

**New York City Economic Development Corporation**  
**New York City Council Hearing:**  
**141 Willoughby Street**  
**Jeffrey Nelson, Executive Vice President, Real Estate Transaction Services**  
**October 5, 2016**

Good morning Chairman Richards and members of the subcommittee on zoning and franchises. My name is Jeffrey Nelson, and I am Executive Vice President of Real Estate Transaction Services at the New York City Economic Development Corporation or EDC.

**EDC Background**

At EDC, it is our mission to create shared prosperity across New York City's five boroughs by strengthening neighborhoods and growing good jobs. By leveraging partnerships between the public and private sectors, we stimulate the economy with real estate developments that create jobs, build and revive communities, and achieve important policy goals to improve quality of life for all New Yorkers. I am here today to in support of the proposed actions, including the sale of 2,600 square feet of City-property to Savanna, which is developing a mixed-use building on the adjacent property.

**Project Background**

EDC and Savanna signed a contract in May 2016. Assuming a successful application, Savanna will construct a project that accomplishes key administration goals. The development program that adds much-needed commercial office space to Downtown Brooklyn, helps address the City's housing affordability crisis by delivering an MIH-compliant program, delivers ground floor retail and provides an enhanced, permanently accessible public open space to foster active,

vibrant street life along one of the Borough's major corridors. I'd like to briefly touch on each of these elements in greater depth.

### Office Space

In recent years, Downtown Brooklyn and the surrounding area solidified itself as a thriving cultural scene and a growing tech/creative cluster. However, the area's growth into a mixed-use hub has been slowed by a lack of available office space – and particularly new construction – despite strong demand. In February 2016, the office of Brooklyn Borough President Eric Adams released a report that noted the area's vacancy rate for office is as low as 3.4%, compared to 10% in Lower Manhattan and 6% in Midtown. The report called on the City to use its zoning tools to increase the production of commercial space in the Downtown Brooklyn. We support the Borough President's recommendation. Earlier this year, EDC released an analysis that projected citywide market demand for new commercial space could reach as much as 60 million square feet over the next decade. Despite low vacancy rates, the delivery of new space in Downtown Brooklyn has been particularly challenging due to competing economic demands and a lack of anchor tenants. By delivering new commercial space through an innovative, mixed-use model, 141 Willoughby can meet the growth needs of the local economy, generate more jobs and increase tax revenue.

When completed, Savanna's project will add nearly 144,000 square feet of commercial space, approximately 98,000 square feet of which will be office space. Without these proposed actions, Savanna would not develop any office space.



### Affordable Housing

EDC is also pleased that this development will create 81 new units of permanently affordable housing through the Mandatory Inclusionary Housing program. As the Council is well aware, this Administration is committed to addressing New York City's affordable housing crisis. Mayor de Blasio's plan to build and preserve 200,000 units of affordable housing over the next decade is ambitious and timely – as costs of living in New York City skyrocket and our population rises, the City must seize every opportunity to address this critical need. The affordable housing program is made possible by the rezoning application.

### Neighborhood Amenities

In addition to creating commercial space and affordable housing, this project presents an opportunity to deliver neighborhood amenities that enhance quality of life. Savanna will transform an uninviting open space, undertaking a redesign that includes improved landscaping, furniture, and lighting. Once completed, Savanna will fund the maintenance of the open space in perpetuity, thus reducing a City maintenance obligation. While Savanna will own the property, a permanent access agreement will ensure the open space remains useable for the general public in perpetuity.

Savanna will also build 45,000 square feet of retail on the first and second floors of the building. This addition will provide services to local residents, activate the surrounding streets, and complement EDC's efforts at nearby projects such as the Willoughby Square open space and garage, currently under construction, and the City Point development, portions of which have already opened to the public.

## Conclusion

I ask the Council to approve this application to achieve our shared goals of providing Downtown Brooklyn with additional commercial office space, affordable housing, and public open space, and thereby support the neighborhood's continued transformation into a vibrant, 24/7 live/work community. Thank you for your time and consideration.

July 13, 2016

Eric Adams, President  
Borough of Brooklyn  
209 Joralemon Street  
Brooklyn, NY 11201

RE: ULURP and Related Applications N160029ZRK, C160030ZMK and C160054MMK

Dear Borough President Adams:

I write to share with you my profound concerns regarding the proposed building at 141 Willoughby Street. I write informed by my experience residing in neighboring Boerum Hill since 1983, as an involved community leader coordinating the response of ten community groups to the Downtown Brooklyn Plan, as a small business owner in Downtown Brooklyn since 1997, and now as the Member of Assembly representing Downtown Brooklyn.

As I understand it, the developer Savanna seeks:

- A text amendment to establish a maximum FAR within the Special Downtown Brooklyn District of 18.
- A zoning map amendment to rezone the Project Site at 141 Willoughby Street to C6-6 and a further text amendment to establish special height and setback controls for the Project Site.

As you know, the Downtown Brooklyn Plan significantly up-zoned the area after significant study and investment a mere 12 years ago to an FAR of 12, which already allows for extremely tall buildings. The issue of height alone, however, is not my primary concern. Rather, it is the utter failure of the City to consider the cumulative impacts of such a rezoning (which require compliance with the New York State and New York City environmental quality review statutes and regulations) and all that entails.

Recently, my office conducted a survey of residents and businesses seeking their input regarding development in the Downtown Brooklyn area. We received 574 responses, nearly 92% of which

agreed that development in Downtown Brooklyn needs a fresh look and a new approach that better ensures community needs are addressed.

As you may recall, the Downtown Brooklyn Plan envisioned a total of 5.3 million *sf* of new development, of which 4.2 million *sf* was anticipated to be commercial. Further, its Environmental Impact Study (EIS) calculated impacts based on an anticipated 973 residential units. Already over 10,500 units have been built and an estimated 7,000 more are on deck. Thus, the development that has taken place under the Downtown Plan is the opposite of that envisioned by City Planning and the Plan's proponents. The district's residents and small businesses have already given density in furtherance of the Plan, they should not be asked to give still more.

At the time of the Downtown Plan's ULURP, the Department of City Planning pooh-poohed the idea that the next market might be largely residential and that the zoning might need to address a growing residential community with the infrastructure improvements and additions needed by an increased number of residents, such as increasing transit capacity, improving water and sewer and road beds, off-street parking, improved utility capacity, as well as the need to increase the capacity of area schools, health care, police and fire and – a key issue in the debate at the time – the significant and growing need for open space. Indeed, the site in question was to have been a grassy knoll under the original proposal, but the owner was successful in having the site removed from the plan. Had it been rezoned, it would have been rezoned to C6-4.5 with an FAR of 12.

The proposed zoning actions would be a major change in land use policy in Downtown Brooklyn and would have the potential to generate significant adverse environmental impacts, most notably the impacts which would arise from growth induced by the proposed increase of maximum FAR to 18 within the Special Downtown Brooklyn District. Such drastic changes in zoning should be preceded by careful study and environmental analysis, neither of which has occurred.

The proposed ULURP should be rejected because:

1. Mapping a C6-6 zone with a base FAR of 15 in downtown Brooklyn and its associated text and map changes are a radical departure from the City's past land use policies in downtown Brooklyn, specifically, and outside Manhattan, more generally. The Proposed Zoning Actions would establish:
  - the first zone outside of Manhattan with a maximum base FAR of 18,
  - the only zone in Brooklyn with an FAR in excess of 12, and
2. It is exceedingly rare for the City to authorize a base FAR of 15, and it is entirely unprecedented that a base FAR of 15 would be allowed outside Manhattan. The City has mapped these zones only where it intends to induce a massive amount of new construction and a very substantial increase in the size and scale of as-of-right development. For example,
  - A base 15 FAR zone in the Special Midtown District was mapped in 1982 to produce "major new development to bring about a dramatic change in the area." The City wanted to spur very substantial new investment to reverse the deterioration of and

encourage new development in Midtown West, where then-existing market rents did not support private development.

- Zoning three blocks in Long Island City to a base FAR of 15 was part of an effort to encourage enough development to “provid[e] for a new CBD” in a manufacturing area. Mandatory subway improvements, which were identified as needed to support the additional density, were required to aid this transformation.
  - The 2004 Downtown Brooklyn rezoning, which sought to dramatically increase density and facilitate a Central Business District while managing the significant environmental impacts from this change, did not allow FAR of more than 12.
3. These changes have implications far beyond the 141 Willoughby site because the opportunity to achieve a higher (sometimes much higher) FAR will encourage owners and developers to seek rezonings that will allow denser development and may make development of additional sites profitable. Moreover, there is no reason to believe that the City would not fully support such rezonings, especially given the precedent proposed to be set at the 141 Willoughby site. The rationale for this rezoning – “. . . consisten[cy] with the Downtown Brooklyn Development Plan’s goal of promoting higher density uses in areas well served by transit” – could apply to virtually every soft site in Downtown Brooklyn.
  4. Previous rezonings to 15 and 18 FAR followed extensive study weighing the potentially significant adverse impacts of these high-density zones and included measures to mitigate such impacts.
  5. Unlike other major re-zonings to increase density, including the Downtown Plan, the proposal is based on no study, no environmental review, no analysis of economic or other indicators or impacts. In fact, it would have the effect of nullifying the Downtown Plan, which was passed only after years of analysis and painstaking study.
  6. This City should have, *but did not*, study the cumulative impacts of such a radical upzoning. Instead it unilaterally increased the FAR it certified for ULURP review from 12 to 18 without conducting any area-wide planning studies. Rather it looked only at the 141 Willoughby Street site. There is no record of its having considered, let alone studied the effects of the proposed zoning in Downtown Brooklyn and the affected neighborhoods.
  7. The City’s rationale, the need for increasing affordable housing and inducing commercial building is factually incorrect. No public support is needed to develop in the Downtown Brooklyn of today. Witness the several million *sf* of private development under construction and contemplated in the greater Downtown Brooklyn area.
  8. The proposed ULURP does not comply with environmental review requirements under the State Environmental Quality Review Act (SEQRA); the City Environmental Quality

Review (CEQR)(See Fischer v Giuliani); the CEQR Technical Review Manual; and the city's own past practices in connection with the few existing 18 FAR rezonings.

9. As Community Board 2 has testified, “[t]he proposed rezoning creates tens of millions of dollars of value for the developer, for which the City receives little in return. The 81 units of affordable housing included in the building program are now required pursuant to the Mandatory Inclusionary Housing text amendment approved in March. While it would be nice to have the public plaza renovated and maintained in perpetuity by the developer, there are other mechanisms for achieving the same result. This leaves the new office space as the only significant new public benefit, which Community Board 2 does not believe requires subsidy, which in this case takes the form of additional floor area granted through the rezoning.”

As noted above, Community Board 2 has recommended disapproval of this ULURP. It is right to note that the public has already paid for the increased density in Downtown Brooklyn. The development community has received enormous profits from building residential space and the area has rebounded from a sleepy commercial business district to a vibrant area, soon to be struggling not to fall victim to its own success. We need your leadership to work together to ensure that the gains are not lost.

Very truly yours,

Jo Anne Simon  
Member of Assembly

October 5, 2016

**Remarks by Andrew Hoan, Executive Vice President & Chief of Staff, Brooklyn Chamber of Commerce at a public hearing held by the City Council Subcommittee on Zoning and Franchises in support of the ULURP application for the development of 141 Willoughby Street, CALENDAR ITEM 1 — 160030 ZMK AND 160054 MMK**

Good morning,

My name is Andrew Hoan and I am the Executive Vice President & Chief of Staff at the Brooklyn Chamber of Commerce speaking on behalf of Carlo A. Scissura, Esq., President and CEO of the Brooklyn Chamber of Commerce in full support of the development at 141 Willoughby Street.

The Brooklyn Chamber of Commerce is a membership-based business assistance organization which represents the interests of its member businesses, as well as other businesses across the borough of Brooklyn. The Brooklyn Alliance is the not-for-profit economic development organization of the Chamber, which works to address the needs of businesses through direct business assistance programs.

The project for the development of the mixed use site at 141 Willoughby Street by Savanna Real Estate Fund is a much welcomed addition to Downtown Brooklyn bringing much needed affordable residential units, ground floor retail, office space, as well as a renovated and permanently maintained park.

There is a lack of Class A office space in Downtown Brooklyn. If approved, this project would provide approximately 98,000 SF of such critically needed office space. In addition, inclusion of 30% of the total units as affordable will help address a shortage of affordable housing for the community. The preservation, renovation, and maintenance of parkland (Lot 8) as per the deed restriction that the developer has agreed to abide by is part of this proposal. As the area increases in residential and employment usage, the perpetual maintenance of parkland is key to addressing the shortage of open space that workers and residents alike need

The current zoning allows residential and retail use as of right. The developers are seeking to allow for more affordable housing and office space. But were it not for this ULURP item, we would not see the development of 30% affordable housing, or the improvement of parkland, added retail, and desperately needed office space. We believe that this proposal will create a balanced development in a pedestrian and transit heavy downtown corridor.

The Brooklyn Chamber of Commerce shares the Community Board, Borough President's Office, and City Council Member's views that schools are critically needed in Downtown Brooklyn, and we agree with the School Construction Authorities' (SCA) opinion on the matter that this location is may not be ideally situated or configured. We have worked in partnership with stakeholders and met with the SCA and were pleased that funds have already been allocated for a several thousand school seats in Downtown

Brooklyn. Siting the needed school facilities at an appropriate location that will produce the best possible space for children should be a priority for all of us.

We are in full support of this calendar item on behalf of Savanna Fund Real Estate.

Thank you.

CAS/ah



## The Savanna Application for Zoning Change

I appear before this committee as a longtime Brooklyn resident. I have lived in Brooklyn Heights since 1973, following graduation from Brooklyn Law School, and my father owned a bar and grill on Nevins Street near Flatbush Avenue. Accordingly, I am from Brooklyn before it got “cool.”

Like the ancient Hebrews worshiping the golden calf at Mt. Sinai, the De Blasio Administration worships at the idol of affordable housing. Real estate developers have apparently learned that where they agree to provide affordable housing, such concerns arise as:

- (1) project density
- (2) needed off-street parking
- (3) employing union employees
- (4) access to neighborhood schools (pre-K, elementary and middle school)
- (5) existence of and overtaxing the water, sewer and utility systems

Disturbingly, the City Planning Commission, in considering the Savanna development application, not merely ignored the concerns of the local Community Planning Board, it was made prior to costs imposed on the City for:

- (1) tax abatements
- (2) school construction
- (3) providing hookups to utilities

It also appears that at some point in the development process the City sold existing air rights over the Department of Health building on Flatbush Avenue. It is unknown if the City was adequately compensated, that the legal right to sell them, or if this is another Rivington Street situation.

This project sadly reveals a *laissez faire* attitude, in which we delegate to real estate developers to shape the downtown Brooklyn landscape driven by the “siren song” of financial gain, but scrupulously avoiding accepting the responsibility to provide municipal services for the residents. Much like manufacturers who produce their products, but then proceed to dump their production wastes in the rivers and streams, and fouling the environment, an overtaxed citizenry is required to devote scarce municipal resources to remediate the harms caused by overdevelopment.

Finally, addressing “urban optics,” from an architectural perspective glass and steel buildings age poorly when compared to brick. Compare the “Brooklyn Bridge Park” buildings with their promenade overlooking brick counterparts. Brick ages more gracefully than steel and glass. New may be cheaper to build, but it robs us of both our dignity, and our soul (think of Jane Jacobs’s “Life and Death of American Cities”).

I accordingly urge you to say NO to the new “urban highwaymen” – the real estate developers who the Mayor empowers. Like the ancient Hebrews worshiping the golden calf, this

administration worships at the shrine of “affordable housing.” Does anyone even know what that term means for the apartments sought to be built?

We will all pay dearly for our “idol worship” long after the Mayor has departed office.

Dated: Brooklyn, New York  
October 5, 2016

Respectfully submitted,



Rodger B. Adler  
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BROOKLYN  
HEIGHTS  
ASSOCIATION

55 Pierrepont Street, Box 17D Brooklyn, NY 11201 (718) 858-9193 info@thebha.org www.thebha.org

## **Statement Before the Subcommittee on Zoning and Franchises, October 5, 2016**

My name is Peter Bray. I am the Executive Director of the Brooklyn Heights Association. I appreciate this opportunity to speak for 20,000 residents of Brooklyn Heights in opposing this rezoning action.

The city needs more below market rate housing, office space options and well maintained open space, but regardless of the specific merits of this project, it cannot and should not be evaluated independent of its consequences for Downtown Brooklyn and nearby neighborhoods. For if this application is approved, it will set a precedent to similarly upzone throughout this area and lead to a 50% increase in its allowable density.

It is the BHA's position that this rezoning application must be considered in a broader context. As you know, the 2004 rezoning of Downtown Brooklyn was intended to make it a third central business district. Only 1,000 housing units were expected over ten years. But according to a recent Brooklyn Borough President study, 11,000 units have been built or are in the pipeline.

The report found that "the gap between what was assumed ... and what has been developed warrants a fresh look at how to accommodate past and future growth and ... capital budget investment" and that the City should explore a zoning text amendment to encourage more commercial development coupled with an assessment of the area's infrastructure needs. Most importantly, it also posits that "each instance of a discretionary land use action in the rezoned area should include recommendations for additional school seats and infrastructure."

The rezoning of 141 Willoughby does not do involve a fresh look, assessment or recommendation, but is more of a "build first, mitigate later" approach. But mitigation is not always possible. The City now cannot find a single location for a downtown school, despite the recognized need for 3,000 new school seats.

This action before you is not a solution to a problem but a recipe for more and more dysfunction. We deserve a serious planning effort.

Accordingly, the BHA asks the subcommittee to reject this rezoning application.

## FOR THE RECORD

I live with my family at 140 Cadman Plaza West, 23 floors above the exit ramp from the Brooklyn Bridge.

Sixteen years ago, as owner of Roberto Cappuccino Caffè on Court Street, mine was one of the first wave of successful, small businesses that closed due to high rents.

Overdevelopment is obviously not working. The City of New York is a less hospitable, more crowded, more noisy, more expensive place to survive.

In addition to the paucity of school seats, there is also the serious component of **heavy traffic with its health & pollution impact**, the **transformation of our area into a major tourist magnet**, the **closure of Long Island Hospital**, the **sale of our neighborhood library**, an **overcrowded subway and bus system**, the impact of lengthy periods of **daily and nightly construction activities**, **overburdened sewage, trash collection and energy deficits**.

The DiBlasio administration's policy of collaborating with luxury real estate interests has erased the vestiges of neighborhood identity and community foundations.

The City of New York with collaboration of City Council members agreed to the sale of the Cadman Plaza Public Library as well as the sale of the highly-rated Long Island College Hospital. Today, we have no hospital for our area.

Overdevelopment and the sale of AIR RIGHTS should stop because the process is taking place with inadequate attention to infrastructure.

**I urge Councilman Levin to vote "no" on the 141 Willoughby project. His "yes" vote to sell our library and LICH has already been noted by his constituents.**

ROBERTO GAUTIER  
140 CADMAN PLAZA WEST  
BKLYN, NY 11204

**Testimony: In opposition to Savanna's request for rezoning 141 Willoughby St.**

Toba Potosky, Board President of Cadman Towers, a Mitchell-Lama Co-op located in Downtown Brooklyn.

Good Morning Council Members,

Thank you for giving me an opportunity to speak to you today. My name is Toba Potosky. I am the President of the Board of Directors at Cadman Towers, a Mitchell Lama co-op located in Downtown Brooklyn.

First, I would like to submit for the record the signatures of more than 238 Cadman Tower's residents urging our Council Member Steve Levin and the Council's Land-Use Committee to reject the rezoning application by the development firm Savanna, that would dramatically increase the allowable FAR beyond 12 at 141 Willoughby St.

I am joined by my neighbors from other co-ops in downtown Brooklyn in opposition to this request. They have also collected signatures from their neighbors. We are supported in this effort by BP Eric Adams, State Senator Velmanette Montgomery, Assembly-member's Jo Anne Simon and Walter Mosley and Community Board 2. Together we represent thousands of downtown Brooklyn residents who unfortunately could not be here today. However, I am here today to urge you to join us in rejecting Savanna's request.

Savanna's request, if approved would set a precedent that would dramatically change the allowable heights and densities for construction within a district that was studied for three years before its creation in 2001 and its ULURP approval in 2004.

Unlike in the past, in this instance there has been no Environmental Impact Statement, no study of impacts on infrastructure, no provisions for additional school seats or transportation or any of the other considerations of the impact that such a massive new complex at 141 Willoughby Street would have on the surrounding area.

The failure to conduct even minimal impact studies of such a dramatic up-zoning on the area around 141 Willoughby constitutes a lack of compliance with both the State and City Environmental Quality Review Acts (SEQRA and CEQRA) and is inconsistent with the city's past practices. Failure to conduct these studies should in and of itself prevent the lawful approval of the proposed request.

Moreover, allowing this rezoning to go forward would act as an incentive for other developers to similarly seek FAR 18 on other sites in Downtown Brooklyn without the careful consideration of an environmental impact survey.

With several million square feet of office space already planned or under construction in Downtown Brooklyn without this change, it's hard to understand the rationale for pushing ahead.

For those of you who remember your geography or the 70's TV show Welcome Back Kotter, Brooklyn would be the 4<sup>th</sup> largest city in America if it were a city. Meaning, we have plenty of space to build affordable housing without over-crowding an already overburdened area.

If my neighbors were here in person today they would want you all to know about the number of overcrowded subway trains they have to let go before they can find space for themselves, or the one elementary school with a waiting list and lottery for a spot in their kindergarten, or the space where Long Island College Hospital once stood, and will soon be replaced by a 4 high-rise towers.

I hope that you will listen to our request and to the request of our elected officials and reject the rezoning application by Savanna for the project site located at 141 Willoughby Street in Downtown Brooklyn.

Thank you.

Testimony before the New York City Council Committee on Land Use  
on Rezoning of 141 Willoughby Street

By Allen Rosen, Resident of 75 Henry Street, Brooklyn, NY11201

Email:arosen7@nyc.rr.com

My name is Allen Rosen and I have been a Brooklyn Heights resident for more than 20 years. I live at 75 Henry Street, also known as the Whitman Owner Coop with more than 350 residential units and commercial spaces. Some of you might remember our coop whose shareholders, in support of our neighbors and community, turned down a developer's offer in the range of 100 million dollars for a piece of our property. Had we sold this land, our Coop and shareholders would have been in a financially enviable position for many years to come. My apartment faces downtown Brooklyn and from my window and balcony I have an excellent view of most of the new developments arising in my community.

I totally understand and agree with Mayor Deblasio's vision for more affordable housing in our City. I support the 2004 rezoning of downtown Brooklyn to allow for additional commercial space and more affordable living units. It is my understanding that the maximum floor to area ratio for most of downtown Brooklyn is 12, assuming that it includes commercial space and affordable housing.

I disagree with Savanna's request to rezone its 141 Willoughby Street property to a FAR of 18. Additionally, from my building alone 74 residents have signed petitions against this project. On the surface, it may seem like this is no big deal. One 49 story mixed use tower with approximately 80 affordable apartments. However, the precedent that this could set would likely destroy the livability of our community. If you approve an exception for one developer, what stops other developers from using this rezoning for additional properties? They have the financial and political resources to make this exception work for them.

Please consider that this precedent could add 1/3 more to the height of new developments in downtown Brooklyn without addressing the Borough's services and infrastructure. Schools, buses, subways and other services could not address the huge influx of new residents to our area. The skyline of downtown Brooklyn could look like that of Hong Kong or Dubai.

I respectfully ask that you reject Savanna's request to rezone the property at 141 Willoughby Street.

Wednesday, October 5, 2016

City Council Subcommittee on Zoning and Franchises  
New York City Hall  
City Hall Park  
New York, NY 10007

Good Morning Council Members:

I am Alan Washington, Managing Director of Real Estate + Economic Development at the Downtown Brooklyn Partnership, and on behalf of DBP, I would like to voice our strong support for Savanna's planned mixed-use project at 141 Willoughby Street.

As the not-for-profit economic development organization that serves to foster the growth of Downtown Brooklyn as a world-class business, cultural, educational, residential, and retail destination, we advocate for projects that offer multiple needed improvements to our neighborhood – particularly those that address the diverse goals of the 2004 rezoning.

To that end, the 141 Willoughby project is a tremendous example of a true mixed-use project offering much needed retail, housing, and office space to Downtown Brooklyn. First, we support the 270 proposed apartments in the project. New York City's population growth is expected to add 1 million residents by 2030, a 35% faster growth rate than the period between 2000 and 2010 according to a report by Columbia University. This means that New York City can expect over 5,000 new residents per month for the next sixteen years underscoring the immediate need for housing. We are particularly pleased that 30% of the apartments in the project will be set aside as affordable - one of the largest percentages in Downtown Brooklyn. With over 3,500 local residents who have attended affordable housing seminars we hosted over the past year and the 89,000 applications submitted for the last affordable housing lottery in Downtown Brooklyn, we know the demand for affordable housing is extraordinary.

Second, over the last few years, Downtown Brooklyn has experienced tremendous growth in demand for office space. The emergence of Downtown Brooklyn, DUMBO, and the Brooklyn Navy Yard as an entrepreneurial hub has created tremendous demand for additional office space in Downtown Brooklyn, having seen a 22% increase in the number of innovation firms alone. With not enough office space planned to meet future growth projections and an incredibly low commercial vacancy rate of 3%, we are facing a space crisis that threatens to





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1 MetroTech Center North, Suite 1003  
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halt this incredible momentum. Therefore, the addition of 98,000 square feet of commercial space at 141 Willoughby will help foster the innovation and economic engine that is taking off here in Brooklyn.

Also noteworthy is Savanna's commitment to making permanent improvements to the 2,500 square foot plaza north of the project site that will remain open to the public permanently. We also support Savanna's goals to work with local hiring initiatives and MWBE programs in the construction and operations of the project.

Finally, given the multiple uses proposed for the project, the building's location within the core of an urban environment on Flatbush Avenue, the proximity to similarly sized buildings, and the strength of the infrastructure in the vicinity, particularly transit, we believe the scale and design of the proposed building is most appropriate for the site's location in the heart of Downtown Brooklyn. This is an example of smart density and we urge you to move forward in support of this project.

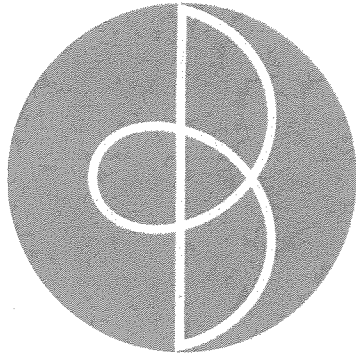
Thank you for your time and consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Alan Washington".

