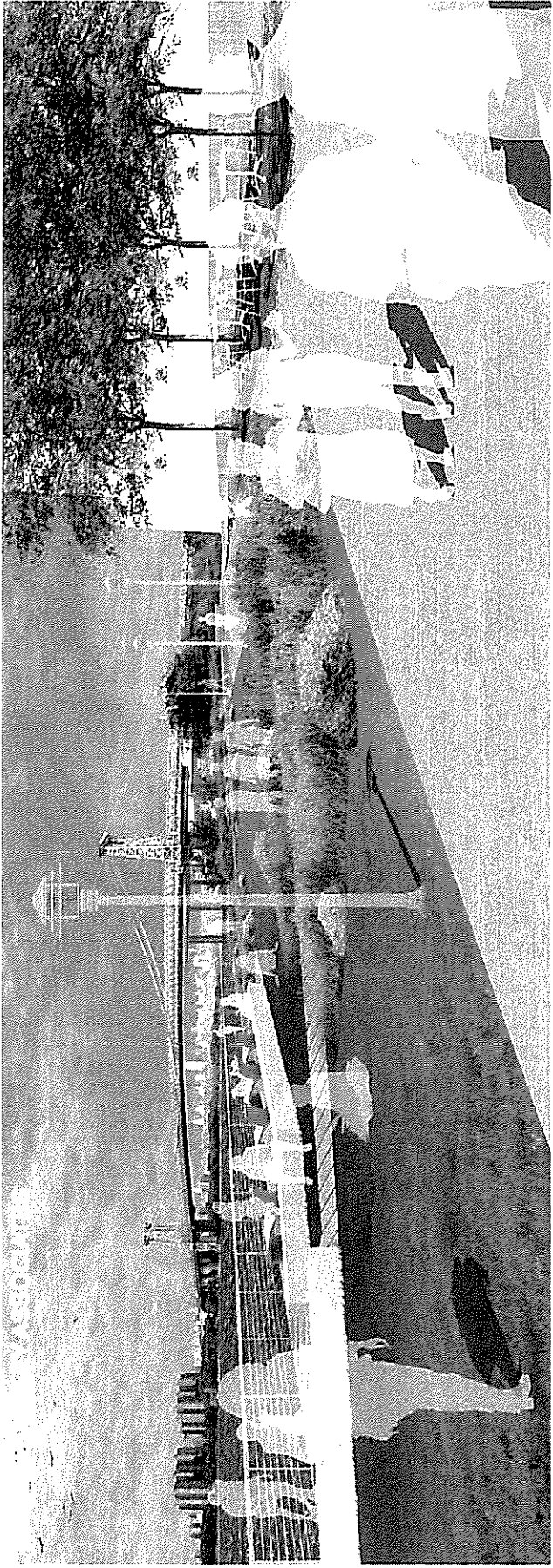
LANDSCAPE PLAN



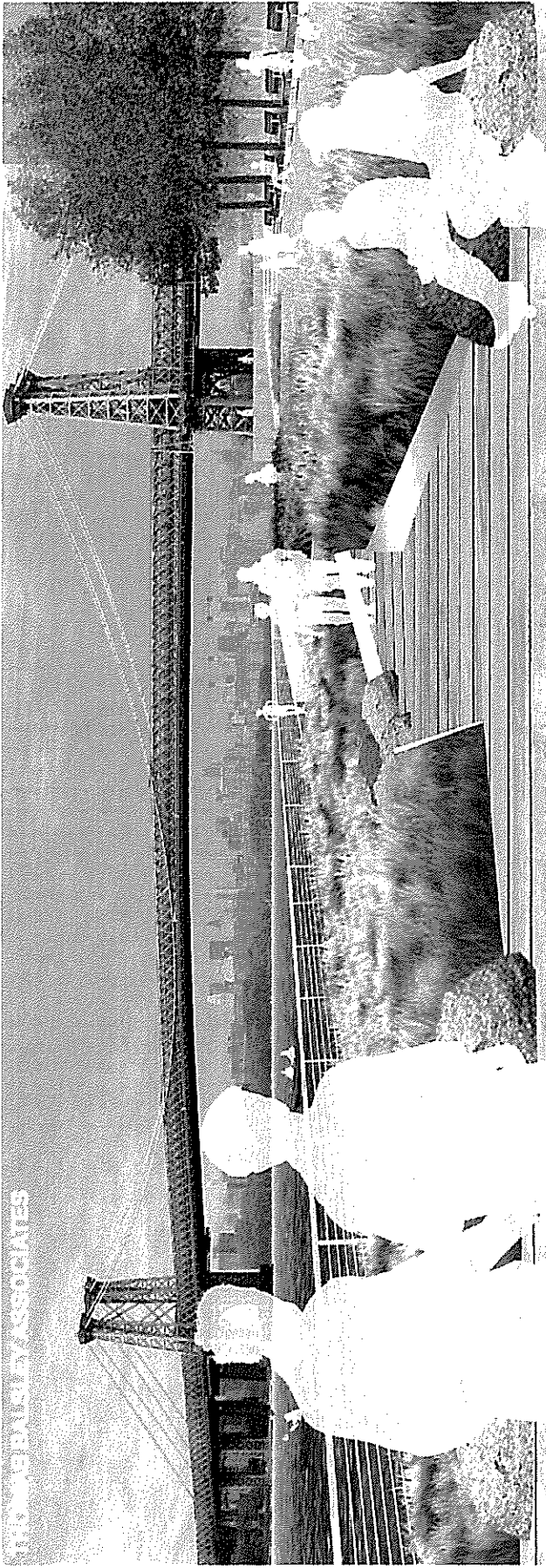


VIEW - A

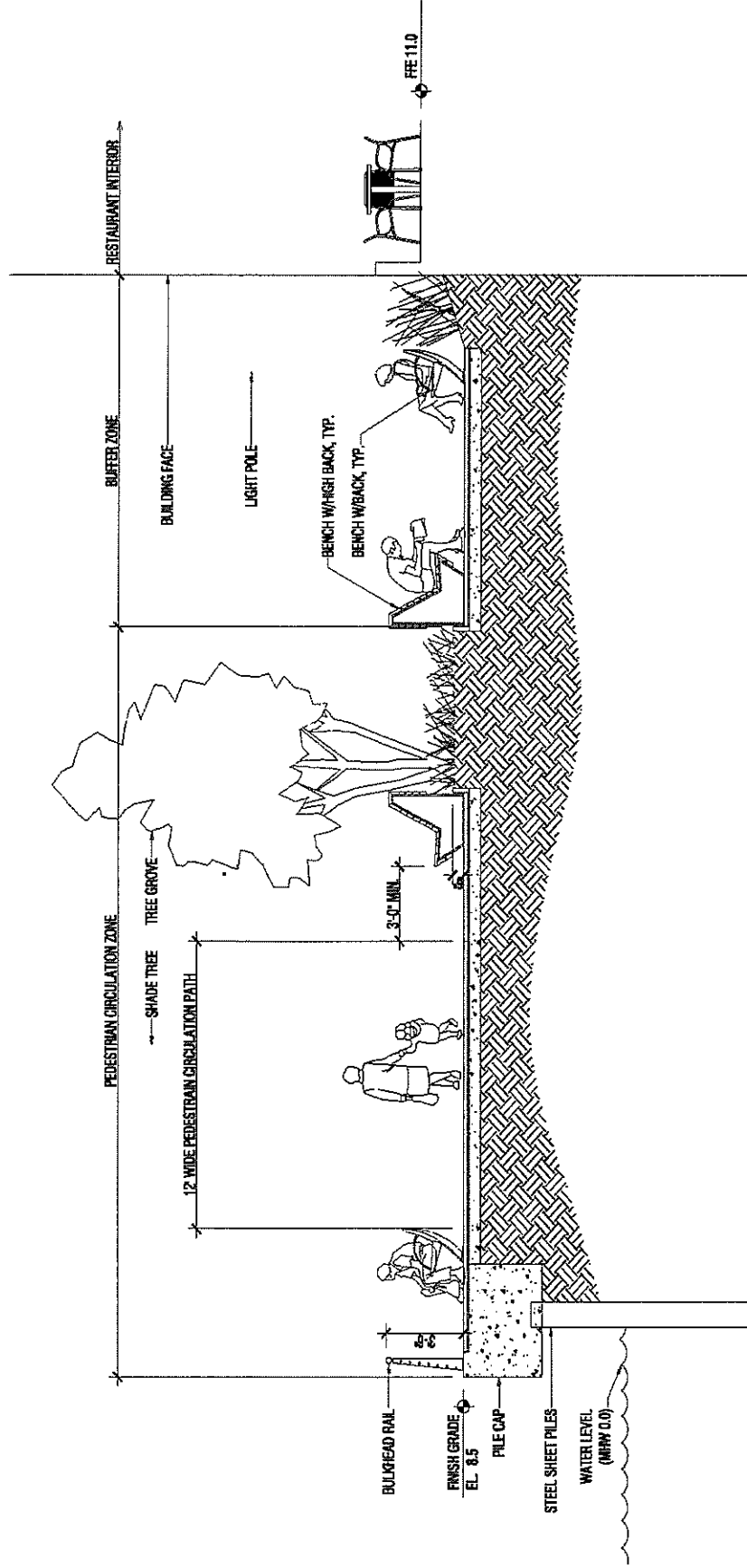
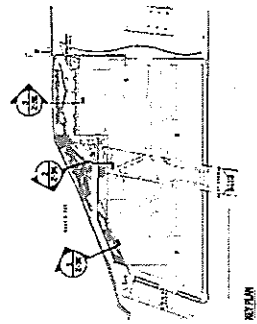
ROSE PLAZA ON THE RIVER



