

**From:** [Benjamin Heyman](#)  
**To:** [Land Use Testimony](#)  
**Subject:** [EXTERNAL] 280 Bergen Street  
**Date:** Wednesday, October 26, 2022 6:47:08 PM

---

Good evening,

My name is Benjamin, I am a resident of the district which contains the proposed rezoning area. The rezoning application for 280 Bergen Street seeks to replace a warehouse with 300 units of homes for people, 30% of which would be income restricted. That means welcoming 90 people who would otherwise not be able to call this transit rich, high opportunity area home. In addition, the project would provide homes to 210 people who would otherwise be competing for the existing housing stock, pushing up prices, and pushing people out. Liberalizing the zoning in this area is an obvious win and I encourage the council to support it.

I also encourage the council to consider reforms to the system itself. Requiring a public hearing before an unelected community board, a borough president, the city planning commission, and the council feels like obstruction for obstruction's sake. Each step amplifies the voices of a few negative opinions over the myriad of people who would be positively impacted but do not have the time, resources, or knowledge to come out and testify at rezoning hearings that occur during the workday.

I urge the council to support this, and all other projects like it, which aim to increase our stock of both market rate and affordable units, decreasing market pressure on rents and providing homes to people who may otherwise find themselves in less environmentally, socially, and economically friendly cities, states, and countries.

Thank you,  
Benjamin

**From:** [Brooke Smith](#)  
**To:** [Land Use Testimony](#)  
**Subject:** [EXTERNAL] Bergen St Construction  
**Date:** Tuesday, October 25, 2022 11:37:15 AM

---

I am the President of 256 Bergen St Housing Corporation writing in regard to the impending construction on our block (280 Bergen). We feel largely unrepresented and that our concerns about the implications of these large construction residential houses for the long-standing existing community are not being taken seriously. Specifically we would like the issue of parking to be addressed. Many residents here- our 8-unit building has over half of its residents living here 14+ years- have a vehicle and have had to contend with growing difficulty in finding parking. Adding 400 residential units without accounting for increased parking demand is not community- minded. Additionally, as long time residents, we are not wealthy and cannot always afford to pay for a parking spot. We would also like someone to speak to the factors that will be put in place to ensure that there will not be increased pressure to our sewer and water lines. As more and more large residential buildings creep into the neighborhood, water overflow from street drains has become an increasingly large problem. We are seeing flooding when we have never before. Is anything going to be done to ensure that we will not incur further damage to our basement as a result of the increased use of the NYC water system?

Who are we to reach out to with problems that we encounter as a result of this construction project? How do you plan to be held accountable for the effects that this change will have on current neighborhood residents?

Brooke



110 Hoyt Street  
Brooklyn, NY 11217

October 25, 2022

280 Bergen Zoning Application

We support this zoning with reservations.

Only a few years ago, a more appropriate 6-story building would have been constructed however with the required MIH, 9-stories are reflected in this proposal.

Context is important.

This building will tower over the adjacent 4-story brownstones on Bergen Street and the brownstones behind it on Wyckoff Street. It runs counter to traditional zoning that calls for lower height mid-block than can be found on Third Avenue.

We understand, and support, the need for affordable housing at all levels. So more affordable units in our transit rich neighborhood are welcome. We would like most of them to be at 60% AMI rather than 80%.

We seek a CBA that binds this developer, or any other, to building with appropriate materials that respect their surroundings. Setbacks that reduce the encroachment to the adjacent buildings are also necessary.

The CBA needs to let the community define the use of the ground floor community space. We could use a job training center, computer lab or pre-K.

Council Member Restler's concept of low-cost, truly affordable housing on the city owned HPD lots is a worthy goal that we support. While the 33<sup>rd</sup> CD has gained thousands of affordable units the majority are not deeply affordable. We simply do not have enough of these units. Senior housing would be a welcome addition to our community.

However, we are uncomfortable with the projected timetable. The market rate building will go forward, and the 100% affordable units will follow later. We want to know that there are clear commitments from the city to build this affordable housing before the zoning is approved.

We know the market rate building and the 100% affordable housing will benefit our community. Community should include all of us.