Alan Washington  
Downtown Brooklyn Partnership

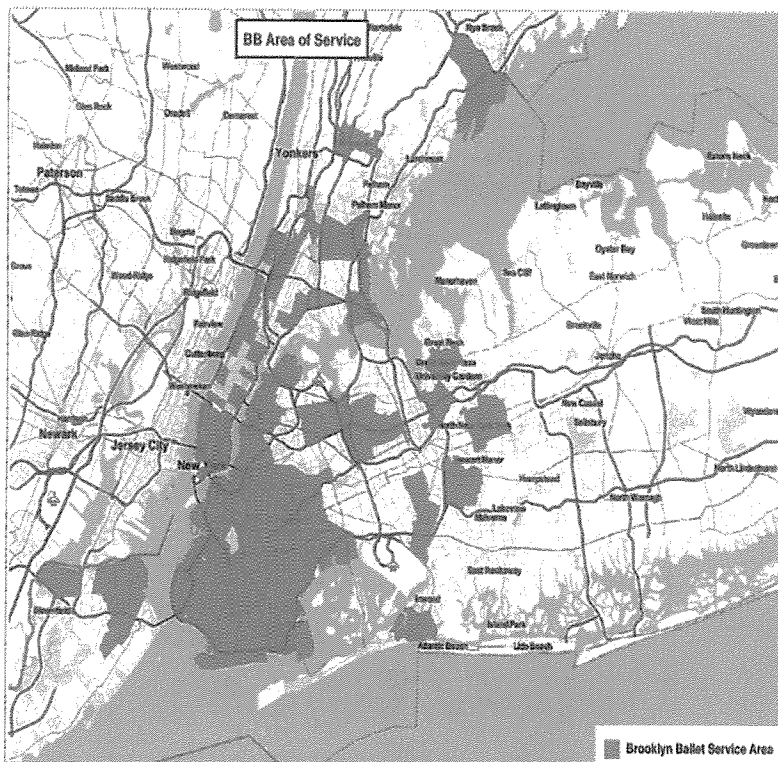
FOR THE RECORD



# **BROOKLYN** BALLET

Brooklyn Ballet is a professional not-for-profit dance company dedicated to artistic excellence and education, reflecting Brooklyn's diverse communities.

# Who We Serve

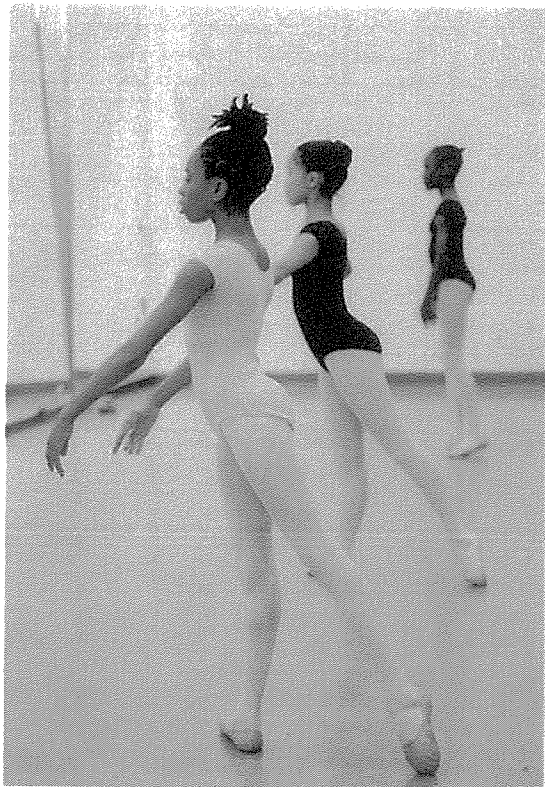


Brooklyn Ballet serves people throughout Brooklyn and from Manhattan, Queens, the Bronx, Staten Island and New Jersey.

712 students (436 children, 276 adults) attend Brooklyn Ballet School this year. The school is approximately 40% White, 37% Black/African American, 9% Hispanic, 8% Asian, 3% biracial and 3% other.

Brooklyn Ballet offers scholarships to public school students from our “Elevate” programs in Weeksville, Brooklyn Navy Yard, Canarsie, Flatlands and Downtown Brooklyn and to low-income students throughout Brooklyn.

## What Expansion Means

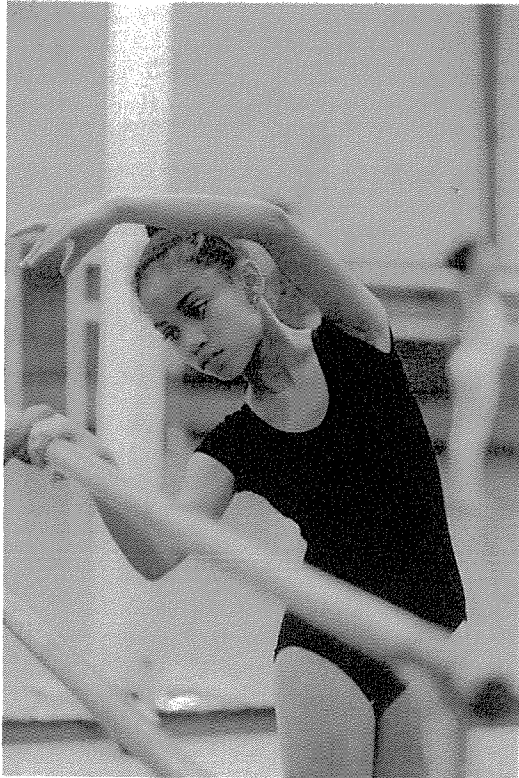


Brooklyn Ballet has proven over its 14-year existence that its community-based approach to dance education and performance really works.

Every year we grow, and we do so with a sense of collaboration and inclusivity, making dance accessible to all.

This year – as we step back to marvel at our success – we also look critically at what we must do to pave a path for continual growth.

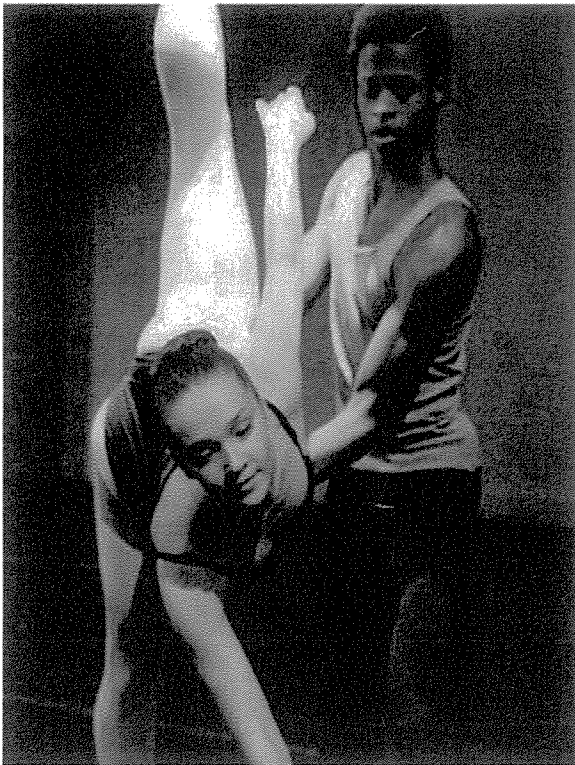
## What Expansion Means



Our earned income has grown consistently each year, but we can double that figure by offering additional classes in two more studios of our own (current total revenue is ~\$600k).

Expansion will attract many more school participants and provide more earned income. Our reach and margin will expand, allowing us to increase scholarships and support a conservatory and performance. Diversity and accessibility will remain our hallmarks as we grow.

## What Expansion Means



More performances for our professional company, providing greater financial stability to professional dancers.

Elevate public school residency in more public schools – eventually, in every district in Brooklyn.

A world-class Brooklyn Ballet Conservatory, so our talented dancers no longer have to travel to Manhattan to prepare for professional careers – they can continue their studies at home in Brooklyn.





# 141 Willoughby St. Presentation

October 5, 2016

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New York, NY 10016  
T 212 929 5656



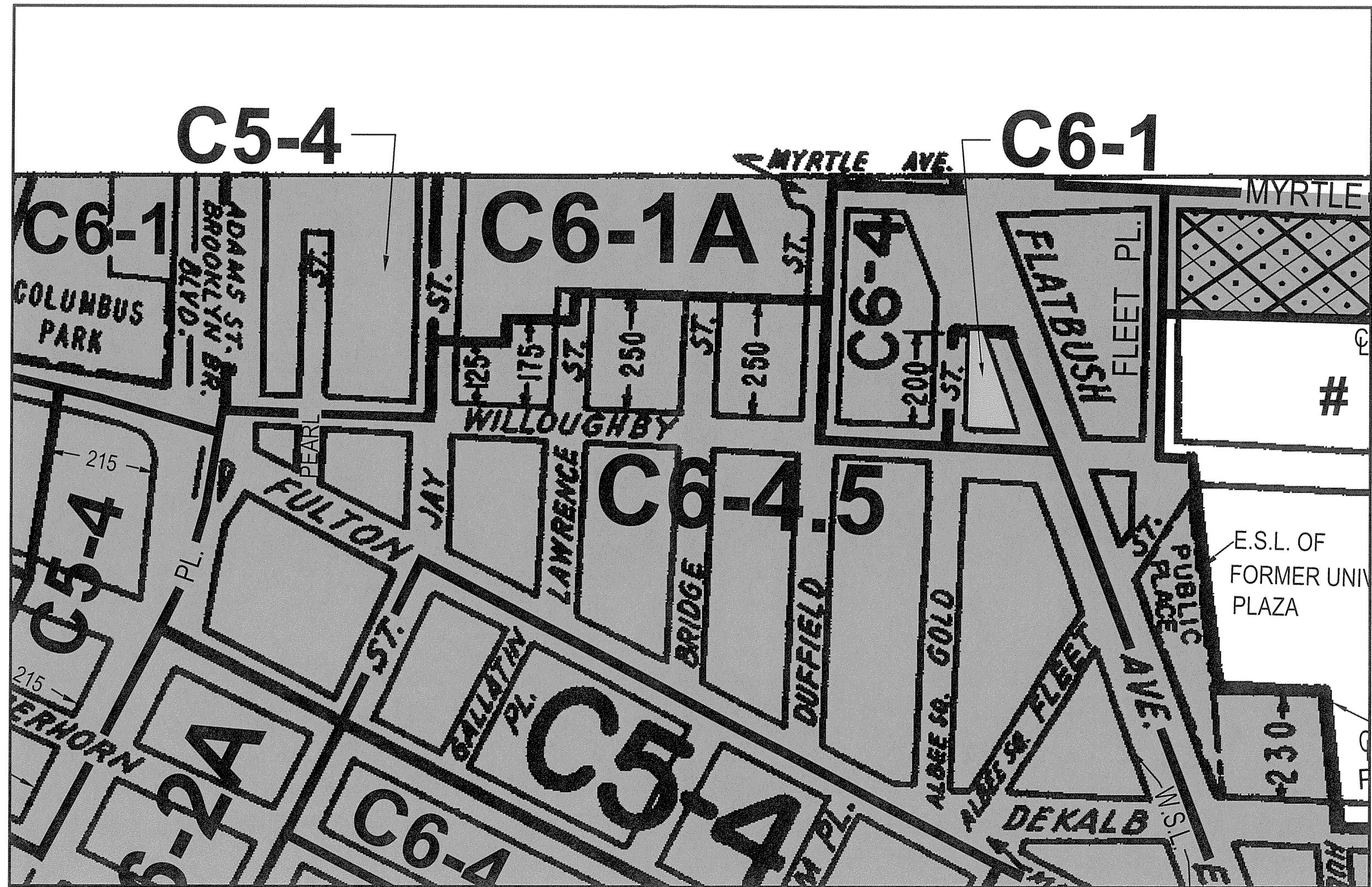


# Site Context





# Zoning Sectional Map Detail





# Project Area Photographs



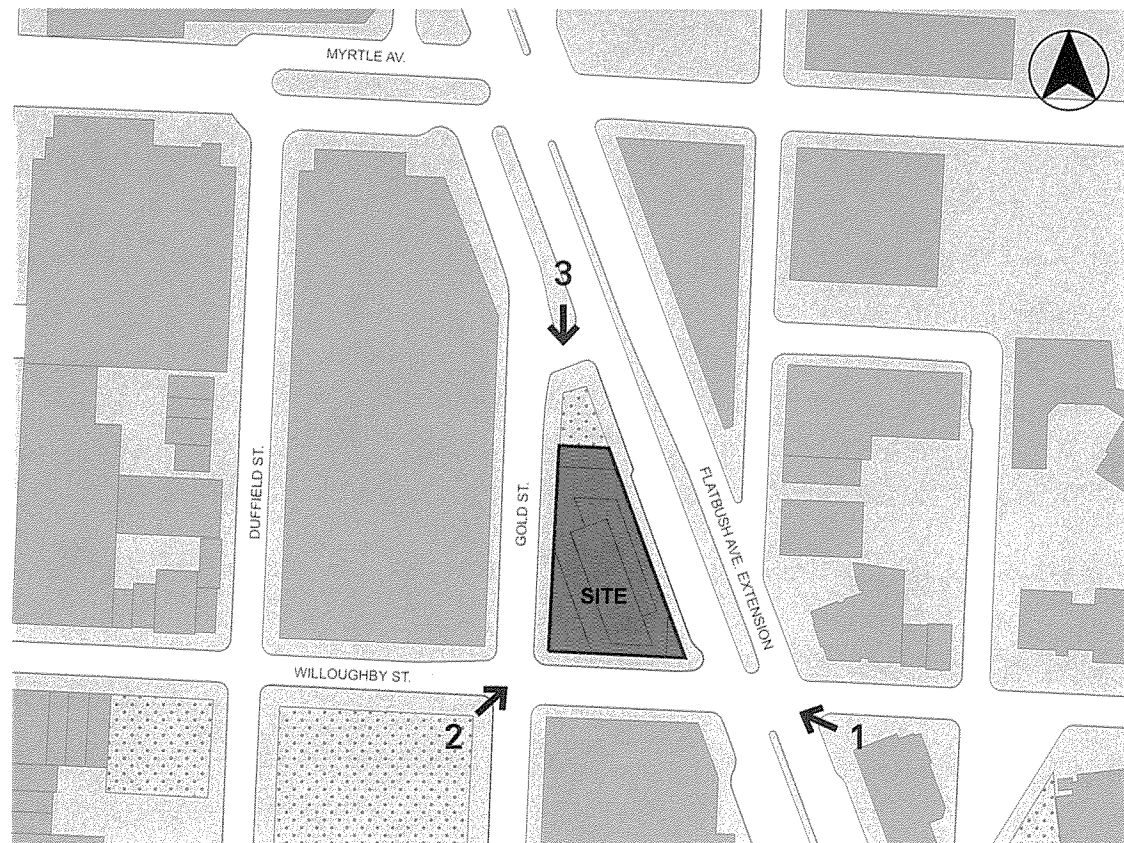
1  
VIEW OF SITE, FACING  
NORTHWEST FROM  
FLATBUSH AV. EXT.  
AND WILLOUGHBY ST  
INTERSECTION.



2  
VIEW OF SITE,  
FACING NORTHEAST  
FROM GOLD ST AND  
WILLOUGHBY ST  
INTERSECTION.



3  
VIEW OF SITE, FACING  
SOUTH FROM GOLD  
ST AND FLATBUSH AV.  
EXT. INTERSECTION.



PHOTOGRAPHS TAKEN  
JUNE 6, 2014.

# Tax Map



## NYC Digital Tax Map

Effective Date : 01-10-2014 11:11:50

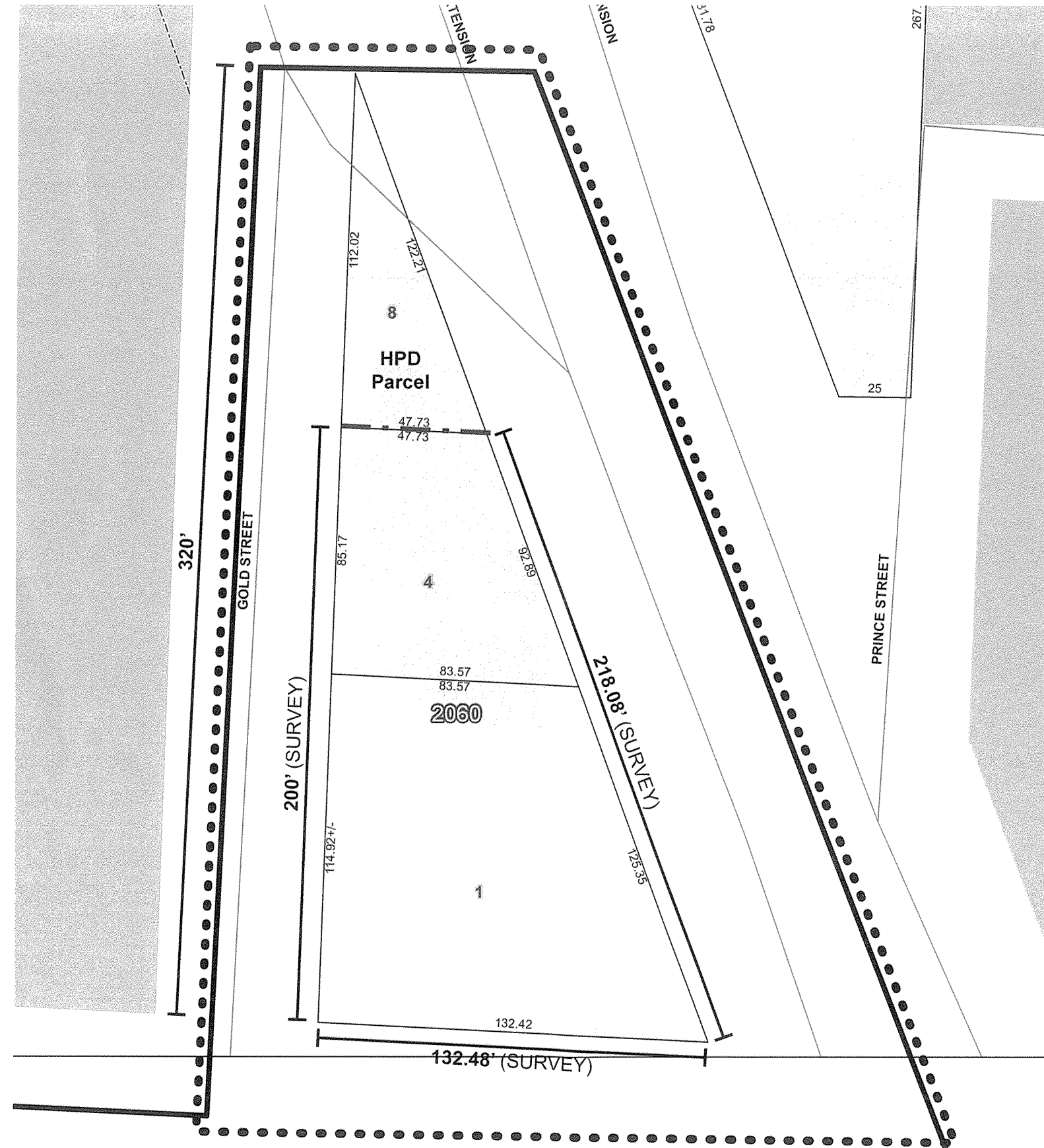
End Date : Current

Brooklyn Block: 2060



### Legend

- Streets
- Miscellaneous Text
- Possession Hooks
- Boundary Lines
- Lot Face Possession Hooks
- Regular
- Underwater
- Tax Lot Polygon
- Condo Number
- Tax Block Polygon
  
- Zoning District Line
- Area of Rezoning





# THREE PROPOSED ACTIONS

## **Zoning Map Amendment**

- rezone a C6-1 + C6-4 to a C6-6 district

## **Zoning Text Amendments**

- designate a new MIH area
- establish a C6-6 district within the SDBD
- modify the SDBD's envelope regulations



## **City Map Change**

- demap a portion of Flatbush Avenue Extension

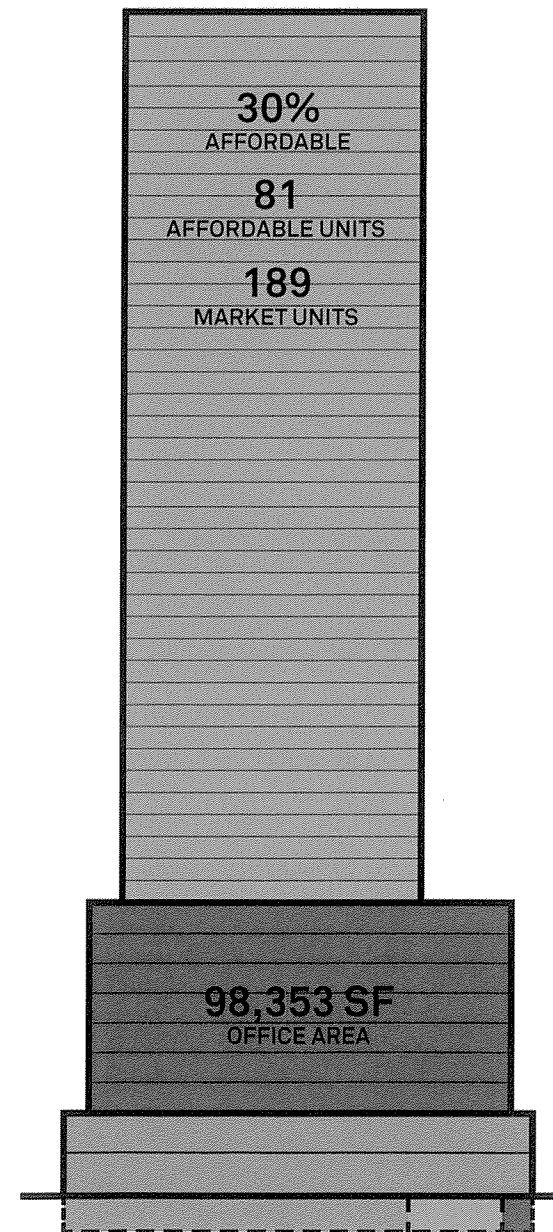
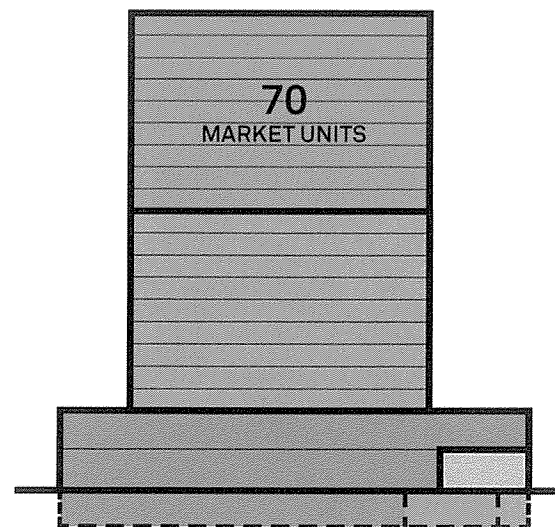
# Zoning District Comparison

## C6-1 (EXISTING)

7.8 FAR  
 (MAX. 3.44 RES. FAR, ASSUMES PLAZA BONUS)  
 CURRENT ZONING  
 WITHOUT HPD LOT DEVELOPMENT RIGHTS  
 RESIDENTIAL: 9 FLOORS / 67,768 GSF  
 HOTEL: 9 FLOORS / 62,392 GSF  
 RETAIL: 2 FLOOR + CELLAR\* / 31,681 GSF  
 COMMUNITY FACILITY: 1,055 GSF

## C6-6 (PROPOSED)

18 FAR  
 INCLUDES HPD LOT DEVELOPMENT RIGHTS  
 RESIDENTIAL: 40 FLOORS / 275,188 GSF  
 OFFICE: 7 FLOORS / 98,353 GSF  
 RETAIL: 2 FLOORS + CELLAR\* / 45,357 GSF  
 HOTEL: NONE



## DWELLING UNITS

APPROX. 985 GSF PER UNIT,  
 BASED ON TOTAL RESIDENTIAL AREA

	AFFORDABLE UNITS	MARKET UNITS	TOTAL UNITS
C6-1	0	70	70
C6-6	81	189	270
NET CHANGE C6-1 TO C6-6	+81	+119	+200

## COMMERCIAL AREA

	RETAIL (GSF)	OFFICE (GSF)	HOTEL (GSF)	TOTAL (GSF)
C6-1	31,681	-	62,392	94,073
C6-6	45,357	98,353	-	143,710

OFFICE INCREASE C6-1 TO C6-6	98,353
---------------------------------	--------

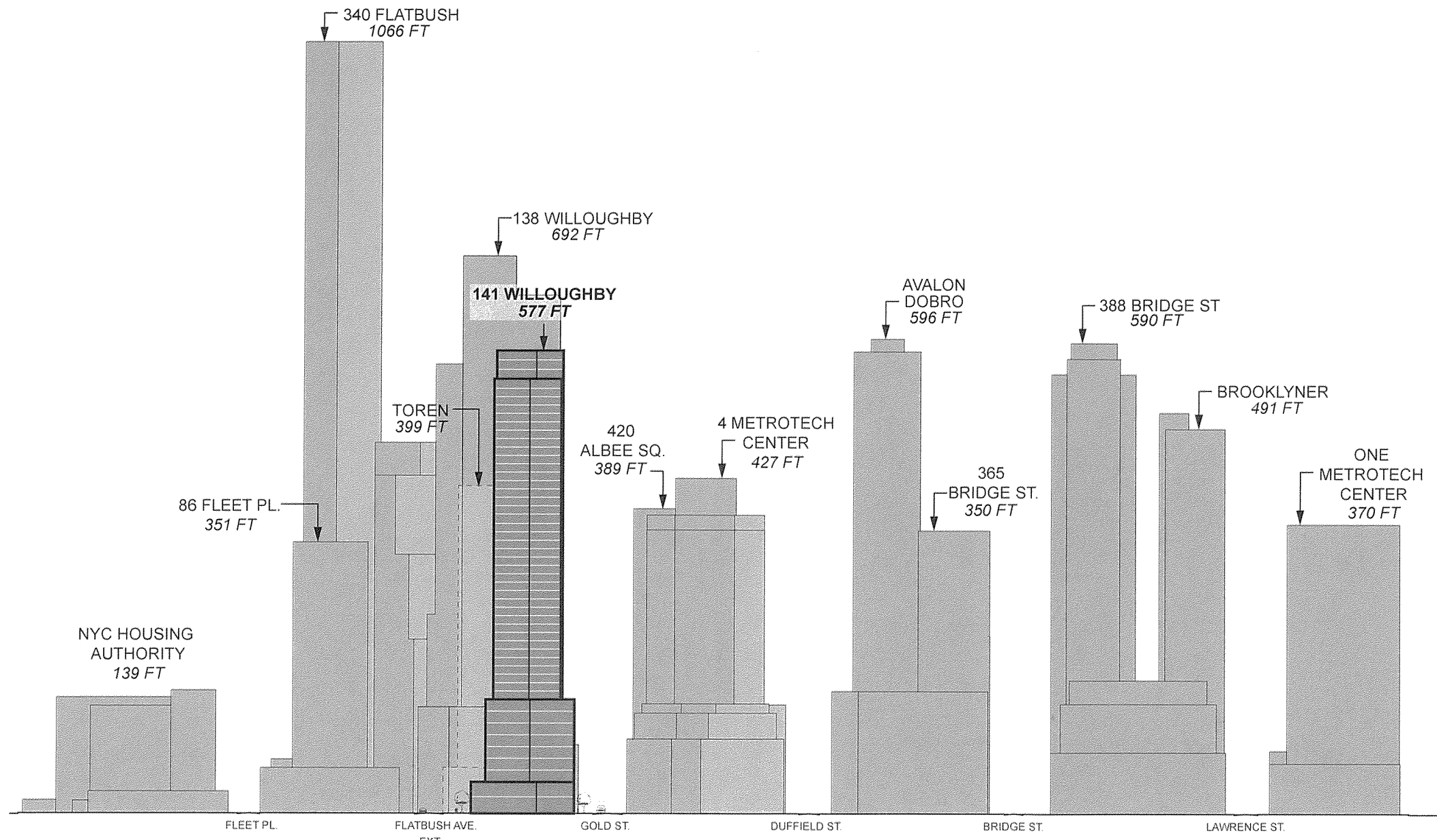
TOTAL PROPOSED GSF: 418,898 (372,078 ZFA)

### LEGEND

- RESIDENTIAL
- OFFICE
- RETAIL
- HOTEL
- COMMUNITY FACILITY

\*NOTE: ALL AREA CALCULATIONS ARE GSF.

