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THE COUNCIL
OF
THE CITY OF NEW YORK

CHAIR
RULES, PRIVILEGES
& ELECTIONS

COMMITTEES

FINANCE
ECONOMIC DEVELOPMENT
TRANSPORTATION

March 17, 2008

Re: Application L.U. #688, ULURP # C 050192 ZMK – Zoning map amendment for an illegally converted building.

Dear Colleagues,

I am writing to you to ask for your support in rejecting application L.U. #688, ULURP# C 050192 ZMK, a Zoning Map amendment for an illegally converted light manufacturing building to a residential building located at 70 Wyckoff Avenue, Brooklyn in my district. Not doing so would have an adverse affect and continue to encourage other property owners to follow this illegal and unsafe practice.

The applicant, 70 Wyckoff LLC, is just one example of the countless unscrupulous building owners in my community that are taking advantage of a thriving residential market and a changing community. Due to their greed and disregard for my community, they have converted much needed and valuable manufacturing property into more profitable market rate residential units. Illegal conversions have plagued my district for years, and I continue to fight this blatant and intentional neglect of the law by these property owners. I implore you to help me combat this illegal practice that has devastating consequences on employment rates and our low-income housing market.

The applicant, 70 Wyckoff LLC, since 2001 when they first acquired the building, has blatantly disregarded NYC Department of Building and NYC Fire Department rules and regulations. Since 2002, they have received over 20 DOB (5 outstanding) and 13 ECB (10 outstanding) violations. These violations have sited the illegal construction of 51 residential units all equipped with bathrooms, kitchens, electrical work and plumbing. They also have been sited for construction of roof decks and an additional floor – all without permits.

Additionally, residents living in illegally converted buildings are not protected under NYC tenant's rights and are often the victims of unjust rent hikes, mismanagement and dangerous living conditions. Shortcuts are also taken during these illegal conversions and residents bear unsafe and sub-par living conditions. These hazardous conditions and the untimely death of a local firefighter in one of these illegally converted buildings have led to public discontent and an extremely sensitive fire department. Our local firehouses are aware of the dangers of these illegal conditions and have personally justified their actions when they enter these buildings and force residents out of these unsafe conditions. I

recommend we not ignore this tragedy and prevent future mishaps and deny the request for a change in the Zoning Map.

Many property owners ask for grievances and consideration in attempting to obtain an amendment to the Zoning Map. They claim they cannot find suitors for the manufacturing space and apply for a variance through the BSA. This is untrue, I receive countless inquiries by manufacturing companies in regards to obtaining space. Companies propose bids, only to be met by the inexplicable heightening of the cost per square feet imposed by owners. This is done to discourage potential buyers and continue to be considered a property that cannot find suitors. We eventually lose these potential buyers and countless local jobs because these property owners are motivated by profits and indirectly encouraged by a lack of enforcement. Allowing this would set precedent and allow other illegal conversions to occur in my district.

I urge my colleagues to set an example and stand with me in rejecting their application to amend the Zoning Map for 70 Wyckoff Avenue in Brooklyn.

Sincerely,

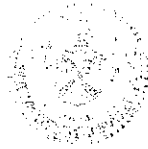
A handwritten signature in cursive script that reads "Diana Reyna". The signature is written in black ink and is positioned below the word "Sincerely,".

Diana Reyna
Councilmember, District 34

DIANA REYNA
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34th DISTRICT

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March 18th, 2008

Re: Application L.U. # 700, ULURP # C080213ZMK – Zoning map amendment for contextual rezoning of Grand St.

Dear Colleague:

I strongly urge the members of the Subcommittee on Land Use to vote in favor of the contextual rezoning of Grand St. This 13-block contextual rezoning is part of a 175 block rezoning the Department of City Planning has promised to certify before the end of the year. The rezoning is occurring as a response to buildings being built within the rezoning area that are out of context with the existing neighborhood. This rezoning aims to preserve neighborhood character and scale by establishing contextual districts that have height limits along Grand St. It also aims to protect the residential character of lots adjacent to retail corridors while recognizing and preserving existing commercial uses. The proposed zoning for this area is R6B with a one-block modification, where I propose an R6A designation.

The 2005 Greenpoint-Williamsburg Rezoning replaced the existing C8-2 zoning with an R6 zoning. During this rezoning effort Grand St.'s zoning wasn't clarified and the Department of City Planning has seen fit to correct this. R6 allows for tower construction with no height limit on large lots under the 1961 height factor regulations. The R6 zoning has led to an influx of developers trying to take advantage of the zoning loophole and "Beat the clock" in light of the recent rezoning effort. Department of Buildings Brooklyn Borough Commissioner Magdi Mussad P.E. currently has inspectors surveying the rezoning area with the expectation that developers will try to "Beat the clock." I strongly urge this rezoning be passed in a timely manner.

The proposed zoning for this area is R6B with a one-block modification, where I propose an R6A designation. R6B preserves neighborhood character and context by replacing the existing height factor with the more contextual zoning of an R6B, which requires new construction to line up with adjacent buildings. Residents of Grand St. spoke out on the rezoning at the City Planning Commission Public Hearing and noted that the developments permitted by the current rezoning disrupts a unique and historical context along Grand St. and neighboring Fillmore Place, which has submitted an application with the NYC Landmarks Preservation Commission for land marking.

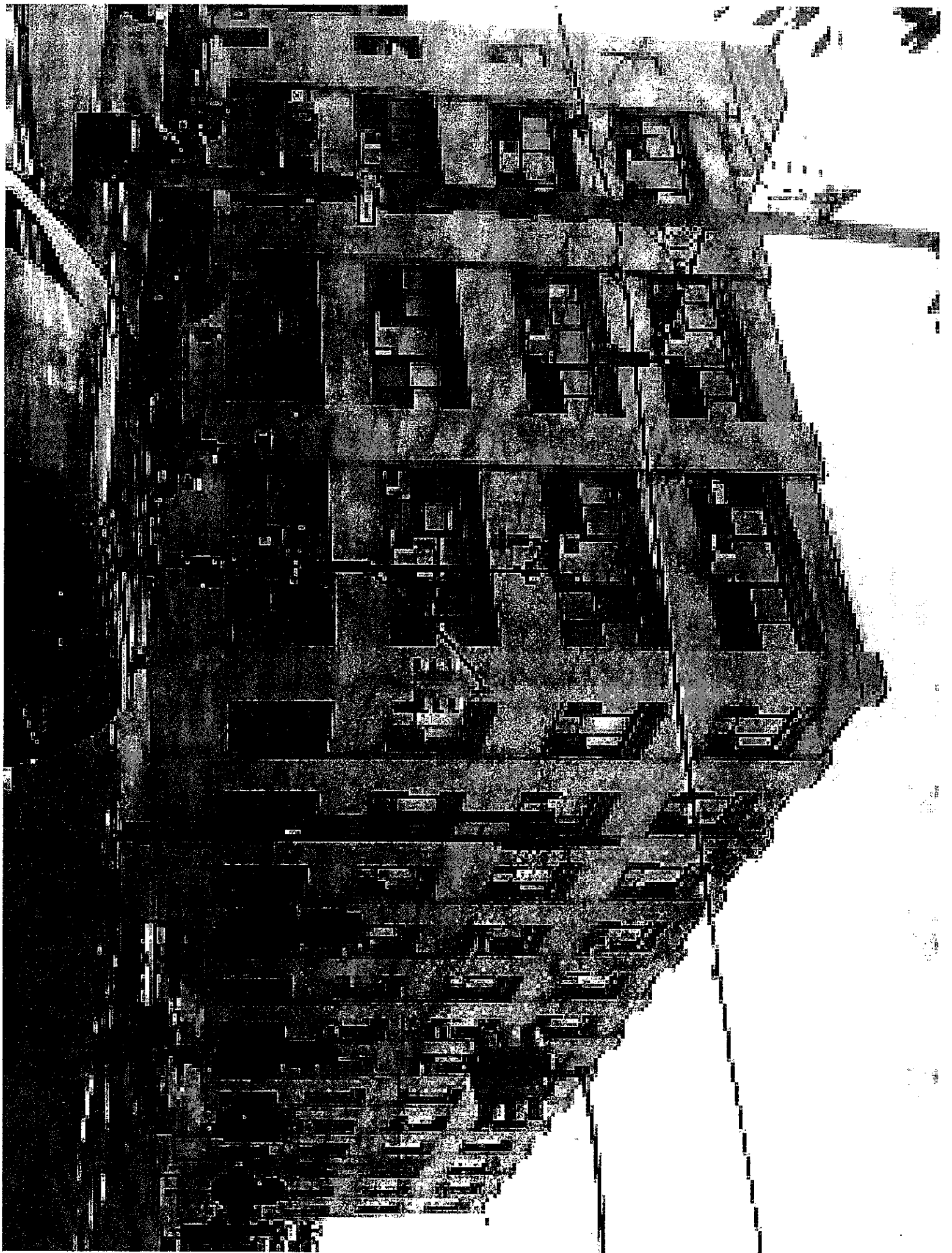
The modification I propose is for a triangular piece of property bounded by streets on all sides, approximately 60 ft. wide and 200 ft. long and totals approximately 6500 square feet. This parcel of land is owned by the Peoples Firehouse Inc., a local non-profit that

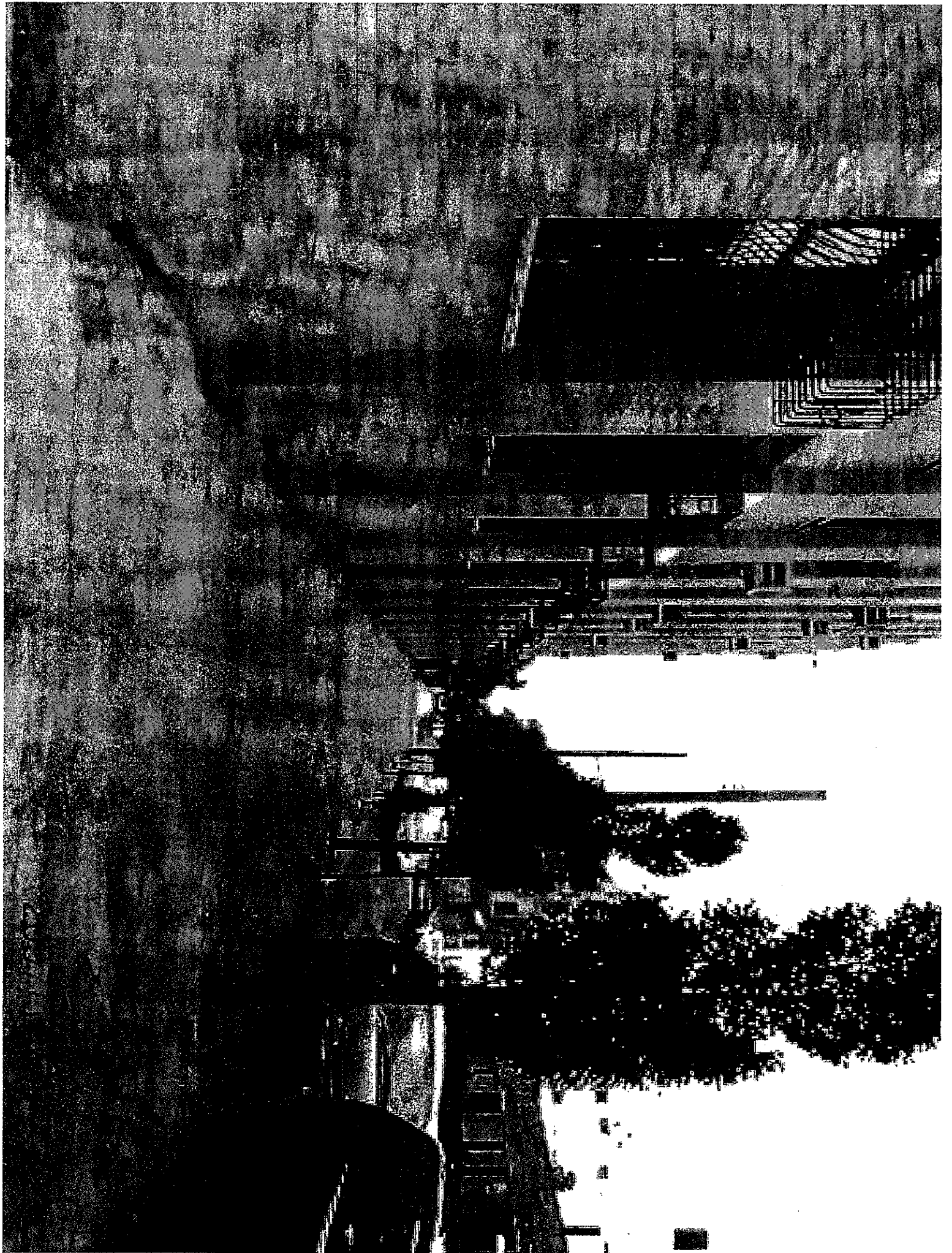
has been servicing our community for over 20 years. The Peoples Firehouse Inc. owns another parcel where a senior residence is housed and is adjacent to the triangular lot in question. I propose this property be designated R6A. R6A would allow for this land to be developed to its maximum within the proposed height limits. If not designated R6A, and is allowed to follow suit with the remainder of the rezoned area, this block would not yield the necessary area to be beneficial to the non-profit. I therefore strongly urge the members of the Subcommittee on Land Use to vote in favor of the contextual rezoning of Grand St., and accept the modification proposed.

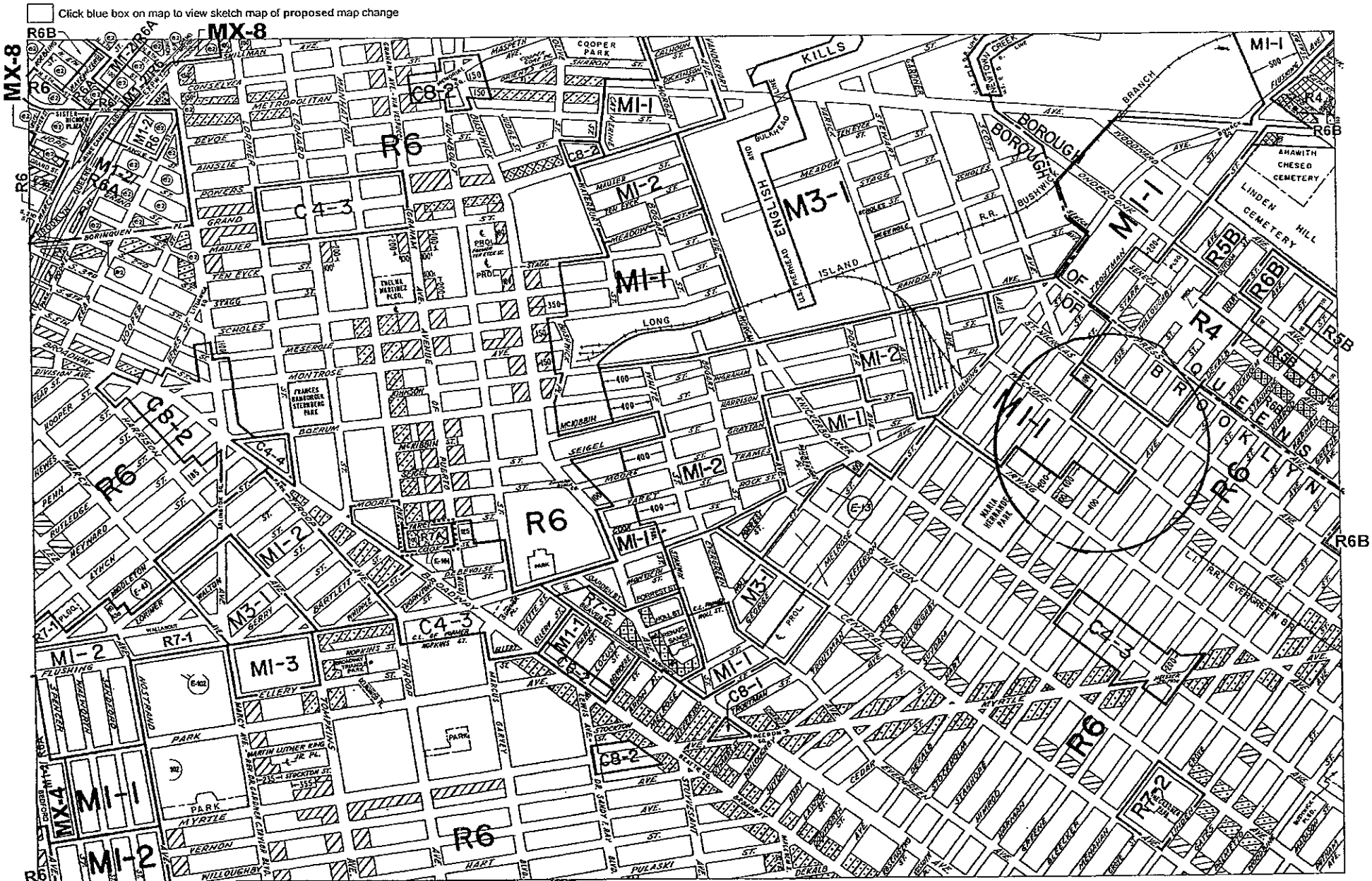
Sincerely,

A handwritten signature in cursive script that reads "Diana Reyna". The signature is written in black ink and is positioned below the word "Sincerely,".