VIEW - B



VIEW - C

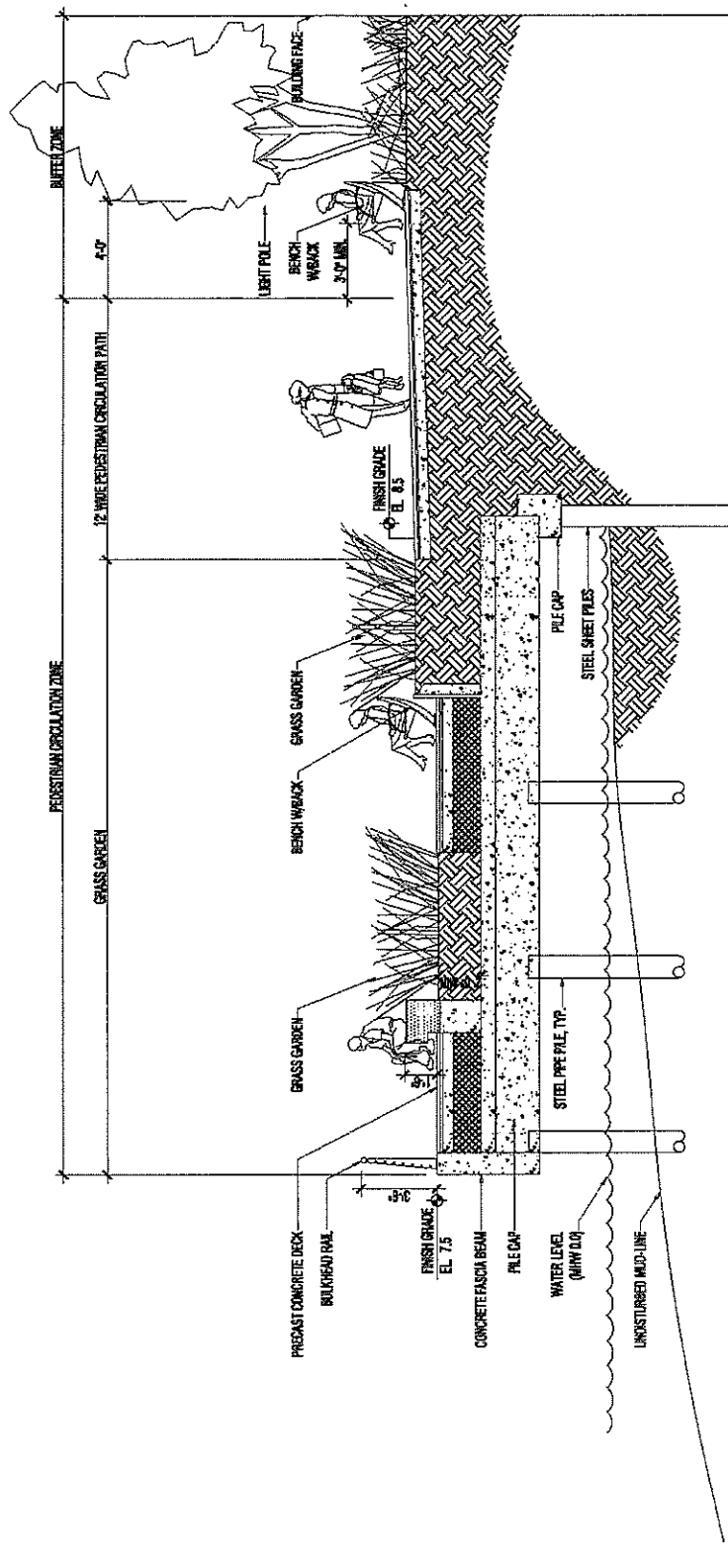
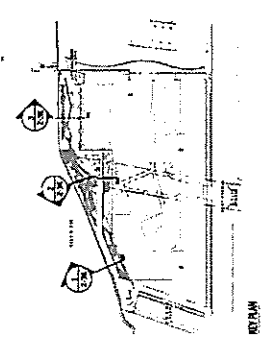


**SECTION A**

**ROSE PLAZA ON THE RIVER**

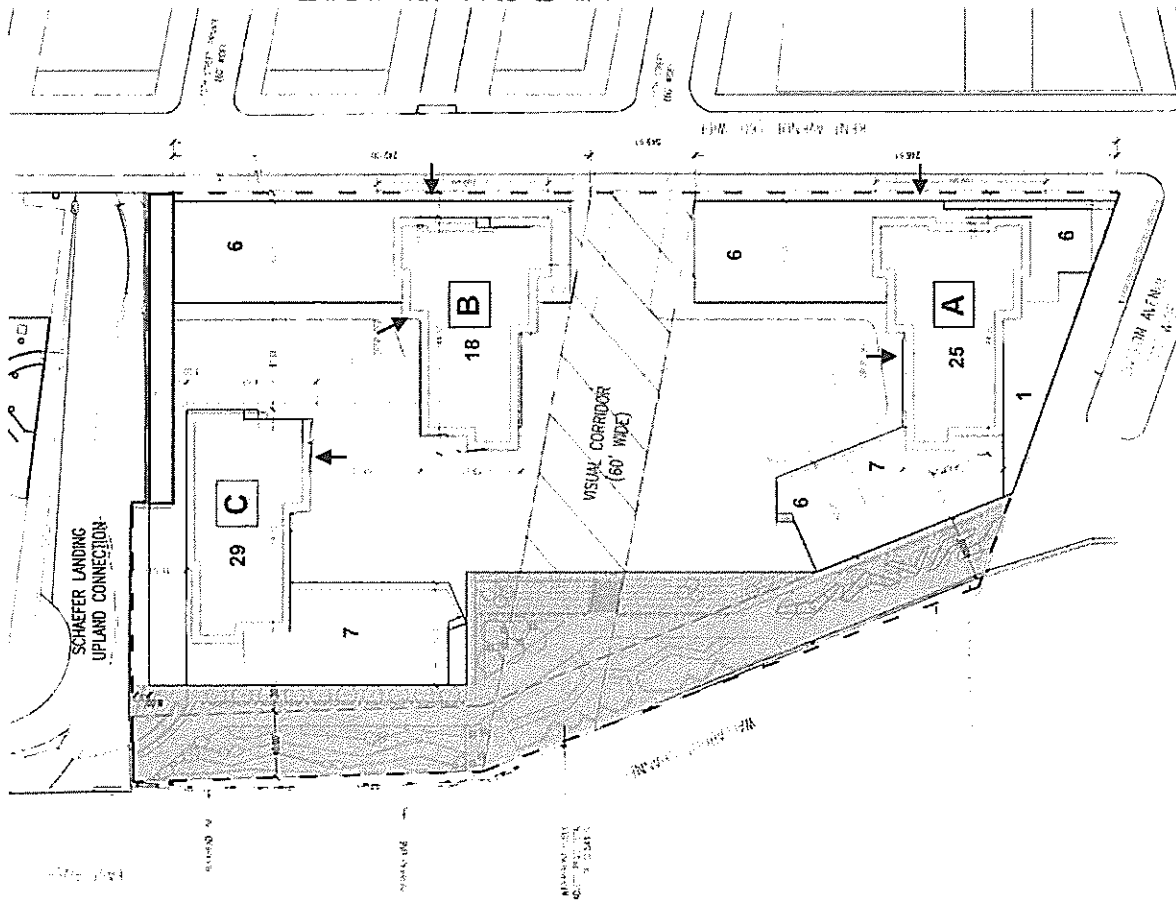






ROSE PLAZA ON THE RIVER

SECTION C

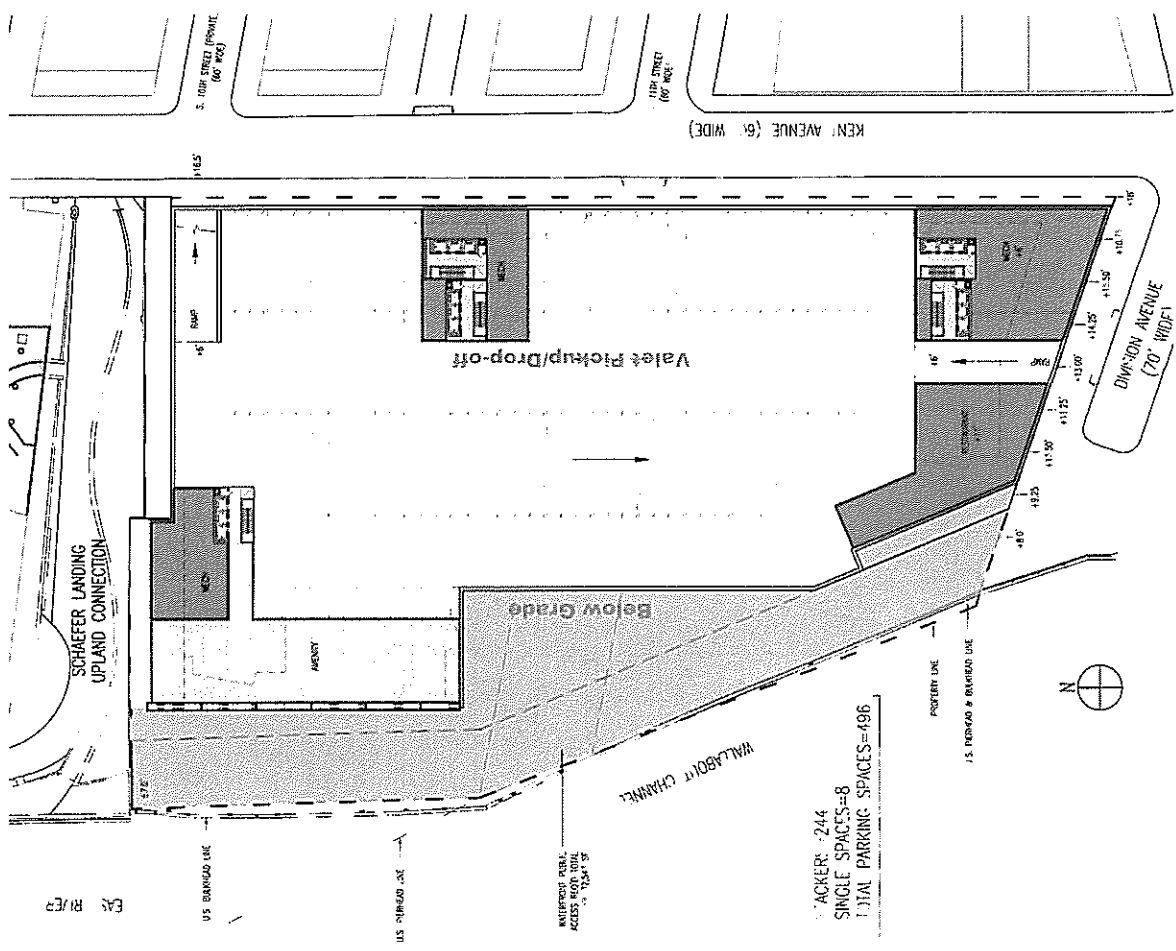


**Proposed Development**

- **3 Towers with Low-Rise Base, 6 story street wall maintained along Kent Ave**
- **Proposed Tower Heights: 25, 18, 29**
- **Community Facility = 5,000 sf**
- **Commercial = 24,046 sf**
- **Residential = 787,019 sf**
- **Total = 816,065 sf**
- **Retail + Restaurant use street level**