# Streetscape Elevations



NORTH ELEVATION (FROM MYRTLE AVE.)



KEY PLAN



# View of Site Facing South from the Manhattan Bridge





# View of Site Facing South on Gold St.



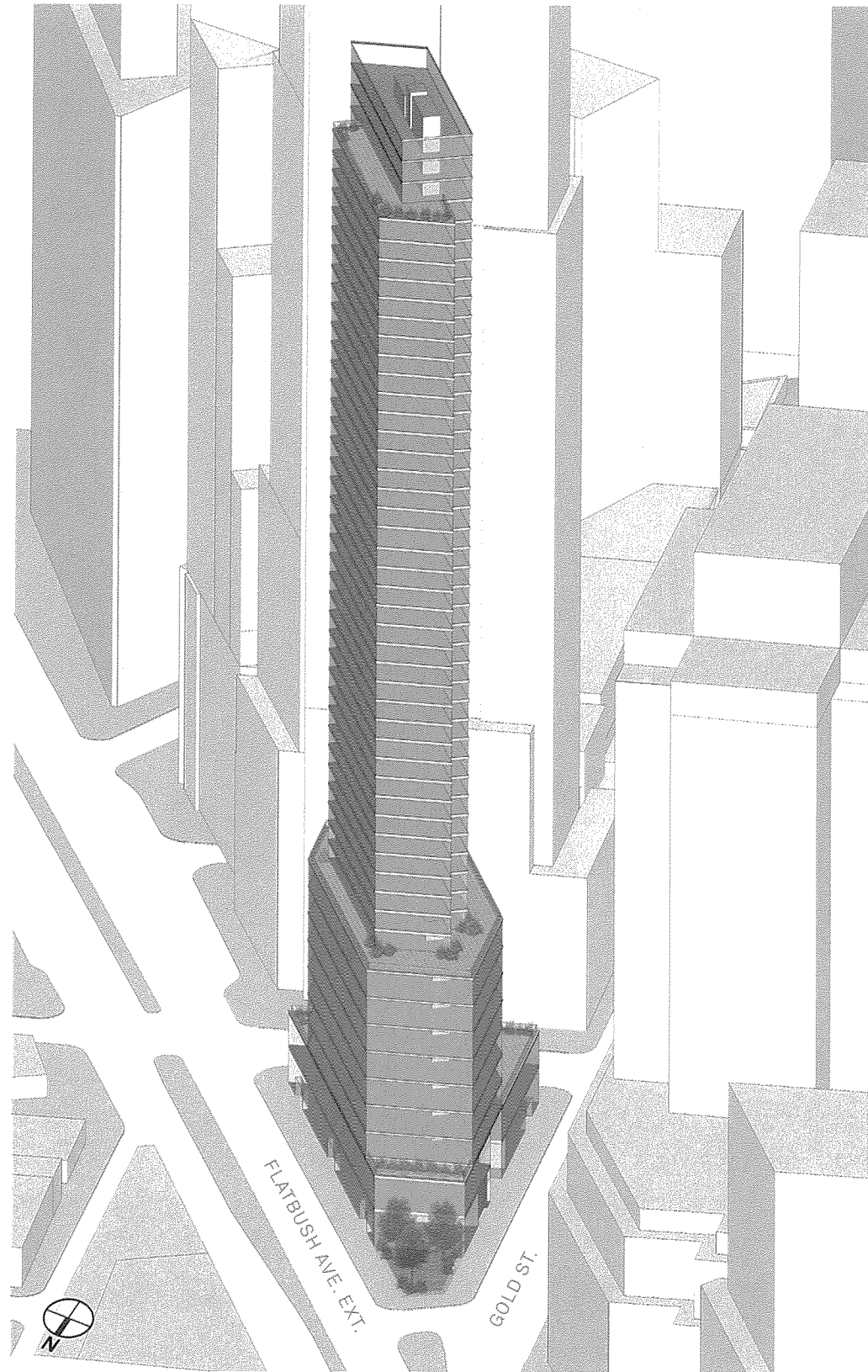


# View of Site Facing NW from Flatbush Av Ext & Willoughby St

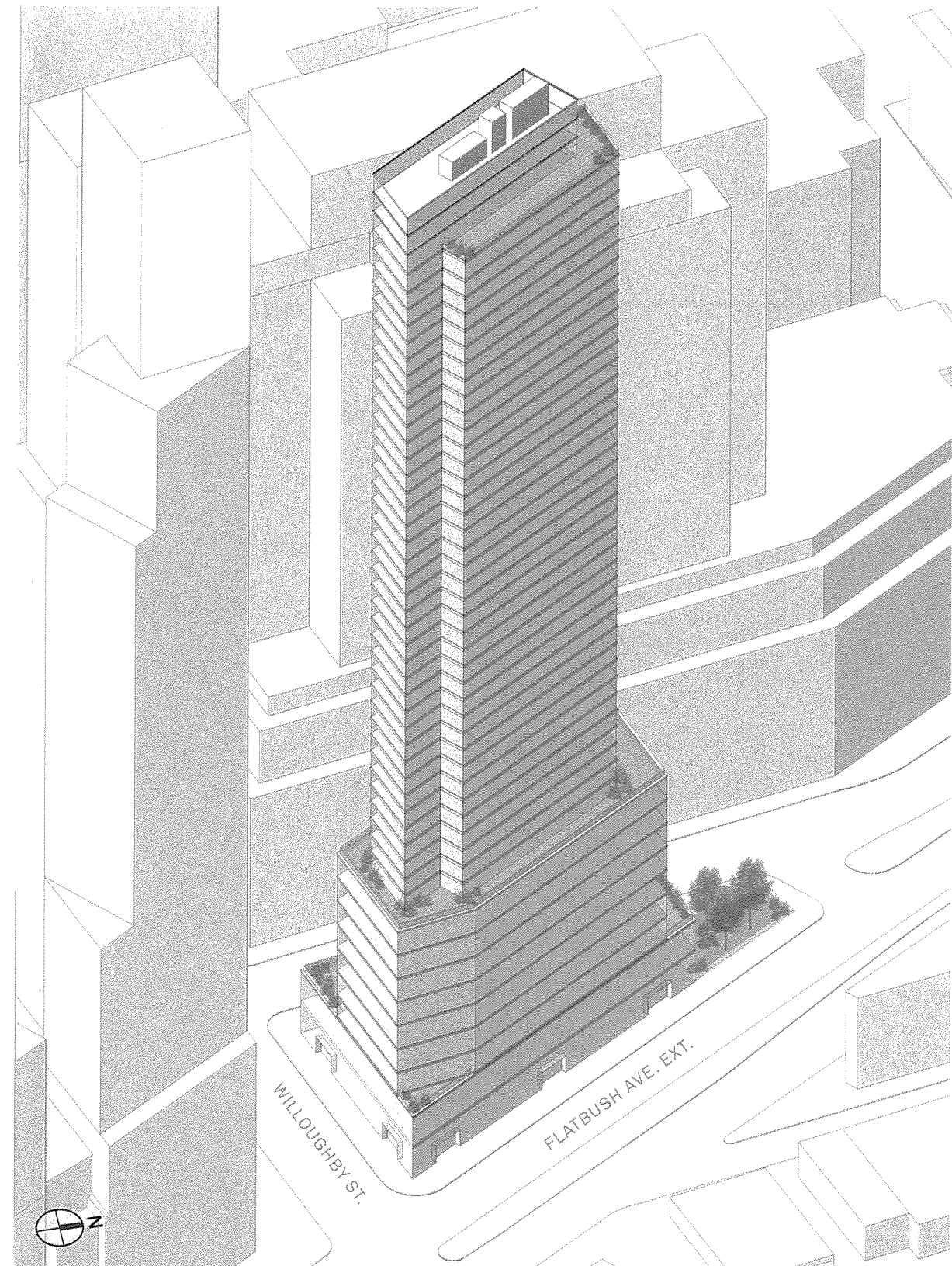




# 3D Illustrations



View Looking South



View Looking Northeast

**EAST 147<sup>TH</sup> STREET REZONING  
C 160251 ZMX**

**CITY COUNCIL  
SUBCOMMITTEE ON ZONING AND FRANCHISES PUBLIC HEARING  
OCTOBER 5, 2016**

*Prepared by Sheldon Lobel, P.C.*

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**EXHIBIT F ..... BRONX BOROUGH PRESIDENT RECOMMENDATION**

**EXHIBIT A**  
**EXECUTIVE SUMMARY**

## EXECUTIVE SUMMARY

EAST 147<sup>TH</sup> STREET REZONING  
C 160251 ZMX

OWNERS OF 860 EAST 147<sup>TH</sup> STREET  
BLOCK 2600, LOT 96  
BRONX, NEW YORK (THE "PREMISES")

---

### Proposal

The proposed zoning map amendment application seeks to rezone a portion of Block 2600, including the Premises, from an M1-3 zoning district to an R7X zoning district. The proposed rezoning would facilitate the development of a 12-story residential building on Block 2600, Lots 187, 213, 220 and 222, located across East 147<sup>th</sup> Street from the Premises. The owner of Lot 96 has spent a significant amount of time and resources to develop the Premises with a hotel, a use permitted under the current M1-3 zoning district but not permitted under the proposed R7X zoning district. After years of work and expenses incurred to move this project forward, including holding costs for the ongoing maintenance of the property, the owners and developers of the Premises only recently learned that their property was included in the East 147<sup>th</sup> Street Rezoning application. The Premises is an appropriate location for a hotel development. Today it is part of the larger manufacturing and adjoining C8 zoning districts which permit hotel development in a corridor along the Bruckner Expressway, from the north of Longwood Avenue to the south to the Harlem River. While the proposed rezoning would insert a finger of residential zoning along East 147<sup>th</sup> Street, hotels would continue to be permitted throughout much of the adjoining area; therefore, a hotel use cannot reasonably be called inappropriate. A rezoning of the Premises would be to the owner's detriment and we therefore propose to exclude Lot 96 from the application. A public hearing was held by Bronx Community Board 1, where they agreed that the Premises should be excluded.

In addition to derailing a long-planned development on Lot 96, the proposed rezoning would create an unworkable split-lot zoning condition on the adjoining Lot 89. Lot 89 is a large and irregularly-shaped lot that would be mostly excluded from the rezoning and remain within the existing M1-3 district. However, a triangular portion of the lot extending over 78 feet from the proposed new zoning boundary line would be placed within the proposed R7X district.

As a result of the foregoing, there is a strong land use rationale to adopt a finely-grained approach to rezoning the subject area that would permit the proposed residential project to be built, and concurrently permit the proposed hotel to be developed and avoid splitting Lot 89 into two incompatible zoning districts. It is therefore both desirable and consistent with long-standing and ongoing City Planning best practices to create a zoning map that both fosters the desired housing development, and allows for the proposed and long-planned hotel development with the added benefit on avoiding a split-lot condition on Lot 89. Thus, we propose that Lots 96 and 89 be excluded from the East 147<sup>th</sup> Street Rezoning application.

**EXHIBIT B**  
**ZONING CHANGE MAP**





**EXHIBIT C**  
**TAX MAP**

# East 147th Street, Bronx

FINANCE  
NEW YORK  
MARTHA E. STARK  
COMMISSIONER

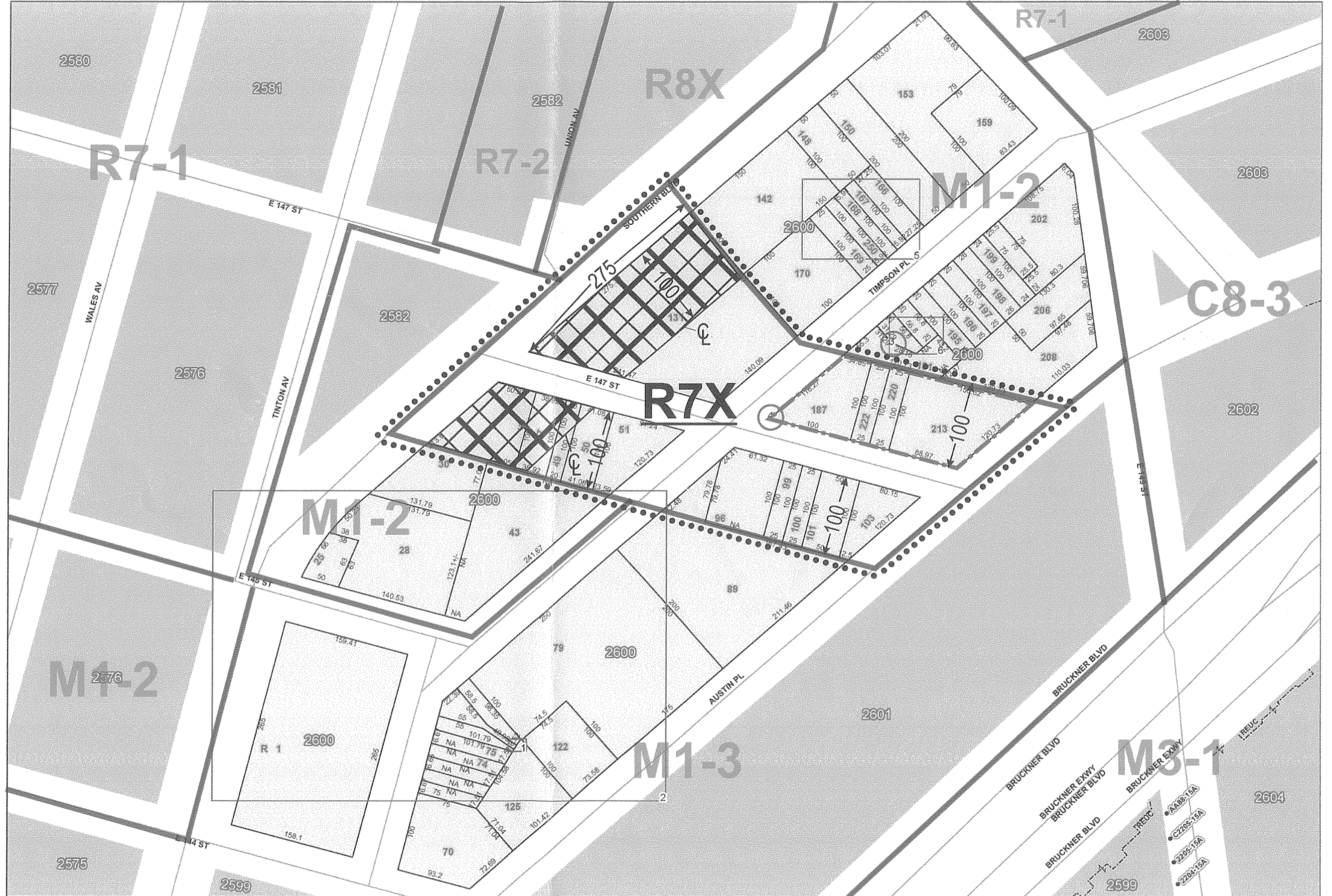


## NYC Digital Tax Map

Effective Date : 12-09-2008 13:26:04  
 End Date : Current  
 Bronx Block: 2600

### Legend

- Streets
- Miscellaneous Text
- Possession Hooks
- Boundary Lines
- Lot Face Possession Hooks
- Regular
- Underwater
- Tax Lot Polygon
- Condo Number
- Tax Block Polygon
- Zoning District Line
- Special District Line
- Development Site
- Area Proposed to be Rezoned
- C1-4 Commercial Overlay
- M1-2** Existing Zoning District
- R7X** Proposed Zoning District



**EXHIBIT D**  
**AREA MAP**



# Area Map

East 147th Street, Bronx  
 Block 2600, Lots 30, 47, 49-51, 89, 96, 99, 100,  
 101, 103, 131, 186, 187, 213, 220 & 222

**Project Information**

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

**Existing Commercial Overlays**

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

● Subway Entries

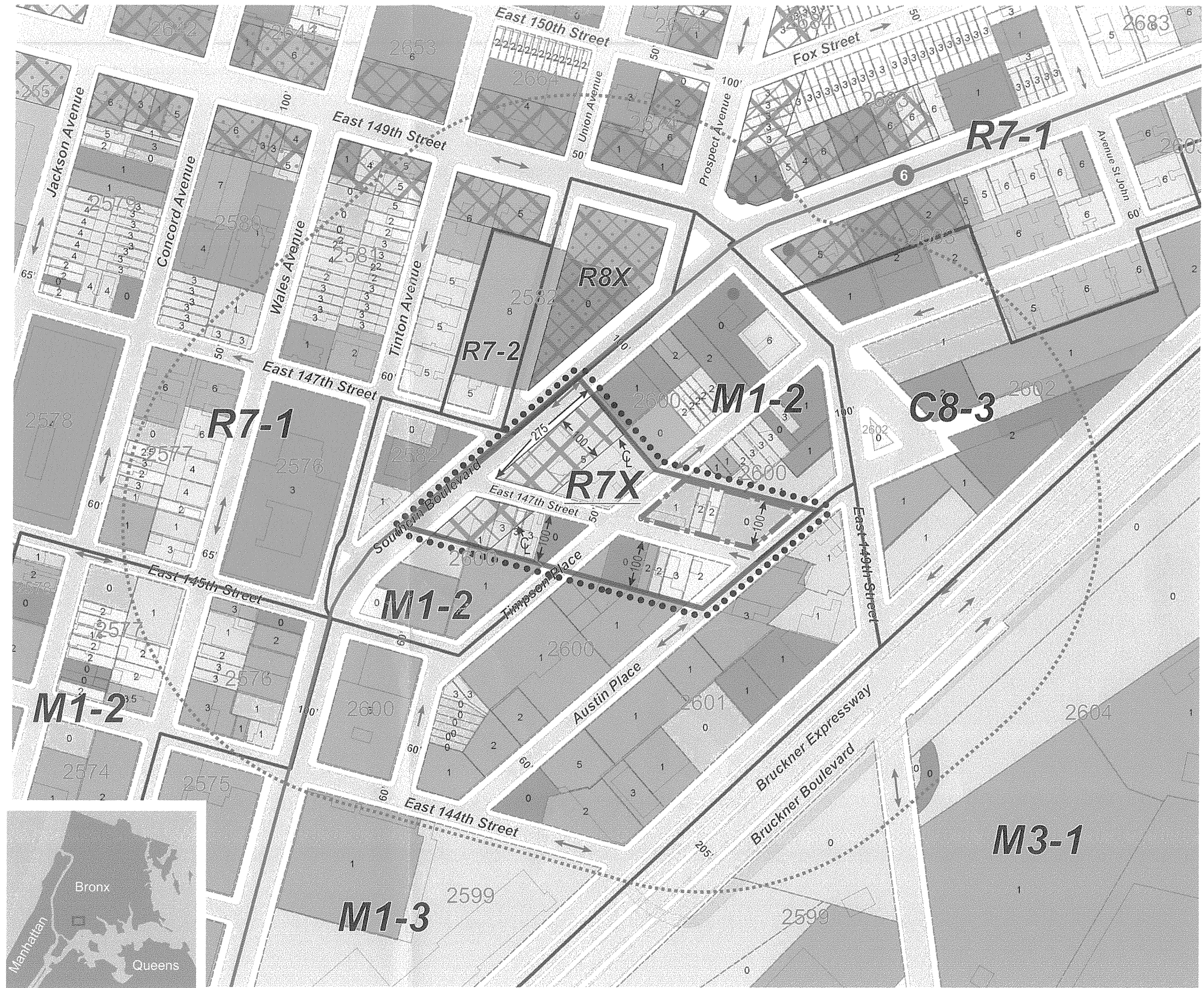
5037 Block Numbers

Property Lines

5 Number of Floors

**Land Uses**

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



**EXHIBIT E**  
**BRONX COMMUNITY BOARD 1 RECOMMENDATION**





# BRONX COMMUNITY BOARD #1

3024 THIRD AVENUE  
BRONX, NEW YORK 10455

(718) 585-7117 • Fax (718) 292-0558 • E-mail: brxcb1@optonline.net

SERVING PORT MORRIS • MOTT HAVEN • MELROSE



CEDRIC L. LOFTIN  
DISTRICT MANAGER

RUBEN DÍAZ, JR.  
BOROUGH PRESIDENT

GEORGE L. RODRIQUEZ  
CHAIRPERSON

## PUBLIC HEARING

May 26, 2016

Project Name East 147<sup>th</sup> Street Rezoning

### MODIFICATIONS/CONDITIONS ON

Uniform Land Use Review Procedure Application Number

C1602512ZMX

CEQR Number 16DCP154X

The Board's modifications/conditions are as follows:

1. That the Rental Management Company hired by MLK Plaza LLC that they seek to obtain another Management Company besides Wavecrest Management for the site.
2. That the property which the Community Board voted to exclude from the proposed rezoning be continued the street address is 860 East 147<sup>th</sup> Street, Bronx, New York (Block 2600 Lot 96) and not be included in the rezoning action for residential use. That the rezoning doesn't harm any other businesses within the rezoning that is to occur.
3. That Bronx Community Board 1 receives 50 percent Community Preference as to building rentals.
4. Upon approval of the rezoning that the Board receives ongoing reports on how many local Community Board 1 residents are hired during the construction period and post-construction permanent hiring for the development.
5. During the development process that MLK Plaza LLC provides optimal greening of project area and along the streets immediately surrounding the project.

Very truly yours,

*Cedric L. Loftin*  
Cedric L. Loftin  
District Manager



**EXHIBIT F**  
**BRONX BOROUGH PRESIDENT RECOMMENDATION**



**BRONX BOROUGH PRESIDENT'S RECOMMENDATION**  
**ULURP APPLICATION NO: C 160251 ZMX**  
**East 147<sup>th</sup> Street Rezoning**  
**July 10, 2016**

**DOCKET DESCRIPTION**

**IN THE MATTER OF AN** application submitted by MLK Plaza LLC pursuant to Section 197-c and 201 of the New York City Charter for the amendment of the Zoning Map Section No 6c:

1. Changing from an M1-2 District to an R7X District property bounded by Southern Boulevard, a line perpendicular to the southeasterly street line of Southern Boulevard distant 275 feet northeasterly (as measured along the street line) from the point of intersection of the southeasterly street line of Southern Boulevard and the northeasterly street line of East 147<sup>th</sup> Street, a line 100 feet northeasterly of East 147<sup>th</sup> Street, Austin Place, East 147<sup>th</sup> Street, Timpson Place, and a line 100 feet southwesterly of East 147<sup>th</sup> Street;
2. Changing from an M1-3 District to an R7X District, property bounded by Timpson Place, East 147<sup>th</sup> Street, Austin Place, and a line 100 feet southwesterly of East 147<sup>th</sup> Street; and
3. Establishing within a proposed R7X District a C1-4 District bounded by Southern Boulevard, a line perpendicular to the southeasterly street line of Southern Boulevard distant 275 feet northeasterly (as measured along the street line) from the point of intersection of the southeasterly street line of Southern Boulevard and the northeasterly street line of East 147<sup>th</sup> Street, a line midway between Southern Boulevard and Timpson Place, and a line 100 feet southwesterly of East 147<sup>th</sup> Street.

Borough of The Bronx, Community District #1, as shown on a diagram (for illustrative purposes only) dated May 9, 2016, and subject to the conditions of CEQR Declaration E-385.

**BACKGROUND**

MLK Plaza LLC (the applicant) is the owner of property located on Block 2600, Lots 187, 213, 220 and 222. This site is located on the North side of East 147<sup>th</sup> Street, between Timpson Street on the East and Austin Place on the West. In total this site consists of approximately 24,143 square feet. Existing land use on each lot includes:

**Lot 187:** A one-story parking garage with nine bays and an exterior parking area able to accommodate a multiple vehicles. Lot 187 consists of 6,863 square feet.

**Lot 213:** This site is used as an outdoor parking facility. Lot 213 consists of approximately 12,280 square feet.

**Lot 220:** A two-story residential building occupies this lot. The lot area approximates 2,500 square feet. This building is vacant

**Lot 222:** A two-story residential building occupies this lot. The lot area approximates 2,500 square feet. This building is vacant.

Approving this application will amend the Zoning Map, including the Development Site and surrounding Lots, thusly:

**From: M1-2, to R7X:** Block 2600, Lots p/o 30, 47, 49, 50, 51, p/o 89, 96, 99, 100, 103, 131, 186, 187, 213, 220 and 222

**From: M1-2 to R7X, M1-2 to R7X/C1-4, & M1-3 to R7X/C1-4, C1-4 overlay measuring 100 feet deep from Southern Boulevard on the northeast and southeast corners of East 147<sup>th</sup> Street:** On portions of Lots 30, 47, 49, 50 and 131

In addition, approving this application will offer a text amendment of the New York City Zoning Resolution (“ZR”) Appendix F to classify the Project Area as a mandatory inclusionary housing (MIH) designated area.