For decades, Boerum Hill residents have longed for green space in the form of a dog run. For many, many years we have waited for something to happen on this block with an eye to making the parking lot at Wyckoff and Nevins into a dog park. PS 261

and PS 38 schoolyards provide recreational space, but a dog run builds a different type of community and becomes a valuable amenity in any neighborhood.

Boerum Hill has many community facilities. We are getting a new jail; a new shelter and we applaud the recently opened ICL supportive housing at 50 Nevins Street. We do not say "no" but we would also like to see improvements that add light to the entire community.

Understand that we seek balance. We understand Council Member Restler's strong desire to get the best for our community and we think this zoning as proposed with the inclusion of truly affordable housing is something we need and can be proud of.

**From:** [Katherine Lewandowski](#)  
**To:** [Land Use Testimony](#)  
**Subject:** [EXTERNAL] 280 Bergen  
**Date:** Tuesday, October 25, 2022 9:35:24 PM

---

To Whom It May Concern,

I was hoping to testify in favor of the rezoning of 280 Bergen today but unfortunately the time it was held was in the middle of my work day and I had an important meeting to attend.

If I had been able to testify I would have said that this rezoning should absolutely be approved and that there should be NO PARKING for three reasons: 1. This location is within easy walking distance of multiple subway lines 2. The building is right on a major bike corridor and a parking garage would endanger cyclists 3. We need to discourage cars and transition as quickly as possible to more efficient, equitable, safer and environmentally friendly forms of transportation.

We are in the midst of an intense housing shortage emergency that threatens to derail our city's economic recovery, not to mention deepen the humanitarian crisis that we currently face with the number of unhoused New Yorkers living in shelters, hotels, and on the streets. Every new home counts and time is of the essence.

My understanding is that this rezoning could also potentially unlock the ability of the city to develop 100% affordable housing in a lot adjacent, resulting in even more needed affordable homes.

Sincerely,

Katherine Lewandowski  
Crown Heights, Brooklyn NY  
Sent from my iPhone

**From:** [Noah K](#)  
**To:** [Land Use Testimony](#)  
**Subject:** [EXTERNAL] Testimony against 280 Bergen St Development  
**Date:** Tuesday, October 25, 2022 11:31:12 AM

---

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Forward suspect email to [phish@oti.nyc.gov](mailto:phish@oti.nyc.gov) as an attachment (Click the More button, then forward as attachment).

Dear Land Use Committee,

In case my full letter (which I sent via email a few minutes ago) cannot be read, I live at 256 Bergen St. and am speaking on behalf of neighbors at 258, 260 and 262 Bergen St. I am deeply concerned that the development at 280 Bergen is completely out of scale with the neighborhood and will negatively impact our block. Our two biggest concerns are the lack of parking being provided by the hundreds of new units AND the loss of light and air on our block from an almost block long 9 story building. We ask that the block be zoned progressively, as the Boerum Hill Association proposed, getting taller towards 3rd Ave and that it is required that parking be provided. The center of our block (between Nevins and 3rd) should be 6 stories, like the block on Bergen between 3rd and 4th. We feel that the proposed zoning and development is massively out of scale with the neighborhood and will negatively impact our block and the blocks around us.

Thank you and sincerely,  
Noah Kaplan

**From:** [Noah K](#)  
**To:** [Land Use Testimony](#)  
**Subject:** [EXTERNAL] Testimony against 280 Bergen St Development  
**Date:** Tuesday, October 25, 2022 11:31:12 AM

---

Dear Land Use Committee,

In case my full letter (which I sent via email a few minutes ago) cannot be read, I live at 256 Bergen St. and am speaking on behalf of neighbors at 258, 260 and 262 Bergen St. I am deeply concerned that the development at 280 Bergen is completely out of scale with the neighborhood and will negatively impact our block. Our two biggest concerns are the lack of parking being provided by the hundreds of new units AND the loss of light and air on our block from an almost block long 9 story building. We ask that the block be zoned progressively, as the Boerum Hill Association proposed, getting taller towards 3rd Ave and that it is required that parking be provided. The center of our block (between Nevins and 3rd) should be 6 stories, like the block on Bergen between 3rd and 4th. We feel that the proposed zoning and development is massively out of scale with the neighborhood and will negatively impact our block and the blocks around us.

Thank you and sincerely,  
Noah Kaplan