Diana Reyna
Council Member 34th District







Click blue box on map to view sketch map of proposed map change

ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

Major Zoning Classifications:
 The number(s) and/or letter(s) that follows on R, C or M District designation indicates use, bulk and other controls as described in the text of the Zoning Resolution.

- R - RESIDENTIAL DISTRICT
- C - COMMERCIAL DISTRICT
- M - MANUFACTURING DISTRICT

AREA(S) REZONED

EFFECTIVE DATE(S) OF REZONING:
 9-10-2007 C 070432 ZMK

SPECIAL PURPOSE DISTRICT
 The letter(s) within the shaded area designates the special purpose district as described in the text of the Zoning Resolution.

- D - RESTRICTIVE DECLARATION
- E - CITY ENVIRONMENTAL QUALITY REVIEW DECLARATION
- e2 - REFERS TO BLOCKS WITH LOTS SUBJECT TO CEQR DESIGNATION E-13B. SEE Z.R. APPENDICES (CEQR DECLARATIONS) FOR LIST OF AFFECTED BLOCK AND LOTS.

MAP KEY

12c	13a	13c
12d	13b	13d
16c	17a	17c

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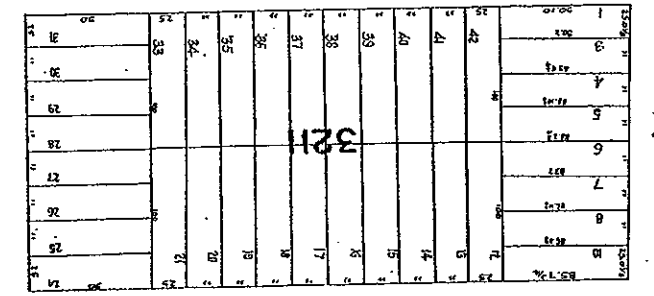
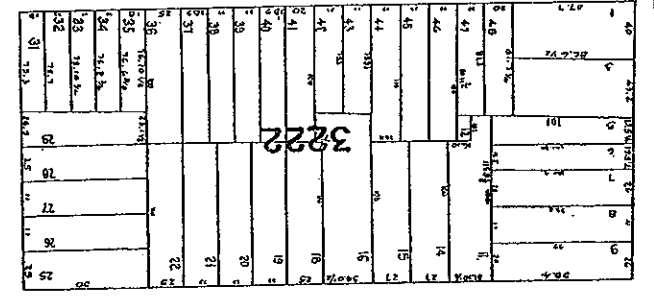
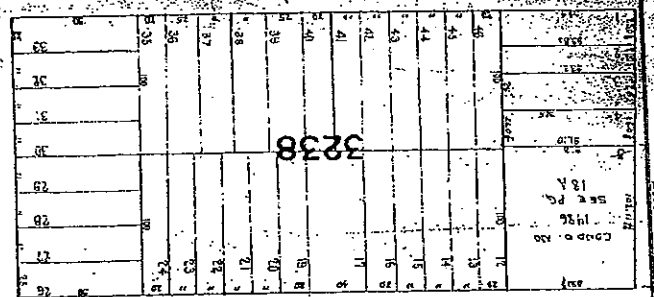
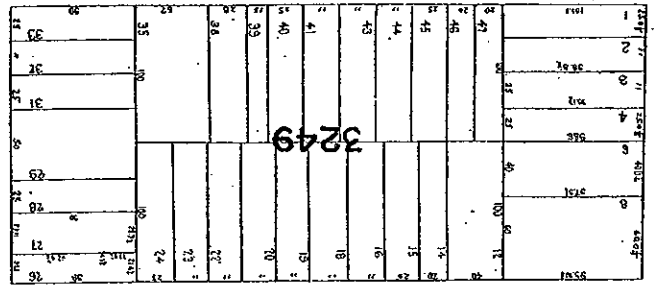
ZONING MAP 13b

C1-1 C1-2 C1-3 C1-4 C1-5 C2-1 C2-2 C2-3 C2-4 C2-5

NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.

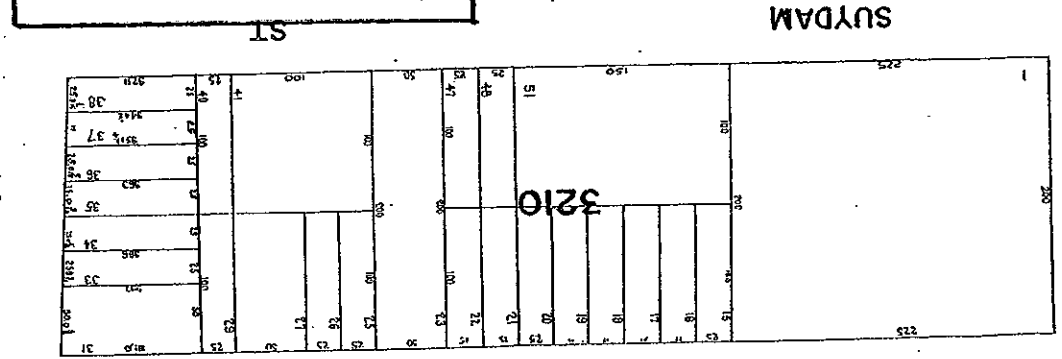
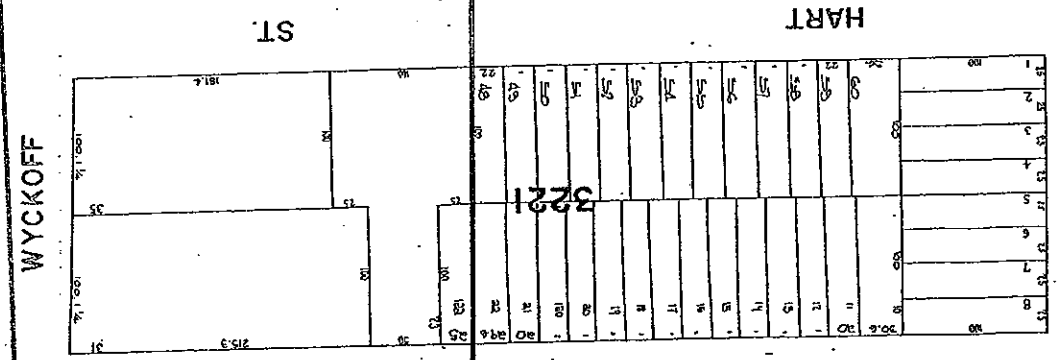
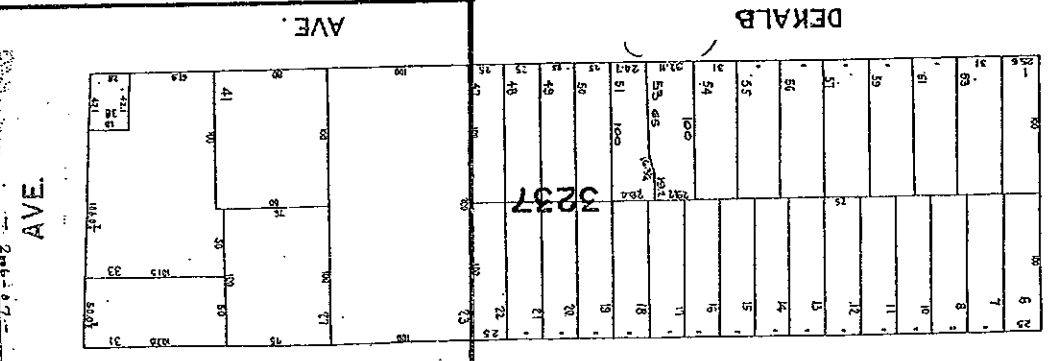
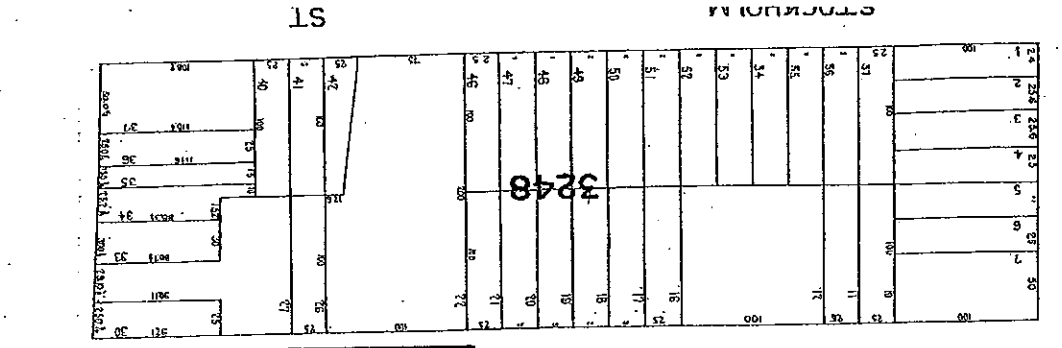
NOTE: Zoning information as shown on this map is subject to change. For the most up-to-date zoning information for this map, visit the Zoning section of the Department of City Planning website: www.dcp.gov/planning or contact the Zoning Information Desk at (212) 720-3291.

4



AVE.

ST. NICHOLAS



ST

AVE.

ST

AVE.

STOCKHOLM

DEKALB

HART

SUYDAM

WILLOUGHBY

AVE.

IRVING

Legend

○ 400 ft. radius from rezoning area

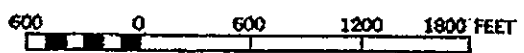
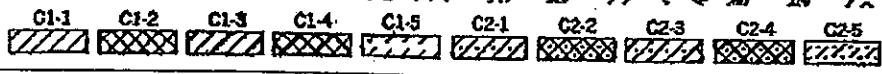
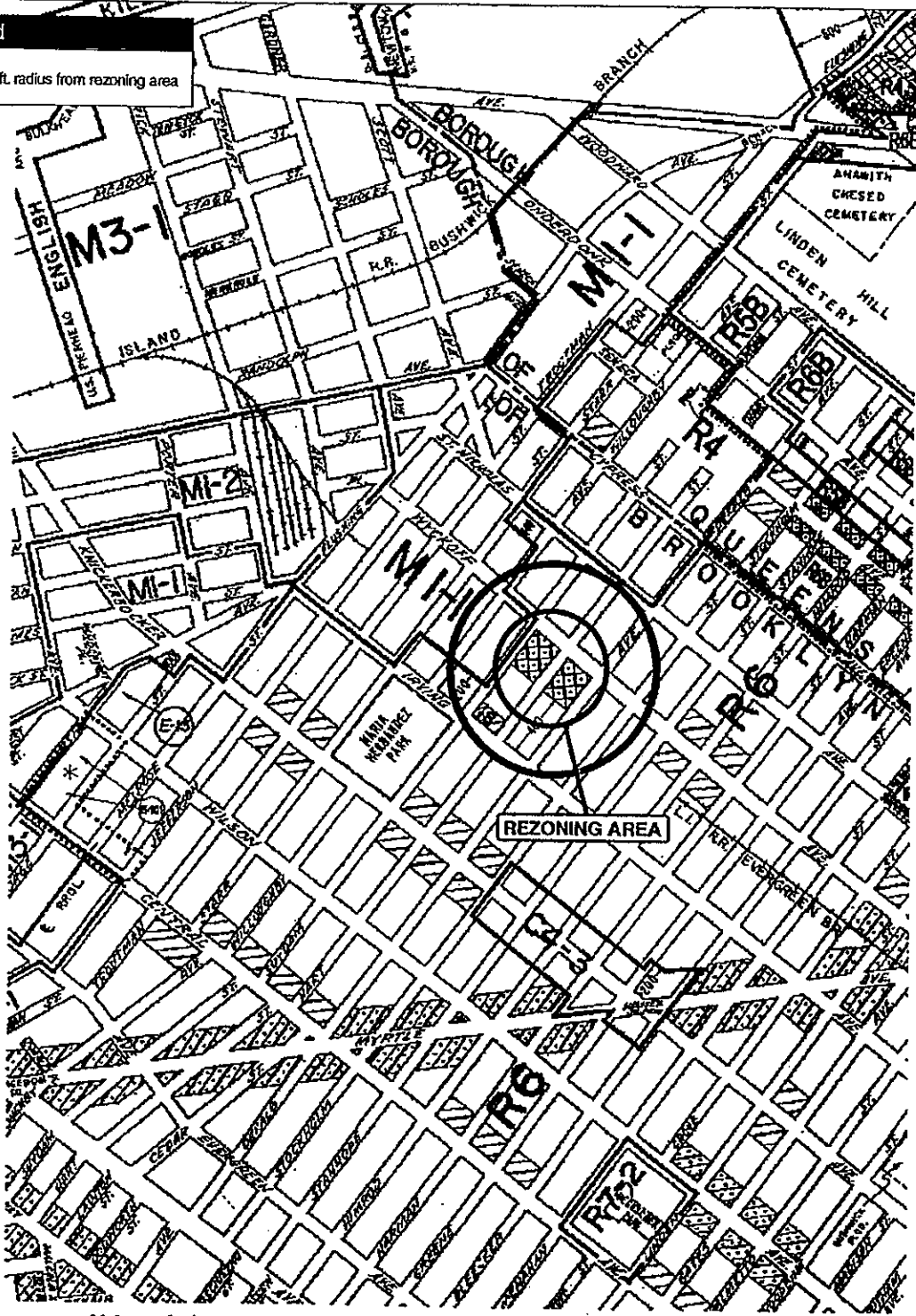


Figure 6 - Proposed Zoning Map

Wyckoff Rezoning EAS
Herick, Feinstein LLP



Prepared by Urbitran Associates

Tenant Income Summary		
% of AMI	# of Tenants	% of Total
<50%	0	0%
50%-80%	3	7%
80%-100%	7	16%
100%-130%	13	30%
130%-180%	9	20%
>180%	12	27%
Total	44	100%

Rent Level Summary		
% of AMI	# of Units	% of Total
100%	9	18%
130%	36	72%
above 130%	5	10%
Total	50	100%

chron

March 3, 2008

VIA FACSIMILE AND U.S. MAIL

Honorable Diana Reyna
NYC Councilmember
444 South 5th Street
Brooklyn, New York 11211

Re: 70 Wyckoff Avenue, Brooklyn, NY, ULURP # C 050192 ZMK

Dear Councilmember Reyna:

I write as a follow-up to our discussion regarding the above-mentioned property (the "Site").

Background

As you know, the Site is a former industrial building. When this building became vacant in 2001, the Goldman Family (the "Applicant") renovated the Site into 51 commercial lofts and leased to commercial tenants. In 2004, the Applicant learned that some commercial tenants were residing at the Site. The Applicant contacted Herrick, Feinstein LLP in order to address the land use violation. We immediately contacted both the NYC Department of City Planning ("DCP") and the NYC Board of Standards and Appeals ("BSA"). We were advised by both of those City agencies to pursue an amendment to the Zoning Map.

Proposed Rezoning Action

The ULURP action proposes to change the existing M1-1 zoning district to a R6 zoning district with C2-4 commercial overlay zoning district. As detailed on the attached map, the area is predominantly residential, and the existing M1-1 is an inappropriate zoning designation intrusion into the residential character of the area. This proposed action permits the zoning to be consistent with the land uses in the immediate area and, if the action is approved, it would permit residential use at 70 Wyckoff.

We submitted a ULURP application to the DCP in Spring 2004. Prior to submission, we met with Community Board 4 and the Brooklyn Borough President to discuss the action and seek their input. DCP required, prior to certification, significant additional studies, an environmental mitigation plan, and implementation of the mitigation plan. The ULURP application was finally

Hon. Diana Reyna
March 3, 2008
Page 2

certified on October 1, 2007. Community Board 4 voted 29-1 to approve the action. The City Planning Commission voted unanimously on February 13, 2008 to approve the action.

Existing Rents and Tenants

Currently, 90% of existing rents are under 130% of AMI, which would match HPD affordable housing programs. Residents are: teachers, a police officer, artists, the owner of the local Chinese take-out restaurant, a pharmacist, and an attorney. According to information provided by the existing tenants, 60% of tenants report income of less than 130% of AMI.

For the last four years, the average renewal rent increase at 70 Wyckoff was 4.2%, which is below the average for Rent Guidelines Board-approved increases during the same time period.

Community Benefits Proposal

The applicant is committed to being a good neighbor. As such, we commit to the following actions.

1. The Applicant shall offer existing tenants a transfer of their commercial leases to residential leases, and all subsequent renewal leases, for three (3) years, would adhere to the percent increase permitted by the Rent Stabilization laws.
2. The Applicant commits that when any apartment at the Site becomes vacant, Community Board 4, your office and Wyckoff Hospital will be notified of the unit's availability and any tenant advanced by you or these entities shall be given priority.
3. Regarding your question on the M1-1 blocks between Suydam and Starr Avenues, we have spoken to both the DCP and the Hunter College Planning Department about the potential for a future land use study. If DCP and Hunter are unable to conduct a study, we commit to fund the study and present the findings to you. We also conducted a preliminary analysis and found Block 3210 (Suydam to Willoughby Avenues, south of Wyckoff Avenue) to be more than 75% non-residential use (industrial, commercial and accessory/related parking); Block 3199 (Willoughby to Starr Avenue, south of Wyckoff Avenue) to be more than 55% non-residential; and Block 3200 (Willoughby to Starr Avenues, north of Wyckoff Avenue) to be 100% non-residential. Therefore, it seems that DCP's assessment to retain the M1-1 zoning designation is supported by the existing land uses.