These zoning amendments will facilitate construction of a 12-story residential building, offering 165 units of affordable housing to low and moderate income families under the ELLA program.

Details of the proposed residential building include:

- 12-story residential building, rising a maximum of 125 feet. The building will feature three vertical sections, the first rising 1-6 stories, the second rising 6-9 stories and the third rising 9-12 floors.
- The proposed building will consist of 164,592 gross square feet of development with 6 FAR.
- Unit size will include:
  - 16 studio units approximating: 525 square feet
  - 67 one-bedroom units approximating: 640 square feet
  - 61 two-bedroom units approximating: 820 square feet
  - 21 three-bedroom units approximating; 1,060 square feet

The applicant intends to offer:

46 units for the formally homeless  
13 units with a family income at or below 90% of AMI  
106 units with a family income at or below 60% of AMI

Additional features offered in each unit will include:

- Granite countertops
- Cherry wood flooring
- Dishwasher in each unit
- Stainless steel appliances in each unit.

These features will be offered to all those residing in this building regardless of income eligibility.

It is intended that this development will satisfy a LEED Gold status with common areas featuring:

- Naturally lit corridors
- A community room approximating 1,003 square feet
- On-site laundry facilities
- No on-site parking is proposed, given the waiver as available pursuant to the Zoning for Quality and Affordability Act text amendment dated March 22, 2016. The applicant reserves the option of including some interior parking prior to the building's final design being adopted.
- Recreational access and Green roof access from four separate landings:
  - B-Level: 1,462 square feet
  - 1<sup>st</sup> Floor: 1,428 square feet
  - 7<sup>th</sup> Floor: 1,341 square feet
  - 9<sup>th</sup> Floor: 950 square feet

Street trees and foundation plantings will grace the building's sidewalk areas and main entrance

Existing development of the surrounding community is predominately characterized by low and mid-rise industrial buildings, numerous off-street parking enclosed garages, one and two family homes and mid-rise residential buildings. Present as well are numerous undeveloped, vacant properties. Much of the industrial functions pertain to auto-related uses. Noticeably absent is easy access to retail activity that typifies a residential community. Subway service via the #6 Lexington Avenue line is located on East 149<sup>th</sup> Street at Southern Boulevard, approximately two blocks northwest of the site. Bus service operates on Southern Boulevard and on East 149<sup>th</sup> Street.

#### **ENVIRONMENTAL REVIEW AND ULURP CERTIFICATION**

This application was reviewed pursuant to CEQR and SEQRA and given a Negative Declaration meaning that the proposed action this application will facilitate will have no impact on the environment. The City Planning Commission certified this application as complete on May 9, 2016.

## **BRONX COMMUNITY BOARD PUBLIC HEARING**

Bronx Community Board #1 held a public hearing on this application and voted to approve it with modifications. The vote was 13 in favor, four opposed and zero abstaining. The modifications included:

1. That the Rental Management Company hired by MLK Plaza LLC seek to obtain another management company besides Wavecrest Management for the site.
2. That the property which the Community Board voted to exclude from the proposed rezoning be continued the street address is 860 East 147<sup>th</sup> Street, Bronx, New York (Block 2600, Lot 96), and not be included in the rezoning action for residential use
3. That the rezoning doesn't harm any other businesses within the area where the rezoning is to occur.
4. That Bronx Community Board #1 receive 50 percent Community Preference as to building rentals.
5. Upon approval of the rezoning that the Board receives ongoing reports on how many Community Board #1 residents are hired during the construction period and post-construction permanent hiring for the development.
6. During the development process that MLK Plaza LLC provides optimal greening of project area and along the streets immediately surrounding the project.

## **BOROUGH PRESIDENT'S PUBLIC HEARING**

The Bronx Borough President convened a public hearing on this application on June 23, 2016. Representatives of the applicant were present and spoke in favor of this application. Also present was the owner of property located across East 147<sup>th</sup> Street. A representative of the owner spoke to request that the scope of this proposed rezoning exclude their property in order that a hotel be constructed on this site. It was noted that if the current Manufacturing District is rezoned to an R7X District, the hotel could not be constructed. MLK Plaza LLC, requested that this exclusion not be granted. No other members of the public were present and no other testimony was given. The hearing was closed.

## **BRONX BOROUGH PRESIDENT'S RECOMMENDATION**

Residential development in The Bronx continues to break all records. So too, the need for affordable housing in New York City has reached unprecedented levels. Therefore properties heretofore zoned for manufacturing uses; where such use is marginal if not entirely absent, it is I believe entirely appropriate to rezone for residential purposes.

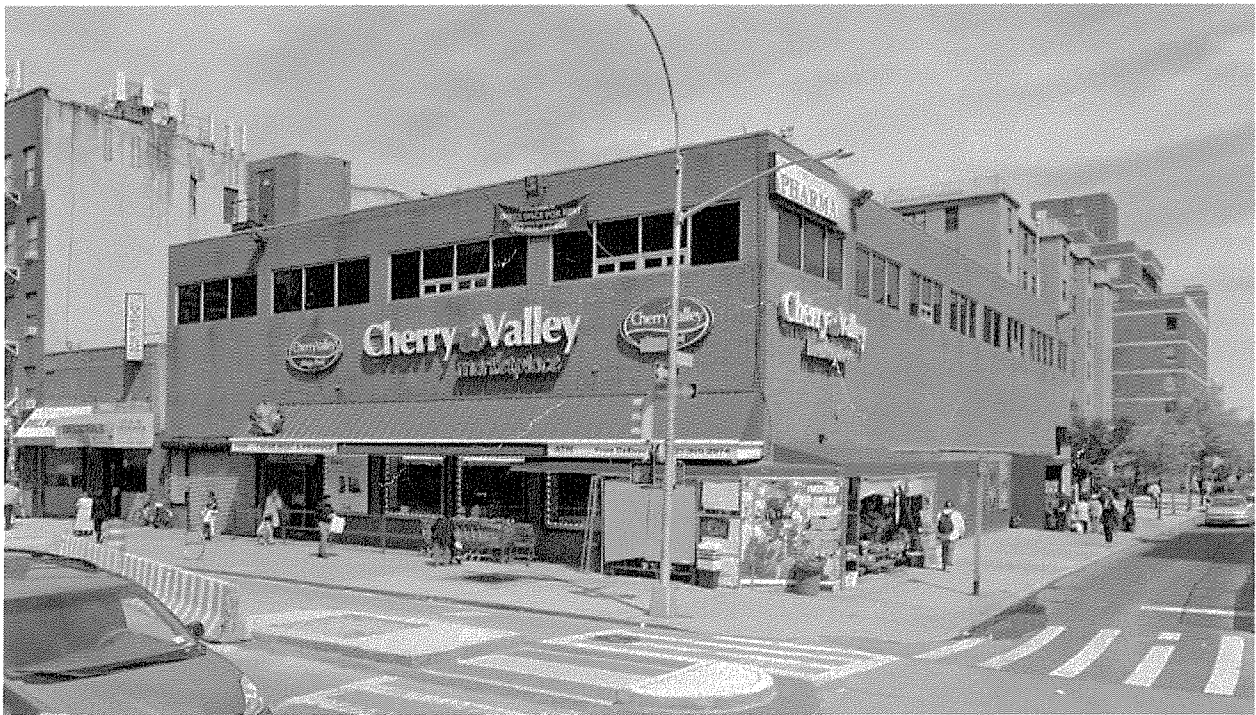
In this specific case, MLK Plaza will transform a block where much of the existing development consists of vacant wood-frame buildings and underutilized garages, into a well-conceived residential building featuring 165 units of affordable housing. I am especially pleased to note that this project will seek a LEED Gold rating and that a Platinum rating may be realized. Key to this objective is the substantial amount of green-roof space that will be included and that the common areas will benefit from natural lighting. Given the overall "mixed-built profile" of the surrounding community, the inclusion of a two-story glass entrance will not only allow for substantial natural lighting in the new building's lobby, but at night this entrance will serve as a beacon to all who walk through this community.

At my public hearing I note that owners of property located across East 147<sup>th</sup> Street from where MLK Plaza will be constructed, have asked that their lots be excluded from this rezoning proposal. After reviewing the matter, I believe that it is necessary to include all those lots that have been identified for the R7X designation. I base my position on the fact that to date, no development pursuant to the M1-1 District has taken place within the proposed rezoning area and that construction of affordable residential development is urgently needed throughout our city.

I recommend approval of this application, and that the full scope of what the Zoning Amendment as proposed herein be approved.

**1968 SECOND AVENUE REZONING  
C 160194 ZMM**

**1968 SECOND AVENUE  
MANHATTAN, NEW YORK**



**CITY COUNCIL  
SUBCOMMITTEE ON ZONING AND FRANCHISES PUBLIC HEARING  
OCTOBER 5, 2016**

*Prepared by Sheldon Lobel, P.C.*

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**EXHIBIT A..... PROJECT SUMMARY**

**EXHIBIT B..... ZONING CHANGE MAP**

**EXHIBIT C..... TAX MAP**

**EXHIBIT D..... AREA MAP**

**EXHIBIT E..... PLANS**



**EXHIBIT A**  
**PROJECT SUMMARY**

## **PROJECT SUMMARY**

1968 SECOND AVENUE REZONING  
C 160194 ZMM

1968 SECOND AVENUE  
BLOCK 1673, LOT 1  
MANHATTAN, NEW YORK (THE "PREMISES")

---

### **Proposal**

The proposed zoning map amendment would allow for the legalization of the use of the rear portion of the existing applicant-owned 2-story commercial building located at the Premises, which is only partially located within an existing CI-5 overlay district.

The proposed rezoning area consists of a portion of Block 1673, part of Lot 1 and part of Lot 6, located to the east of Second Avenue between 101<sup>st</sup> Street and 102<sup>nd</sup> Street in Manhattan Community District 11. The applicant and owner of the Premises, 1968 2<sup>nd</sup> Avenue Realty LLC, seeks an amendment to zoning sectional map 6b to expand the existing CI-5 commercial overlay district over a portion of the midblock area currently zoned R7A. The existing overlay is mapped only over the R8A district, which extends to a depth of 100 feet from the Second Avenue frontage. The applicant proposes to move the existing commercial overlay, from a line parallel to and 100 feet east of Second Avenue to a line parallel to and 155 feet east of Second Avenue. The proposed extension would cover part of the adjacent R7A district located within the midblock area between First and Second Avenues, creating an R7A/CI-5 district. The zoning of Lot 1 would change from R8A/CI-5 and R7A, to R8A/CI-5 and R7A/CI-5. A portion of Lot 6 would change from R7A to R7A/CI-5.

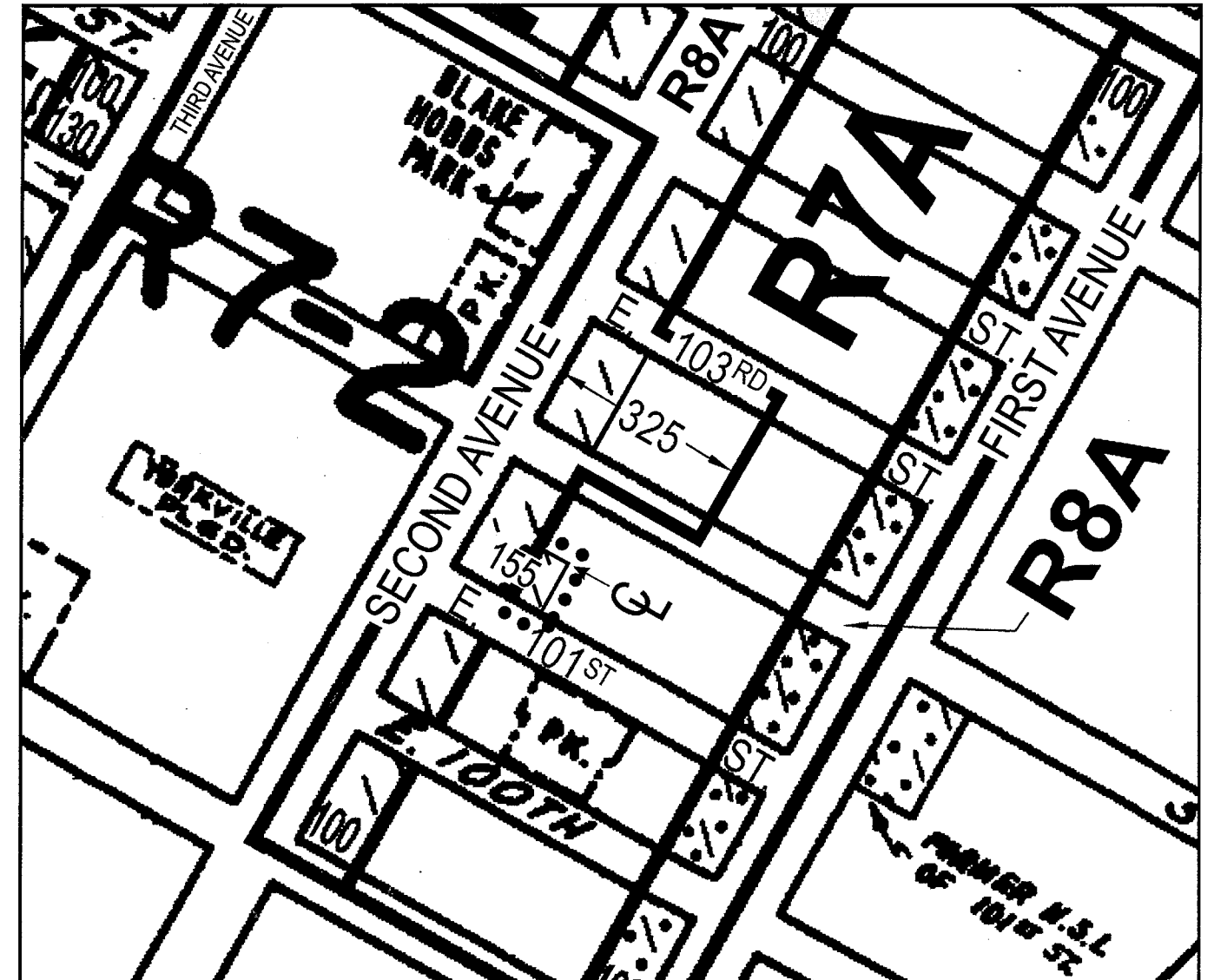
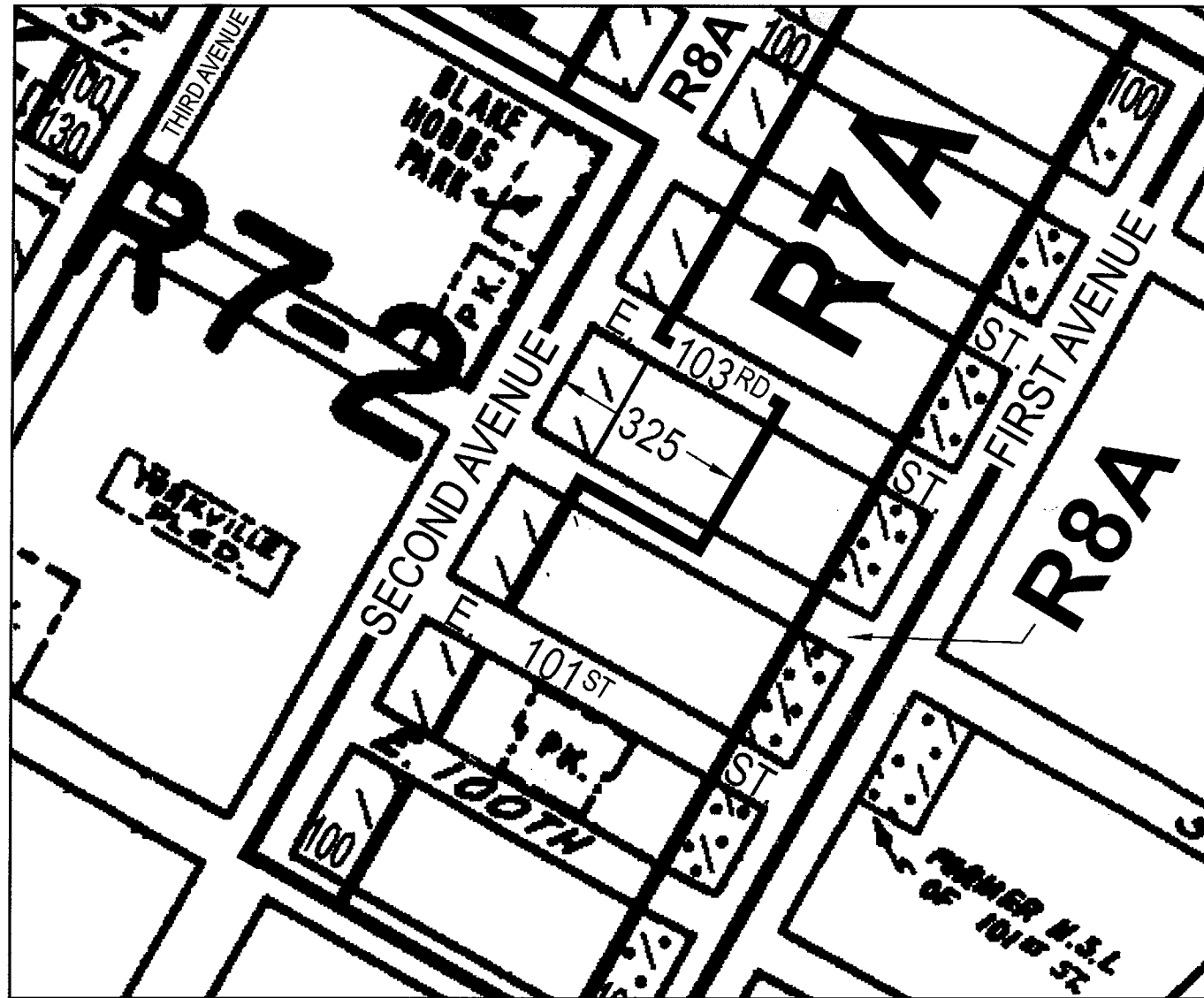
The rezoning would facilitate the legalization of a long-standing supermarket within the East Harlem community, the Cherry Valley Marketplace, which community is underserved by fresh food stores offering fresh meats, dairy, and produce. The proposed action will bring the existing commercial use and rear loading dock into conformance and compliance with zoning regulations, and would not result in any new development at the Premises or enlargement of the existing building. Absent the proposed action, the existing commercial building would be repurposed and re-tenanted, most likely with an as-of-right community facility use, depriving the surrounding Second Avenue community of its only full-service supermarket.

### **Community Support**

Manhattan Community Board 11 voted to approve the instant zoning map amendment application at their Full Board meeting held on July 19, 2016, with 37 votes in favor and one abstention.

**EXHIBIT B**  
**ZONING CHANGE MAP**

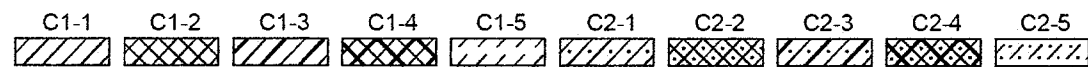
# Zoning Change Map



Current Zoning Map (Map 6b)

Proposed Zoning Map (Map 6b)

Rezoning from R7A to R7A/C1-5 zoning districts.



**EXHIBIT C**  
**TAX MAP**

# 1968 Second Avenue Rezoning



NYC Digital Tax Map

Effective Date : 07-09-2009 10:44:55

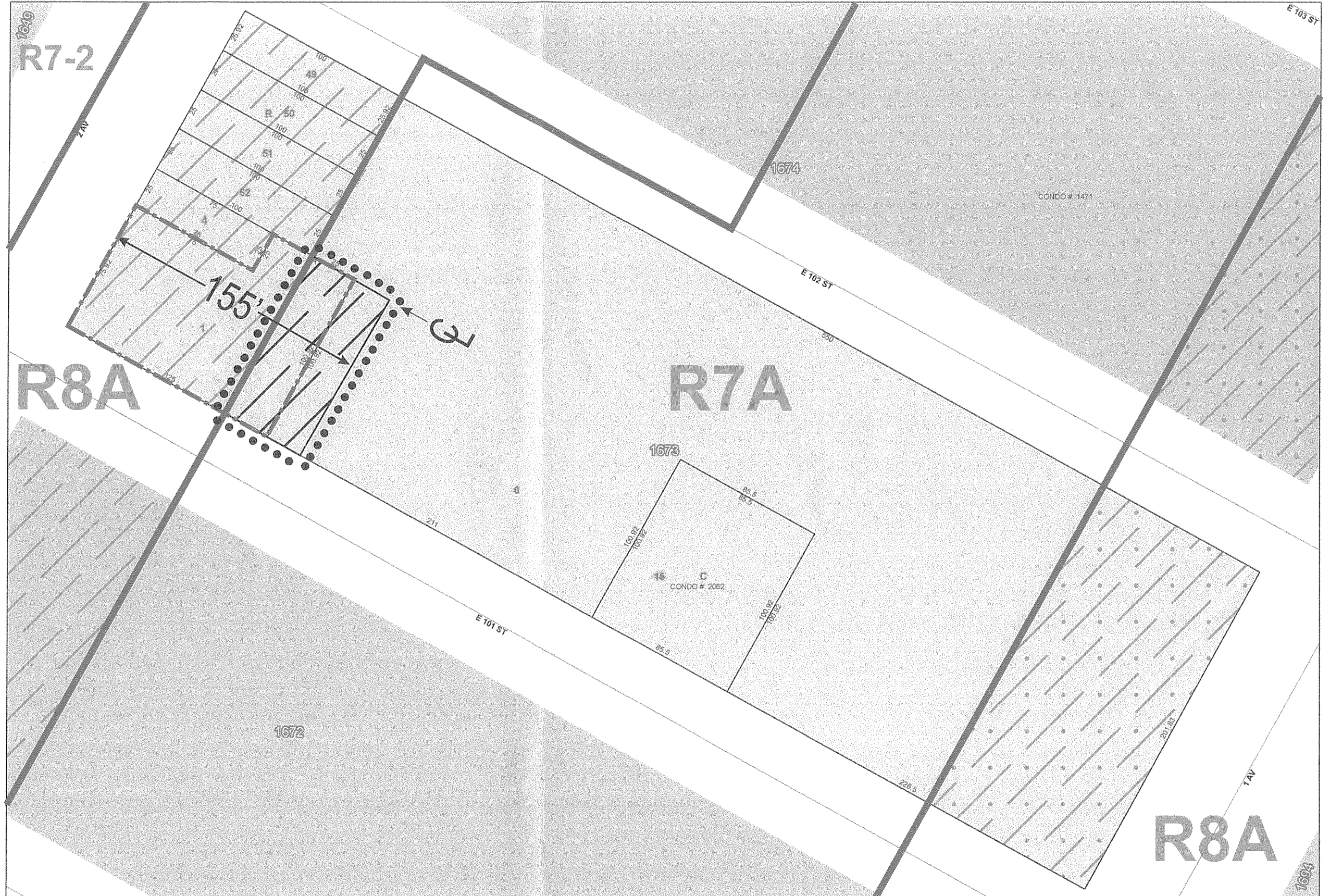
End Date : Current

Manhattan Block: 1673

## Legend

- Streets
- Miscellaneous Text
- Possession Hooks
- Boundary Lines
- Lot Face Possession Hooks
- Regular
- Underwater
- Tax Lot Polygon
- Condo Number
- Tax Block Polygon

- Development Site
- Area Proposed to be Rezoned
- C1-5 Commercial Overlay
- C2-5 Commercial Overlay





**EXHIBIT D**  
**AREA MAP**

# Area Map

## 1968 Second Avenue Rezoning

**Project Information**

- 600' Buffer
- Development Site
- Project Area

**Existing Zoning Districts**

**Existing Commercial Overlays**

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

● Subway Entries

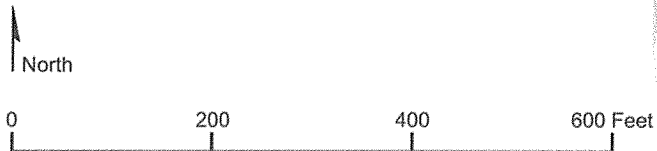
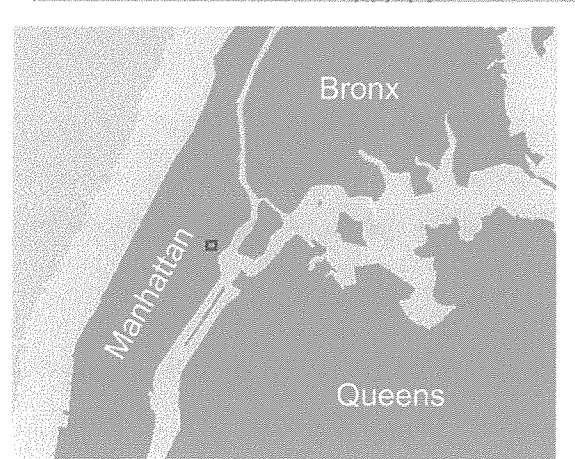
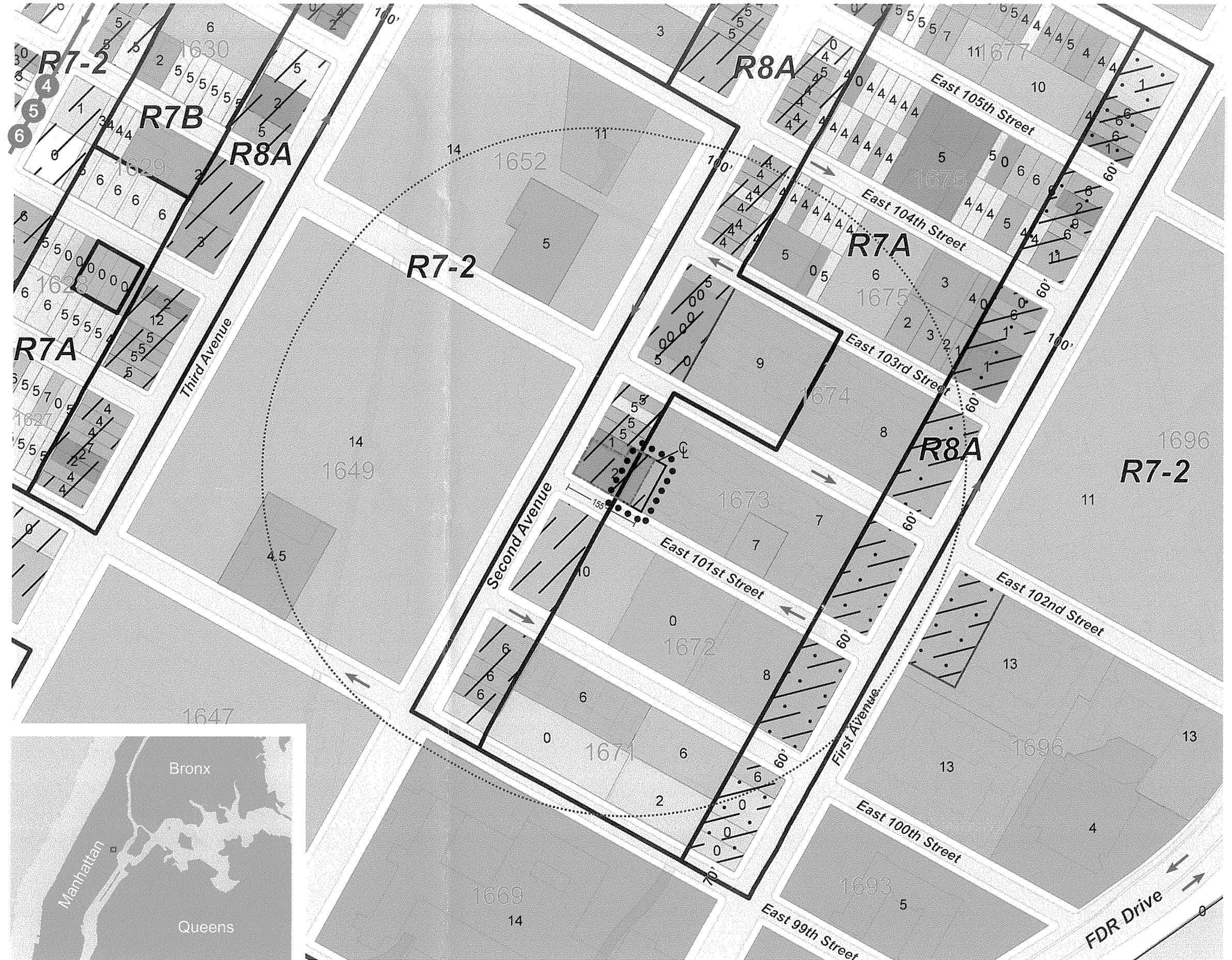
5037 Block Numbers

Property Lines

5 Number of Floors

**Land Uses**

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



**EXHIBIT E**  
**PLANS**

EXISTING 2  
STORY  
RENOVATION

1968 2ND AVENUE  
NEW YORK, NY.