**LEGEND**

- PUBLIC OPEN SPACE
- PRIVATE OPEN SPACE
- PRIVATE OPEN SPACE WITH PUBLIC ACCESS DOWN TO DUSK
- RESIDENTIAL
- Lobby Entry



**LEGEND**

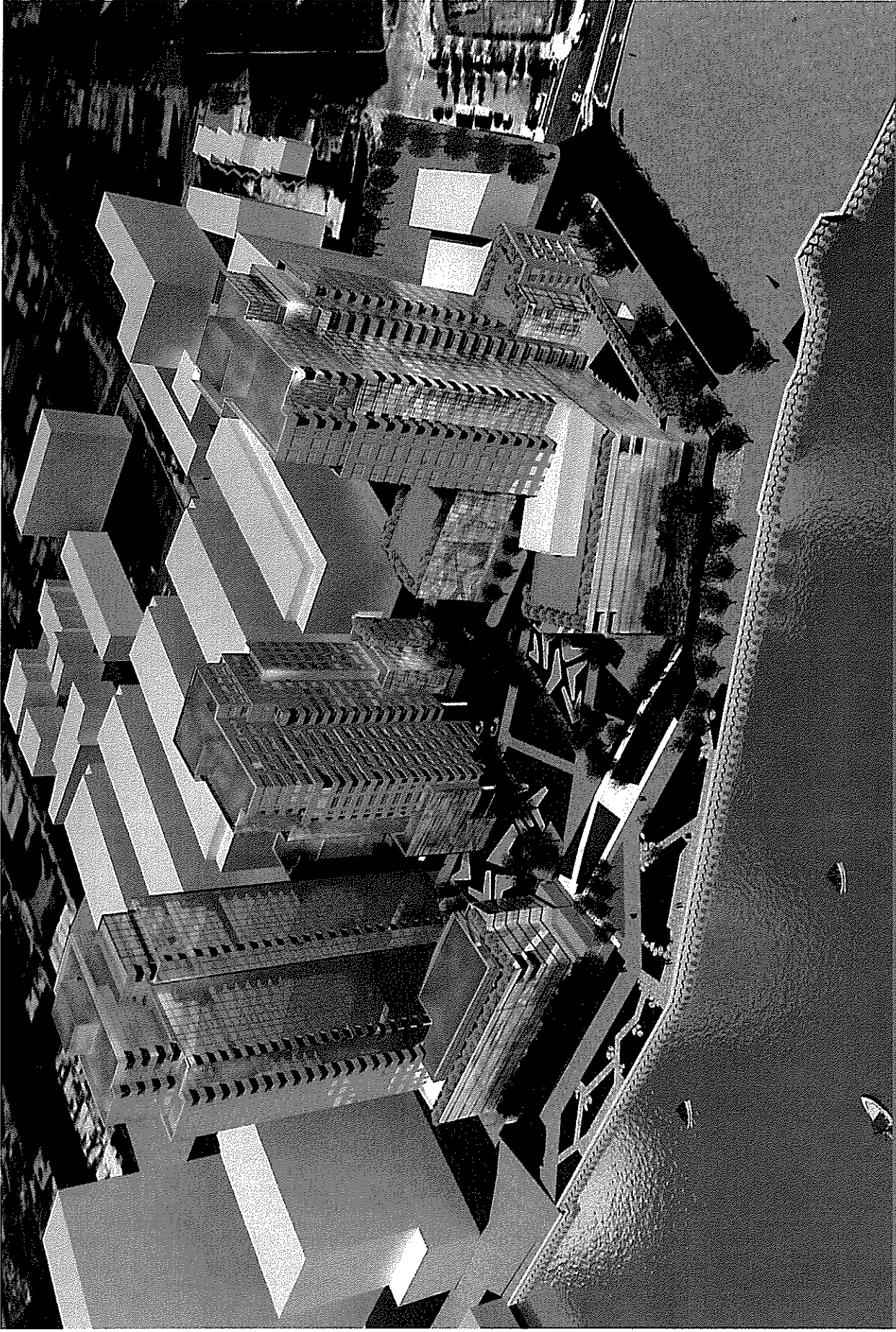
[Pattern]	RETAIL
[Pattern]	LOBBY
[Pattern]	PUBLIC OPEN SPACE
[Pattern]	PRIVATE OPEN SPACE
[Pattern]	PRIVATE OPEN SPACE WITH PUBLIC ACCESS/DOWN TO DUSK
[Pattern]	AMENITY
[Pattern]	RESIDENTIAL
[Pattern]	MECHANICAL

**Cellar Level Uses**

- 496 Parking Spaces
- Stacked Parking Requires Valet
- Entry/Exit at Division Ave
- Entry/Exit at Kent Ave
- Residential Lobby Access to all 3 Buildings
- Amenity Spaces at Level of Public Walkway
- Restaurant Use Proposed at Corner of Division Ave at Entry to Public Walkway

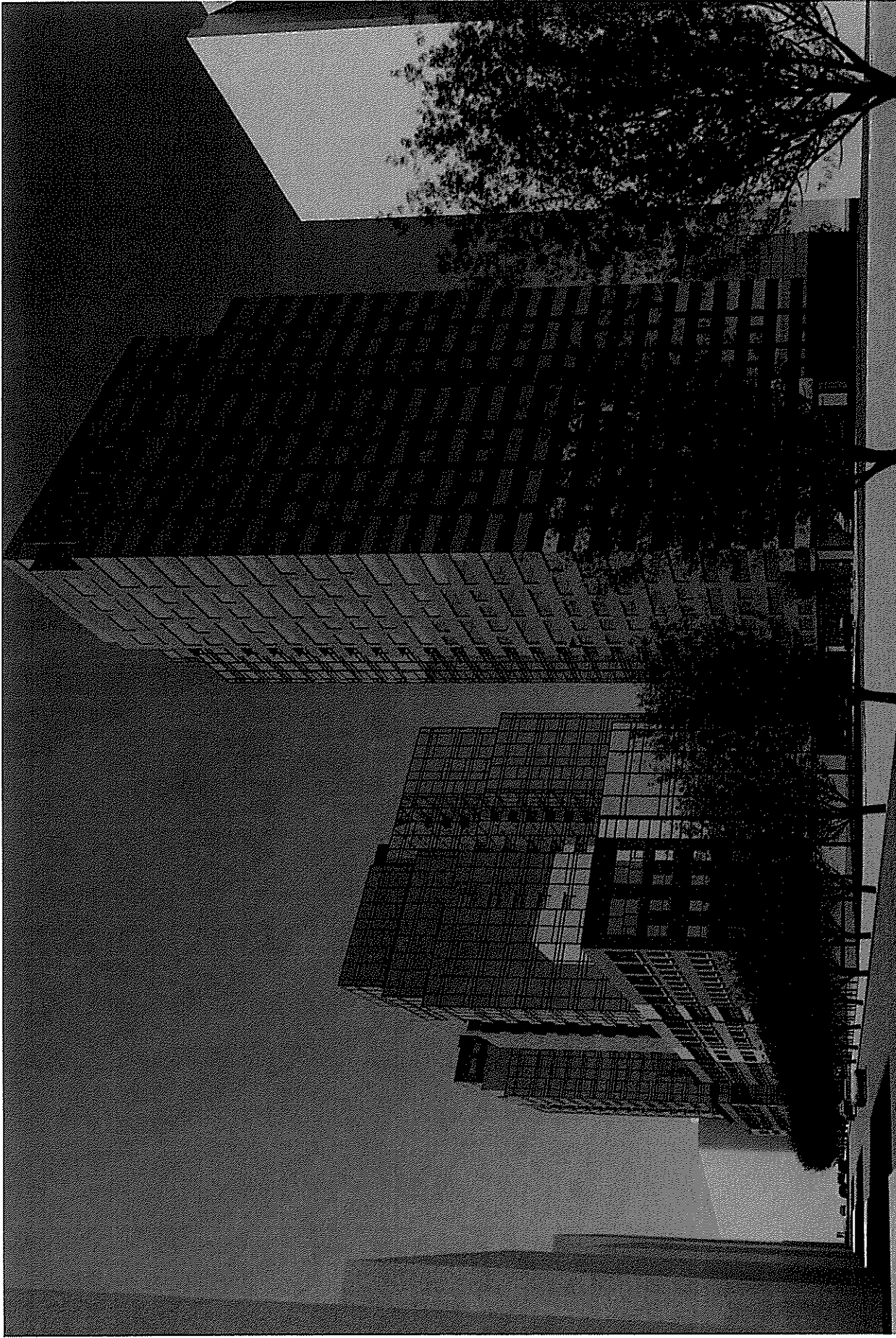
ACKER: 244  
 SINGLE SPACES=8  
 TOTAL PARKING SPACES=496