Conclusion

The proposed rezoning action is the correct public policy decision for this small area in Bushwick. The Applicant has been meeting over the last four (4) years with the local community and City agencies in order to address the situation of residential use in an

Hon. Diana Reyna
March 3, 2008
Page 3

inappropriate M1-1 zoning designation. The Applicant did an outstanding renovation of a vacant building. They were upfront and honest with dealing with the City and the community. They have been good landlords, who have kept rents affordable and available to community residents. And the proposed action will give their tenants the legal protection available to other tenants in the area. Therefore, we hope you will support this application.

Very truly yours,



Richard Bass
Senior Real Estate Analyst

Enclosure

cc: Gail Benjamin
Alan Goldman
Mark A. Levine, Esq.

HERRICK

Hon. Diana Reyna
March 3, 2008
Page 4

bcc: Melinda Katz
Tony Avella

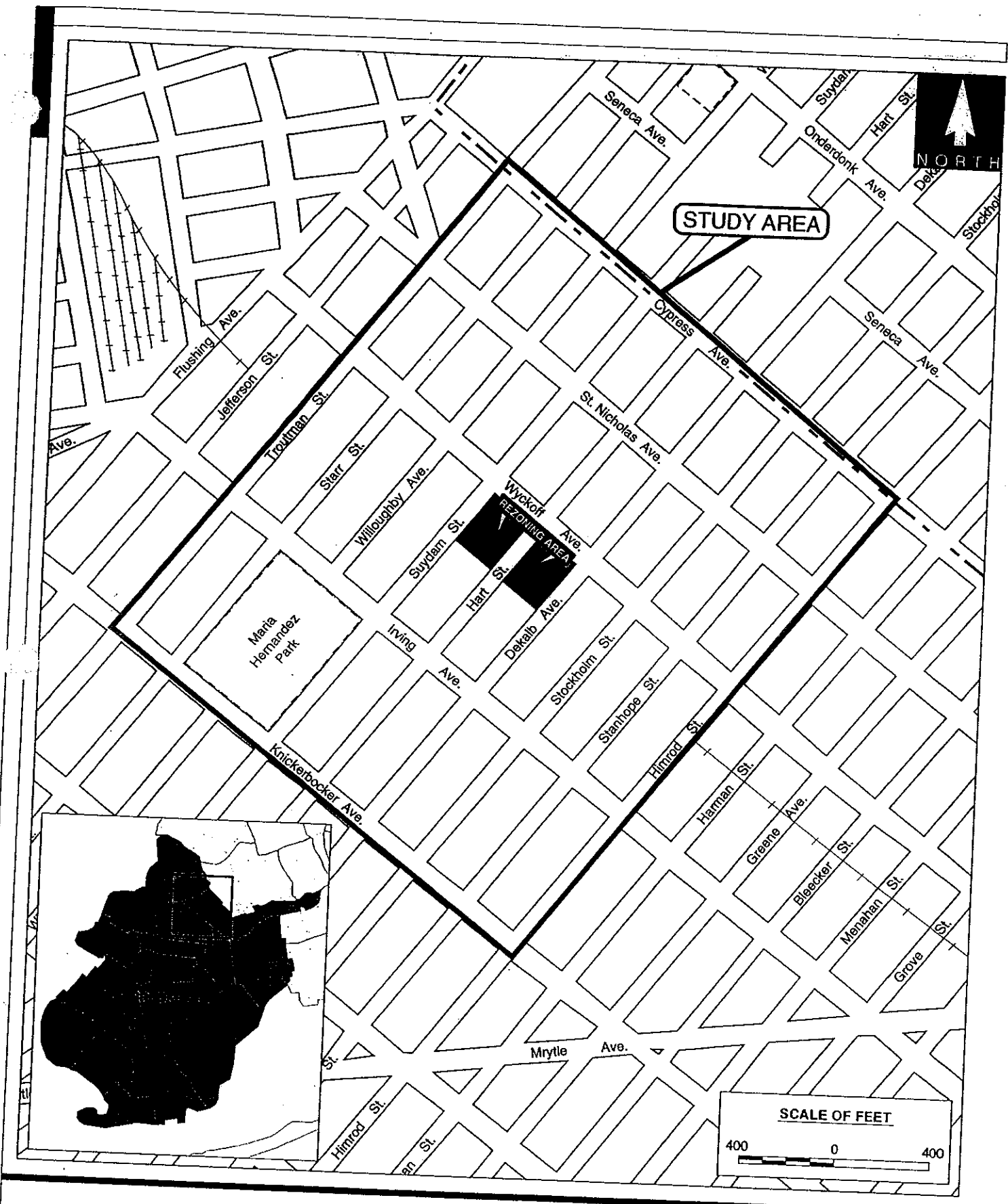


Figure 1 - Base Map (Sectional)

Wyckoff Rezoning EAS

Herrick, Feinstein LLP

Prepared by Urbitran Associates



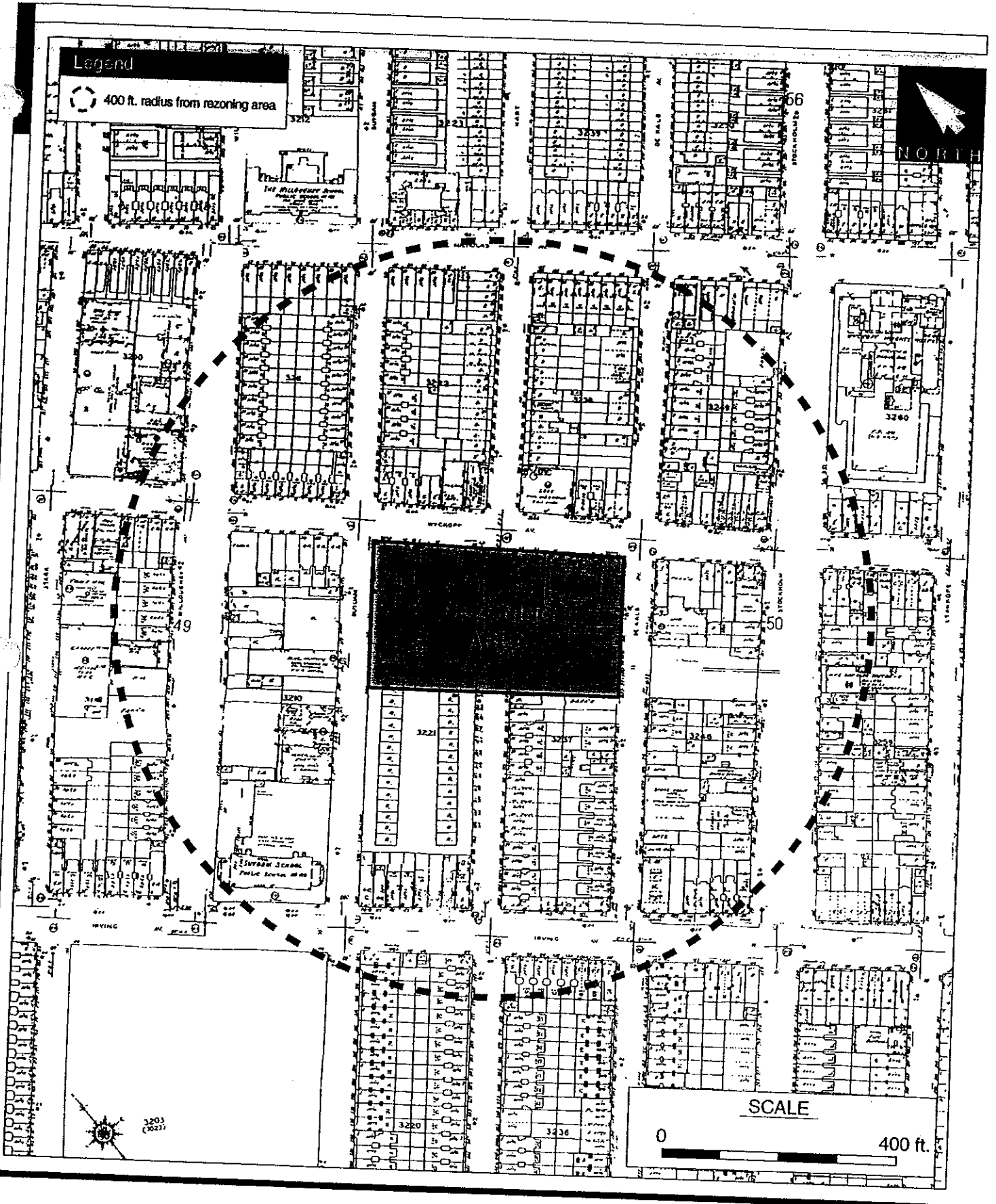


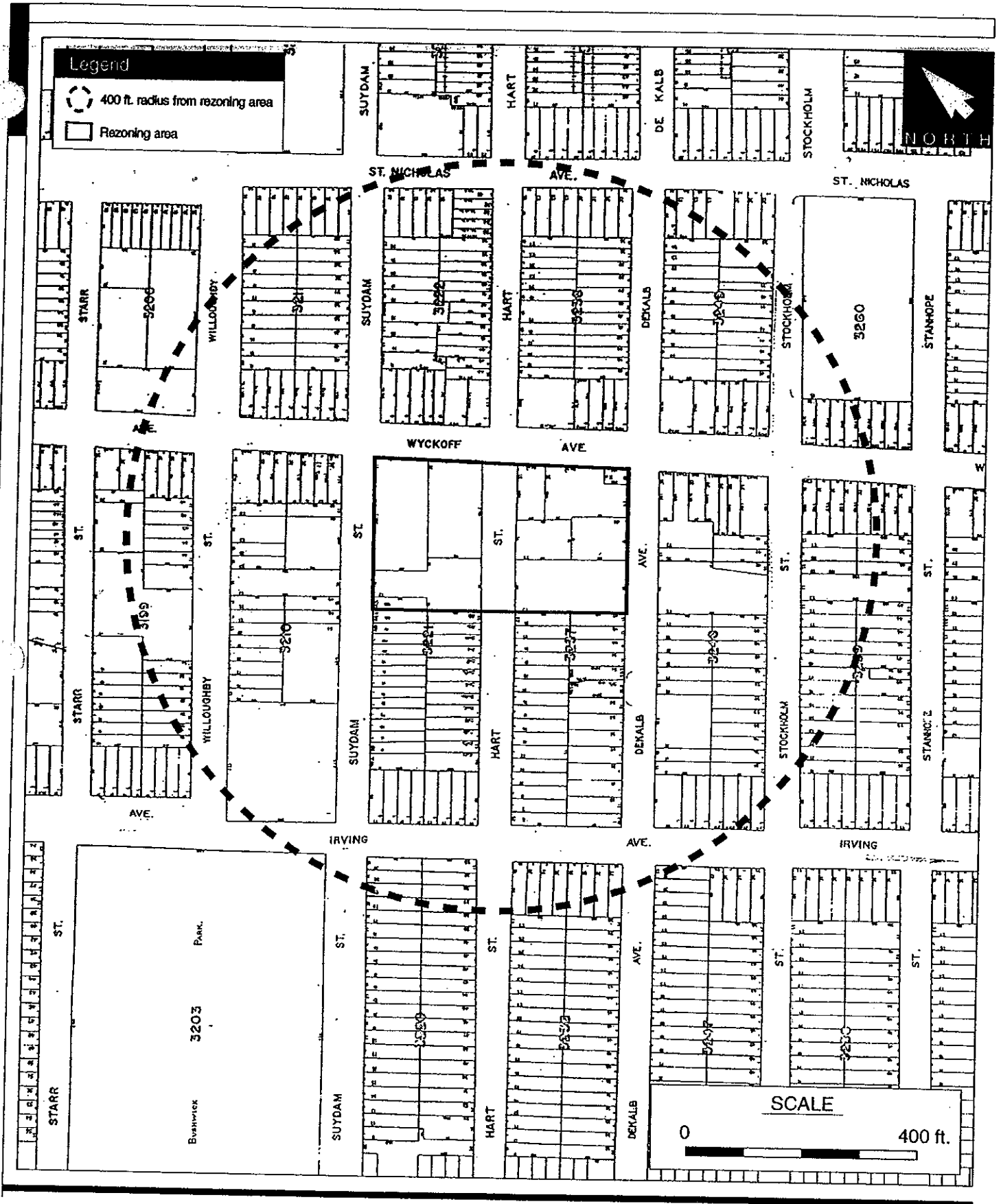
Figure 2 - Sanborn Map

Wyckoff Rezoning EAS

Herrick, Feinstein LLP

Prepared by **Urbitran Associates**





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NEW YORK
NEWARK
PRINCETON

RICHARD BASS
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Email: rbass@herrick.com

March 12, 2008

VIA FACSIMILE AND U.S. MAIL

Honorable Diana Reyna
NYC Councilmember
444 South 5th Street
Brooklyn, New York 11211

Re: 70 Wyckoff Avenue, Brooklyn, NY, ULURP # C 050192 ZMK

Dear Councilmember Reyna:

As a follow up to our previous letter to you, we wish to bring your attention to several issues which we hope you will take into consideration as part of your decision making process.

TENANTS MAY FACE EVICTION

- If the proposed rezoning is rejected, to cure the violations, the 51 families currently living in the building may have to be evicted, and because there is no demand for an obsolete industrial building, the building will most likely remain vacant. The NYC Department of Buildings will most likely require the residential tenants to vacate the building because the only other cure is to rezone the area as proposed.
- The building has 51 units and approximately 100 residents, including children. These tenants are: teachers, artists, the owner of the local Chinese take-out restaurant, a pharmacist, an MTA Inspector, an attorney and hospital workers. Each of these tenants had a very difficult time finding affordable housing, but found 70 Wyckoff affordable.

LEGALIZATIONS APPROVED BY COUNCIL

- In the last five (5) years, it was reported by the NYC Department of City Planning there were 8-10 similar rezoning actions approved by the NYC City Council, where the legalization of converted buildings made good public policy and permitted legal protection for the residential tenants. Where a proposed legalization didn't agree with the City's industrial retention program, the City didn't support the rezoning.

Hon. Diana Reyna
March 12, 2008
Page 2

- The proposed rezoning is long overdue--the existing multiple zoning designations (both residential and industrial) on a single block is bad planning, zoning and public policy.

MAKING AMENDS WITH COMMUNITY

- When the building owners commenced this rezoning process, the NYC Department of Buildings was alerted to this property. As a result, the City issued fines that were subsequently paid by the owners as required by the City's Environmental Control Board ("ECB").
- The building owners have invested significant money into bringing the property up to code. The conversion at 70 Wyckoff Avenue is of the highest standards, and could obtain a residential Certificate of Occupancy if the proposed zoning was approved. This conversion is in contrast to other conversions where the tenants' safety is put at risk. We invite you to tour the building and speak to the tenants.
- The building owners have crafted a significant community benefits agreement, extending the existing affordable rents into the future. As we previously described, 90% of existing rents are under 130% of AMI, which would match HPD affordable housing programs. The building residents are part of the Bushwick community--one of the reasons Community Board 4 so overwhelmingly approved the rezoning application.

The proposed rezoning action is the correct public policy decision for this small area in Bushwick. The Applicant has been meeting for the last four (4) years with the local community and City agencies in order to address the situation of residential use in an inappropriate M1-1 zoning designation. The Applicant did an outstanding renovation of a vacant building. They were upfront and honest with dealing with the City and the community. They have been good landlords, who have kept rents affordable and available to community residents. And the proposed action will give their tenants the legal protection available to other tenants in the area.

We understand your position not to support the legalization of converted industrial space, but we believe (i) this rezoning makes good public policy, (ii) that the owners have made -- through past actions and through recently made commitments -- sufficient amends for their actions, and (iii) the alternative is overly punitive to the building owners and to the existing tenants, leaving no alternative to cure the situation.

Hon. Diana Reyna
March 12, 2008
Page 3

We look forward to meeting with you again and touring the building with you.

Very truly yours,

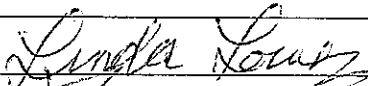
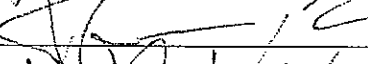

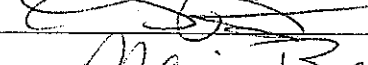
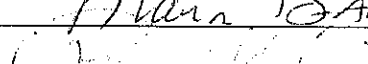
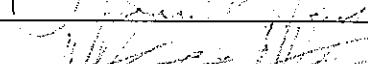
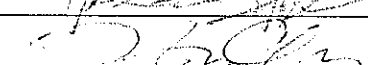
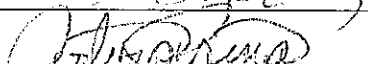
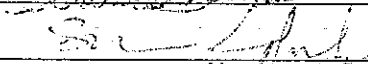
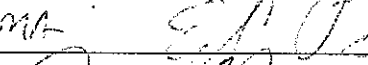
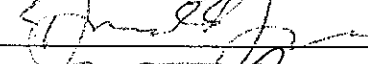



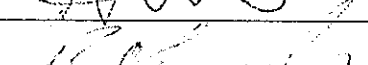
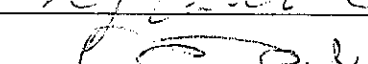
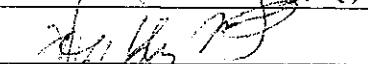
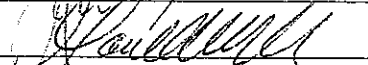
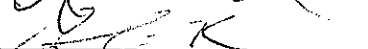




Richard Bass
Senior Real Estate Analyst

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Hon. Christine Quinn
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Mark A. Levine, Esq.