MEP ENGINEER  
NAME:  
ADDRESS:  
CITY:  
STATE:  
ZIP:  
TEL:  
E-MAIL:

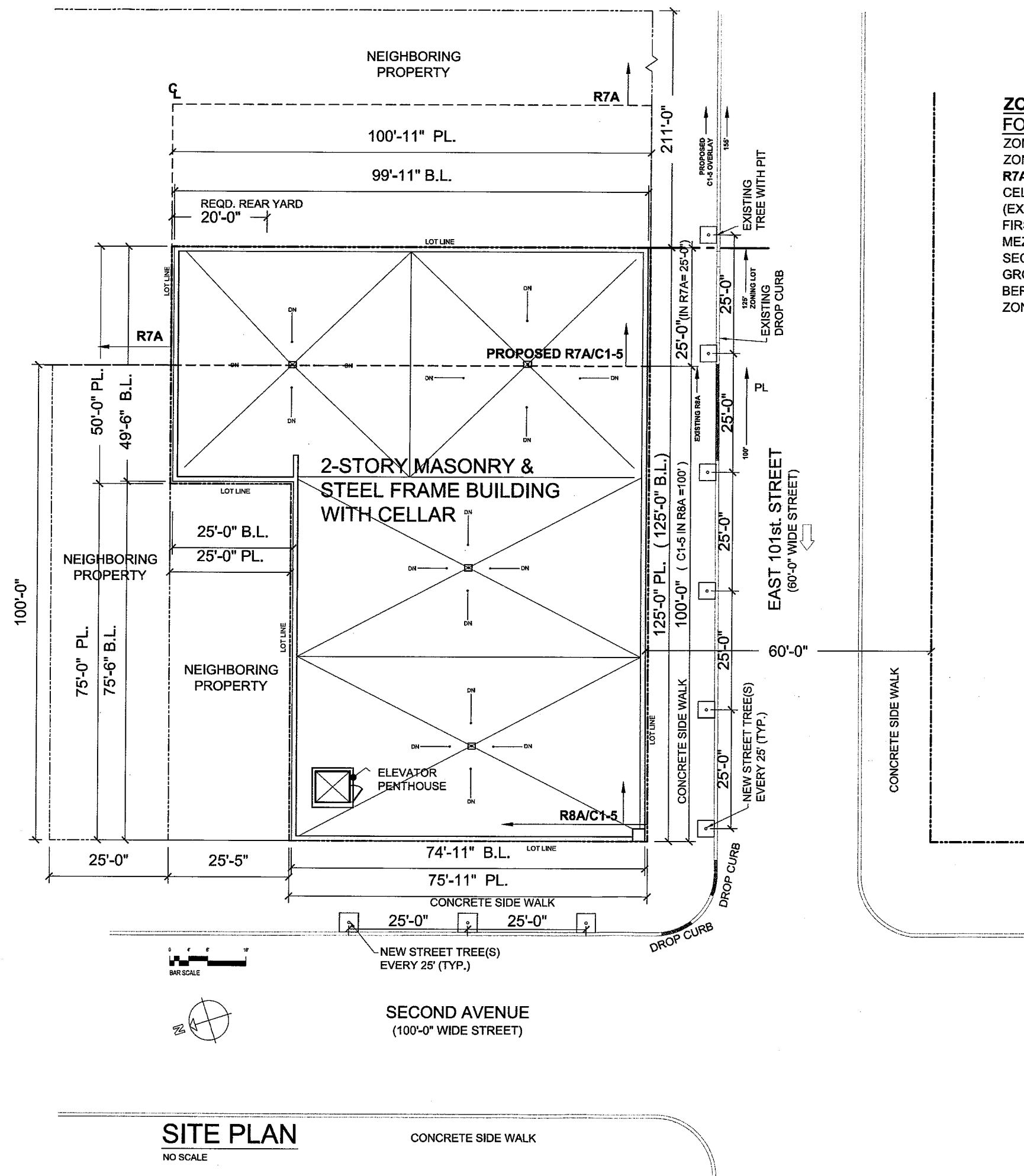
STRUCTURAL ENGINEER  
NAME:  
ADDRESS:  
CITY:  
STATE:  
ZIP:  
TEL:  
E-MAIL:

SPECIAL INSPECTOR:  
NAME:  
ADDRESS:  
CITY:  
STATE:  
ZIP:  
TEL:  
E-MAIL:

REVISIONS:

**ZONING CALCULATIONS;  
FOR RESIDENTIAL IN COMMERCIAL IN C1-5/R8A & R7A**

ZONING LOT AREA ..... = 10,740.00 S.F.  
ZONING DISTRICT;  
**R7A & C1-5/R8A (LEASE SPACE)**  
CELLAR FLOOR AREA..... = 8,697.25 S.F.  
(EXCL. FROM ZONING FLR AREA)  
FIRST FLOOR ..... = 10,601.25 S.F.  
MEZZ FLOOR ..... = 590.00 S.F.  
SECOND FLOOR ..... = 10,101.25 S.F.  
GROSS FLOOR AREA ..... = 21,292.50 S.F. ... (I)  
BERTH AREA ..... = - 744.00 S.F.  
ZONING FLOOR AREA ..... = 20,548.50 S.F. ... (II)



**SITE PLAN**  
NO SCALE

**SITE PLAN**



DATE: 7/23/15

A-001.00

SHEET 01 OF 06





11 PARK PLACE SUITE 817  
NEW YORK, NY 10007  
PHONE: 212-632-7966

190 EAST MAIN STREET  
HUNTINGTON, NY 11743  
PHONE: 631-424-8480 FAX: 631-547-4193

**EXISTING 2  
STORY  
RENOVATION**

1968 2ND AVENUE  
NEW YORK, NY.

MEP ENGINEER  
NAME:  
ADDRESS:  
CITY:  
STATE:  
ZIP:  
TEL:  
E-MAIL:

STRUCTURAL ENGINEER  
NAME:  
ADDRESS:  
CITY:  
STATE:  
ZIP:  
TEL:  
E-MAIL:

SPECIAL INSPECTOR:  
NAME:  
ADDRESS:  
CITY:  
STATE:  
ZIP:  
TEL:  
E-MAIL:

REVISIONS:

**PROJECT INFORMATION**

ADDRESS: 1968 2nd Avenue Manhattan NY 10029  
BLOCK: 1673  
LOT: 1  
ZONING DISTRICTS: C1-5 In R8A / R7A  
ZONING MAP: 6b  
COMMUNITY BOARD: 111  
LOT AREA: IN C1-5/R8A & R7A = 10,740 S.F.

**ZONING INFORMATION**

APPLICABLE SECTIONS	ITEMS	REQUIRED/PERMITTED	PROPOSED	COMPLIANCE
ZR 32-10	USES PERMITTED AS-OF-RIGHT	1-6	6a AND 6b PROPOSED	COMPLIES
ZR 33-03	"STREET TREE PLANTING IN COMMERCIAL DISTRICTS"	1 PER 25' OF FRONTAGE	STREET TREES REQUIRED TO LEGALIZE THIS USE	COMPLIES
ZR 35-24	MODIFICATION OF FRONT YARD REQUIREMENTS	NONE REQUIRED	NONE PROVIDED	COMPLIES
ZR 33-25	MODIFICATION OF SIDE YARD REQUIREMENTS	NONE REQUIRED IF PROVIDED MIN 8'-0"	NONE PROVIDED	COMPLIES
ZR 33-261	REAR YARD (BEYOND ONE HUNDRED FEET OF A STREET LINE)	REQUIRED 20'-0"	PROVIDED 20'-0"	COMPLIES
ZR 23-633	STREET WALL LOCATION AND HEIGHT AND SETBACK REGULATIONS IN CERTAIN DISTRICTS	REQD. MINIMUM BASE HEIGHT = 40'-0" REQD. MAXIMUM BASE HEIGHT = 85'-0" REQD. MAXIMUM BUILDING HT. = 120'-0"	PROP. MINIMUM BASE HEIGHT = 34'-6" PROP. MAXIMUM BASE HEIGHT = 34'-6" PROP. MAXIMUM BUILDING HT. = 34'-6"	COMPLIES
ZR 33-121	FLOOR AREA REGULATIONS	COMMERCIAL FAR ..... = 2.00 1st FLOOR AREA 10,740 X 2 = 21,480.00 S.F.	COMMERCIAL FAR 20,548 / 10,740 = 1.91 < 2.00 FLOOR AREA = 20,548.50 < 21,480.00 S.F.	COMPLIES
ZR 35-24	FRONT SETBACKS IN DISTRICTS WHERE FRONT YARDS ARE NOT REQUIRED	REQD. MAXIMUM HEIGHT ABOVE STREET LINE = 85'-0"	ACTUAL HEIGHT ABOVE STREET LINE = 31'-0"	COMPLIES
ZR 35-24	A RATIO OF VERTICAL DISTANCE TO HORIZONTAL DISTANCE	REQUIRED ON NARROW STREET = 2.7:1 REQUIRED ON WIDE STREET = 5.6:1	ACTUAL = NONE ACTUAL = NONE	COMPLIES
ZR 36-683	RESTRICTIONS ON LOCATION OF BERTHS NEAR RESIDENCE DISTRICTS	REQD. MIN. DISTANCE, NO ENTRANCE TO OR EXIT FROM THE BERTHS ONTO THE #STREET# SHALL BE LESS THAN 30 FEET FROM THE DISTRICT BOUNDARY	PROVIDED DISTANCE FROM DISTRICT BOUNDARY R7A = 30'-0"	COMPLIES
ZR 77-11	CONDITIONS FOR APPLICATION OF USE REGULATIONS TO ENTIRE ZONING LOT	WHENEVER A #ZONING LOT# EXISTING ON DECEMBER 15, 1961, OR ON ANY APPLICABLE SUBSEQUENT AMENDMENT THERETO, IS DIVIDED BY A BOUNDARY BETWEEN DISTRICTS IN WHICH DIFFERENT #USES# ARE PERMITTED, THE #USE# REGULATIONS APPLICABLE TO THE DISTRICT IN WHICH MORE THAN 50 PERCENT OF THE #LOT AREA# OF THE #ZONING LOT# IS LOCATED MAY APPLY TO THE ENTIRE #ZONING LOT#, PROVIDED THAT THE GREATEST DISTANCE FROM THE MAPPED DISTRICT BOUNDARY TO ANY #LOT LINE# OF SUCH #ZONING LOT# IN THE DISTRICT IN WHICH LESS THAN 50 PERCENT OF ITS AREA IS LOCATED DOES NOT EXCEED 25 FEET. SUCH DISTANCE SHALL BE MEASURED PERPENDICULAR TO THE MAPPED DISTRICT BOUNDARY.	C1-5/R8A APPLICABLE TO THE ENTIRE LOT	COMPLIES

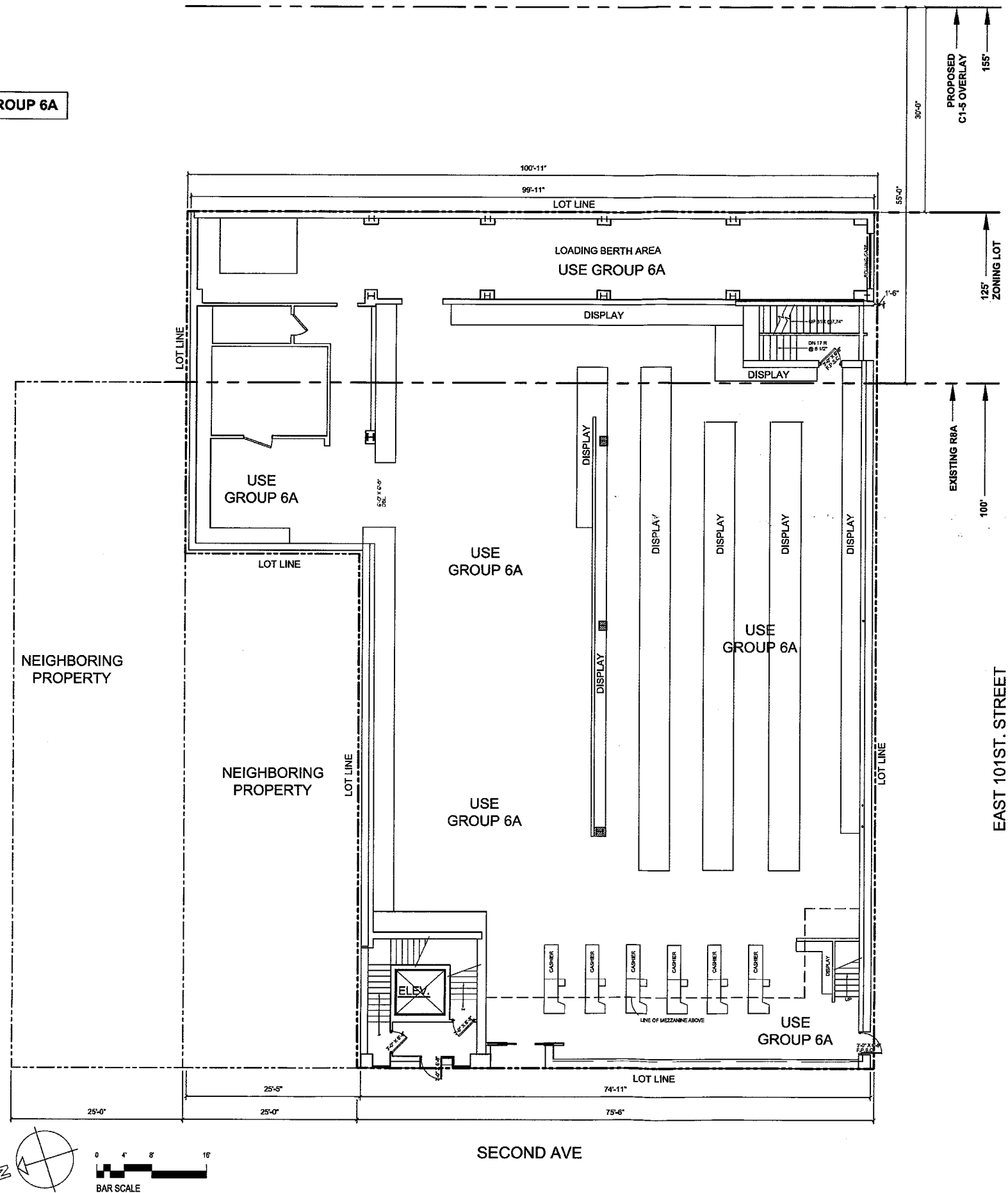
**ZONING  
CALCULATIONS**



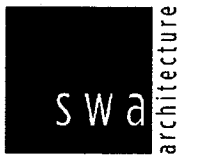
DATE: 7/23/15

Z-001.00

ENTIRE GROUND FLOOR USE GROUP 6A



**FIRST FLOOR PLAN (SUPERMARKET)**  
SCALE: 1/16"=1'-0"



11 PARK PLACE SUITE 817  
NEW YORK, NY 10007  
PHONE: 212-633-7986

190 EAST MAIN STREET  
HUNTINGTON, NY 11743  
PHONE: 631-424-9468 FAX: 631-541-4183

**EXISTING 2  
STORY  
RENOVATION**

1968 2ND AVENUE  
NEW YORK, NY.

MEP ENGINEER  
NAME:  
ADDRESS:  
CITY:  
STATE:  
ZIP:  
TEL:  
E-MAIL:

STRUCTURAL ENGINEER  
NAME:  
ADDRESS:  
CITY:  
STATE:  
ZIP:  
TEL:  
E-MAIL:

SPECIAL INSPECTOR:  
NAME:  
ADDRESS:  
CITY:  
STATE:  
ZIP:  
TEL:  
E-MAIL:

REVISIONS:

**FIRST FLOOR  
PLAN**

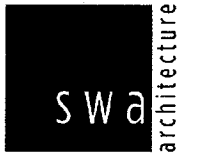


DATE: 7/23/15

**A-100.00**

SHEET 03 OF 06

ALL PARTITIONS AND EXITS SHALL BE AS APPROVED BY DOB



11 PARK PLACE SUITE 817  
NEW YORK, NY 10007  
PHONE: 212-633-7596

190 EAST MAIN STREET  
HUNTINGTON, NY 11743  
PHONE: 631-424-8468 FAX: 631-541-4193

### EXISTING 2 STORY RENOVATION

1968 2ND AVENUE  
NEW YORK, NY.

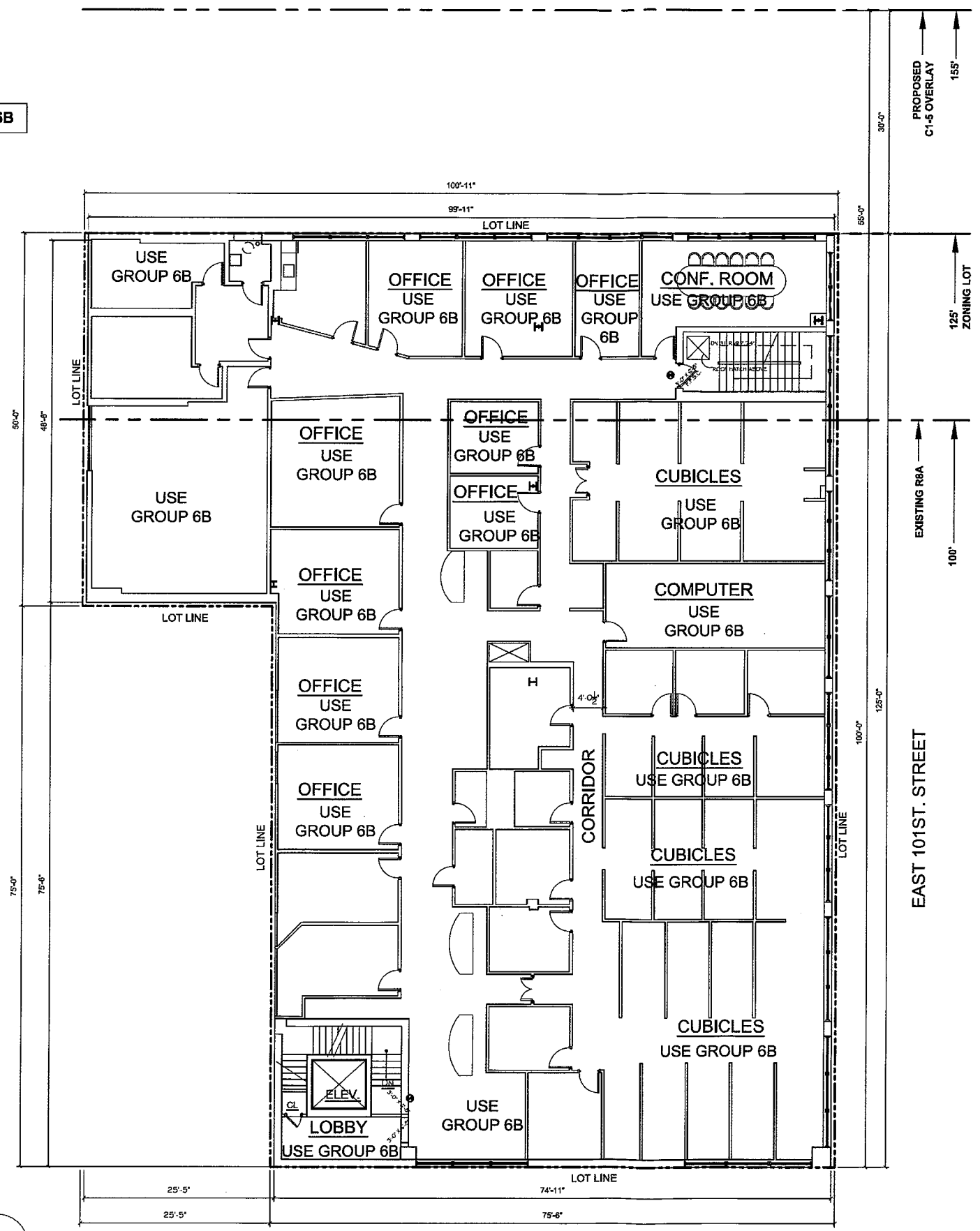
MEP ENGINEER  
NAME:  
ADDRESS:  
CITY:  
STATE:  
ZIP:  
TEL:  
E-MAIL:

STRUCTURAL ENGINEER  
NAME:  
ADDRESS:  
CITY:  
STATE:  
ZIP:  
TEL:  
E-MAIL:

SPECIAL INSPECTOR:  
NAME:  
ADDRESS:  
CITY:  
STATE:  
ZIP:  
TEL:  
E-MAIL:

REVISIONS:

ENTIRE SECOND FLOOR USE GROUP 6B



## 2nd FLOOR PLAN

SCALE: 1/16"=1'-0"

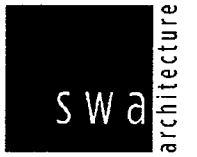
INTERIOR LAYOUT AS SHOWN SHALL BE SUBSTANTIALLY COMPLIED WITH, AND ALL EXITS SHALL BE AS APPROVED BY DOB.  
MAXIMUM OCCUPANT LOAD PER FLOOR/SPACE SHALL BE AS APPROVED BY DOB

### SECOND FLOOR PLAN



DATE: 7/23/15

A-200.00



11 PARK PLACE SUITE 817  
NEW YORK, NY 10007  
PHONE: 212-633-7366

190 EAST MAIN STREET  
HUNTINGTON, NY 11743  
PHONE: 631-424-6490 FAX: 631-541-4193

**EXISTING 2  
STORY  
RENOVATION**

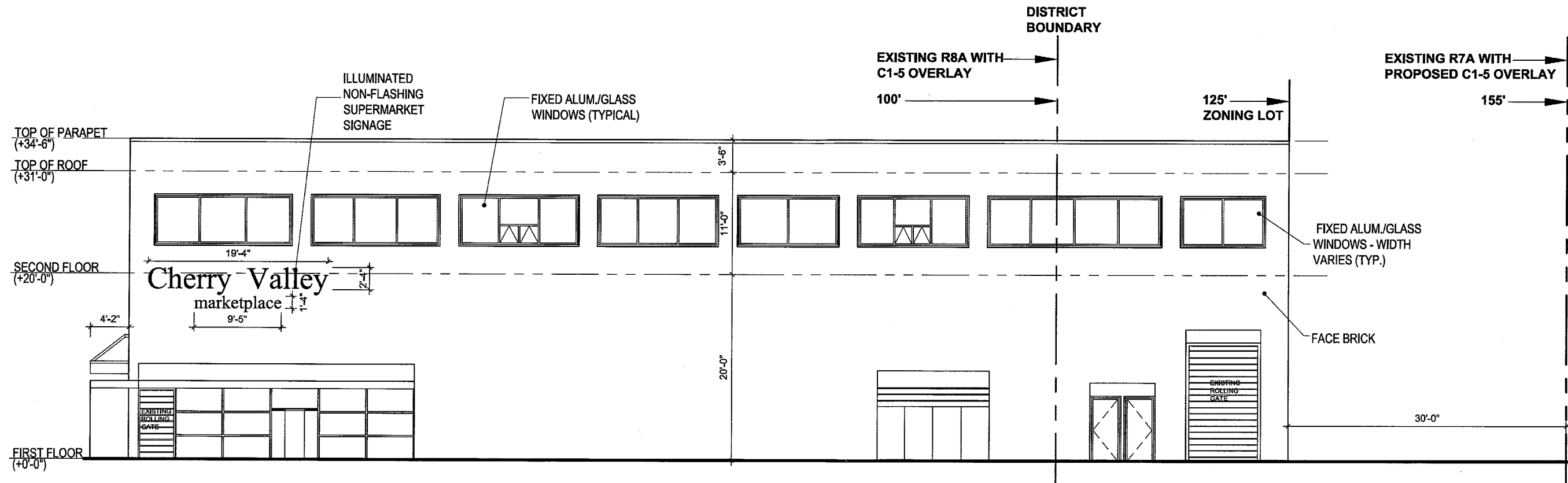
1968 2ND AVENUE  
NEW YORK, NY.