ROSE PLAZA ON THE RIVER

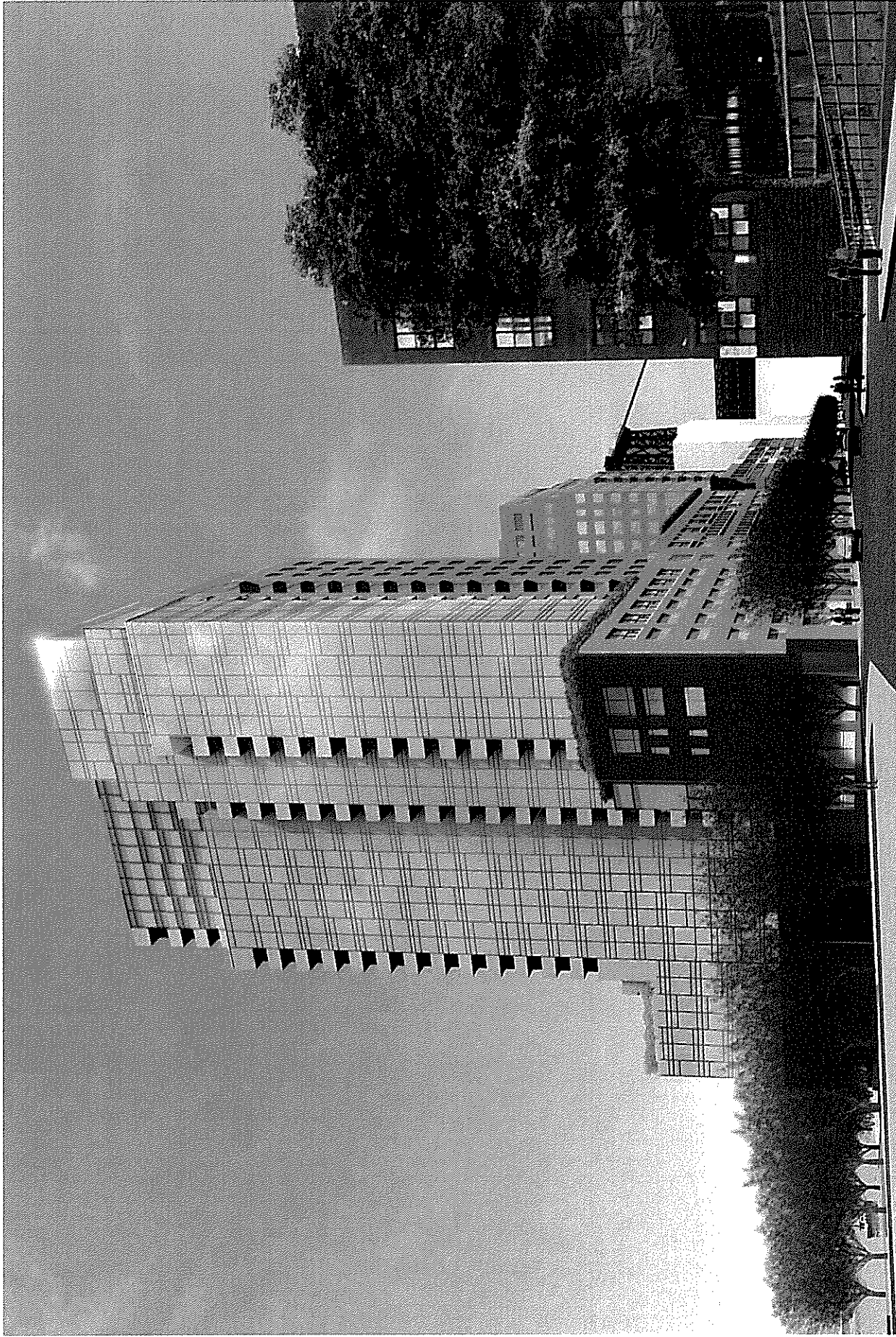
AERIAL VIEW FROM SOUTHWEST



**ROSE PLAZA ON THE RIVER**

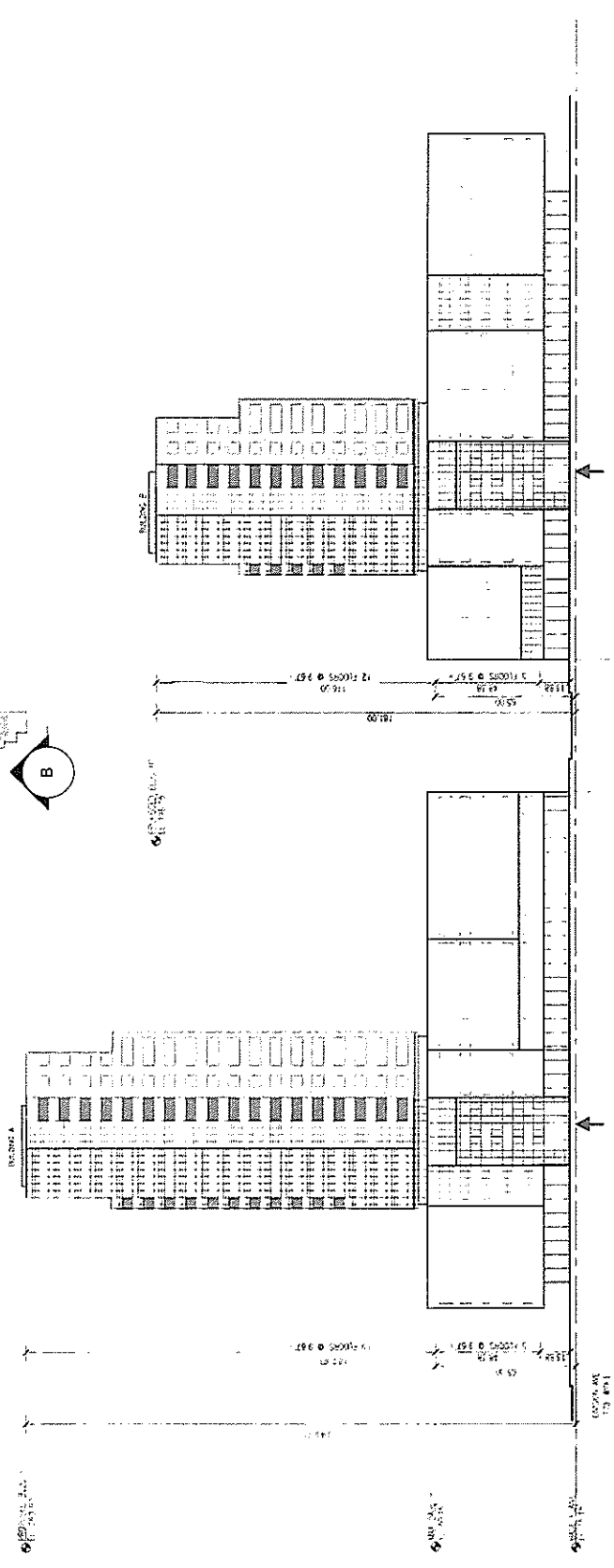
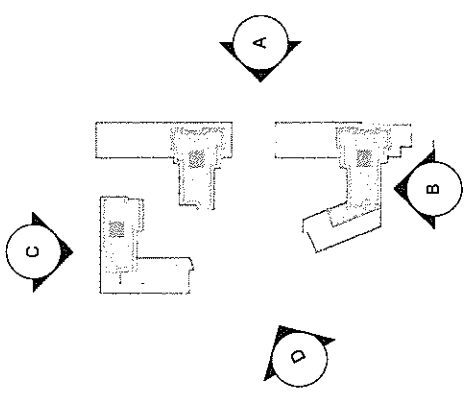
**VIEW ON KENT AVE LOOKING SOUTH**





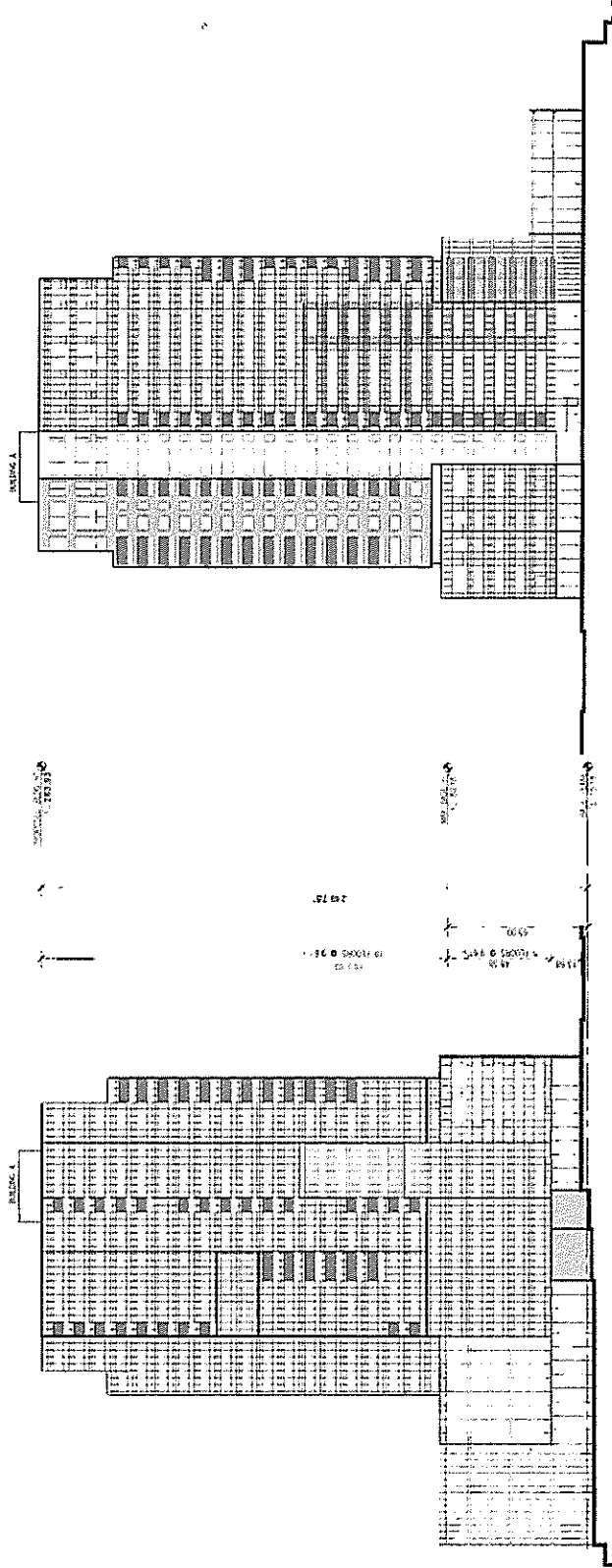
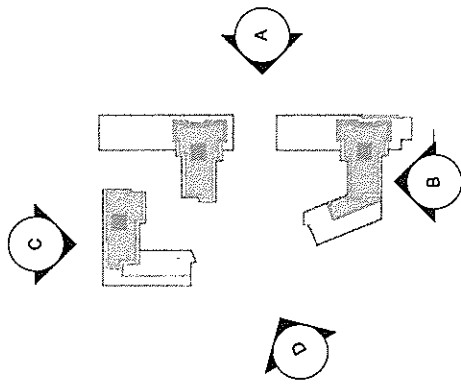
**VIEW ON KENT AVE LOOKING NORTH**