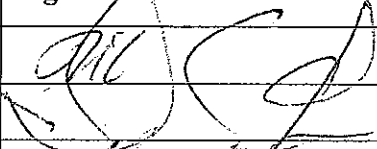
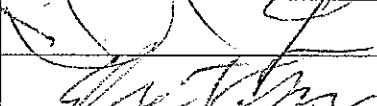
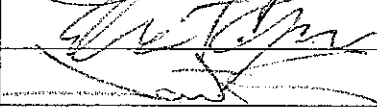
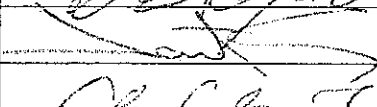
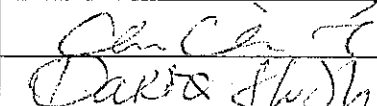
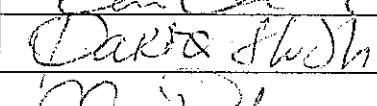
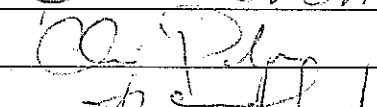
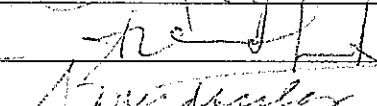
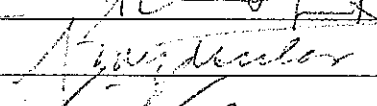
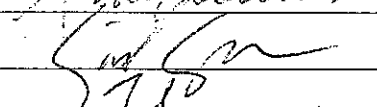
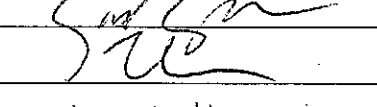


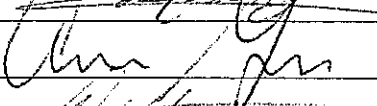
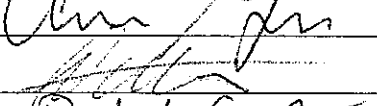
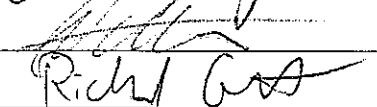
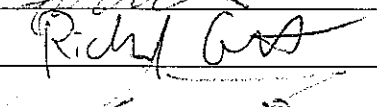
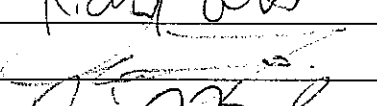
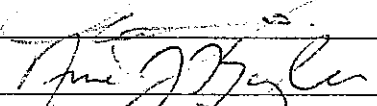
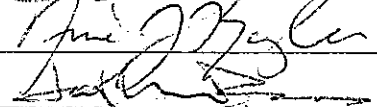
PETITION

We are the tenants of 70 Wyckoff Avenue and we strongly support the proposed rezoning application to permit a residential zoning district. The owners of the building have been good landlords. We like living in the building and very much want to remain in the building under residential leases. A negative vote will hurt the 51 families (many with children) of the building. Therefore, we urge the City Council to approve this application.

Print Name	Signature	Loft Number
LINDA LOWRY		1F
Tom Lee		1E
Vincent Vitek		4A
CHARIS BERGMAN		1B
MARIA BARON		1B
Brenna Scarrott		3A
Vincent Vitek		4A
CHANETTA HWANG		1C
ARTURO PINA		2G
STUART WILSON		3A
ELIZABETH BRONSON		1F
Donald Jones		3B
Elizabeth Copie		2B
RUBEN RODRIGUEZ		3F
Io Bollerstev		2H
MELHAN WILKINS		4M
ROVIEGO FARAH		2C
Sharon Cohen		4J
Judith Furrows		1A
Marcus van der Heyden		4B
ANA GARCÉS KILLY		3L

PETITION

We are the tenants of 70 Wyckoff Avenue and we strongly support the proposed rezoning application to permit a residential zoning district. The owners of the building have been good landlords. We like living in the building and very much want to remain in the building under residential leases. A negative vote will hurt the 51 families (many with children) of the building. Therefore, we urge the City Council to approve this application.

Print Name	Signature	Loft Number
Jesse Garces Kiley		3L
Arvin Johnson		2H
Fiza Grant		2F
STANLEY SIMON		4K
Oliver Li		1K
DARIA SHISHKIN		4G
Chris Parker		2A
Aracelia Santamaria		4E
Amy Lucker		1D
Silas Starr		3D
ZACK GAUGE		3C
Misaki Kawai	Misaki Kawai	2L
Shahzad Ismaily		3M
Pepi CAERACH		1-H
ADRINA GARIBIAN		3-C
NATHAN WILLIS		2-M
Richard Grant		2-F
ADAM K. FUJITA		2-M
Anne Kugler		1-M
JONATHAN PERINS		4-A
Chris Churchill		4M

This always happens; artists looking for reasonably priced space move into undervalued and underutilized urban neighborhoods. These artists naturally repurpose the existing industrial structures. They bring new life and ultimately a marketable identity to these communities. Developers spot the opportunity and pretty soon, resident pioneers are forced out. The developers' priority is simply to exploit the situation. Many new buildings do not enhance neighborhood identity or mesh with the existing aesthetic.

“Bigger, taller and better” were some of the last words from my landlord's mouth, before my eviction from 231 Grand Street, after 7 years. All 6 apartment units were evicted. None challenged the eviction or sought payment.

I now view my old apartment from my studio across the street: a giant wounded hole with rubble and broken bricks.

New Contextual zoning is a must for Williamsburg.

Steve Gerberich
Grand and Driggs
Williamsburg, Brooklyn

I have been a resident of the Williamsburg community for 23 years. I moved to Driggs Avenue near Grand Street in 1985 despite the obvious problems at the time: drugs and prostitution, car theft to name a few. There was a core of people who had lived here much longer than me and my wife. Neighbors who had pride in their neighborhood, kept it stable and wanted to make it a better place to live.

As a community we have fought many battles to make this the neighborhood it is today: an attractive place to live. As a result of our hard work we have a revived neighborhood full of nice houses and thriving businesses, and we paved the way for further development to take place. We do not oppose development as long as it is done in a way that contributes something positive to our community. We are not interested in profiteers coming in and taking over. This development in its current design is a 14-story pillar of exclusion and will only cast a shadow of bad will in this community. A few will profit and a few will have great views for a little while, but the cost will be enormous. Henry Miller the great American author grew up on this block. In his book the tropic of Capricorn he refers to Fillmore Place, the block that will be cast in darkness by the shadow of this monstrosity, as the most enchanting block in the world. This from a man who had lived a long time in Paris. In another book of his The Air Conditioned Nightmare, he talks about his return to New York after living abroad and being appalled by awful development and its effects on people and their communities. How ironic that this is happening today to his childhood block. Please take action and help us make this project a positive thing for everyone and not another contentious out of scale nightmare. Please approve the rezoning without delay.

**Dennis Tomkins
Driggs Avenue
Brooklyn, New York**

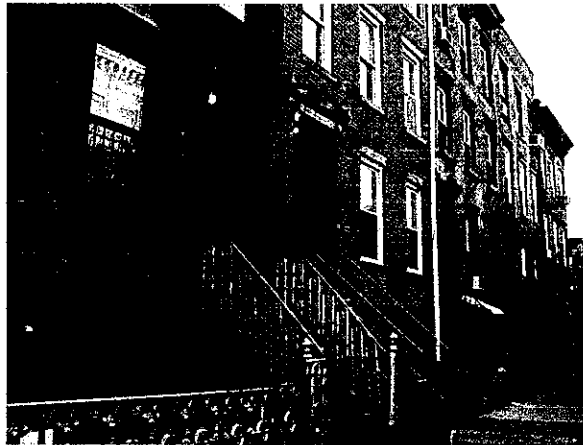


WILLIAMSBURG/GREENPOINT DEVELOPMENT WATCHDOG PROJECT

watch@nag-brooklyn.org

March 19, 2008

I have lived in the heart of historic Williamsburg for the past 25 years. The author Henry Miller grew up on these streets and described the blocks of Fillmore Place and surrounding Driggs Avenue and Grand Street as "magical". These streets are home to a diverse yet cohesive and hardworking community with deep roots here. Our neighborhood looks like this:



These are remarkably intact and historic blocks with many structures that were built before the Civil War. This has always been a working and middle class neighborhood and is the type of neighborhood that has anchored Williamsburg and has made it a desirable place to live. Ours is the kind of community that needs to be protected and preserved before it's destroyed and the entire city regrets it.

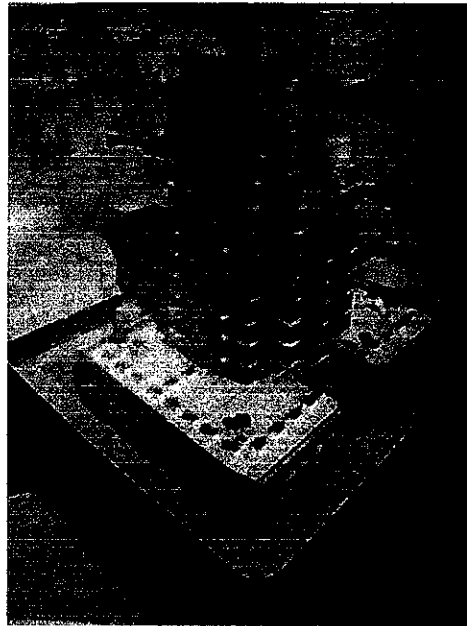
Currently, we are faced with what no one anticipated at the time of the Williamsburg rezoning which followed the 197a planning process: a developer has come in from outside our community trying to take advantage of a zoning loophole in order to put up a (monstrous)



WILLIAMSBURG/GREENPOINT DEVELOPMENT WATCHDOG PROJECT

watch@nag-brooklyn.org

14-story luxury tower with not one unit of affordable housing. The shadow this building will cast will fall directly onto Fillmore Place eliminating most of the sunlight on that block. The architect's drawing reduces us all to living in faceless, windowless boxes and places outdoor spaces for his creation right outside our windows. We're afraid that this is what it will feel like to live beneath something so massive.



The site for this tower at Grand Street and Driggs Avenue was part of the area included in the original rezoning of Williamsburg. A lot of hard negotiation went into the decision to honor the community's wishes to maintain the low context of the blocks inland while allowing tall structures on the waterfront. Due to an oversight, Grand Street's zoning wasn't clarified and City Planning has wisely seen fit to correct the mistake with proposed changes that cap heights on Grand Street at the *existing*, contextual 5 stories. This would be in keeping with the surrounding visually cohesive streets.

While we recognize the need to build housing for the future, we strongly oppose the destruction of a neighborhood through the construction of an inappropriate building and thus paving the way for a change in the context that introduces an overwhelming the scale to these vital streets. All over the neighborhood developers are building 4 or 5 story buildings and making money and not complaining. There are at least four other building projects taking shape on Grand Street and none of them will be over 5 stories. We would like to see a five-story structure at Grand and Driggs. There are other places to put up towers. Our entire rezoning process going back to the 197A plan and including the current Grand Street amendment has been public and transparent. Anyone who was paying attention would certainly have known what was coming going back a long time.



WILLIAMSBURG/GREENPOINT DEVELOPMENT WATCHDOG PROJECT

watch@nag-brooklyn.org

Now, as has happened in our neighborhood and citywide too many times, we have a situation where a developer is rushing madly to get a foundation poured before the new zoning takes effect so they won't have to comply with lower height rules or build to house a percentage of residents without luxury incomes. Demolition work was hurriedly performed in a way that has been illegal and unsafe. There have been several incidents of after hours work beyond the issued permits, unsafe loading of trucks over the construction fence without a sidewalk shed and a couple of weeks ago the entire block was placed in danger when a gas line was accidentally severed. The "beat the clock" has been extreme enough that workers labored all day during a snowstorm to pour a bit of concrete for footings so the case can be made for completion of a foundation. Naturally, we worry about what is likely to happen once there is a crane on the site?

We ask you to please expedite the process of finalizing the zoning changes without delay. There's urgency to the situation. We as a community, can't afford to hire a high priced, politically connected lawyer and we certainly don't need to wage another battle like that going on against Williamsburg's infamous "Finger Building". That building has been tremendously costly in time, and energy for the community and the developer hasn't made out too well either.

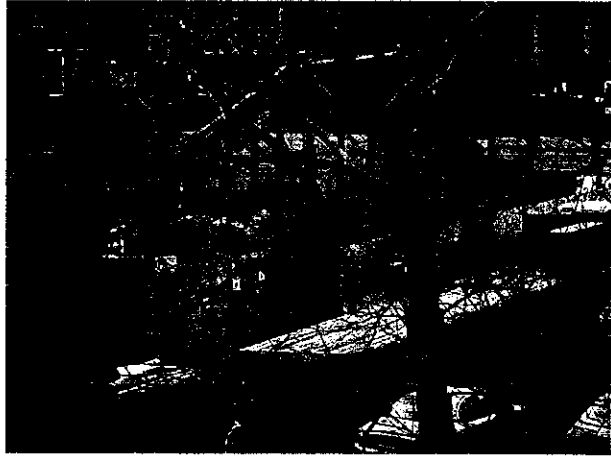
We understand that this change has to go through an approval process and we ask you to please help expedite this process so that one of Brooklyn's most unique, historic neighborhoods isn't damaged. Why allow a thriving, vibrant, mixed income community to be destroyed so that twenty-five or so people can have a view and someone who would make a decent profit can make an even bigger one. Henry Miller writes of returning to the US from Paris and wanting to flee because all he looked at in American cities seemed hideous to him. He described the experience: "... like following in the wake of a demented giant who had sown the earth with crazy dreams". I'm sure he would shudder to think about what could happen to his beloved streets. No more nightmares. Please don't let it happen!!!!

Nancy Wechter
Driggs Avenue
Brooklyn, NY



WILLIAMSBURG/GREENPOINT DEVELOPMENT WATCHDOG PROJECT

watch@nag-brooklyn.org



2/15/08 8:45am loading over fence w/no shed or flagperson



WARD DENNIS

68 GRAND STREET
BROOKLYN, NY 11211

18 March 2008

Hon. Tony Avella
Chair, Subcommittee on Zoning & Franchises
New York City Council
City Hall
New York, NY

My name is Ward Dennis. I serve as the chair of the ULURP Committee of Community Board #1 in Brooklyn. You have already heard the Board's official position on this rezoning application. I am speaking this evening on my own behalf.

The stretch of Grand Street west of Marcy Avenue is one of Brooklyn's oldest thoroughfares, with buildings dating back to the 1820s. Historically, Grand Street was Williamsburg's mercantile center, with stores lining both sides of the street as far east as Bushwick Avenue. Since World War II, many of these storefronts have been lost, converted to apartments or simply mothballed. In recent years, Grand Street has been reinvigorated with new retail. Shopfronts that had been inactive for decades are now bustling, bringing jobs and life to the neighborhood.

The core area of Grand Street that is under consideration today consists primarily of three and four story residences with shops at the ground floor. The proposed R6B rezoning would retain this 19th-century scale while allowing some room for growth. To the north, along Metropolitan Avenue, the typical buildings are five and six story tenements. The proposed R6A zoning on these three blocks would maintain the scale of this wider through street.

This rezoning should have happened three years ago as part of the larger waterfront rezoning. In the Williamsburg 197-a plan, Grand Street was identified as one area in need of lower-scale contextual zoning. The points of agreement between the City Council and the Administration recognized this fact in calling for studies of inland R6 zones that should be rezoned with contextual zoning. When DCP came forward with follow up corrective actions in the summer of 2005, CB1 asked that this area be included, but we were told that it wasn't within the scope of that FUCA.

City Planning first met with the ULURP Committee in the Summer of 2006 to discuss potential areas for contextual zoning. This area of Grand Street was high on our list. Since that initial meeting with DCP, the ULURP and the full board have endorsed contextual zoning on these blocks.

In November 2007, DCP presented its study areas to the ULURP Committee. The Committee's only comments with regard to the Grand Street rezoning was that we wanted to see additional blocks included. DCP listened to our position, and has included all of the blocks requested by CB1. The full board voted unanimously in November to endorse the Grand Street rezoning.

In short, this rezoning meets all of the Board's wishes and requirements, and I urge you to approve it with all due haste. At present, there are a number of active construction sites within this rezoning area, and if they are allowed to proceed under the existing R6 zoning, the results would be detrimental to the neighborhood.

I would like to close by thanking the Council for its quick and considerate action in this matter. In addition, I would remiss if I did not call to your attention the responsiveness of the Brooklyn office of the Department of City Planning. Ms. Kapur and Mr. Lenard and their associates have worked closely with CB1 on this and a larger rezoning that is in the works east of the BQE. Both of these actions are models of the type of cooperation we would like to see more of.

Thank you for your time and consideration.

Ward Dennis

Statement submitted by

Daniel Rivera, Director

Of the

People's Firehouse Inc.
A Housing and Community Development
Company

To the

New York City Council
Committee on Land Use

Chaired by

Council Member
Melinda R. Katz

this

Wednesday, March 19, 2007

STATEMENT OF DANIEL RIVERA
Executive Director
The People's Firehouse, Inc.