MEP ENGINEER  
NAME:  
ADDRESS:  
CITY:  
STATE:  
ZIP:  
TEL:  
E-MAIL:

STRUCTURAL ENGINEER  
NAME:  
ADDRESS:  
CITY:  
STATE:  
ZIP:  
TEL:  
E-MAIL:

SPECIAL INSPECTOR:  
NAME:  
ADDRESS:  
CITY:  
STATE:  
ZIP:  
TEL:  
E-MAIL:

REVISIONS:



**NORTH ELEVATION (101TH STREET)**  
SCALE: 3/32"=1'-0"

**NORTH  
ELEVATION**



DATE: 7/23/15

**A-300.00**





11 PARK PLACE SUITE 817  
NEW YORK, NY 10007  
PHONE: 212-632-7568

190 EAST MAIN STREET  
HUNTINGTON, NY 11743  
PHONE: 631-424-8490 FAX: 631-647-4193

### EXISTING 2 STORY RENOVATION

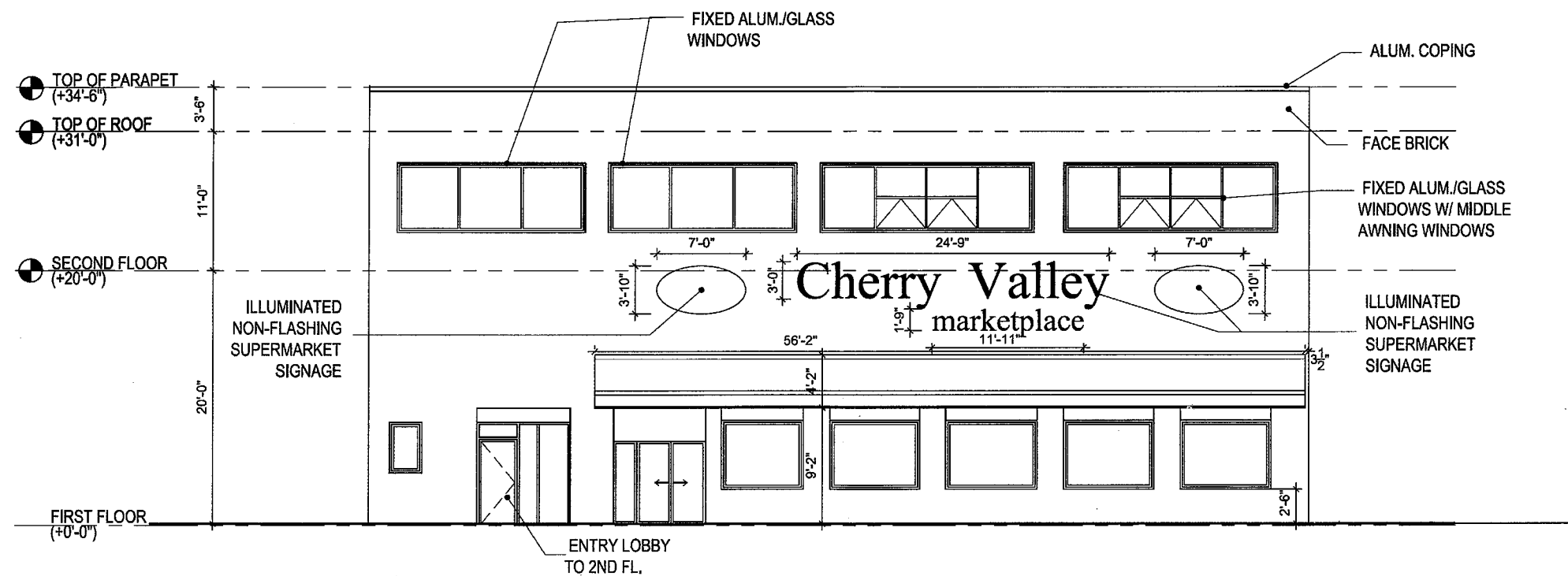
1968 2ND AVENUE  
NEW YORK, NY.

MEP ENGINEER  
NAME:  
ADDRESS:  
CITY:  
STATE:  
ZIP:  
TEL:  
E-MAIL:

STRUCTURAL ENGINEER  
NAME:  
ADDRESS:  
CITY:  
STATE:  
ZIP:  
TEL:  
E-MAIL:

SPECIAL INSPECTOR:  
NAME:  
ADDRESS:  
CITY:  
STATE:  
ZIP:  
TEL:  
E-MAIL:

REVISIONS:



## EAST ELEVATION (SECOND AVENUE)

SCALE: 3/32"=1'-0"

### EAST ELEVATION



DATE: 7/23/15

A-400.00

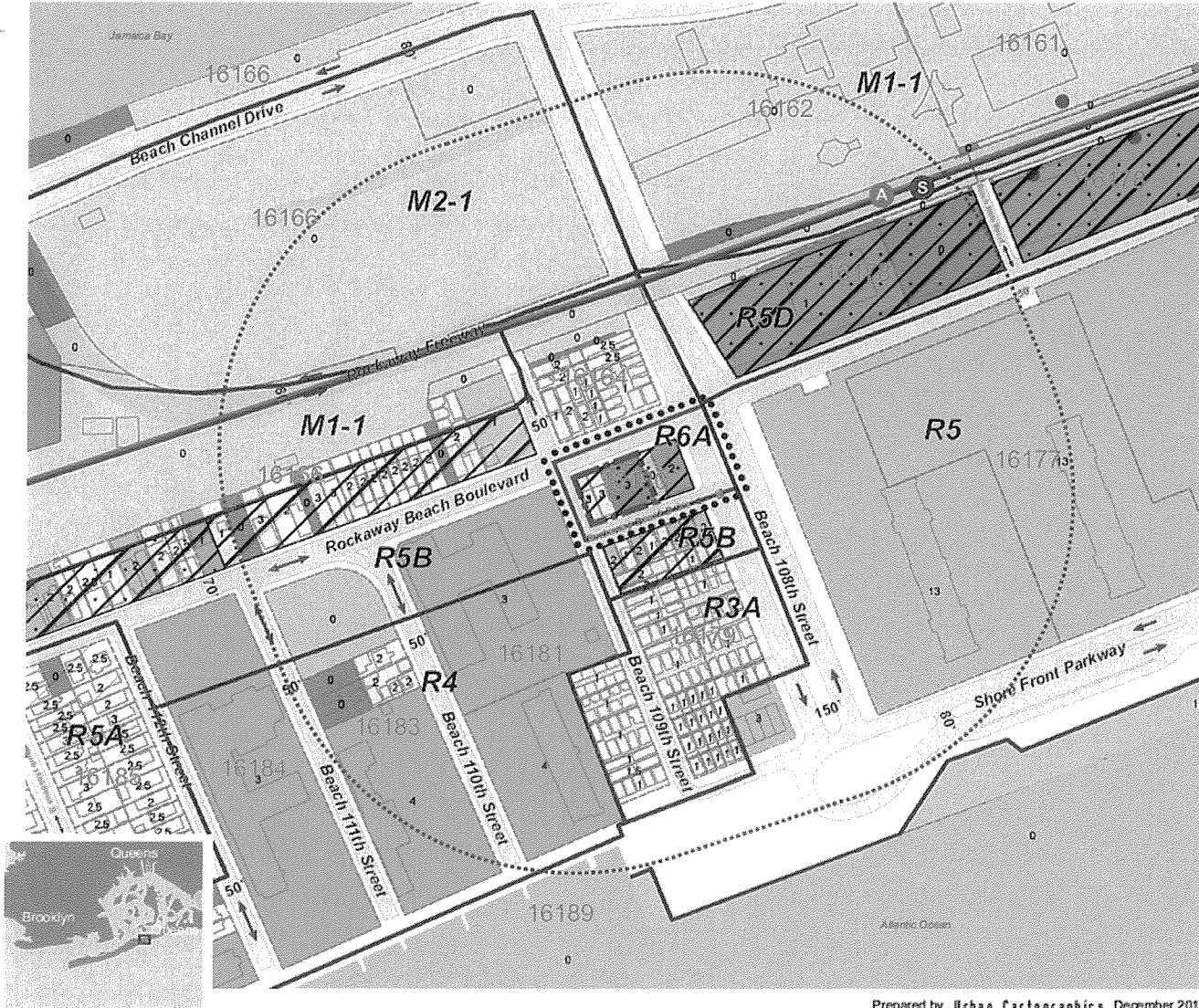
SHEET 06 OF 06

# ROCKAWAY BEACH HOTEL REZONING



108-02/20 Rockaway Beach Boulevard, Rockaway Park, NY  
Block 16180, Lots 1, 2, 3, 8 and 9  
ULURP Appl. No. N 160219 ZMQ  
ULURP Appl. No. N 160220 ZRQ

# AREA MAP



# PROJECT SITE



## 108-20 Rockaway Beach Blvd Block 16180 Lots 1, 2 and 3

- ▶ Lot Area: 11,996 square feet
- ▶ Tax Lots 1 and 2: Improved with two 3-story buildings, formerly McNulty's Hotel & Bar, most recently an SRO, abandoned since Oct. 2012
- ▶ Tax Lot 3: Unimproved since the 1930s





# PROPOSED ZONING APPLICATION

---

- ▶ Zoning Map Amendment (ULURP No. N160219 ZMQ)
  - ▶ Rezone Block 16180 from an R5B/C1-3 zoning district to an R6A/C2-5 zoning district
    - ▶ R5B/C1-3 district does not permit hotel uses
    - ▶ Proposed R6A/C2-5 district permits hotel use with 2.0 commercial FAR
  
- ▶ Zoning Text Amendment (ULURP No. N160220 ZRQ )
  - ▶ Designate the Project Area as a Mandatory Inclusionary Housing (MIH) Designated Area
    - ▶ MIH Option 2



# ROCKAWAY BEACH HOTEL



- ▶ 4-story hotel building – 54 feet in height
  - ▶ Ground floor with lobby, accessory restaurant and event space
  - ▶ Floors 2 thru 4 transient hotel use
    - ▶ 33 hotel rooms
- ▶ Open courtyard with swimming pool and lounge deck
- ▶ Cellar level
  - ▶ 26 attended parking garage accessed via ramp from Rockaway Beach Boulevard
  - ▶ Accessory storage
  - ▶ All areas below flood resistant construction elevation to be dryproofed

# PROJECT BENEFITS

---

## ▶ Economic Revitalization

- ▶ Facilitate development of a historically underdeveloped property with a use that is needed in Rockaway Beach/Park
- ▶ Construction of hotel will serve as a catalyst for further investment in and the continued economic revitalization of the neighborhood

## ▶ Job Creation

- ▶ Approx. 140 construction jobs
- ▶ Approx. 100 seasonal and permanent jobs upon completion

## ▶ Local Hiring

- ▶ Anticipated that overwhelming majority of permanent jobs will be hired from the local community

## ▶ Community-Oriented Programming

- ▶ Community programming (such as hospitality school, children's, senior's, and artists programs), catering and community event space
- 

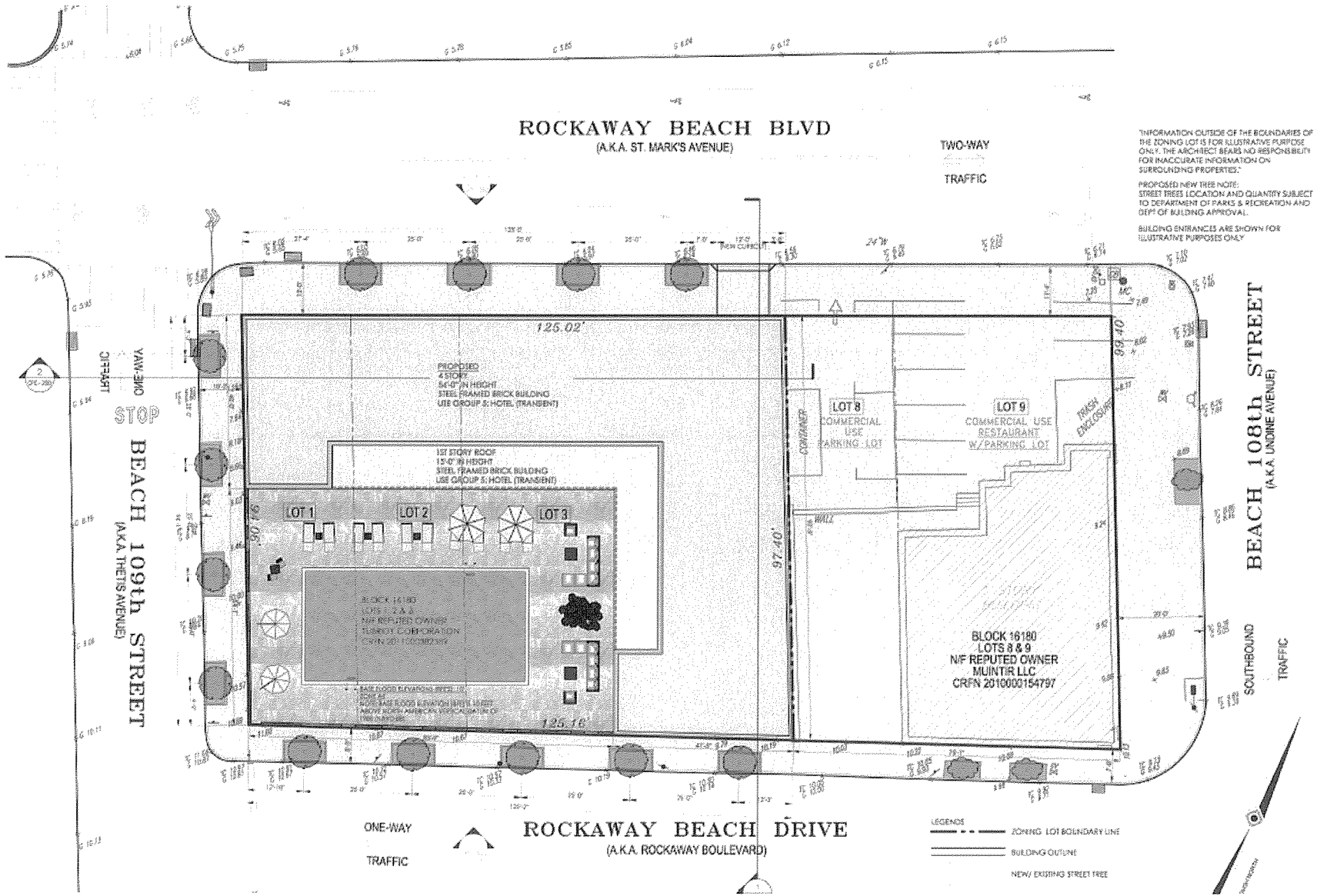


# ROCKAWAY BEACH HOTEL

NEW YORK



# SITE PLAN



INFORMATION OUTSIDE OF THE BOUNDARIES OF THE LOTS IS FOR ILLUSTRATIVE PURPOSE ONLY. THE ARCHITECT BEARS NO RESPONSIBILITY FOR INACCURATE INFORMATION ON SURROUNDING PROPERTIES.

PROPOSED NEW TREE NOTE: STREET TREE LOCATION AND QUANTITY SUBJECT TO DEPARTMENT OF PARKS & RECREATION AND DEPT. OF BUILDING APPROVAL.

BUILDING ENTRANCES ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.

LEGENDS

- ZONING LOT BOUNDARY LINE
- BUILDING OUTLINE
- NEW EXISTING STREET TREE





**217-221 West 29<sup>th</sup> Street**

**Presentation to the  
CITY COUNCIL SUBCOMMITTEE ON ZONING & FRANCHISES  
Councilmember Donovan Richards, Jr., Chair**

**October 5th, 2016**

## Ironstate, Developer

- Formed in 2001 by David and Michael Barry, Ironstate is a developer of hotels and mixed-use properties, with both market-rate and affordable apartments, in New York City & New Jersey
- *Manhattan:* 200 East 39<sup>th</sup> Street and 210 East 39<sup>th</sup> Street, with 20 percent of the units affordable; 210 Bond Street, 71 Reade Street
- *Brooklyn:* the new 247-room Pod Hotel currently in construction
- *Staten Island:* a mixed-use complex in Stapleton, the URBYS Staten Island opened this spring, with 456 market rate and 115 affordable housing apartments

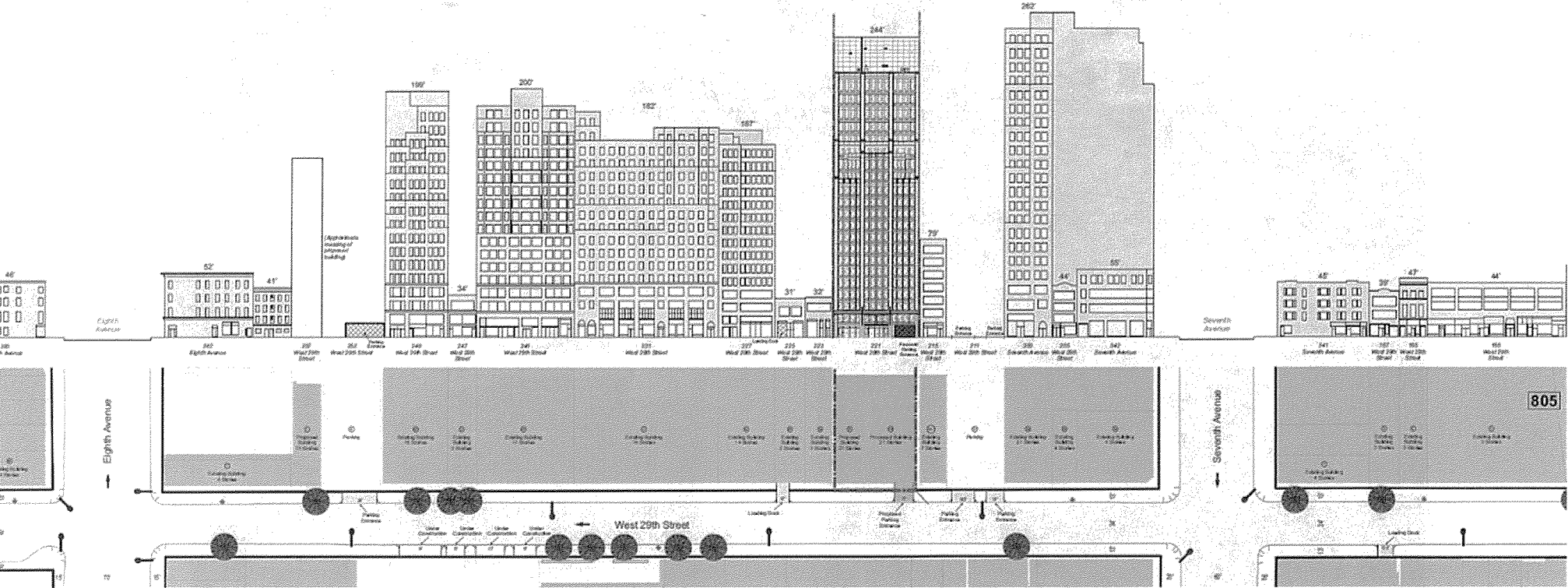
## Project Description: 217-221 West 29 Street

- 79,105sf, 21-story mixed-use building currently under construction pursuant to DOB approved plans
- 721sf of retail along West 29<sup>th</sup> Street, with 69'10" linear feet of frontage on West 29<sup>th</sup> Street, between 7<sup>th</sup> and 8<sup>th</sup> Avenues
- 95 rental apartments of which 20% are affordable under the 421(a) program: 76 market rate / 19 affordable at 60 percent of AMI for 35 years and 80 percent after 35 years
- We are requesting 45 parking spaces in an attended accessory parking garage, which represents a reduction of 3 parking spaces from the long-time, existing surface parking lot on this site; 19 spaces are permitted as-of-right

# Area Context



# North Side of West 29<sup>th</sup> Street with Proposed Project



**North Side of West 29<sup>th</sup> Street  
Between Seventh and Eighth Avenues (facing north)**



# Surface Parking



## Requested Actions: Parking Garage

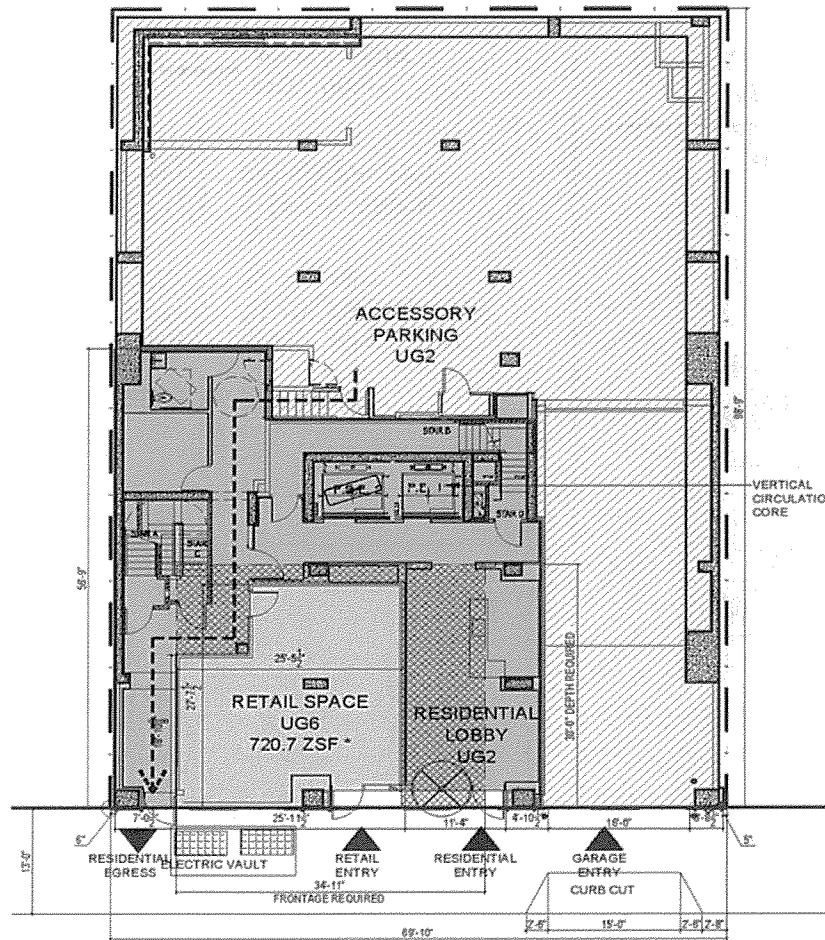
### Special permit for 26 additional parking spaces:

- 19 spaces permitted as-of-right for a total of 45 attended spaces in a two-level, 11,044sf garage
- Accessory parking priority for residents, remaining spaces made available to the public
- Ground Floor: 2 ADA parking spaces, 1 parking space, 2 reservoir spaces
- Sub-cellar: 19 surface parking spaces and 23 parking lifts
- Charging station for electric cars
- In addition, 48 bicycle spaces will be provided in the garage






# Requested Actions: Zoning Text Amendment & Authorization

- **Zoning text amendment to authorize reduction of retail street frontage** required in the M1-6D zoning district, and **authorization** pursuant to the text amendment
  - Text amendment modifies the requirement that retail use extend along a minimum of 50% of the width of the zoning lot street frontage to a minimum depth of 30' feet from the streetwall.
  - The requirement only applies to zoning lots with more than 50' of street frontage; the modification would apply only to zoning lots with a minimum of 50' and less than 75 feet of footage.
  - Without this exemption, the 50% required retail frontage at this site would call for 35' of frontage and a depth of 30'; under the proposed authorization the retail frontage would allow a width of 26' and alternating depths from 18'-8" and 27'-5"

# Ground Floor Plan: Under Existing Zoning



**LEGEND**

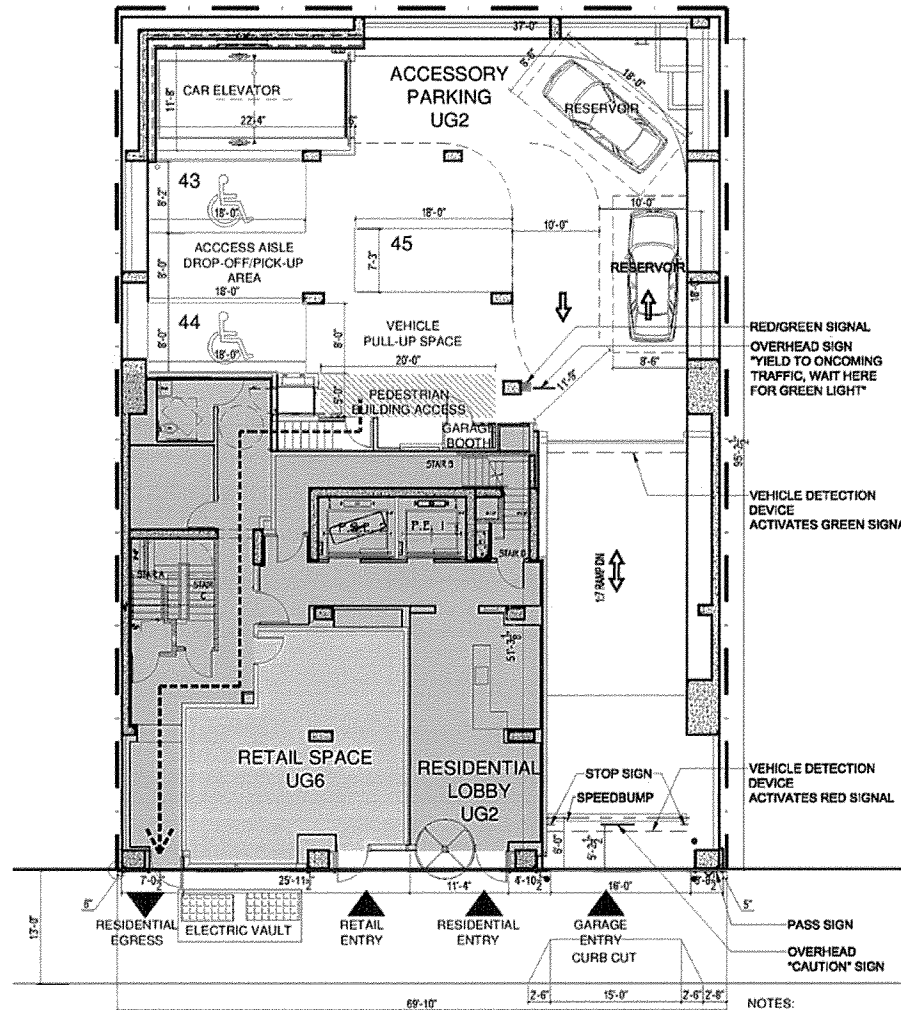
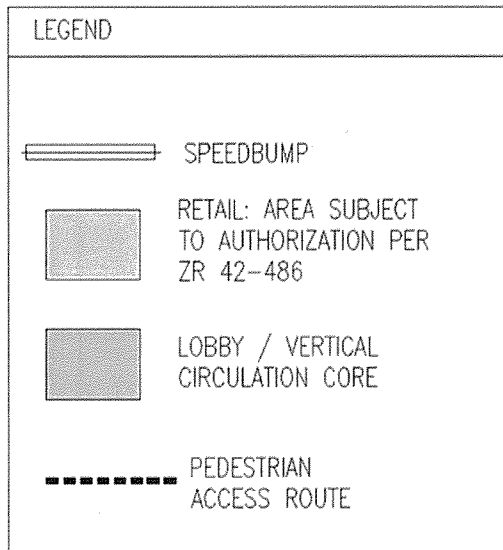
-  RETAIL: AREA SUBJECT TO AUTHORIZATION PER ZR 42-485
-  LOBBY / VERTICAL CIRCULATION CORE
-  AREA THAT WOULD PROVIDE A COMPLYING CONDITION
-  AREAS NOT SUBJECT TO AUTHORIZATION
-  PEDESTRIAN ACCESS ROUTE