**ROSE PLAZA ON THE RIVER**



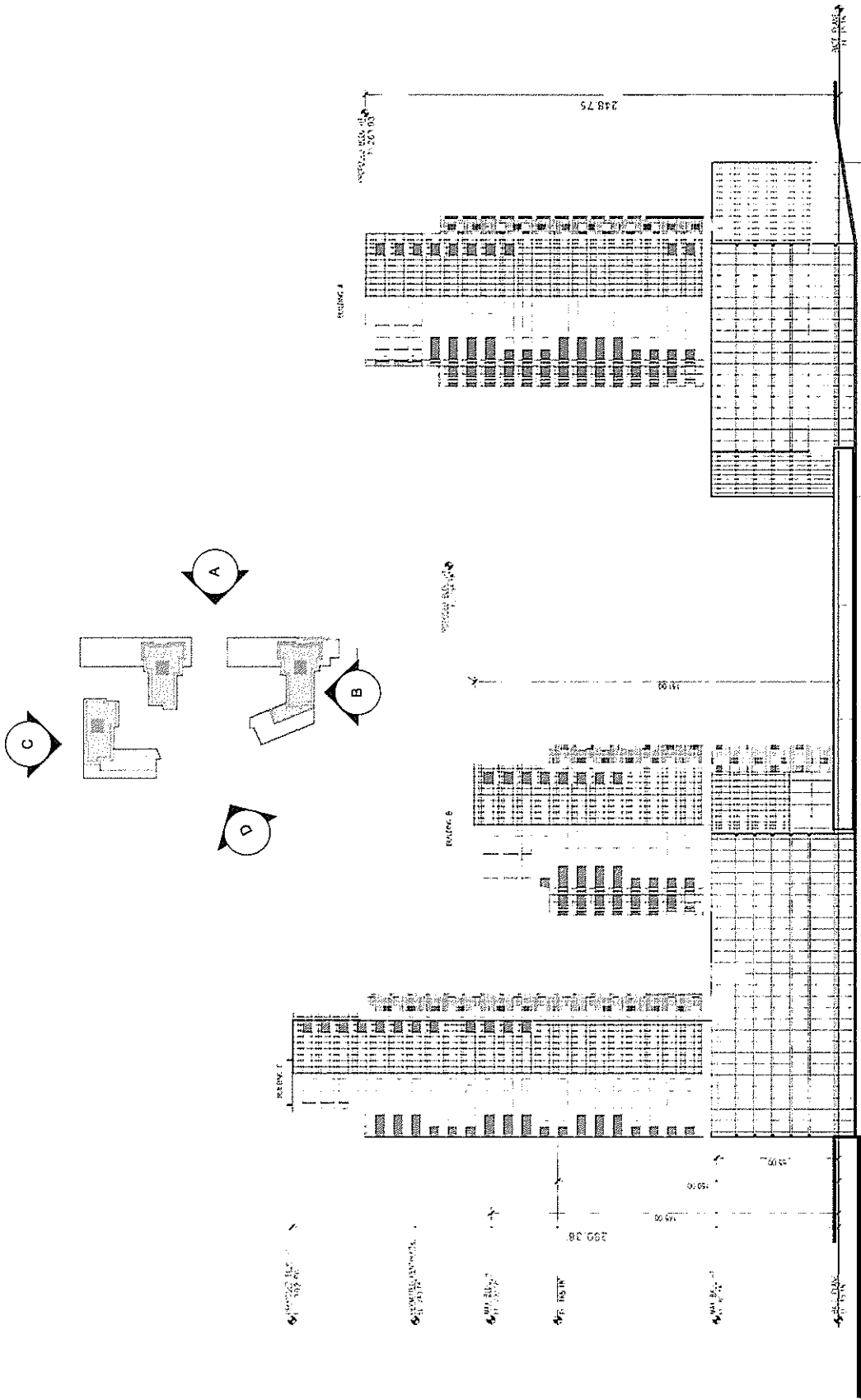
60 ft wide Visual Corridor aligns with extension of South 11<sup>th</sup> St





ROSE PLAZA ON THE RIVER

ELEVATION B + C



ROSE PLAZA ON THE RIVER

ELEVATION D

**Zoning Map Amendment**

Extend Kedem Winery + Schaefer Landing Rezoning  
M3-1 to R7-3 with 100' C2-4 overlay along Kent Ave + Division Ave

**Zoning Text Amendment**

Include Development Site among the Inclusionary Housing Designated Areas

**Special Permit Modifications Pursuant to ZR 62-736**

- ZR 62-341 (a) (4) exceeds footprint coverage of 80% gross area for stories above 185 ft
- ZR 62-341 (c) (2) height above 185 feet
- ZR 62-341 (c) (4) exceeds max tower floor plate of 8,100 sf
- ZR 62-341 (c) (5) setback requirements above 150 ft
- ZR 62-341 (c)(6) exceeds maximum length of story located above maximum base height

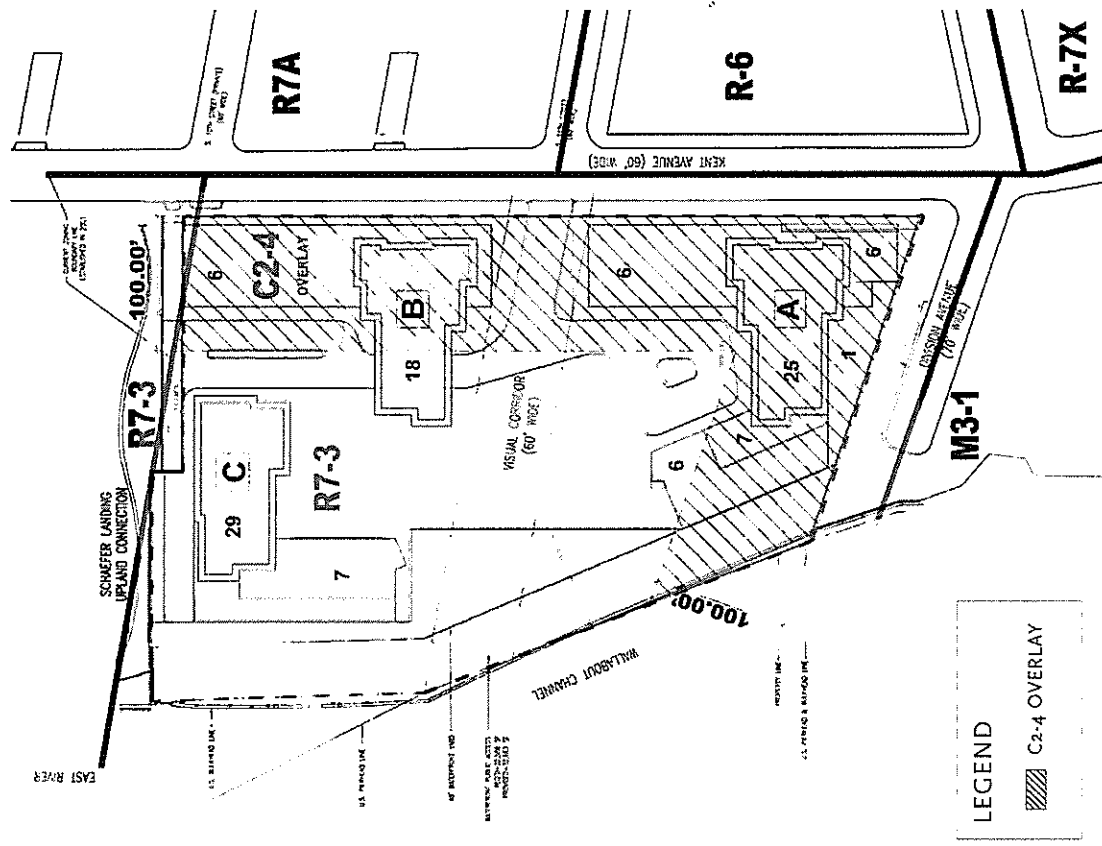
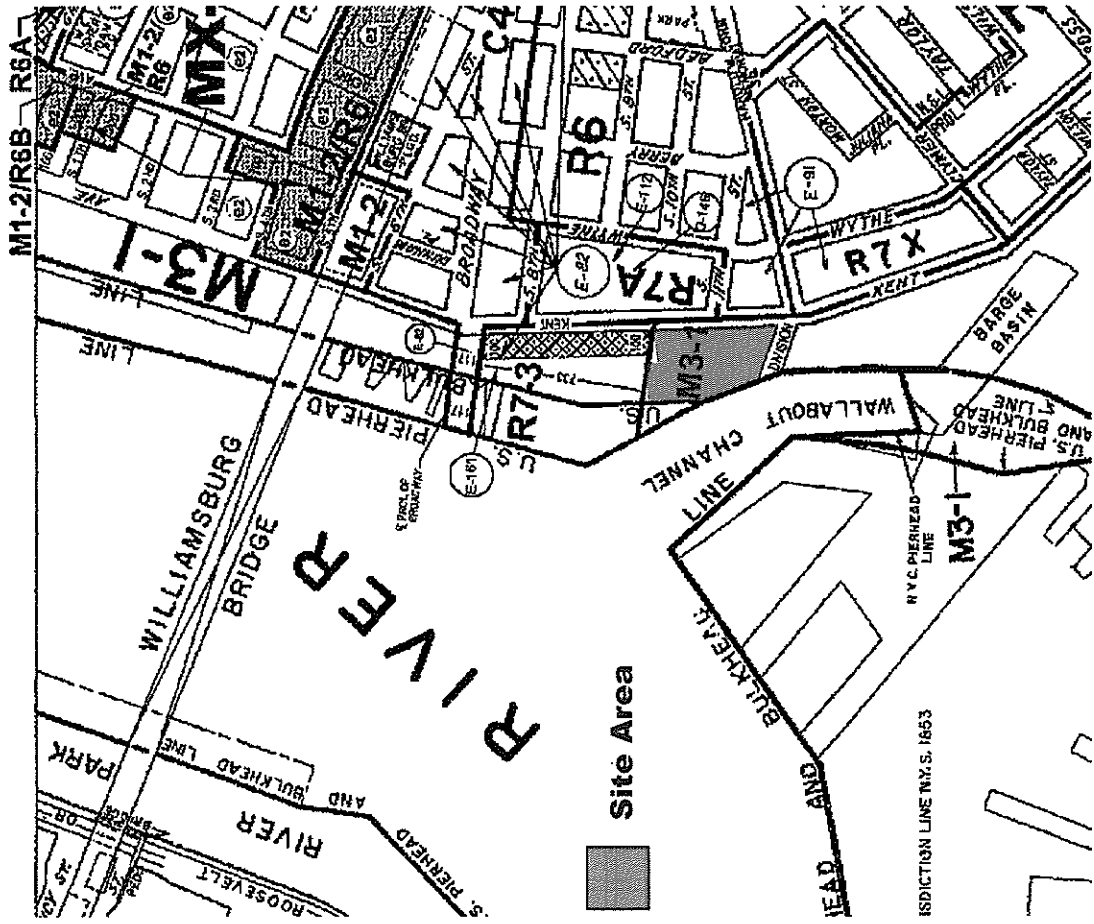
**Authorization Modifications Pursuant to ZR 62-722 (b)**

Allow modification of certain waterfront public access and visual corridor requirements