My name is Daniel Rivera, and I am the Executive Director of the People's Firehouse, Inc., a non-profit, community-based organization located in Northside Williamsburg, Brooklyn.

The Department of City Planning has approved a plan to downsize a 13 block stretch around Grand Street in Williamsburg, Brooklyn in order to help preserve the neighborhood's low-rise character. Although many in our community, including the People's Firehouse, Inc. support the plan, and are hoping to speed up the City's public approval process, we at the People's Firehouse, Inc. are also requesting a modification to the rezoning proposal.

Description of the Lot

The area we are referring to is triangular in shape, bordered by Metropolitan Avenue, North Third Street and Bedford Avenue in Williamsburg. The triangle-shaped area is currently a lot that allows for 14 spaces of parking for residents living in Monsignor Alexis Jarka Hall, a Federal 202 Project for Senior's located directly across the street on Bedford Avenue.

Use for the Lot

We are currently looking into the possibility of constructing apartments for seniors thereby expanding the number of apartments available to seniors applying to Monsignor Alexis Jarka Hall.

As our Community Board's most recent *Needs Assessment* notes "...there is great need for housing of the elderly. An increasing senior citizen population in Community Board No. 1 (over 20,000) remains of paramount concern."

The need for affordable Senior Housing has reached crisis proportions in our City during the past eight years. In 2002 Congressman Anthony Weiner's Office conducted a systematic study which investigated the availability of senior housing in the Five Boroughs of New York. Weiner's staff contacted every Section 202 senior housing facility in NYC to ascertain the number of seniors on each facility's wait list. Staff members then calculated the average senior to unit ratio, multiplied the average by every senior housing unit in NYC, and projected approximately 217,000 names on housing facility wait lists, City-wide.

This systematic study revealed that senior housing wait lists in New York City were crammed with *over 200,000 names, for only 17,000 available units*, leaving seniors to *wait for up to 10 years* to get an affordable place to live! The Section 202 senior housing program is critical to NYC, where sky high rents too often put housing out of reach of seniors on retirement or fixed incomes.

The ULURP Committee of Community Board 1 recently approved our request to modify the rezoning proposal for the triangle lot at a meeting held on February 26, 2008. The request was also approved by the Community Board at their meeting held on March 11, 2008.

We are urging the committee members to support our request to modify the zoning proposal in light of the fact that the city's rezoning of Greenpoint and Williamsburg in 2005, while successful in the creation of new affordable housing developments such as Palmer's Dock, the first waterfront development resulting from the re-zoning, does not address affordable housing for Seniors. Nearly twenty-three months after the rezoning of Greenpoint-Williamsburg, no affordable housing for seniors has been built upland of the rezoned area. Rezoning only mandated the construction of affordable housing units on the waterfront but failed to do so upland.

As a result, long time residents of our community and specifically seniors are being displaced. A fact recognized by the Department of Housing Preservation and Development which has established a legal fund for citizens who have been displaced by the rezoning.

Current Zoning

As per the Department of City Planning, the lot is currently zoned R6. The Department of City Planning's Grand Street Rezoning Proposal would rezone the area to R6B. We are requesting a modification to the rezoning proposal to R6A, which is a contextual district. Some buildings on this block rise to 55 and 60 feet tall while others are between 2 and 4 stories. This mixed context, along with the fact that Metropolitan Avenue is a wide Street and a major thoroughfare, makes R6A the most appropriate zoning district for this block.

According to DCP, R6A is a typical apartment building district with height limits and street wall lineup provisions to ensure that new development would be in context with the scale of existing buildings. R6A permits residential and community facility uses to an FAR of 3.0. Base heights are required to be between 40 and 60 feet, and the maximum building height is 70 feet.

In conclusion, the People's Firehouse, Inc. believes that Senior Citizens, our most vulnerable population, should remain in our community and should be able to enjoy the community and its vibrant waterfront. Enabling us to build senior housing on this triangle site will increase the number of affordable units for our seniors.

SUBMITTED March 19, 2008

Zoning Comparison Chart

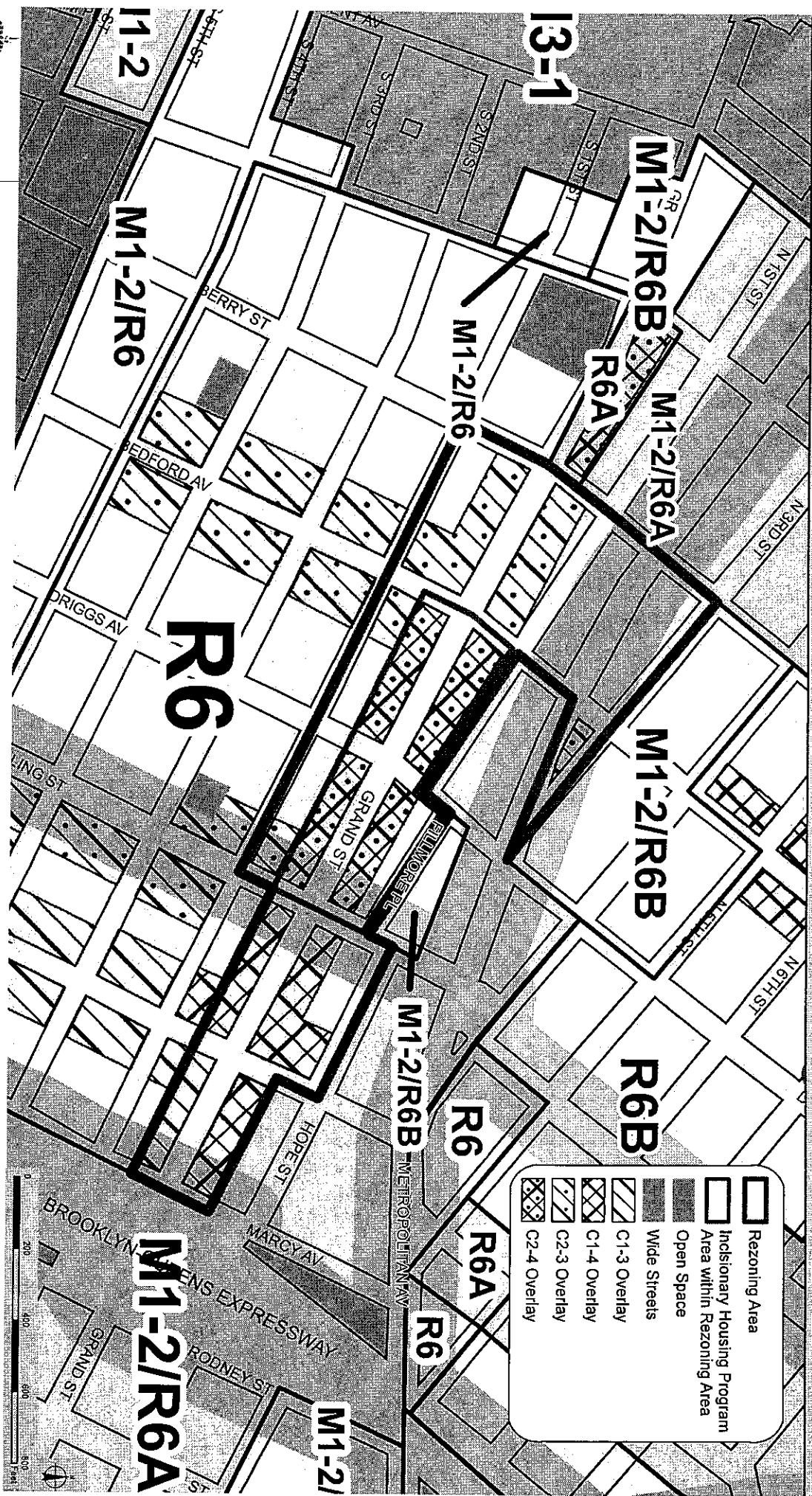
		Existing R6	Proposed R6B	Proposed R6A
Floor Area Ratio (FAR)	Residential*	<u>Height Factor</u> 2.43 <u>Quality Housing:</u> 2.2 on Narrow Streets 3.0 on Wide Streets	2.0	3.0
	Community Facility	4.8	2.0	3.0
Maximum Building Height		Sky Exposure Plane	50 feet	70 feet
Maximum Base Height		60 feet	40 feet	60 feet

DU - Dwelling Unit

* Under the current R6 zoning, properties subject to the Inclusionary Housing program have, on narrow streets, a base FAR of 2.2, bonusable to 2.42, and on wide streets, a base FAR of 2.7, bonusable to 3.6. Under the proposed R6B zoning, these properties would have a base FAR of 2.0, bonusable to 2.2.



Grand Street Rezoning
Existing Zoning



	Rezoning Area
	Inclusionary Housing Program Area within Rezoning Area
	Open Space
	Wide Streets
	C1-3 Overlay
	C1-4 Overlay
	C2-3 Overlay
	C2-4 Overlay



**Public Testimony on 70 Wyckoff Ave.
By East Williamsburg Valley Industrial Development Corporation
NYC Council Land Use Committee Hearing
March 19, 2008**

My name is Caitlin Dourmashkin and I am the Empire Zone Coordinator for the East Williamsburg Valley Industrial Development Corporation, or EWVIDCO, the administrator of the North Brooklyn/Brooklyn Navy Yard Empire Zone. I urge the committee to oppose a change in use at 70 Wyckoff Avenue and retain the structure for manufacturing use.

EWVIDCO provides technical assistance to the over 1,000 industrial firms in the Greenpoint-Williamsburg and North Brooklyn Industrial Business Zones through a contract with NYC Department of Small Business Services. EWVIDCO also contracts with New York State to administer the North Brooklyn-Brooklyn Navy Yard Empire Zone.

70 Wyckoff is a 62,000 square foot industrial building located within the boundaries of the North Brooklyn Empire Zone. The Zone was created in 1998, and reauthorized in 2006, to specifically designate this and other M-zoned lots to encourage local investment in blue-collar jobs. Location in an Empire Zone entitles a business or building owner to take advantage of a variety of tax incentives designed to reward job growth and investment on the part of private businesses. Incentives such as the Empire Zone investment tax credit help offset the cost of property renovations, while the Empire Zone wage tax credit provides a \$1,500 or \$3,000 tax credit for each new job created in the Zone. These incentives, along with a host of low-cost financing options offered exclusively to Zone-certified firms, can help local businesses reduce their costs and increase competitiveness while keeping jobs in the neighborhood.

In addition to our help with incentives, EWVIDCO also fields dozens of requests for assistance in locating industrial real estate each year. However, despite this demand, there is an ever-shrinking supply of available properties. This is in no small part a consequence of the 2005 rezoning, where the amount of M-zoned land was significantly reduced, and of the ongoing illegal conversion of our remaining manufacturing buildings.

Unfortunately, while more and more buildings are lost to rezoning and conversion, hundreds of our local businesses are in danger of closing their doors or relocating out of the City entirely. According to a recent EWVIDCO survey of industrial businesses, the demand for manufacturing real estate will rise dramatically in the coming years. We found 20 firms, who collectively employ 120 workers and require a total of 74,000 square feet of space, have expired leases and will need to relocate this year. An additional 30 firms, with 225 employees occupying a total of 170,000 square feet, have leases expiring and will need to relocate in the next year or two. And finally, 16 firms with 147 employees occupying a total of 119,000 square feet will need to relocate once their lease expires in the next 3 to 9 years. In all, the total pipeline demand for in-place North Brooklyn firms is over 366,000 square feet of industrial space. Not only does this demonstrate the viability of manufacturing in North Brooklyn, but it underscores the need to protect M-zoned land.

At EWVIDCO, we often find that while businesses in North Brooklyn are interested in expansion, they increasingly have no where to go in the City. One third of respondents in a recent EWVIDCO survey noted that they would like to expand in the near future. If we do not protect our industrial and



manufacturing spaces, these businesses will be unable to expand locally and the community will lose valuable job opportunities for our residents.

North Brooklyn relies on industrial and manufacturing jobs to support the nearly 40% of community residents who work in the industrial sector. These jobs, on average, pay our residents 73% more than local retail establishments; or \$52,842 vs. \$30,620 annually. Additionally, over 60% of manufacturing jobs offer benefits, compared with 30% of service jobs. Also, these jobs frequently do not require English proficiency or advanced education. Considering 20% of our local residents do not speak English, 31% live at or below the poverty line and nearly 37% of are on some form of public assistance, these jobs offer the best path to self sufficiency and economic security for our community residents.

EWVIDCO would be happy to work with the owner of 70 Wyckoff to discuss incentives available through the Empire Zone program to assist in the development of this structure for its legal manufacturing use. We can also offer our assistance locating industrial tenants for the building, and are confident that there is sufficient demand to locate tenants suited to a multi-story industrial building. But In order to protect our valuable industrial sector and increase the number of high-paying, quality jobs in the North Brooklyn community, we urge the committee to deny this application and retain 70 Wyckoff as a manufacturing facility.

Gerald J. Caliendo, R.A., A.I.A
Architect, P.C

138-72 Queens Boulevard
Forest Hills, N.Y. 11435

Tel. (718) 268-9098
Fax (718) 268-9097
www.caliendoarchitects.com

January 15, 2008

Department of City Planning
City Planning Commission
22 Reade Street
New York, NY 10007-1216

Att: Hon. Amanda M. Burden, CPC Chairperson
& Honorable Commissioners
Re: 31st Street Rezoning, Astoria, Queens
ULURP # 060228 ZMQ

Dear Madam Chairperson and Commissioners,

Reference is made to the above rezoning application and the January 9th, 2008, public hearing. During the course of the hearing several issues were discussed, and in connection with some of the questions and testimony, the Commission requested that additional information be provided. In response to those items, please be advised of the following:

1. This will confirm the owner's agreement and consent to enter into a binding restriction imposing the following limitations on the property to be rezoned. The proposed development will have a front wall that will match the existing adjacent buildings of 40' +/- high (4 stories). Above that height a proposed 20' front setback will be provided, with a reduced floor plate for the two additional stories proposed. The proposed number of dwelling units is 35 (4 units on 1st fl., 7 units each on 2nd, 3rd & 4th fl. and 5 units each on the 5th & 6th fl.). As noted herein, the proposed unit count is substantially less than the existing pre-war buildings prevalent along 31st Street.

In addition, the owner has agreed that there will be no increase in the footprint or height of the existing 4-story buildings within the rezoning area. As noted herein, the existing buildings, constructed prior to 1961 are currently non-complying under the existing R5 zoning, and will be brought into compliance (with respect to floor area) by the proposed rezoning.

2. With respect to parking, the proposed development will provide substantially more than the minimum parking required pursuant to the proposed R6A district regulations (50% = 18 spaces). The current plans indicate 29 accessory parking spaces or 83% of the required number. In addition, as noted at the hearing, the existing development along 31st Street is one of the few pre-war developments in the area that provide non-required accessory parking. Throughout the time that the existing buildings have been owned by the applicant, the number of available spaces has exceeded the tenant

demand. In addition, the owner has agreed to file a request with the Department of Transportation for perpendicular parking along 31st Street, which would substantially increase the availability of parking in the area.

3. With respect to the appropriateness of the proposed R6A zoning the following factors should be considered by the Commission:

- a. The proposed rezoning area fronts on 31st Street, a 100 feet wide street, the north side of which is developed primarily with existing multiple dwellings which do not conform with the current R5 zoning regulations. The FARs for the existing 32 to 40-family buildings on this block range from 1.89 to 2.66 FAR. Further, on the adjacent block (block 846) there are three six story buildings that exceed 4.0 FAR. In addition to 31st Street, both 20th and 21st Avenues are 80 ft. in width, and the block terminates with the existing M3-1 district north of 20th Avenue, developed with Con Ed facilities.

- b. The block is a very deep block, 295 ft. in depth. This depth is unique to the north side of 31st Street, and likely explains why this frontage was developed primarily with larger apartment buildings, appropriate for the deep lots. The majority of other lots in the area are predominantly 100 ft. or less in depth. An exception is the lots directly behind the subject premises, fronting on 29th Street, which are 120 ft. in depth. The unusual depth of the subject block results in a significantly greater amount of open space between the existing buildings on the block (87 ft. between the proposed building and the existing residential building fronting on 29th Street), a condition which mitigates any potential adverse effects on any existing adjacent lower density zone. In addition, there is a 2 ft. change in grade between the subject premises and the existing houses that front on 29th Street.. As noted at the hearing, as part of the CEQR process, shadow studies were provided indicating that the proposed building would have a minimum impact on the 29th Street buildings.

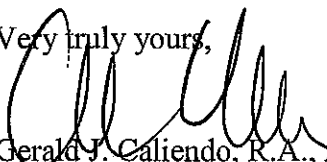
- c. There is a 28 ft. difference in grade from the south side of 21st Avenue to the north side of 20th Avenue, a condition will mitigate the impact of the height of the proposed building. Please refer to enclosed drawing A-5 which shows the existing streetscape along with the proposed 6 story building.

- d. The impact of the proposed 6 story building to its neighbors on the other side of the block is minor (see cross-section thru the block on sheet A-5) since the proposed building and the existing 2 family dwelling behind it are approximately 87'-0" away from each other and the properties behind the rezoning area are approximately 2'-0" higher than the subject lot.