\* RETAIL FLOOR AREA INCLUDES A MINIMAL FRACTION OF GROUND FLOOR COMMON AREAS



W 29TH STREET  
(60' NARROW STREET)  
**GROUND FLOOR PLAN**

# Proposed Ground Floor Plan



- NOTES:**
- SPEEDBUMP BEGINS 6' FROM PROPERTY LINE
  - MAXIMUM HEIGHT OF THE SPEEDBUMP IS 2" ABOVE ADJOINING GRADE
  - SPEEDBUMP IS 12' WIDE
  - ALL OVERHEAD SIGNS (EXCLUDING PASS SIGNS & YIELD SIGN) ARE LOCATED 5'-2 1/2' FROM PROPERTY LINE

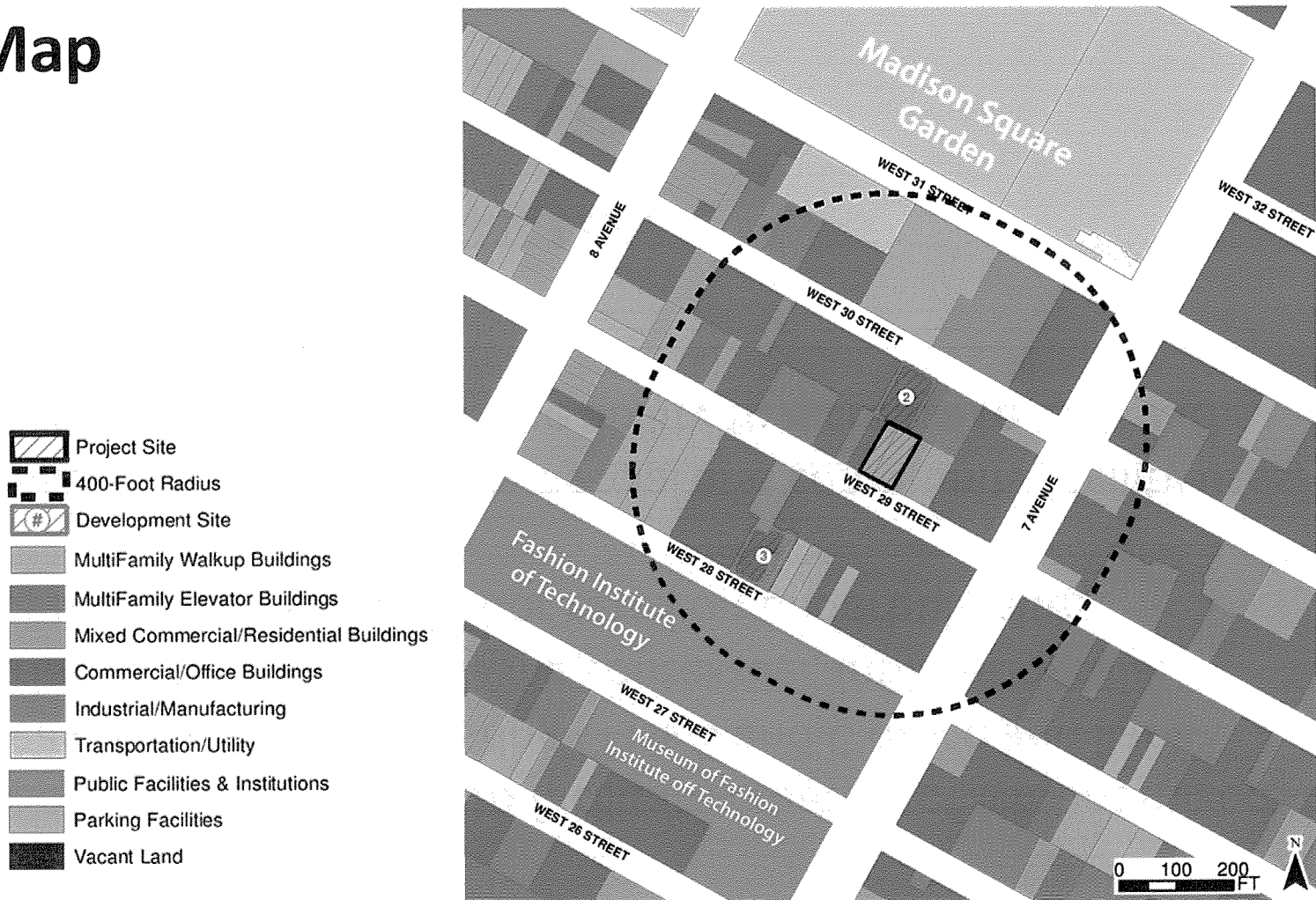
**W 29TH STREET**  
(60' NARROW STREET)



## Zoning / Text Amendment

- The development site was included in a rezoning to M1-6D in 2011.
- The rezoning was intended to facilitate creation of vibrant mixed-use areas by preserving existing Class B and C office and light industrial spaces, while allowing contextual, infill residential development with ground floor retail on underbuilt sites.
- Maximum FAR is 10.0 for commercial and community facility uses, 9.0 for residential uses, with the ability to increase to 12.0 with Inclusionary Housing
- The new development's FAR is 11.47

# M1-6D Map



- The M1-6D area consists of a mix of industrial/manufacturing and commercial/office uses, as well as a smaller amount of mixed-use residential with commercial uses.

# Proposed Street View



# Proposed Street View





# Project Benefits

The text amendment, zoning text authorization and parking special permit would allow:

- Sufficient and appropriate space for the project's three ground floor components: garage entrance/egress and related curb cut, residential lobby space, and retail frontage
- The project is consistent with 25' wide storefronts in established retail districts throughout Manhattan and would create a vibrant streetscape experience
- Completes a missing portion of the West 29<sup>th</sup> Street streetwall
- Is consistent with prevailing building size, form, height, bulk, streetwall, and scale of this mixed-use neighborhood
- Retention of 45 of the 48 parking spaces on this site that would otherwise be lost
- Generates 19 much-needed affordable apartments





**The Bay Ridge Conservancy**  
% Victoria Hofmo  
7201 - 4th Avenue, Apt. B9  
Brooklyn, NY 11209  
718-748-5950 or [victoriahofmo1@gmail.com](mailto:victoriahofmo1@gmail.com)

## **TESTIMONY TO REVOKE SPECIAL PERMIT IN COMMUNITY DISTRICT 10**

I am Victoria Hofmo, Founder of The Bay Ridge Conservancy. As to revoking the Special Permit in Community District 10, all I can say is Alleluia - It's a about time.

In 1997, when the New York City Planning Department offered each community district to vote on a Special Permit text amendment, I spoke out in opposition, on behalf of the BRC. The Board's intentions were good, as they wanted residents to be able to make minor alterations, such as bumping out a kitchen and to encourage homeowner stability. *the opponents*

But, the BRC was still concerned that it would be misused. As we feared, that is exactly what *has* happened. Since that time, the BRC has been trying to have the Special Permit revoked.

I have been at the Board of Standards and Appeals close to a dozen times, trying to prevent onerous construction projects, that far exceed minor alterations and have instead changed the entire shape, bulk and character of a home, as well as the context of a block. One can only object to proposed alterations in terms of the criteria set by the zoning resolution, which are solely based on character inappropriateness. So, I took along many photographs to prove that point. However, the BSA has not defined character and therefore always voted in favor of the applicant.

The last time, I went to testify at the BSA, in 2013, it was on behalf of Mrs. Walsh. Councilman Gentile, CB10 Chair, Josephine Beckman and many residents were their to support Mrs. Walsh. Unbeknownst to us, there was another group from Dyker Heights, there to testify, against yet another Special Permit application. To our surprise, BSA Chair, Meenakshi Srinivasan suggested that we revoke the Special Permit, (since we kept testifying against ~~the~~ applications). I concur with the Commissioner.

*So many*

Since the implementation of the Special Permit far exceeds what CB 10 had expected, it needs to be revoked. And since the Special Permit is being used in projects that are in conflict with our rezoning, thus weakening our contextual zoning it needs to be revoked. And since the 621 Special Permit already allows for minor alterations, thus fulfilling CB10's original reason for voting for the Special Permit, it needs to be revoked.

The Bay Ridge Conservancy, as well as the majority of our community, realize the Special Permit is not in the community's best interest ~~best interest~~ and that we should follow the advice of former BSA Commissioner, Meenakshi Srinivasan to revoke it We ask that the City Council support ~~this~~ decision.

*Members Our*

Victoria Hofmo, President/Founder  
The Bay Ridge Conservancy  
October 5, 2016

**Testimony of Fran Vella-Marrone**  
**President of the Dyker Heights Civic Association**  
**Before the NYC Council Subcommittee on Zoning and Franchises**  
**Regarding Community Board Ten's Application to Repeal the**  
**Special Permit Section 73-622**  
**October 5, 2016**

On behalf of the officers and members of the Dyker Heights Civic Association, I would like to state our support for Community Board Ten's request for repeal of Community District 10 from ZR Section 73-622, Special Permit.

In 2005 and 2007 Bay Ridge and Dyker Heights sought and successfully obtained contextual zoning in order to stop and prevent further increase in density which was having an adverse effect on the character and stability of these communities. The Dyker Heights Civic Association was proud to play a role in support this effort. Once again, we are lending our voice to a zoning matter affecting our community.

The Special Permit ZR 73-622 was originally approved by Community Board Ten in 1997 in an effort to accommodate growing families so that they would not have to leave the community because their family had increased and their home no longer afforded them the space they needed. However, over the years, the Special Permit has been abused and used instead for luxury expansions, speculative purchases or legalizations.

Each Special Permit request that came before Community Board Ten was reviewed individually on the merits. In some cases, the Community Board approved the applications and in some cases they were not approved. However, regardless of the recommendations of the Community Board, the Board of Standards and Appeals had approved all of the applications. ZR 73-622 mandates that the alterations made pursuant to the Special Permit must be in line with the character and nature of the surrounding area. Each time the Community Board would state that the application was not in compliance with the character of the surrounding community and as such should not be approved, the Board of Standards and Appeals would approve it anyway. Which entity is more equipped to judge the character of the community? I dare to say that which is closest to it. In this case that would be the Community Board not the Board of Standards and Appeals. The Community Board repeatedly asked the Board of Standards and Appeals as well as the Department of City Planning for their definition of community character but received no such definition. How can the Board of Standards and Appeals decide on community character if they are unable to provide a definition of such?

Dyker Heights has been the victim of illegal home conversions that are draining city resources, straining the infrastructure, creating substandard housing that is dangerous to its inhabitants as well as the surrounding residents and altering the character of the community. This is an illegal end run around the contextual zoning that our community fought so hard to implement. In many cases, the Special Permit has been used to increase density and legalize illegal conversions. We cannot afford to have this continue.

ZR 73-622 was initially submitted to the Department of City Planning for application Citywide but ultimately limited to seven zoning districts. They were Brooklyn Community Districts 10, 11, 12, 14, 15 and Staten Island Community Districts 1 and 2. The Staten Island Districts were ultimately removed from consideration leaving only the aforementioned Brooklyn Community Districts applicable. It seems to me, that initially, this zoning resolution was not viewed in a positive light otherwise it would have been implemented Citywide with other communities asking for it. It is also important to note that in 2000, the City Planning Commission approved the removal of Brooklyn Community District 12 from applicability. Thus, Community Board 10's request is not without precedence.

Other options will still exist for those who wish to expand beyond what is as-of-right which are available Citywide such as a variance or a Special Permit under ZR 73-621. It is important to note that ZR 73-621 limits additions to no larger than ten percent which can be seen as a more reasonable expansion.

Community Board 10's initial support of the ZR 73-622 in 1997 was with the understanding that it was to be used for modest expansions for families who wanted to remain in the community and that the City's mandate that all alterations made under the provisions of the Special Permit must be in line with the character and nature of the surrounding area would protect and maintain the character of the community. However, due to abuse, lack of a definition of community character and the Board of Standards and Appeals' complete lack of regard for Community Board 10's recommendations, it is time for the removal of Brooklyn Community District 10 from ZR 73-622.

Thank you.



# Community Board Ten

8119 5<sup>th</sup> Avenue • Brooklyn, NY 11209  
(718) 745-6827 • Fax (718) 836-2447  
BK10@cb.nyc.gov  
[www.bkcb10.org](http://www.bkcb10.org)

LORI WILLIS  
*Vice Chairperson*  
JAYNEMARIE CAPETANAKIS  
*Secretary*  
SANDY VALLAS  
*Treasurer*

DORIS N. CRUZ  
*Chair*  
JOSEPHINE BECKMANN  
*District Manager*

## COMMUNITY BOARD TEN PRESENTATION

### APPLICATION TO REPEAL ZR- 73-622

New York City Council – October 5, 2016

My name is Josephine Beckmann and I am the District Manager of Community Board Ten and the applicant in a submission to the New York City Department of City Planning for a Zoning Text Amendment to a Board of Standards and Appeals (BSA) Special Permit (SP), ZR 73-622, Enlargements of single- and two-family detached and semi-detached residences. This application has the support of both City Council Members representing CD10 which include Council Member Vincent Gentile and Council Member Carlos Menchaca.

Community Board 10 is proposing the removal of Community District 10 (CD 10) from its current applicability under the existing regulations. The SP presently applies to three full community districts; Brooklyn CD's 10, 11, and 15; and a specific R2 area in CD 14.

Community Board Ten's decision to submit an application to eliminate the Special Permit is based on 13 years of study and experience with the Special Permit and how it has been handled by the Board of Standards and Appeals.

CB 10 believes that the original intent of ZR 73-622 was to allow existing residents a mechanism for relief from non-compliances, allowing modest expansions and an ability in the zoning text to enable growing families to remain in their homes by enlarging kitchens and or building additional bedrooms. Board Members at that time supported a provision in this section that included community character to be considered regarding whether an application should be granted. Notably since its adoption by City Planning in Feb'98, only 21 SP applications have been filed and of these applications, half were disapproved by Community Board 10. Of those that were disapproved – all were approved by the Board of Standards and Appeals.

Community Board 10 members have been on record four times in the last thirteen years to remove Community District 10 from ZR 73-622. CB 10 originally supported inclusion even with great citywide opposition and only 5 Community Boards citywide opted in.

The original land use justification for the applicability of the SP (limited enlargement for residents to remain), has in practice been predominantly used to legalize existing illegal conditions, or to produce luxury housing for speculative sale, or purchase. BSA approved all applications regardless of community opposition. BSA never prescribed conditions or safeguards suggested in recommendations made to BSA to minimize adverse effects on the character of the surrounding area.

ERIC L. ADAMS, BOROUGH PRESIDENT



# Community Board Ten

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In 2003, Community Board Ten adopted a planning document called the “Case for Preservation Zoning” That document was the blueprint for our request for a district wide rezoning which was overwhelmingly supported by Community Board Ten, community organizations and all elected officials representing Community District 10. Community Board Ten was partially rezoned in 2005 and completely in 2007. This zoning section allows non-compliant zoning changes without limitations which are inconsistent with stricter zoning requirements intended to preserve community character.

I have brought boards illustrating the main objections impacting community character – no limits on the amount of floor area ratio expansions, allows horizontal and vertical enlargements of non-compliant side yards and rear yard encroachments to 20 feet.

CB 10 believes that future enlargements should adhere to the as-of-right residential regulations, proceed within the established relief offered by way of BSA variance, or provided under an alternative existing SP, ZR 73-621 (Enlargement, extension, or conversion of building containing residential uses), that limits enlargements to 10 percent.

Community Board Ten -- public review process -- following its certification, Community Board Ten held a public hearing on June 15, 2016 with broad outreach and notification. The public notification included a 6,000 piece residential district mailing to those areas in which this section of the Special Permit has been granted in the past. Notices were also sent to local press, community groups, civic organizations, houses of worship, elected officials, prior applicants as well as local real estate brokers, architects and land use attorneys.

Over 100 residents attended the public hearing with 19 speakers. 15 spoke in support and 2 spoke in opposition, one speaker asked a question and one took no position. Residents were asked to indicate their position on the sign in sheet and all were in favor except for 5 residents.

The Zoning and Land Use Committee presented its report to the General Board at its duly publicized meeting held on June 20, 2016 following the certification of CB10 text amendment application by the Department of City Planning. The Zoning and Land Use Committee report noted the overwhelming support of all in attendance at the public hearing reaffirming the application made by Community Board Ten. The Chair in agreement with the members of Community Board 10 formally submitted all public testimony to the Department of City Planning to demonstrate the overwhelming community support for Community Board Ten’s application in a letter dated July 15, 2016 to Carl Weisbrod Director NYC Planning Commission.

Today, we are delighted to have received the unanimous support of the members of the City Planning Commission and appreciate the opportunity to present to this New York City Council Sub-Committee on Land Use. We welcome the additional opportunity to listen to public comment and to answer questions on Community Board Ten’s application to repeal ZR 73-622 from Community District 10.

**ERIC L. ADAMS, BOROUGH PRESIDENT**

**Testimony of Bob Cassara**  
**President of the Brooklyn Housing Preservation Alliance**  
**Before the NYC Council Subcommittee on Zoning and Franchises**  
**Regarding Community Board Ten's Application to Repeal the**  
**Special Permit Section 73-622**

**October 5, 2016**

Good Morning,

I am Bob Cassara, a life-long resident of Dyker Heights and Bay Ridge and President of the Brooklyn Housing Preservation Alliance. On behalf of our officers, I would like to state our support for Community Board Ten's request for repeal of Community District 10 of ZR Section 73-622, Special Permit.

Bay Ridge and Dyker Heights' Zoning is set up and designed to protect the character and charm of our community. In the mid 2000s the Community Board, along with its elected officials lobbied the City to down-zone CB10 because of the as-of-right abuses that we saw happening in our community. Single family homes were being torn down and replaced with much larger out of scale and out of character multi-family buildings. We were successful and an agreement was reached with the City and most of our community was down-zoned.

Based on what I have learned, there have not been that many requests (approximately 20) for home enlargements in Community Board 10 and just a few have been given permission to increase the size of buildings in our community by the Community Board. However, in spite of our Community Board's diligence in safeguarding the community, the Board of Standards and Appeals approved all applications despite instances where Community Board Ten members raised objections that the expansion projects did not conform to the intentions of the statute and adversely affected community character. In many of the cases where ZR 73-622 Permit applications were approved, the result is that it doesn't reflect the initial intent of the special permit but resulted in many

enlargement applications for luxury expansions, speculative purchases or legalizations.

Now we are faced with still another and even greater challenge. Our community is under siege by unscrupulous developers and investors who are illegally converting our predominantly one and two family residences into SROs. This in turn is causing overcrowding of our schools (170%), health hazards, strains on our sanitation services and risks to our first responders. These developers are illegally converting them under our very noses and those of the Department of Buildings. The DOB should be preventing this illegal behavior but they and other city agencies have been unable to stop it. If left unchecked, in time it will break our zoning. The developers and investors will seek to enlarge their property in order to make SROs that contain even more units. I fear that the Special Permit ZR Section 73-622 will only give these opportunists the as-of-right ability to cause even more destruction to our community, thus changing its very character for good and eliminate the reasons why so many of us, for so long, have called this place home. Once the tipping point is reached, our community will be changed forever and will not be a place that any of us recognize or wish to continue to live in.

Accordingly, I support our Councilman, Vincent Gentile and our Community Board's request for the Special Permit 73-622 to be rescinded.

Thank You,

Bob Cassara

President, Brooklyn Housing Preservation Alliance, Inc.

[www.brooklynhpa.com](http://www.brooklynhpa.com)

(917) 882-5893



# MLK PLAZA

869 EAST 147TH STREET  
BRONX, NY, 10455  
BLOCK: 2600  
LOT: 187, 222, 220, 213



RADSON DEVELOPMENT

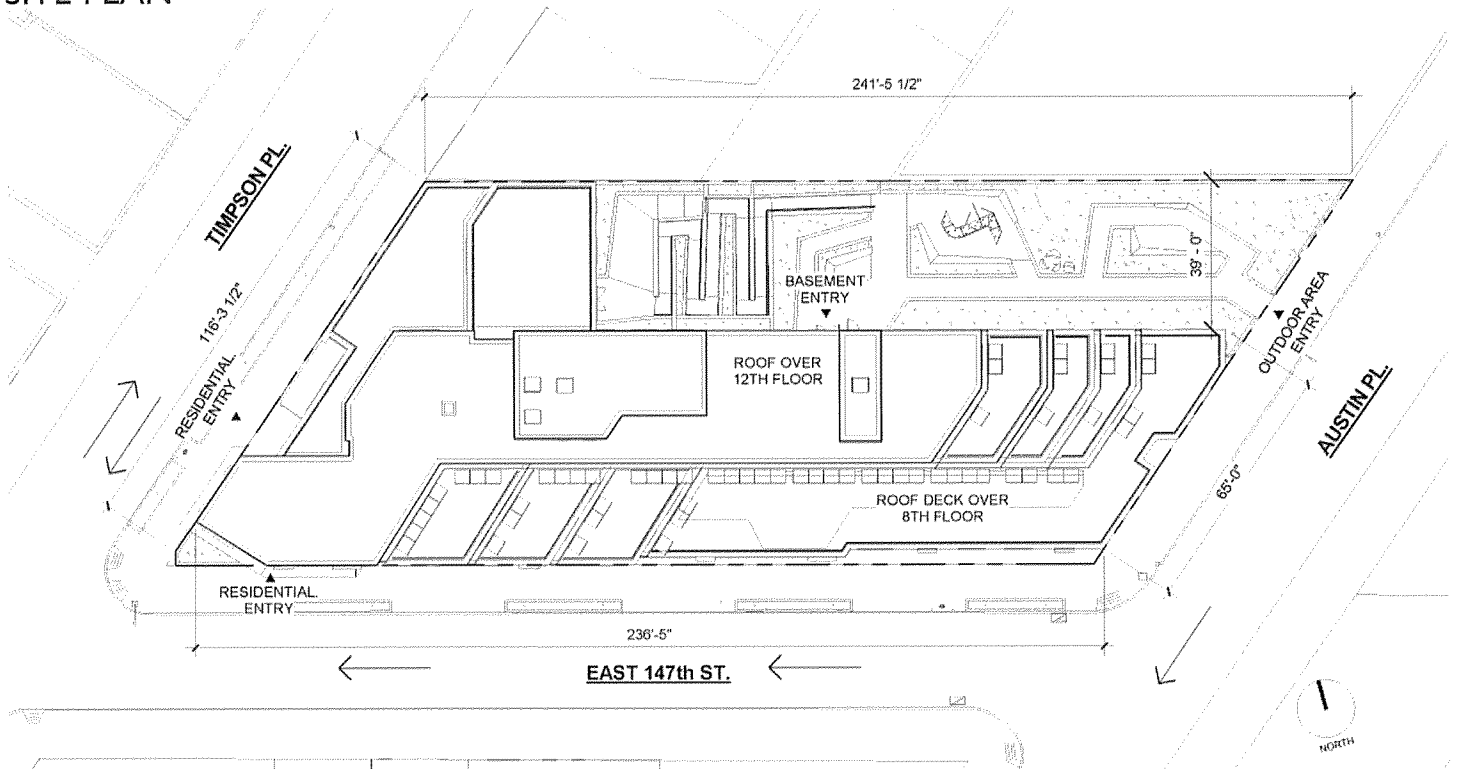


Magnusson Architecture and Planning PC  
[www.maparchitects.com](http://www.maparchitects.com)