**Chairperson's Certification**

Waterfront blocks pursuant to ZR 62-711

**Extend Kedem Winery + Schaefer Landing Rezoning : M3-1 to R7-3 with 100' C2-4 overlay along Kent Ave + Division Ave**



**ROSE PLAZA ON THE RIVER**

**ZONING MAP AMENDMENT**



**Bulk Modifications**

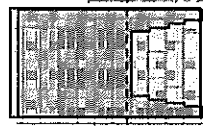
**MAX. BUILDING HEIGHT PERMITTED: 185ft  
PER ZR 62-341(c)(2)**

**MAX. PENTHOUSE HEIGHT PERMITTED: A  
PENTHOUSE PORTION MAY EXCEED MAX.  
BUILDING HEIGHT NO MORE THAN 40' ONLY IF  
ANY STORY ABOVE THE MAX. BLDG. HT. IS NO  
MORE THAN 80% OF THE FLOOR DIRECTLY  
BELOW PER ZR 62-341(a)(4)**

**HEIGHT ABOVE  
BASE PLANE: 287.38'  
[102.38']**

**HEIGHT ABOVE  
BASE PLANE: 248.75'  
[63.75']**

- **BUILDING EXCEEDS MAXIMUM BUILDING HEIGHT**
- **FLOOR AREA EXCEEDS THE MAXIMUM PENTHOUSE GROSS AREA ON FOUR FLOORS ABOVE THE MAXIMUM BUILDING HEIGHT**