- e. The current zoning district is an R5 district which permits a 30'-0" high street wall with a minimum 10'-0" front yard. The existing buildings on this block (as previously mentioned) exceed the bulk requirements of an R5 zoning district and have a front wall height of approximately 42 feet high with no front yards.

Hoping the above answers all your concerns and thanking you for your consideration on this matter, I remain

Very truly yours,



Gerald J. Caliendo, R.A., A.I.A.

DECLARATION OF DEED RESTRICTION

DECLARATION made as of this ___ day of February, 2008, by Scaldafiore Realty Corp., a New York corporation having its principal office at 20-64 31st Street, Astoria, NY 11105 (hereinafter, referred to as "Declarant").

Deleted: January

WHEREAS, Declarant is the record owner of the real property situated in the Borough and County of Queens and State of New York, known and designated as Block 848 Lots 42, 44, 48, 52, 56, 60 & 64, being known as 20-14, 20-24, 20-32, 20-40, 20-46, 20-54 and 20-64 31st Street, and described in Schedule "A" of this Declaration, (hereinafter, the "Subject Property")

WHEREAS, the property located at Block 848 Lot 42 consists of vacant land, and each of the other properties are currently improved with a four-story residential rental buildings;

WHEREAS, Declarant submitted land use application number C060228ZMQ (the "Application") to the City Planning Commission of the City of New York (the "Commission") requesting approval for the rezoning of the Subject Property from R-5 to R-6A; and

WHEREAS, the application is subject to final approval by the New York City Council; and

WHEREAS, Declarant represents and warrants that it has not entered into any prior restrictive declaration relating to the Subject Property and that there are no restrictions of record on the use or enjoyment of the Subject Property, nor any present or presently existing future estate or interest in the Subject Property, nor any lien, obligation, covenant, easement, limitation, or encumbrance of any kind, which would prevent or preclude, presently or potentially, the imposition of the restrictions, covenants, obligations, easements and agreements of this Declaration or the development of the Subject Property in accordance herewith; and

WHEREAS, at the request of the neighbors, elected officials and other interested parties, the Declarant is willing to restrict and limit the future development of both the portion of the Subject Property currently improved with four story buildings (Lots 44, 48, 52, 56, 60 & 64) , as well as the development of the existing vacant parcel (Lot 42); and

WHEREAS, Declarant desires to restrict the manner in which the Subject Property can be improved, operated, maintained, and repaired, and intends these restrictions to benefit all the land lying within one-half mile of the Subject Property; and

Formatted: Justified

NOW, THEREFORE, Declarant, does hereby declare and agree that the Subject Property shall be held, sold, transferred, conveyed, used and occupied subject to the following restrictions, obligations, easements and agreements that are for the purpose of

protecting the values and desirability of the Subject Property, and all property lying within one-half mile of the Subject Property, and shall run with the Subject Property, binding every party having any right, title or interest in the Subject Property or any part thereof, and binding all of Declarant's heirs, successors, legal representative, mortgages, assigns, lessors and sub-lessors. (References in this Declaration to Declarant shall be deemed to include all such heirs, successors, legal representatives, mortgages, assigns, lessors and sub-lessors.)

1. The DECLARANT, and its successors and assigns covenant that the four story buildings currently existing on block 848, lots 44, 48, 52, 56, 60 & 64, may not be enlarged, altered, improved, repaired or modified in any manner that would result in an increase in the height of the existing buildings.

2. The DECLARANT, and its successors and assigns covenant that any development or improvement on Block 848 Lot 42, shall be restricted as follows:

a. The street wall shall be limited to the lower of four stories or 40 ft. in height, above which shall be required a front-setback to be a minimum of 20 ft. in depth.

b. The total height shall be limited to 6 stories or 63 ft. in height. Said height shall not include the following accessory structures: permitted rooftop mechanical equipment, elevator and stair bulkheads.

3. The DECLARANT agrees that any deed for conveyance by, for or on behalf of the Declarant of the Subject Property hereinabove described shall contain the terms, conditions and obligations stated herein and shall be subject to the terms, conditions and obligations stated herein.

4. This agreement may not be amended, terminated or modified without the prior written consent of the New York City Council.

5. This Declaration shall be a covenant running with the land in perpetuity and shall be binding upon the grantees, heirs, successors and assigns. The provisions of this Declaration shall run with the land and shall inure to the benefit of and be binding upon all heirs, successors-in-interest and assigns and mortgages of Declarant's interest in the Subject Property and any improvements thereon. The provisions of this Declaration shall inure to the benefit of all land within a one-half mile radius of the Subject Property, including, without limitation. References to the "Declarant" in this Declaration shall be deemed to refer to the named Declarant, its heirs, successors, assigns, or legal representatives and mortgagees, each to the extent of their interest in the Subject Property.

6. Declarant covenants to cause any individual, business organization or other entity which becomes between the date hereof and the date of recording of this Declaration, a Party-in-interest in the Subject Property to subordinate its interest in such portion of the Subject Property to this Declaration. Any mortgage or other lien or

encumbrance imposed upon the Subject Property after the recording date of this Declaration shall be subject and subordinate to the terms of the Declaration.

7. Declarant acknowledges that restrictions, covenants, obligations and easements in this Declaration protect the value and desirability of the Subject Property. Declarant further acknowledges that such restrictions, covenants, obligations and easements are an integral part of the Application, and are necessary for the protection of all the land, lying within one-half mile radius of the Subject Property.

8. If any provision of the Declaration is deemed, decreed, adjudged or determined to be invalid or unlawful by a court of competent jurisdiction, such provision shall be severable and the remainder of this Declaration shall continue to be full force and effect.

9. This Declaration is intended to restrict the Subject Property separately from, independently of, and in addition to, the applicable provisions of the Zoning Resolution of the City of New York. The restrictions contained herein shall remain in effect in the event of any subsequent zoning change affecting the Subject Property, however in the event of a subsequent zoning change affecting the surrounding community, and which includes the Subject Property, and which results in the enactment of less restrictive bulk zoning regulations than the proposed R6A zoning district regulations, this Declaration shall be null and void and of no further effect.

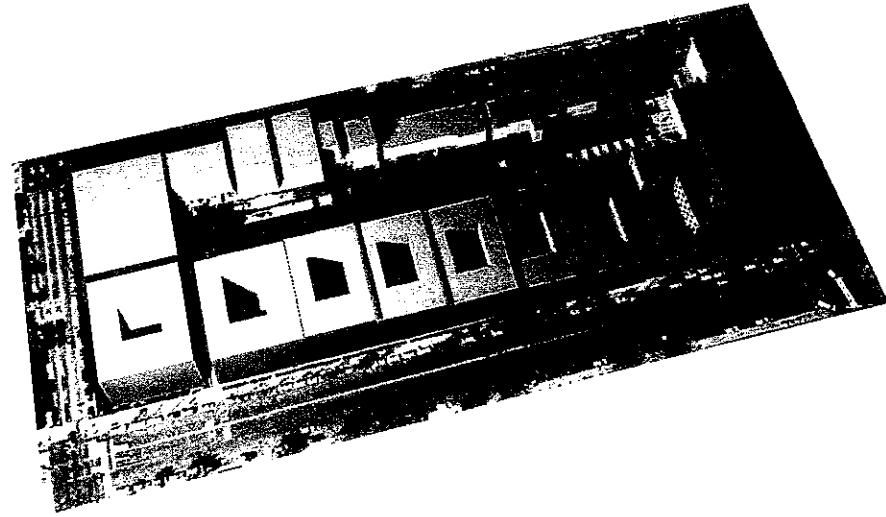
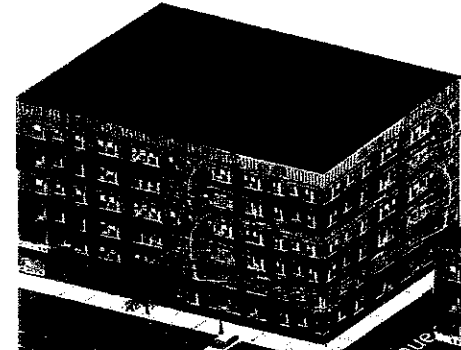
10. Declarant shall record this Declaration in the Office of the City Register, Queens County within ten business days of approval of the Application. In the event Declarant does not record this Declaration as required herein, any interested party shall be entitled to submit this Declaration on behalf of Declarant.

IN WITNESS WHEREOF, this Declaration has been duly executed the day and year first above written.

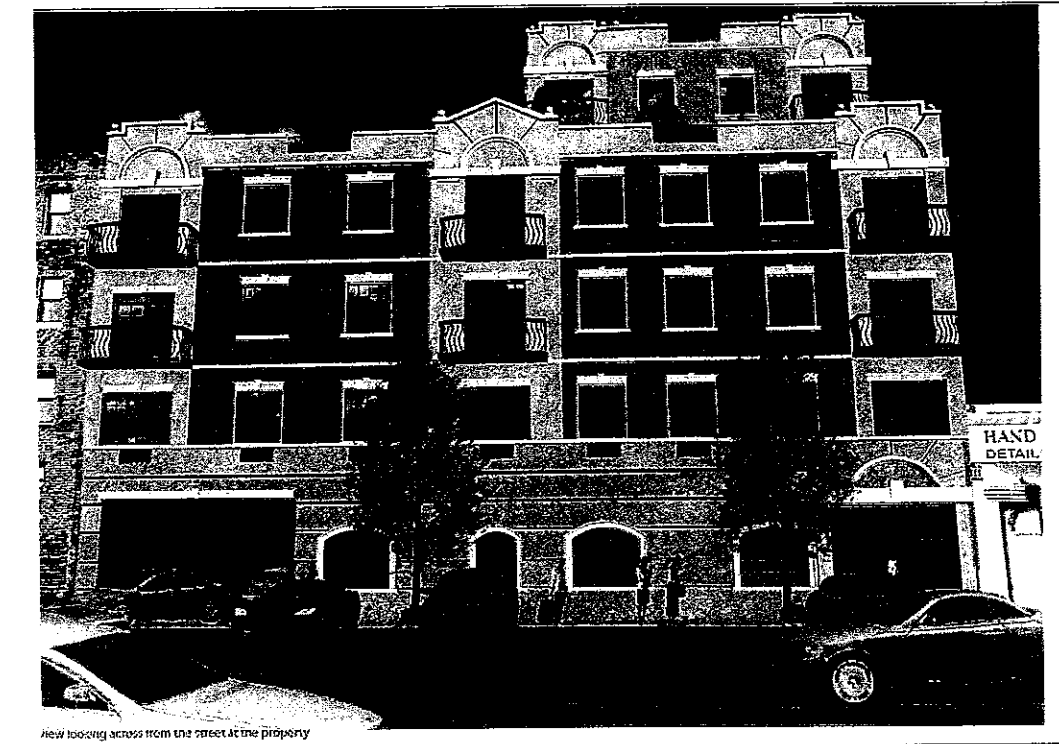
SCALDAFIORE REALTY CORP.

By: _____

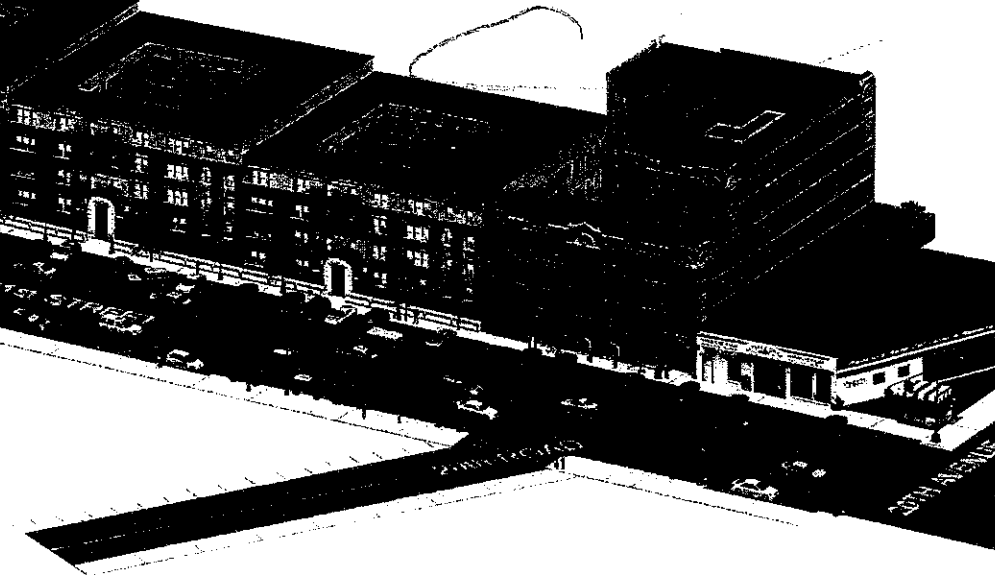
SCHEDULE "A"



Shadow Study of the Site



View looking across from the street at the property



A PERSPECTIVE OF THE SITE

20-18 31st Street

PROPOSED RESIDENTIAL BUILDING

THESE DRAWINGS ARE FOR THE EXPRESS USE OF GERALD J. CALIENDO ARCHITECTS, NO REUSE OR REPRODUCTION PERMITTED BY LAW.

Gerald J. Caliendo, R.A., A.I.A.
Architect, P.C.

Architecture
Interior Design
Code Consultant
Building Dept.
Expediting

108-18 Queens Boulevard
Forest Hills, N.Y. 11375

Tel: (718) 268-9098
Fax: (718) 268-9097

www.caliendoarchitects.com

SEAL:

DRAWING TITLE
PROPOSED RESIDENTIAL BLDG.

20-18 31ST STREET
Astoria, New York

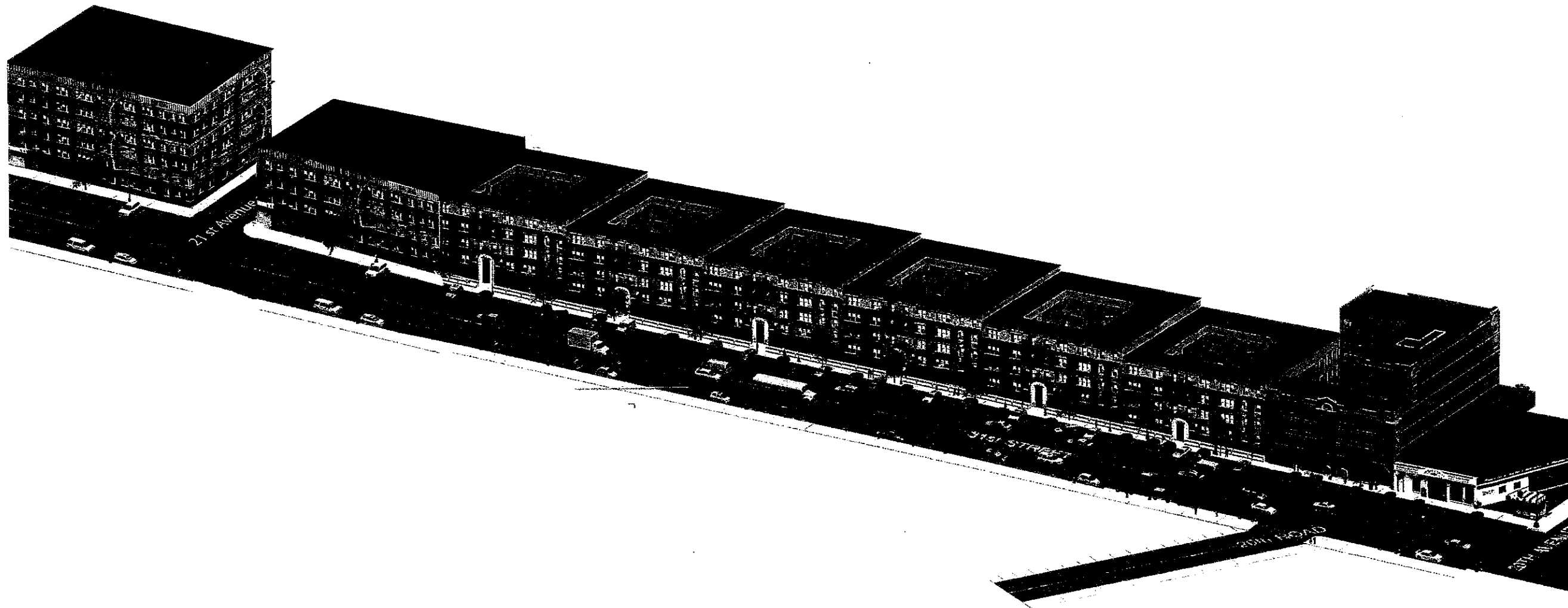
DRAWN BY: **F.M.**
ILLUS. BY: **E.L.P.**
CHECKED BY: **GJC**

JOB NO: **05064**
SCALE: **AS NOTED**

DATE: **11-20-07**

DRAWING NO:

RD-1



A PERSPECTIVE OF THE SITE

20-18 31st Street
PROPOSED RESIDENTIAL BUILDING

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SCALE:

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PROPOSED RESIDENTIAL BLDG.
 PERSPECTIVE VIEW

20-18 31ST STREET
 Astoria, New York

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CHECKED BY: GJC	GJC	
JOB NO.:	05064	
SCALE:	AS NOTED	
DATE:	11-20-07	

DRAWING NO. **RD-2**



View looking across from the street at the property

20-18 31st Street
PROPOSED RESIDENTIAL BUILDING

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Gerald J. Caliendo, R.A., A.I.A.
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PREMISES
20-18 31ST STREET
 Astoria, New York

DRAWN BY: **F.M.**
 ILLUS. BY: **E.L.P.**

CHECKED BY: **GJC**

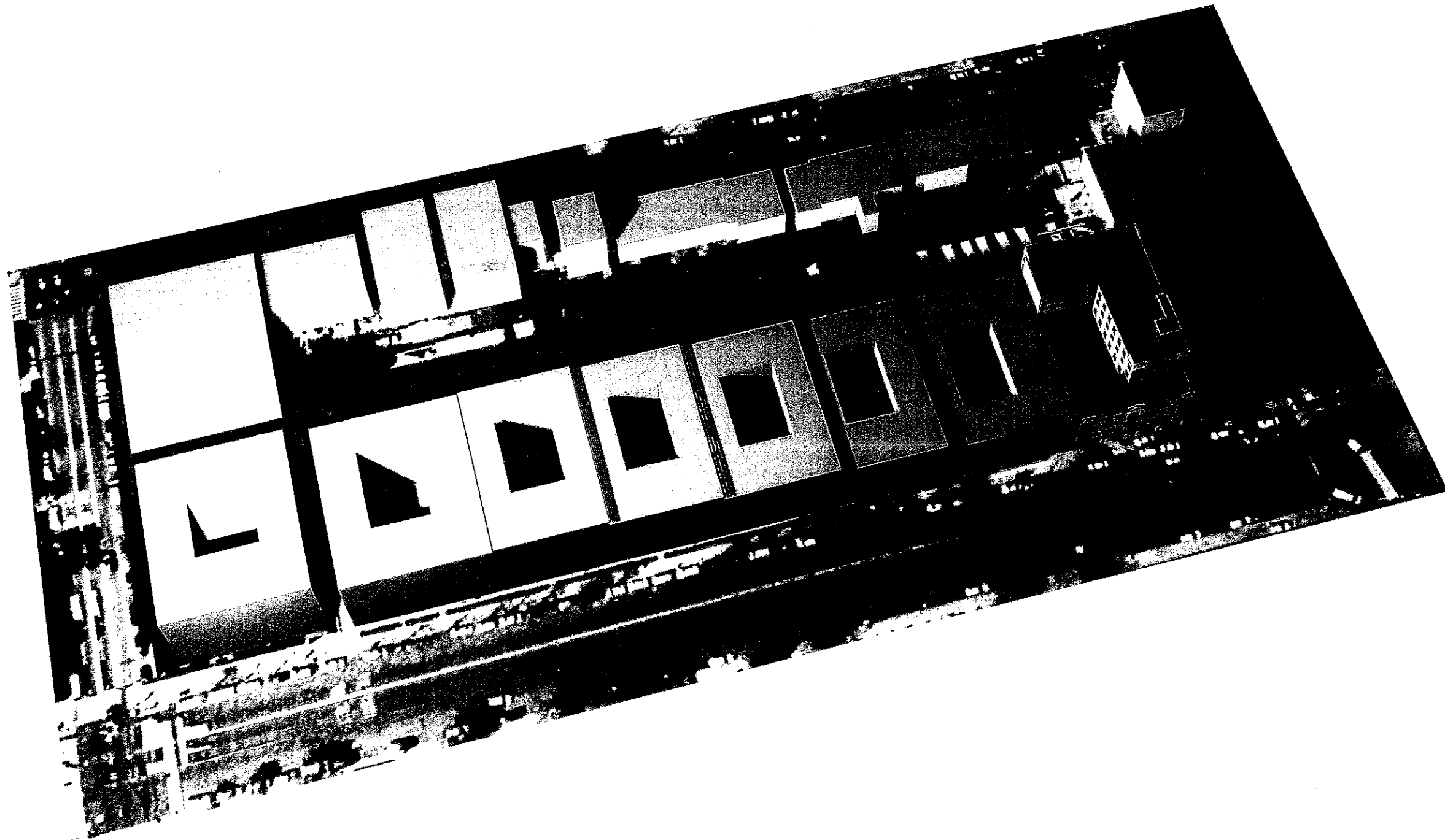
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SCALE: **AS NOTED**

DATE: **11-20-07**

DRAWING NO:

RD-3



Shadow Study of the Site

20-18 31st Street
PROPOSED RESIDENTIAL BUILDING

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SEAL

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SHADOW STUDY

20-18 31ST STREET
 Astoria, New York

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CHECKED BY:	GJC	JOB NO:	05064
SCALE:	AS NOTED	DATE:	11-20-07

DRAWING NO. **RD-4**



Gerald J. Caliendo, R.A., A.I.A.
 Architect, P.C.

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PROPOSED RESIDENTIAL BLDG.
 EXISTING CONDITIONS

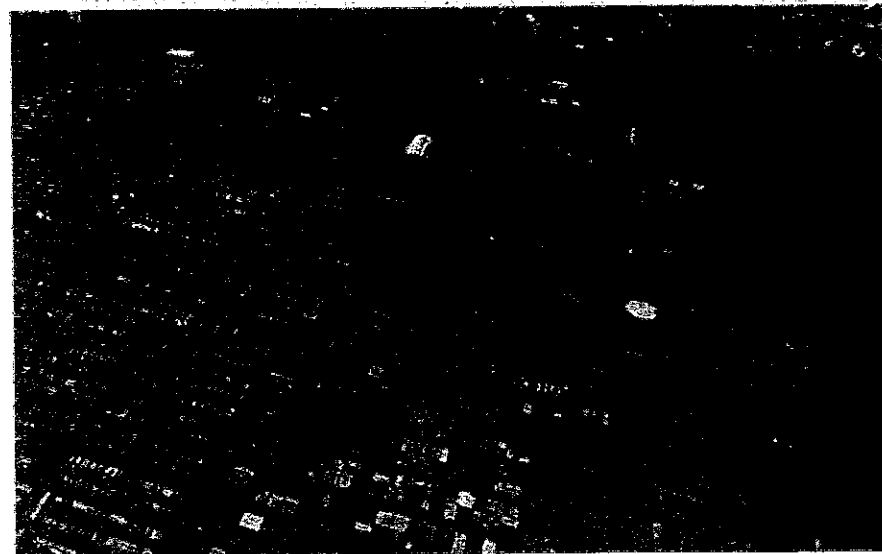
PREMISES
20-18 31ST STREET
 Astoria, New York

DRAWN BY: F.M.	ILLUS. BY: E.L.P.	DATE:
CHECKED BY: GJC	JOB NO: 05064	SCALE: AS NOTED
		DATE: 11-20-07

20-18 31st Street
PROPOSED RESIDENTIAL BUILDING

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DRAWING NO:
RD-5



20-18 31st Street PROPOSED RESIDENTIAL BUILDING

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SEAL:

PROPOSED RESIDENTIAL BLDG.
EXISTING CONDITIONS

"PROPOSED R6A"
Astoria, New York

DRAWN BY:	ILLU.S. BY:	DATE:
F.M.	E.L.P.	
CHECKED BY:	G.J.C.	
JOB N:	05064	
SCALE:	AS NOTED	
DATE:	11-20-07	

RD-6



REAR VIEW OF THE SITE

Gerald J. Caliando, R.A., A.I.A.
 Architect, P.C.

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 Code Consultant
 Building Dept.
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SEAL:

PROPOSED RESIDENTIAL BLDG.
 PROPOSED CONDITIONS

20-18 31ST STREET
 Astoria, New York

DRAWN BY: F.M.	ILLUS. BY: E.L.P.
CHECKED BY: GJC	PREMISES: 05064
JOB NO: AS NOTED	SCALE: AS NOTED
DATE: 11-20-07	

DRAWING NO: **RD-7**



PERSPECTIVE VIEW 1

Gerald J. Caliendo, R.A., A.I.A.
 Architect, P.C.

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 Code Consultant
 Building Dept.
 Expediting

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 Forest Hills, N.Y. 11375

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 Fax: (718) 268-9097
 www.caliendorebuilds.com

SEAL:

DRAWING TITLE:
PROPOSED RESIDENTIAL BLDG.

PREMISES:
20-18 31ST STREET
 Astoria, New York

DRAWN BY: F.M.	ILLUS. BY: E.L.P.
CHECKED BY: GJC	JOB NO: 05064
SCALE: AS NOTED	DATE: 11-20-07

RD-8



PERSPECTIVE VIEW 2

Gerald J. Cabendo, R.A., A.I.A.
 Architect, P.C.

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 Code Consultant
 Building Dept.
 Expediting

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 Forest Hills, N.Y. 11375

Tel. (718) 268-9098
 Fax (718) 268-9097

www.cabendoarchitects.com

SEAL

DRAWING TITLE
PROPOSED RESIDENTIAL BLDG.