**BASE PLANE  
15.18'**

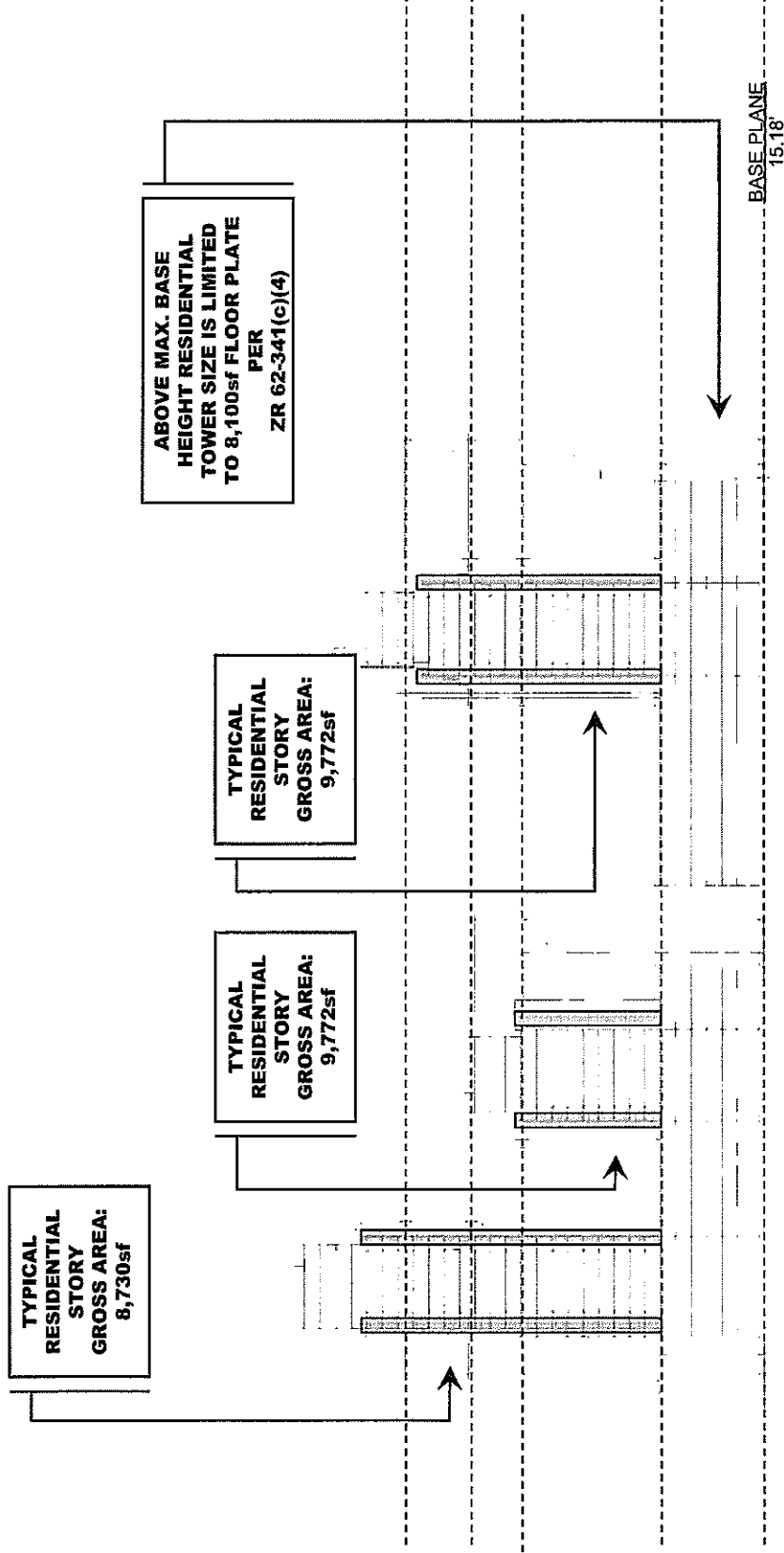
**C**

**B**

**A**

Bulk Modifications

• GROSS AREA EXCEEDS MAXIMUM RESIDENTIAL TOWER SIZE OF 8,100 SF



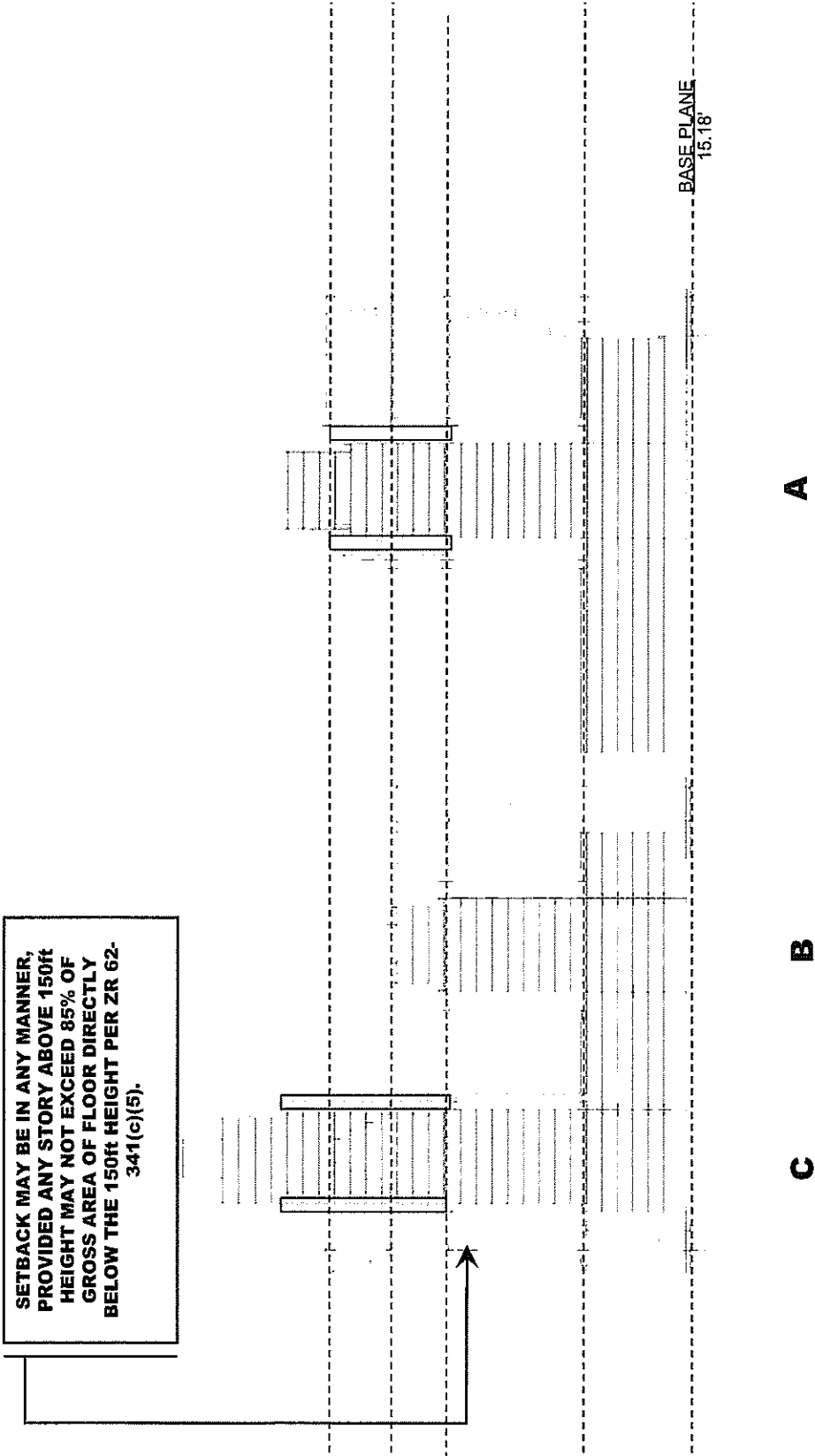
A

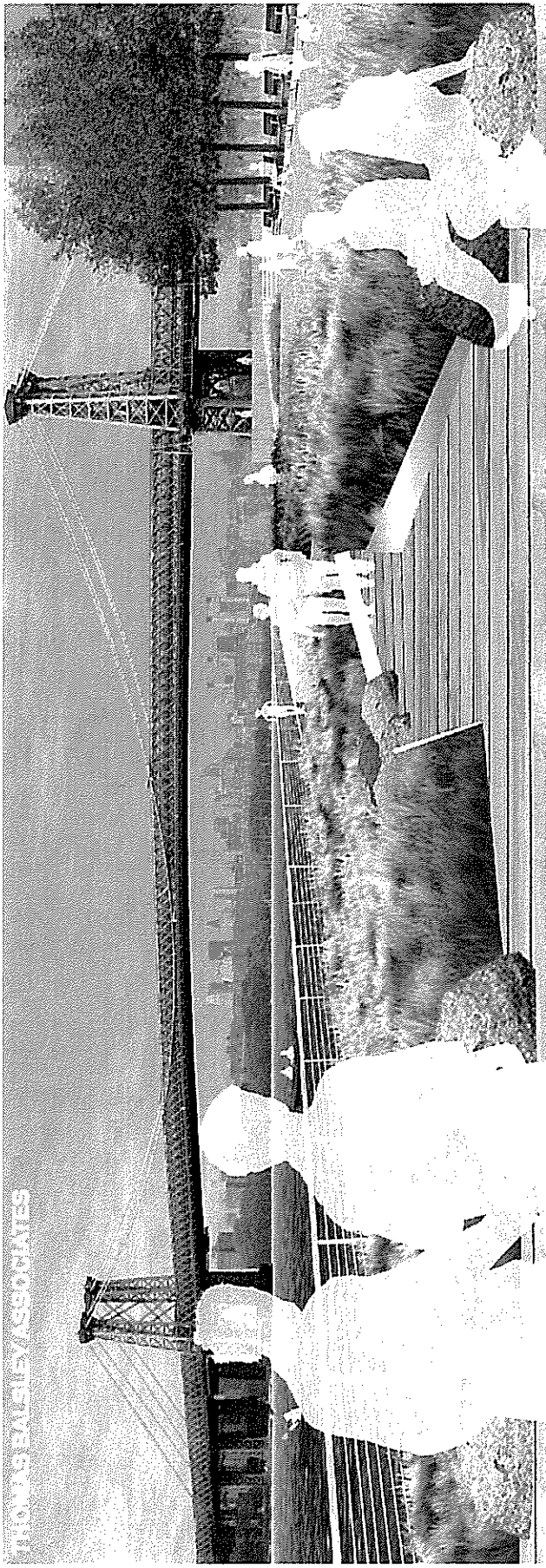
B

C

Bulk Modifications

- NO ADDITIONAL SETBACK PROVIDED FOR BUILDINGS HIGHER THAN 150ft





THOMAS BALSBLEY/ASSOCIATES

ROSE PLAZA ON THE RIVER



Testimony from:  
Kathleen Gilrain  
475 Kent Ave, Apt 504  
Brooklyn, BY 11211

My name is Kathleen Gilrain. Thank you for hearing my testimony. I oppose the Rezoning of the certified property to R7 Special for Rose Plaza.

I live across the street from the proposed building site at 475 Kent Ave. with my husband and 2 year-old daughter. The land that they have requested rezoning on is contaminated from the production and stockpiling of "Coal Tar". The coal tar leaked toxic oil into the aquifers of the Brooklyn Waterfront. These are the most polluted aquifers in NYC. I am very concerned that construction on this site will pollute the entire neighborhood and more certainly my building. Construction will create a serious health risk for my two-year old daughter. It will also put at risk the girls that go to school across the street at the Yeshiva on the corner of Kent Ave. and Division Ave. This site needs to be cleaned up before any rezoning or construction should be considered.

Even after the land is cleaned up I don't think that the city should allow Rosenberg to build 29, 27, and 15 story buildings on the Certified property. The land immediately in front of the river should be left for smaller buildings or open parkland. If such tall buildings are permitted on the river front, the Roberto Clemente playground, across the street from the site, will have "light and air" issues. This playground serves a low-income community on Williamsburg's south side and is home to little league's most winning team. With such tall buildings on the waterfront, one of the few parks and a great asset of the neighborhood, that provides open space, light and air for families on the southside, will be lost.



OFFICE OF THE BROOKLYN BOROUGH PRESIDENT

**Testimony by Brooklyn Borough President Marty Markowitz  
To the City Council Subcommittee on Franchises and Zoning  
Regarding Rose Plaza on the River  
April 7, 2010**

I WANT TO THANK THE CITY COUNCIL'S SUBCOMMITTEE FOR ZONING AND FRANCHISES — AND COUNCILMEMBER MARK WEPRIN — FOR ALLOWING ME TO TESTIFY TODAY ON THE SUBJECT OF ROSE PLAZA ON THE RIVER.

FROM MY EARLIEST DAYS IN POLITICS, AFFORDABLE HOUSING HAS BEEN MY PASSION. AND AS BOROUGH PRESIDENT, ONE OF MY MOST PRESSING CONCERNS IS MAKING SURE THAT BROOKLYN IS PROUD HOME TO EVERYONE — REGARDLESS OF INCOME LEVEL. WHILE I OF COURSE APPLAUD PRIVATE DEVELOPERS FOR TAKING AN INTEREST IN OUR BOROUGH, I ABSOLUTELY BELIEVE THEY ARE ENTRUSTED WITH AN IMPORTANT RESPONSIBILITY. ANY DEVELOPMENT PROJECT MUST BE DESIRABLE NOT ONLY FOR THE DEVELOPERS — AND THE FAMILIES THEY ATTRACT — BUT ALSO FOR THE ENTIRE COMMUNITY THAT SURROUNDS THAT DEVELOPMENT.

DEVELOPERS AREN'T BUILDING HOUSING IN A VACUUM. THEY ARE ADDING TO ESTABLISHED COMMUNITIES — NEIGHBORHOODS WITH THEIR OWN UNIQUE HISTORIES, THEIR OWN DISTINCTIVE ARCHITECTURE, THEIR OWN SPECIAL REQUIREMENTS AND NEEDS. IT IS THE DUTY OF ALL DEVELOPERS TO DO EVERYTHING THEY CAN TO BE "GOOD NEIGHBORS."

I HAD HIGH HOPES THAT ROSE PLAZA ON THE RIVER COULD SATISFY THAT CRITERIA. NORTH BROOKLYN IS ONE OF THE HOTTEST DESTINATIONS IN ALL OF NEW YORK CITY — AND THE WILLIAMSBURG-GREENPOINT WATERFRONT, WITH ITS CONVENIENT LOCATION AND STUNNING VIEWS OF THE "OUTER BOROUGH" OF MANHATTAN'S SKYLINE — SHOULD BE THE PERFECT LOCATION FOR DEVELOPMENT PROJECTS THAT SERVE ALL RESIDENTS OF NORTH BROOKLYN. SADLY, THAT IS NOT THE CASE WITH THE PROJECT AS IT STANDS NOW. ALTHOUGH THE DEVELOPER IS FINALLY GETTING SERIOUS ABOUT PURSUING HIS WRITTEN COMMITMENT TO ME TO INVESTIGATE, THIS IS STILL A PROJECT THAT, TO MY MIND, PRIMARILY BENEFITS UPPER INCOME TENANTS AT THE EXPENSE OF THE COMMUNITY AT LARGE. IT IS NOT WHAT THIS COMMUNITY NEEDS RIGHT NOW.

---

IN MY LAND USE RECOMMENDATION, I ASKED FOR A FEW CHANGES TO THE DEVELOPER'S PLAN THAT I THINK ARE VERY REASONABLE. AND I WOULDN'T BE HERE TODAY IF THE DEVELOPER OF ROSE PLAZA HAD DEMONSTRATED SOME ONGOING INTEREST IN CONSIDERING THESE CHANGES. I HAVE ALWAYS BEEN PROUD OF MY ABILITY TO WORK WITH DEVELOPERS TO CREATE PROJECTS THAT ARE BENEFICIAL TO BROOKLYN'S NEIGHBORHOODS. AND WITH TODAY'S REPORT IN THE DAILY NEWS, I REMAIN HOPEFUL THAT THE DEVELOPER OF ROSE PLAZA WILL "SEE THE LIGHT" — AND FULLY AGREE TO MY RECOMMENDATIONS IN TIME FOR THE CITY COUNCIL'S FINAL DECISION. HOPEFULLY, THE CITY COUNCIL WILL BE ABLE TO PERSUADE THEM THAT THESE RECOMMENDATIONS ARE IN THE BEST INTERESTS OF THE COMMUNITY.

SPECIFICALLY, I ASKED THAT THE PROJECT INCLUDE MORE AFFORDABLE UNITS FOR LARGER FAMILIES. IF YOU WALK DOWN BEDFORD AVENUE, YOU MIGHT GET THE IDEA THAT WILLIAMSBURG IS EXCLUSIVELY THE HOME OF TWENTY-SOMETHING SINGLES, BUT THAT DOES NOT REFLECT THE DIVERSITY OF THE NEIGHBORHOOD. THE AMOUNT OF AFFORDABLE HOUSING INCLUDED IN ROSE PLAZA, WHICH BY THE CURRENT PLANS WILL COMPRISE ONE-FIFTH OF THE TOTAL AREA, SHOULD BE EXPANDED TO ONE-THIRD. FURTHERMORE, SINCE FAMILIES IN THE NEIGHBORHOOD TEND TO BE LARGER THAN AVERAGE, ROUGHLY TWO-THIRDS OF THE LOW- AND MODERATE INCOME HOUSING SHOULD BE THREE- AND FOUR-BEDROOM UNITS. WHILE THE DEVELOPER IS NOW OFFERING A SUBSTANTIAL INCREASE IN THE NUMBER OF THREE-BEDROOM UNITS, MOST OF THESE UNITS ARE MARKET-RATE, WHILE THE PRIMARY NEED IS FOR LOW- TO MODERATE-INCOME HOUSING. FINALLY, IT SHOULD GO WITHOUT SAYING THAT ALL THE AFFORDABLE HOUSING SHOULD BE "AFFORDABLE FOREVER."

I ASKED THAT THE PUBLIC WATERFRONT ESPLANADE BE EXPANDED. WHY SHOULD ACCESS TO THIS BEAUTIFUL WATERFRONT BE LIMITED TO THOSE WHO LIVE IN ROSE PLAZA? AND I ASKED THAT THE DEVELOPERS MAKE A CONCERTED EFFORT TO ATTRACT A FRESH SUPERMARKET TO THE RETAIL SPACE ON KENT AVENUE — AND THAT THEY WORK IN CONSULTATION WITH CB 1 TO ADDRESS A BROAD RANGE OF CONCERNS.

AS FAR AS I CAN TELL, NONE OF THESE RECOMMENDATIONS HAS BEEN ADOPTED. FOR THAT REASON, I URGE THE SUBCOMMITTEE ON ZONING AND FRANCHISES TO VOTE NO ON THE SPECIAL PERMIT FOR ROSE PLAZA, UNLESS THESE CONCERNS ARE RESOLVED.



THE ASSEMBLY  
STATE OF NEW YORK  
ALBANY

JOSEPH R. LENTOL  
Assemblyman 50<sup>th</sup> District  
Kings County

PLEASE REPLY TO:  
□ District Office:  
619 Lorimer Street  
Brooklyn, New York 11211  
(718) 383-7474

□ Albany Office:  
Room 632, L.O.B.  
Albany, New York 12248  
(518) 455-4477

e-mail:  
lentolj@assembly.state.ny.us

Chairman  
Committee on Codes

COMMITTEES  
Rules  
Ways & Means  
Ethics and Guidance  
Election Law

March 24, 2010

Hon. Christine C. Quinn  
Speaker - NYC Council  
250 Broadway  
Suite 1856  
New York, New York 10007

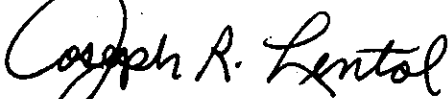
Dear Speaker Quinn:

I write to express my support for Community Board One's opposition to the Rose Plaza Development project planned for my Brooklyn Assembly District. The Community Board URLUP committee voted against the project 9-1 and the full Community Board issued a vote of 31 to 8 against the project.