20-18 31ST STREET
 Astoria, New York

DRAWN BY: F.M.
 ILLUS. BY: E.L.P.
 CHECKED BY: GJC

JOB NO: 05064

SCALE: AS NOTED

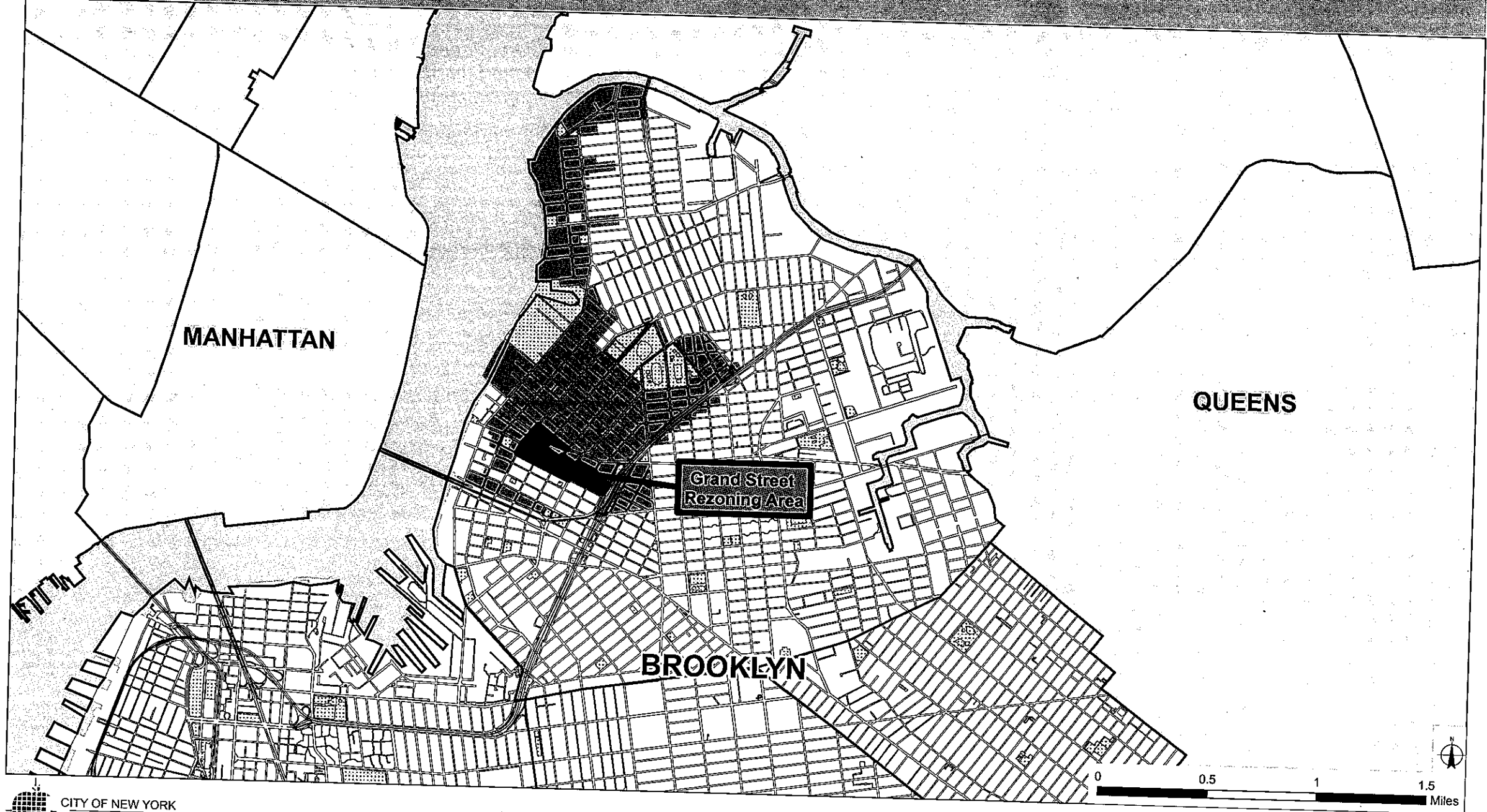
DATE: 11-20-07


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Grand Street Rezoning

Locator Map

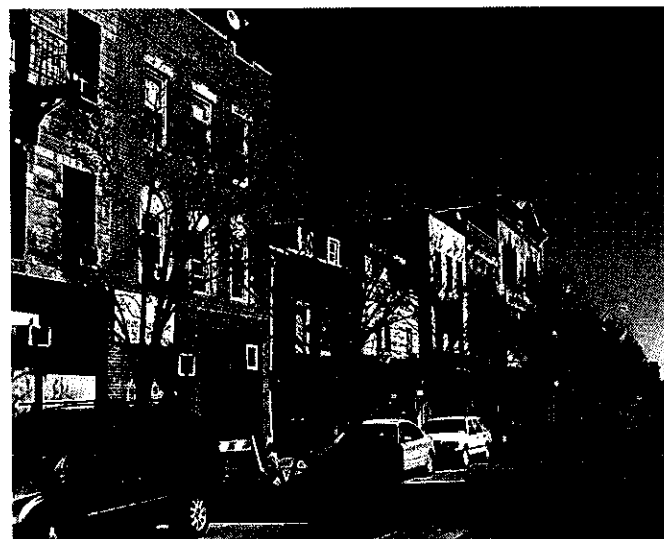


 CITY OF NEW YORK
DEPARTMENT OF CITY PLANNING

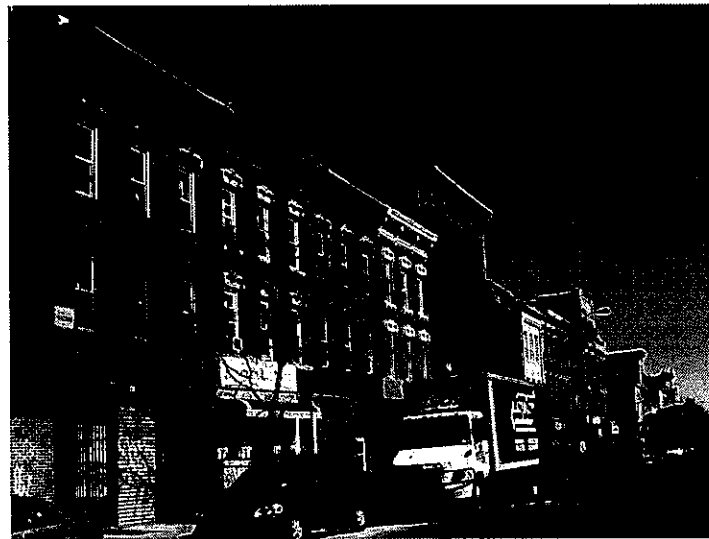
December 2007
BROOKLYN OFFICE



Grand Street Rezoning Existing Context



Grand Street



Grand Street



Fillmore Place



Metropolitan Avenue



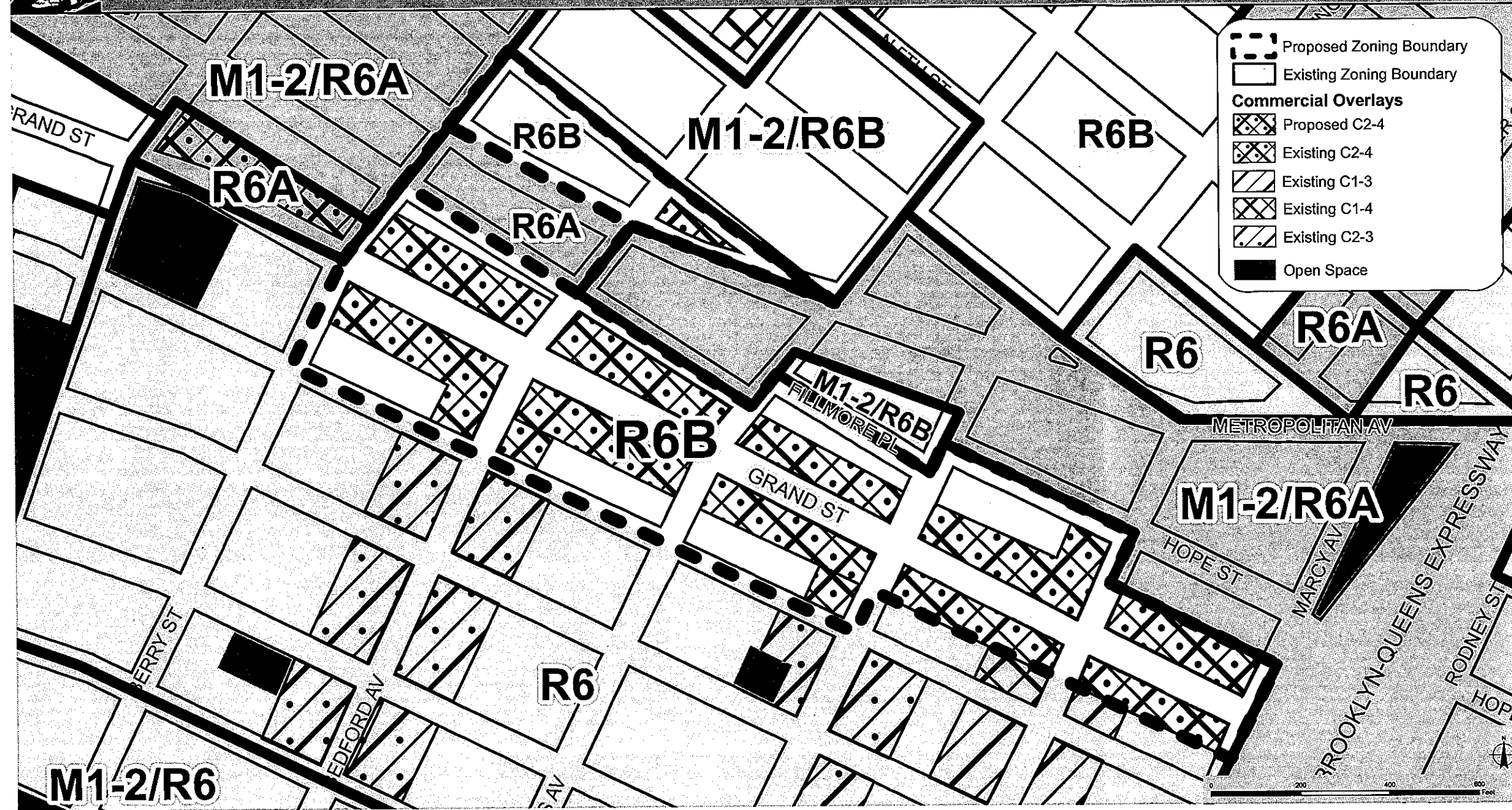
Berry Street

Grand Street Rezoning
Existing Zoning



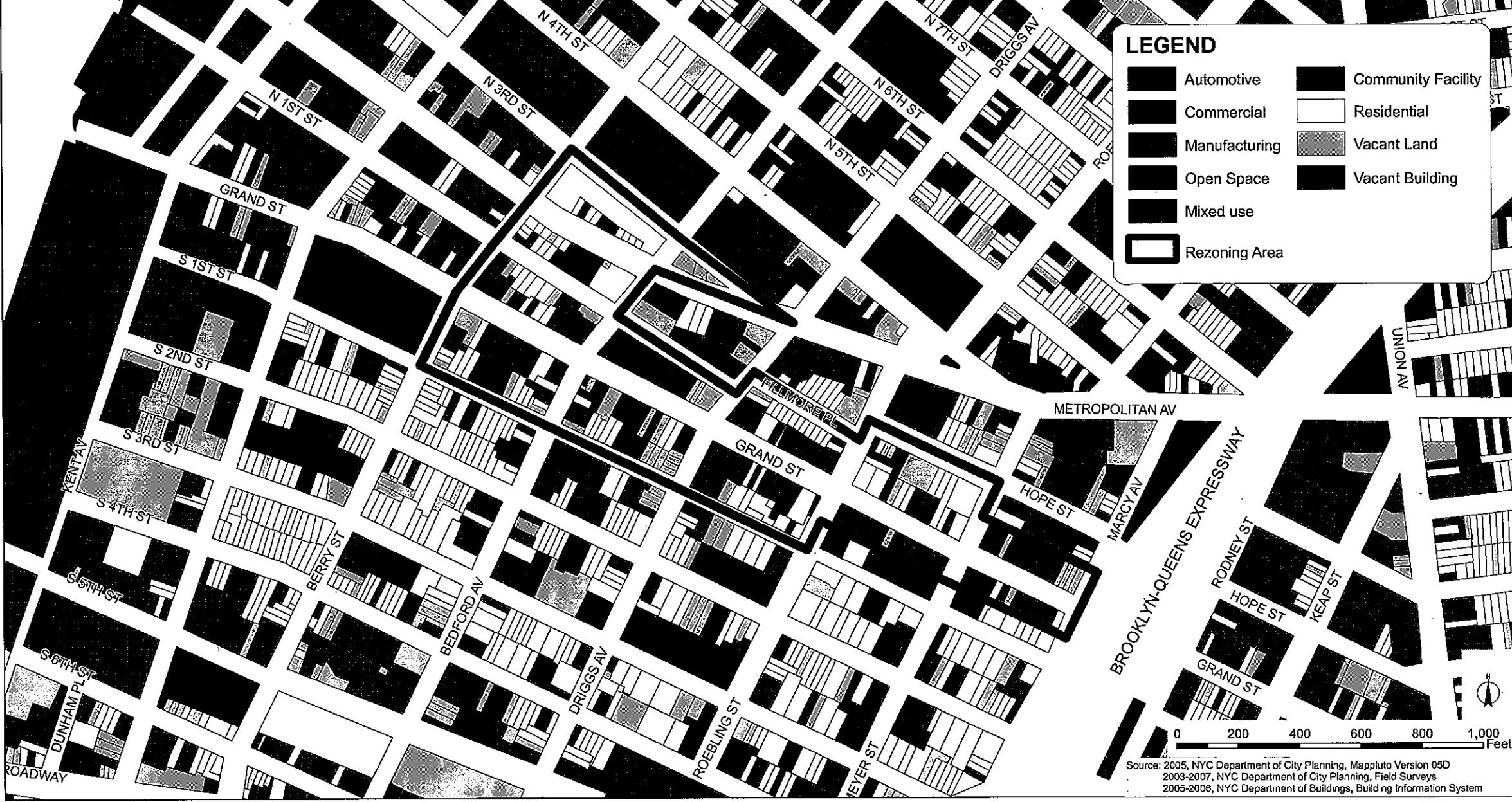


Grand Street Rezoning
Proposed Zoning

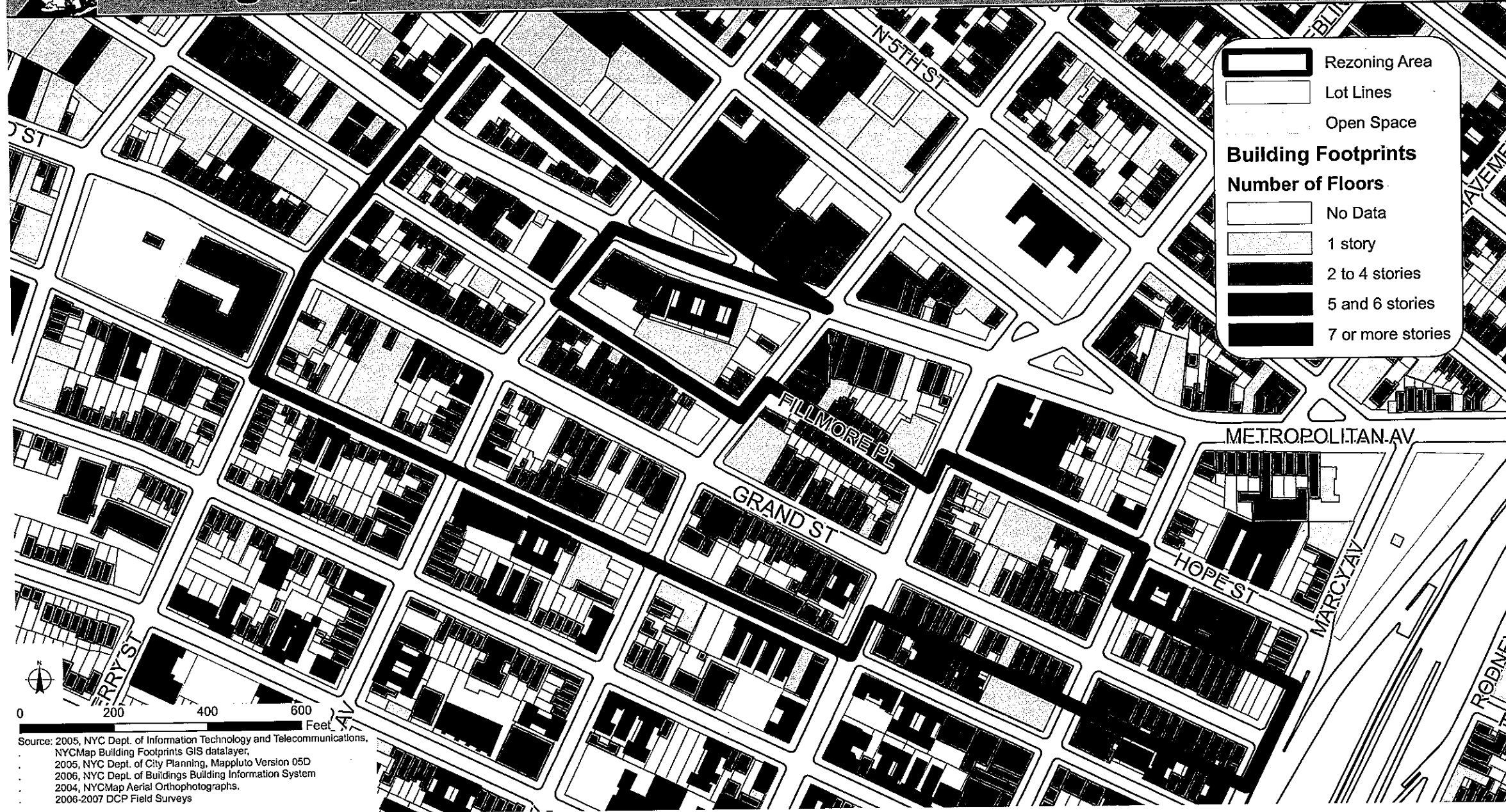


	Proposed Zoning Boundary
	Existing Zoning Boundary
Commercial Overlays	
	Proposed C2-4
	Existing C2-4
	Existing C1-3
	Existing C1-4
	Existing C2-3
	Open Space

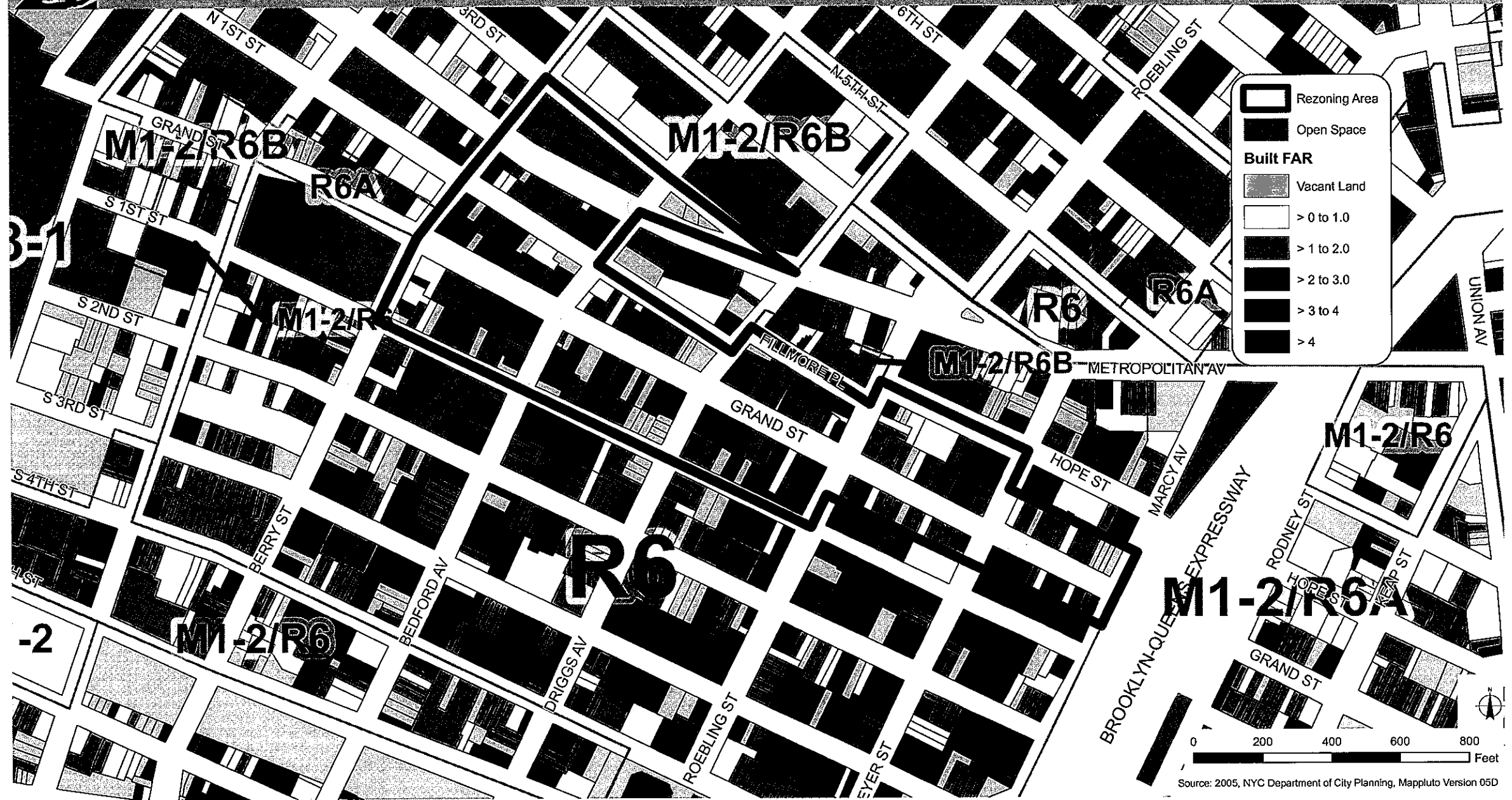
Grand Street Rezoning
Land Use

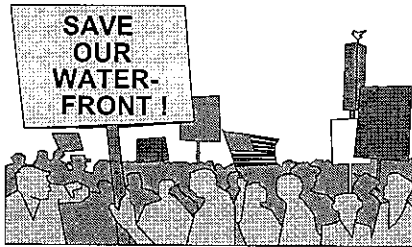


Building Footprints with Number of Floors (by lot)



Grand Street Rezoning
Number of Floors





Williamsburg/Greenpoint

NAG

Neighbors Allied for Good Growth
101 Kent Ave, Brooklyn, NY 11211
(718) 384-2248

Neighbors Allied for Good Growth (NAG) Public Hearing Statement
Before the
New York City Council Zoning & Franchises Sub-Committee
Held on Wednesday, March 19, 2008, 9:30 AM
In the Matter of
The Department of City Planning application to amend a zoning map
for an approximately 13-block area in the Williamsburg neighborhood of Brooklyn,
within Community District 1: The rezoning area generally bounded by Berry St.,
North Third St., Fillmore Place, Hope St., Marcy Ave., and South First St.

March 19, 2008

My name is Peter Gillespie. I'm the Executive Director of Neighbors Allied for Good Growth (NAG), a non-profit community planning organization that's been providing services to North Brooklyn since 1994.

We strongly support City Planning's application for a zoning map amendment for the 13-block area in Williamsburg. This action will preserve neighborhood character and scale by expanding the contextual zoning district of the original Greenpoint-Williamsburg rezoning which provides height restrictions and street-wall provisions consistent with the surrounding area and bonus densities to create affordable housing, while also maintaining the thriving Grand Street retail corridor.

Approving this amendment will take us one step closer to both achieving a long standing community planning goal as outlined in the Williamsburg 197-a Plan and fulfilling a priority principle agreed to in the City's original rezoning: namely, to maintain neighborhood context in the upland residential areas by using zoning to restrict out-of-scale development while encouraging the creation of affordable housing.

In fact, the Williamsburg 197-a Plan stated as a priority recommendation "to maintain the physical character, scale and density of existing surrounding buildings in new residential developments...by supporting contextual zoning (R6A and R6B) as a tool to control new

construction in certain areas,” and goes on to specifically include the area bounded by Berry Street and Marcy Avenue, Fillmore Place and South First Street that is included in this application.

As you know, this application was also recently approved by Brooklyn Community Board #1, after a year-long, fully-vetted and transparent procedure. As a member of the Land-Use committee of the Board, I would describe the process as an ideal one in which the impacted neighborhood, elected officials, property owners, the Community Board, local organizations, and Brooklyn City Planning worked closely together to craft a well-thought out and timely amendment that truly improves the original rezoning action. As importantly, during the entire yearlong community process, not one property owner or would-be-developer expressed concern that this action would be either unfair or impose undue economic hardship.

To make certain that the City’s amendment is meaningful and not just an academic exercise, we are requesting -- in addition to your support -- that your committee fast-track its review process to ensure that the City Council votes to support this application at the next Stated Council meeting scheduled for March 26th. To do so would be to effectively stop the developer of 227 Grand Street from beating the clock to substantially complete the foundation work for a proposed 14 story luxury tower at the site. A project they’ve tried to realize through beating the system by breaking the rules: including working after hours and on the weekends without the required permits, creating an unsafe construction environment, and intimidating nearby residents monitoring the site. In fact a stop work order is now in place for excavating the site without the required permits for doing so.

Finally, the contextual zoning designations (R6A and R6B) that have been put into effect in the areas adjacent to this zoning map amendment have actually fueled new development while carefully weighing the public’s interest in creating a livable and sustainable community. By supporting and facilitating the approval of this application you will help realize this important planning goal.

Thank you