This project follows other recent ones that I have joined the Community Board in opposing due to its height, density and the strain it will put our local infrastructure -- transportation (cars, subways, buses, pedestrian and bike), schools, police, fire and especially open space. Also, the current design scheme does not address the housing needs of North Brooklyn and may have the effect of driving out even more families due to the continued pressures of gentrification.

I believe my community has expressed clearly that they do not want multiple projects of high towers and dense apartments. I join that position.

Sincerely,

  
Joseph R. Lentol



**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

515253

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

in favor  in opposition

Date: 4-7-10

(PLEASE PRINT)  
Name: Eric Radezky

Address: 619 Lorimer ST Bklyn, NY 11211

I represent: Assemblyman Joseph Lentol

Address: 619 Lorimer ST Bklyn, NY 11211

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 515253 Res. No. \_\_\_\_\_

in favor  in opposition SPECIAL PERMIT

Date: APRIL 7, 2010

(PLEASE PRINT)  
Name: RICHARD BEADAK

Address: BROOKLYN BOROUGH HALL

I represent: BROOKLYN BOROUGH PRESIDENT

Address: MARTY MARKOWITZ

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

515253

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

in favor  in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)  
Name: SENDEA SCHWARTZ

Address: 715 EMPIRE AVE FAR ROCKAWAY

I represent: NY CNF.

Address: \_\_\_\_\_

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 56 Res. No. \_\_\_\_\_

in favor  in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: DAVID KARNOVSKY

Address: \_\_\_\_\_

I represent: DEPARTMENT OF CITY PLANNING

Address: \_\_\_\_\_

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. 2057

in favor  in opposition

Date: 4/7/2010

(PLEASE PRINT)

Name: Sarah Watson

Address: 42 Broadway

I represent: CHPC

Address: 42 Broadway

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. 51-52-53

in favor  in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: RABBI DAVID NIEDERMAN

Address: 94 Ross St.

I represent: \_\_\_\_\_

Address: \_\_\_\_\_

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

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

54245

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

in favor  in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: SIMON NETSER

Address: \_\_\_\_\_

I represent: \_\_\_\_\_

Address: \_\_\_\_\_

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 56 Res. No. \_\_\_\_\_

in favor  in opposition

Date: 4/7

(PLEASE PRINT)

Name: ERIC KOPER

Address: \_\_\_\_\_

I represent: DEPARTMENT OF CITY PLANNING

Address: \_\_\_\_\_

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 57 Res. No. \_\_\_\_\_

in favor  in opposition

Date: 4/7

(PLEASE PRINT)

Name: TOM WARGO

Address: \_\_\_\_\_

I represent: DEPARTMENT OF CITY PLANNING

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. 57 Res. No. \_\_\_\_\_

in favor  in opposition

Date: 5/4/7

(PLEASE PRINT)

Name: PAUL AGARWALA

Address: \_\_\_\_\_

I represent: DEPARTMENT OF CITY PLANNING

Address: 10 \_\_\_\_\_

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

LU 51,52  
53

I intend to appear and speak on Int. No. LU 51,52,53 Res. No. LI

in favor  in opposition

Date: 4/7/10

(PLEASE PRINT)

Name: Heather Roslund

Address: 24 Newell Street Bklyn 11222

I represent: myself / ~~CRMA~~

Address: \_\_\_\_\_

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

Lu 51-53

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

in favor  in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: Howard Weiss

Address: Davidoff Malito + Fletcher

I represent: Rose Plaza

Address: \_\_\_\_\_

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



**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

LU 51-53

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

in favor  in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: Swan Wright

Address: Grizzu Sauter Architects

I represent: Rose Plaza

Address: \_\_\_\_\_

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

LU 51-53

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

in favor  in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: Arthur Goldstein

Address: Davidoff Melito + Hutcher

I represent: Rose Plaza

Address: \_\_\_\_\_

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

LU 51-53

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

in favor  in opposition

Date: April 7

(PLEASE PRINT)

Name: Emily Gallagher

Address: 117 Greenpoint Ave 2R 11222

I represent: NAG

Address: 110 Kent Ave 11211

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

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

LU51-53

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

in favor  in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: Audrey Mohiarc

Address: 475 Kent Ave apt 609

I represent: 475 Kent Ave Building

Address: \_\_\_\_\_

**THE COUNCIL  
THE CITY OF NEW YORK** LU51-53

Appearance Card

LU51-53

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

in favor  in opposition

Date: April 7, 2010

(PLEASE PRINT)

Name: Ryan Kuonen

Address: 140 Metropolitan Ave

I represent: NAG - Neighbors Allied for Good Growth

Address: 110 KENT AVE, BK NY 11211

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. LU 57 Res. No. \_\_\_\_\_

in favor  in opposition

Date: 4/7/10

(PLEASE PRINT)

Name: Joanne Seminara

Address: 153 78th Street Brooklyn

I represent: Community Board No. 10 Brooklyn

Address: 8119 5th Ave 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. 51-52-53 Res. No. \_\_\_\_\_

in favor  in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: RABBI LEIB GLANZ

Address: 85 ROSS ST.

I represent: U. J. CARE

Address: 445 PARK AV. B'KLYN

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 51,52,53 Res. No. \_\_\_\_\_

in favor  in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: Stuart Pertz FAIA

Address: 125 Berkeley Place, B'klyn 11217

I represent: myself

Address: \_\_\_\_\_

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. 50

in favor  in opposition

Date: 4/7/10

(PLEASE PRINT)

Name: Michael Kelly

Address: 136 Waverly Rd Scarsdale, NY

I represent: Le Basket inc

Address: 683 Broadway NY, NY

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. 51/52/53 Res. No. \_\_\_\_\_

in favor  in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: ISAAC ABRAHAM

Address: 60 DIVISION AVE

I represent: CLEMENTE PLAZA TENANT ASSOC.

Address: 60 DIVISION AVE

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 51 Res. No. 52

in favor  in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: GUY LESSER

Address: 475 KENT AVE BROOKLYN

I represent: PRIVATE CITIZEN, LOCAL

Address: 475 KENT AVE BROOKLYN

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 51 Res. No. 52

in favor  in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: DEBORAH MASTERS

Address: 475 KENT AVE BROOKLYN

I represent: PRIVATE LOCAL CITIZEN

Address: AS ABOVE

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. 51 Res. No. 52

in favor  in opposition

Date: APRIL 7 2010

(PLEASE PRINT)  
Name: ELIZA PROCTOR  
Address: 475 KENT AVENUE BROOKLYN  
I represent: LOCAL CITIZEN  
Address: 475 KENT AVENUE BROOKLYN

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 51 Res. No. 52

in favor  in opposition

Date: 7th / April / 2010

(PLEASE PRINT)  
Name: SIMON LEE  
Address: 475 KENT AVE  
I represent: Local residents /  
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: 4/7/10

(PLEASE PRINT)  
Name: Esteban Doran  
Address: \_\_\_\_\_  
I represent: Community Board A  
Address: \_\_\_\_\_

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

44-54

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

in favor  in opposition

Date: 4/7/10

(PLEASE PRINT)

Name: ADAM ROTHKRUG

Address: 55 WATERMILL LA. GREAT NECK NY

I represent: SKANSKA CIVIL

Address: 1616 WHITESIDE ESTATES, QNS

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

LU 51-53

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

in favor  in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: R. MOISHE INDIG

Address: 199 Lee Ave.

I represent: UJ CARE cong. Yere Lev

Address: 163 Rodney

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

LU-55

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

in favor  in opposition

Date: April 7, 2010

(PLEASE PRINT)

Name: Mary Ann H. McGowan

Address: Clove Lake Civic Assoc.

I represent: Community

Address: 23 Cypress Ave ST NY 10301

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

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

LU-55

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

in favor  in opposition

Date: April 7, 2010

(PLEASE PRINT)

Name: Bill Hogan

Address: 101 Highlands Avenue

I represent: Homeowners

Address: \_\_\_\_\_

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

LU56

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

in favor  in opposition

Date: April 7 10

(PLEASE PRINT)

Name: BERTHE Christine

Address: 348 W 37<sup>th</sup> St

I represent: HKNA

Address: \_\_\_\_\_

**THE COUNCIL  
THE CITY OF NEW YORK**

LU51-53

Appearance Card

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

in favor  in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: Katleen Gilvain

Address: 475 Kent Ave #504

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. 4057

in favor  in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: Elena Conte

Address: 379 DeKalb Avenue Bklyn, NY 11205

I represent: PMF Center B - Community Development

Address: \_\_\_\_\_

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 5152/53 Res. No. \_\_\_\_\_

in favor  in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: RALF BEUSCHLEIN

Address: 475 Kent Ave # 609

I represent: myself

Address: \_\_\_\_\_

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 57 Res. No. \_\_\_\_\_

in favor  in-opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: SIAMA Acani

Address: 37-43 77th Street, Jackson Hts

I represent: Chhaya CDC 11372

Address: \_\_\_\_\_

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

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

51/52/53

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

in favor  in opposition

Date: 4/7/10

(PLEASE PRINT)

Name: CHRIS OLECHOWSKI

Address: 435 Graham Ave

I represent: Community Board #1 Brooklyn CHAIR

Address: \_\_\_\_\_

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

51/52/53

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

in favor  in opposition

Date: 4/7/10

(PLEASE PRINT)

Name: Ms. Del FEAGUE

Address: 435 Graham Ave

I represent: CB #1 Brooklyn ULURP Committee

Address: \_\_\_\_\_

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. W51-53 Res. No. \_\_\_\_\_

in favor  in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: ADAM PERLMUTTER

Address: 108 HURON ST. BROOKLYN NY

I represent: #1 LOCAL RESIDENT

Address: \_\_\_\_\_



**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

515253

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

in favor  in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: WARD DENNIS

Address: 68 GRAND ST -

I represent: myself

Address: \_\_\_\_\_



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



**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

515253

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

in favor  in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: Clement Edmondson

Address: 194-209 113 Rd, QUEENS N.Y.

I represent: Contractors

Address: 194 209 113 Rd, QUEENS



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