## SITE PLAN

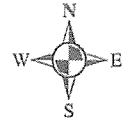






# East 147th Street, Bronx

FINANCE  
NEW YORK  
MARTHA E. STARK  
COMMISSIONER



## NYC Digital Tax Map

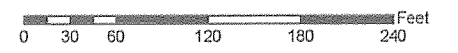
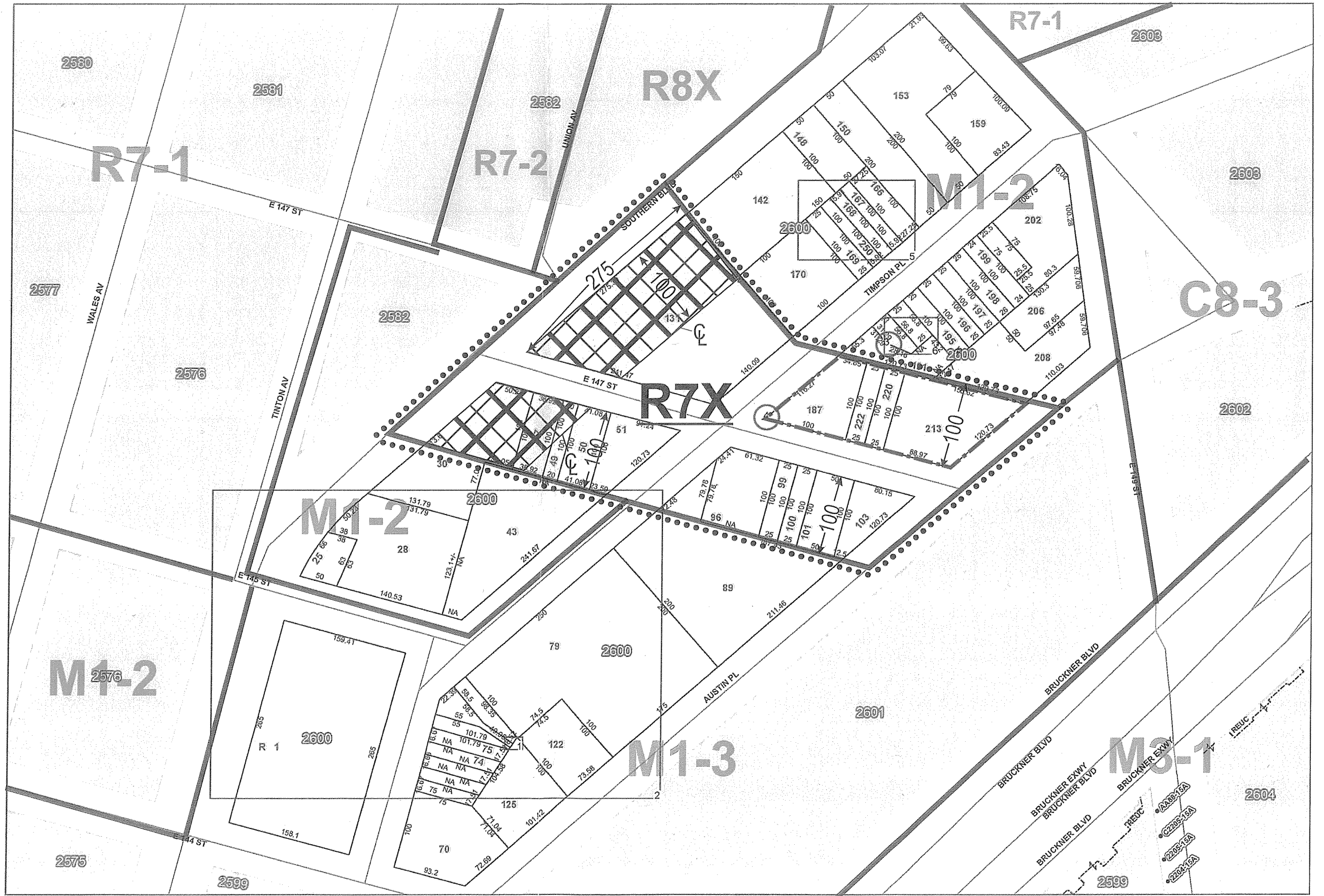
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End Date : Current

Bronx Block: 2600

### Legend

- Streets
- Miscellaneous Text
- Possession Hooks
- Boundary Lines
- Lot Face Possession Hooks
- Regular
- Underwater
- Tax Lot Polygon
- Condo Number
- Tax Block Polygon
- Zoning District Line
- Special District Line
- Development Site
- Area Proposed to be Rezoned
- C1-4 Commercial Overlay
- M1-2** Existing Zoning District
- R7X** Proposed Zoning District





# Area Map

East 147th Street, Bronx  
 Block 2600, Lots 30, 47, 49-51, 89, 96, 99, 100,  
 101, 103, 131, 186, 187, 213, 220 & 222

**Project Information**

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

**Existing Commercial Overlays**

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

● Subway Entries

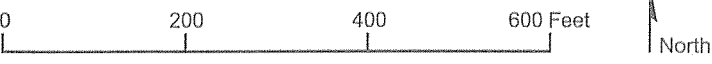
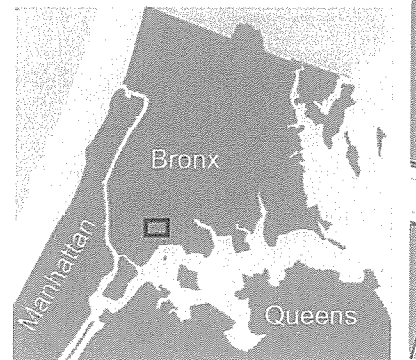
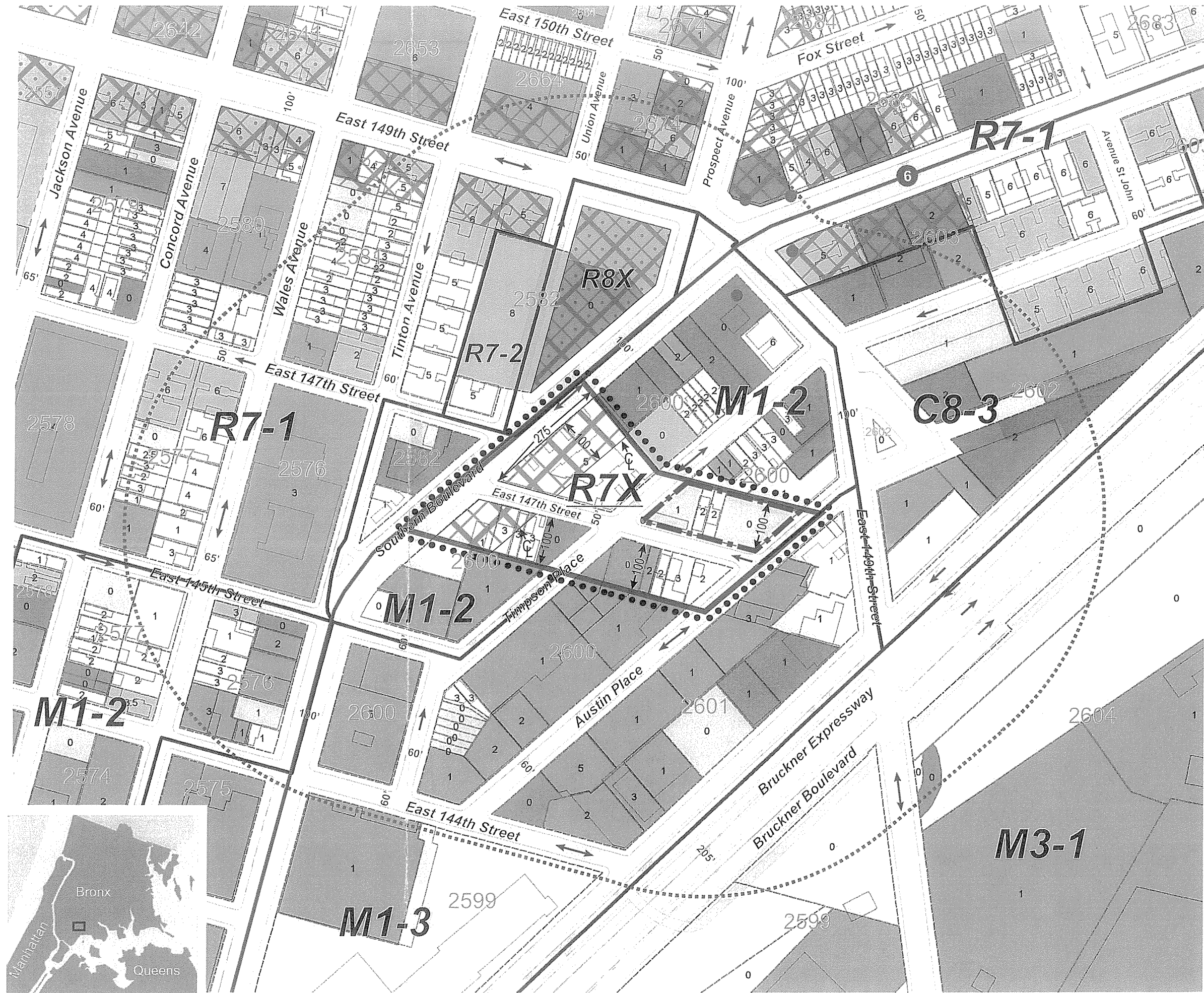
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Property Lines

5 Number of Floors

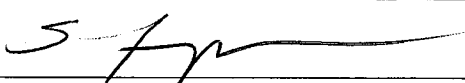
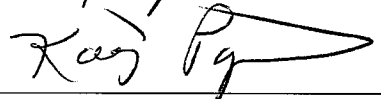

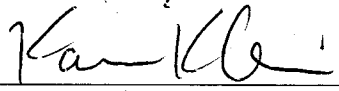
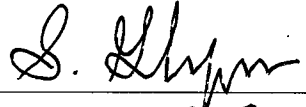


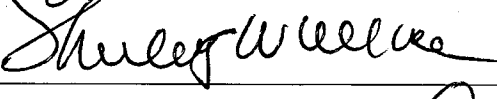
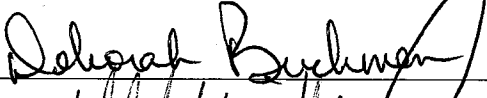
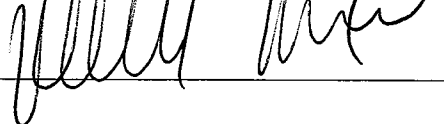
**Land Uses**

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



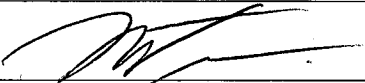
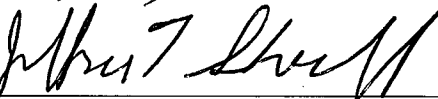

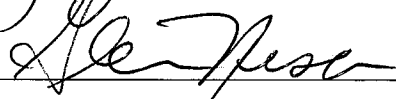
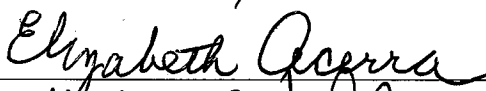


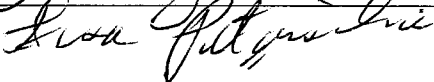
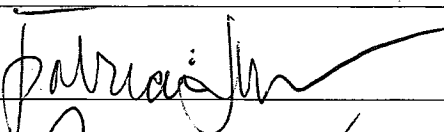

## CADMAN TOWERS - Residents petitions against rezoning 141 Willoughby Street

<b>Issue</b>	NYC Based Real Estate Developer, Savannah, has submitted an application to the NY City Council requesting that their lot, located at 141 Willoughby St, be rezoned from its current status of a FAR 6 (Floor Area Ratio) to FAR 18. FAR 18 would allow Savannah to build a high-rise tower taller than current zoning laws allow. Presently, <b><u>FAR 18 is not allowable anywhere in Brooklyn</u></b> . If this rezoning is approved, it would set a precedent for Downtown Brooklyn.
<b>Petition</b>	We, the undersigned, residents of Cadman Towers, urge Councilman Levin and the NY City Council Land Use Committee, to reject the ULURP (Uniformed Land Use Review Procedure) application by Savannah requesting to rezone 141 Willoughby Street in Downtown Brooklyn.

	<u>PRINTED NAME</u>	<u>SIGNATURE</u>	<u>ADDRESS</u>	<u>DATE</u>
1.	Sarah Ingber		10 Clinton St. 112 Brooklyn NY 11201	9/29/16
2.	Kathy Paquette		10 Clinton Street Brooklyn NY 11201	9-29-16
3.	Renee Adler		10 Clinton St 7F Brooklyn, NY 11201	9/29/16
4.	Karen Klein		10 Clinton St 7L Brooklyn NY 11201	9/29/16
5.	Siobhan Glynn		10 Clinton St. 7N Brooklyn 11201	9/29/16
6.	CONSTANTIN GALAMITSKY		10 CLINTON ST APT 4V Brooklyn NY 11201	
7.	DAVID DOHERTY		10 Clinton St 13R Brooklyn NY 11201	9/29/16
8.	SHIRLEY WAGGAT		10 Clinton St 9N Brooklyn NY	9/30/16
9.	Deborah Buchman		10 Clinton St 10T Brooklyn NY 11201	9/30/16
10.	Robbyne Kaamil		10 CLINTON Street - 5G Brooklyn, NY 11201	9/30/16

## CADMAN TOWERS - Residents petitions against rezoning 141 Willoughby Street

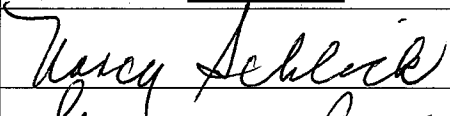
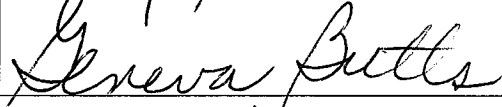

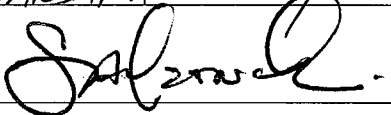
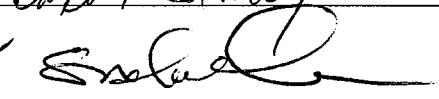
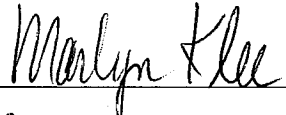
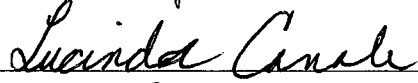

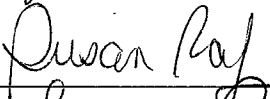
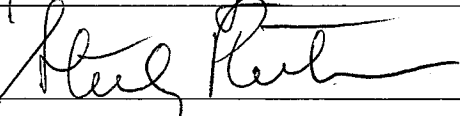
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	<u>PRINTED NAME</u>	<u>SIGNATURE</u>	<u>ADDRESS</u>	<u>DATE</u>
1.	MARY PEPPER		10 CLINTON ST.	9/29/16
2.	Jeffrey L. Shreff		10 Clinton St.	9/29/16
3.	JAMES MENALE		10 Clinton	9/29/16
4.	Glen Nison		10 Clinton St	9/29/16
5.	ELIZABETH ACERRA		10 Clinton St <sup>11201</sup> 75	9/29/16
6.	MARTIN ADELMAN		10 Clinton St 12T	9/29/16
7.	Dr Lucien-C McDonald		10 CLINTON ST	9/29/16
8.	Lisa Petersilin		10 CLINTON ST.	9/29/16
9.	Patricia Jung		10 Clinton St, <del>11201</del> Brooklyn, NY 11201	9/29/16
10.	Rochelle Krause		10 Clinton St + 16V Brooklyn 11201	9/29/16




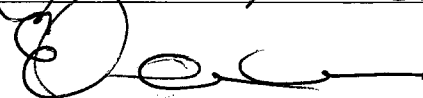
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	<u>PRINTED NAME</u>	<u>SIGNATURE</u>	<u>ADDRESS</u>	<u>DATE</u>
1.	NANCY SCHLICK		10 CLINTON ST, #5T BKLYN, NY 11201	9/28/16
2.	Geneva Butts		10 CLINTON ST 9P Brooklyn NY 11201	9/28/16
3.	BARBARA DELMAO		10 CLINTON STREET Apt 5-7 Brooklyn NY	9/28/16
4.			10 CLINTON ST #4 Brooklyn NY 11201.	"
5.	Marlyn Klee		10 Clinton St, Apt 3L Brooklyn, NY 11201	9/28/16
6.	Lucinda Canale		10 Clinton St., Apt. 6-5 Brooklyn, N.Y. 11201	09/28/16
7.	Marthalie McClean		10 Clinton Street	9/28/16
8.	Susan Raboy		10 Clinton St 10M 11201	9/28/16
9.	Stanley Kutman		10 CLINTON ST Brooklyn, NY 11201	9/28/16
10.	Uda Bradford	UPA BRADFORD	10 Clinton St. Brooklyn, NY 11201	9/28/16


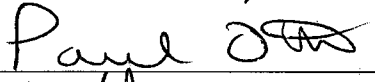
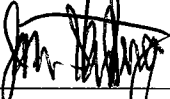
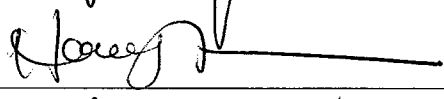
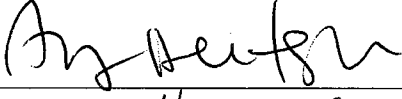
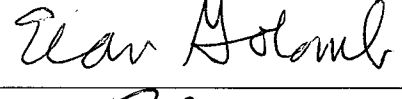

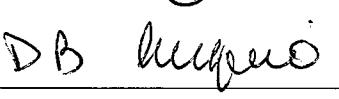
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	<u>PRINTED NAME</u>	<u>SIGNATURE</u>	<u>ADDRESS</u>	<u>DATE</u>
1.	William Tutten	W. A. Tutten	10 Clinton st 12A	9-28-16
2.	Rosemary Scanlon	Rosemary Scanlon	10 Clinton St. 9T	9/28/16
3.	Robin Bimbaum	R. Bimbaum	10 Clinton 13P	9/28/16
4.	Ricardo Bimbaum		10 Clinton 13P	9/28/16
5.	Wendy Levine	WV	10 CLINTON ST 12W	9/29/16
6.	FRANK GIABIA	Frank Giabia	10 CLINTON ST 11P	9/29/16
7.	Eva Steinman	<del>Signature</del>	10 CLINTON 5N	9/29/16
8.	ALICE K. BELL	Alice Bell	10 CLINTON #7U	9/29/16
9.	BARBRIE PETERSILIA	Barbrie Petersilia	10 CLINTON 4N	9/29/16
10.	ELAINE WESS		10 CLINTON ST 5C	9/29/16

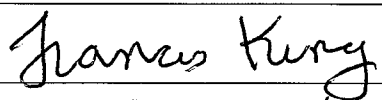








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	<u>PRINTED NAME</u>	<u>SIGNATURE</u>	<u>ADDRESS</u>	<u>DATE</u>
1.	T. DOVEROVA		10 CLINTON ST apt 8R Brooklyn, NY 11201	10.01.16
2.	P. O HO		10 Clinton St #9L Brooklyn NY 11201	10/2/16
3.	JOAN STERNBERG		10 CLINTON ST, APT 7V BROOKLYN, NY 11201	10/2/16
4.	Holbrook Newman		10 Clinton St, 6L Brooklyn NY 11201	10/2/16
5.	Amy Deutscher		12 V	10/2
6.	Elia Golomb		101 Cedar St. #10E Brooklyn, NY 11201	10-2-16
7.	CLIFTON TAYLOR		10 CLINTON ST. #13L BROOKLYN NY 11201	10-3-16
8.	DIANNE B. Alliguo		10 Clinton St - SK10 Brooklyn, NY 11201	10/3/16
9.	DAVID		P.O. BAGO	10/3/16
10.				

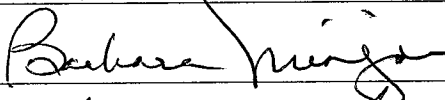
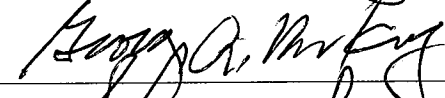
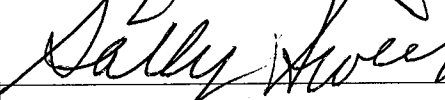
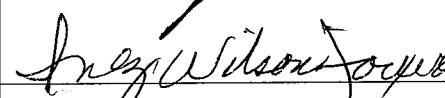
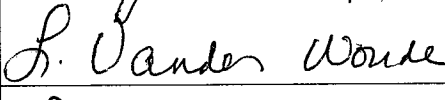
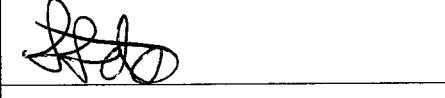
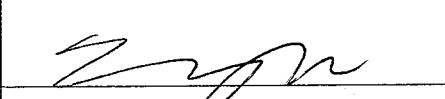


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	<u>PRINTED NAME</u>	<u>SIGNATURE</u>	<u>ADDRESS</u>	<u>DATE</u>
1.	FRANCIS KING		10 CLINTON STREET BROOKLYN NY 11201	9/30/16
2.	MARY BARBATO		10 CLINTON ST Bklyn NY 11201	9/30/16
3.	ROUELLE HOLTZBERG		10 CLINTON ST Bklyn NY 11201	10/1/16
4.	PRISCILLA GORE		10 Clinton St Bklyn NY 11201	10/1/16
5.	REBECCA LEIGHTON		10 Clinton Street, 6T Brooklyn, NY 11201	10/1/16
6.	MAY LEIGHTON		"	"
7.	CHEYL MOON		10 Clinton St 10V Brooklyn 11201	10/01/16
8.	NANCY JONES	NANCY JONES	" " " IT	10/01/16
9.	WILLIAM R. CORY		10 Clinton St 5X12	"
10.	N.B. VASILIOU		10 Clinton St 5R	10/1/16

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1.	BARBARA MINGOIA		101 Clark St., Brooklyn 11201	10/3/16
2.	GEORGE A. MCKAY		101 Clark St., Brooklyn	10/3/16
3.	S Sweet		101 Clark Blyn	10/3/16
4.	INEZ W. FOXWORTH		101 Clark Street B'klyn	10/3/16
5.	Linda Vander Woude		101 Clark St. BKlyn 11201	10/3/16
6.	Stephanie Seto		101 Clark St. Brooklyn 11201	10/3/16
7.	Tommy Wu		101 Clark St., Brooklyn, NY 11201	10/3/16
8.	Eliz. Chidder		101 Clark St BK NY 11201	10/4/16
9.	Robt. Amsirong		101 CLARK ST. B'KLYN 11201	10/4/16
10.				



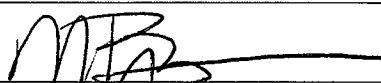

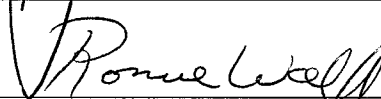
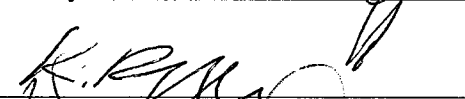
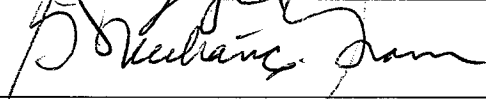
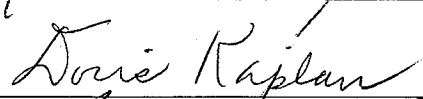
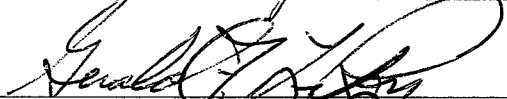

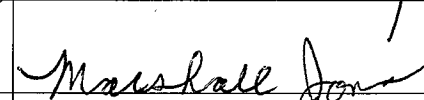

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	<u>PRINTED NAME</u>	<u>SIGNATURE</u>	<u>ADDRESS</u>	<u>DATE</u>
1.	Susan O'Doherty	<i>S O'Doherty</i>	101 Clark St #20A BK 11201	10/2/16
2.	Mary Wade	<i>Mary Wade</i>	101 Clark St, 206, Bk. 11201	10/2/16
3.	SANDRA EMANUEL	<i>Sandra Emanuel</i>	101 CLARK ST #20K, Bklyn NY 11201	10/2/16
4.	PAULA SOLOMON	<i>P. Solomon</i>	101 Clark St #21J Brooklyn NY 11201	10/2/16
5.	William Petersen	<i>WILLIAM PETERSEN</i>	101 CLARK ST #12A BROOKLYN	10-2-16
6.	JUAN AVILES	<i>Juan Aviles</i>	BROOKLYN NY 11201 101 CLARK ST 8-F	10/2/16
7.	ROBERT ZOLVERZAK	<i>R ZH</i>	101 Clark 20K	10/2/16
8.	Caroline Van Zandt	<i>Caroline Van Zandt</i>	101 Clark Street, Apt. 13J Brooklyn, NY 11201	10/2/16
9.	Michael Lavebb	<i>M. Lavebb</i>	101 Clark Street Brooklyn NY 11201	10/2/16
10.				

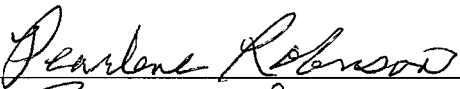
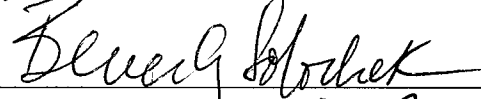
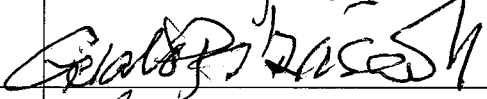
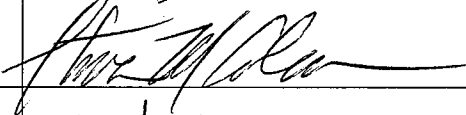
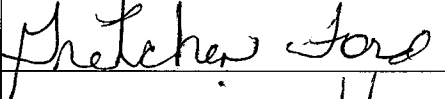

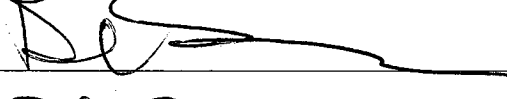

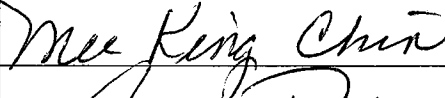

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1.	Nina Birnbaum		101 Clark St Apt 24A	10/1/16
2.	John Yule		101 Clark St - 24A	10/1/16
3.	Ronnie WOLFF		101 Clark St Apt 3K	10/1/16
4.	Kathleen Rigger		101 Clark St 6G	10/1/16
5.	Geraldine Medanic Grossman		101 Clark St 30E	10/1/16
6.	Doris Kaplan		101 Clark St 13B	10/1/16
7.	GERALD F. LeRoy		101 Clark St, Apt 19G	10/1/16
8.	Alice Levin-Jones		101 Clark St Apt 4C	10/1/16
9.	Marshall JONES		101 Clark St. Apt 4C	10/1/16
10.	Bradley Jones		101 Clark Street Apt 4C	10/1/16

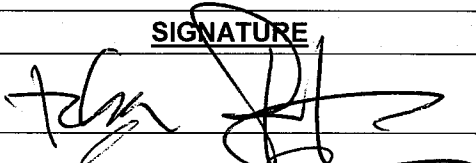

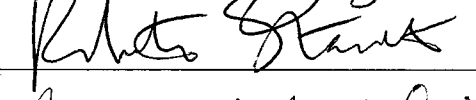
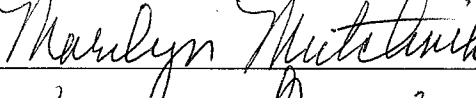



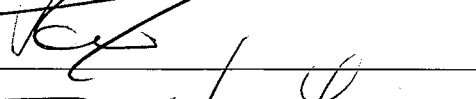
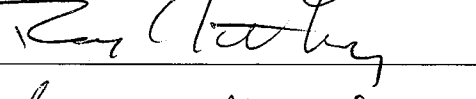
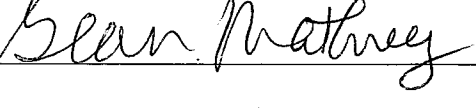
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	<u>PRINTED NAME</u>	<u>SIGNATURE</u>	<u>ADDRESS</u>	<u>DATE</u>
1.	Pearlene Robinson		101 Clark St	9-29-16
2.	Beverly Solochet		101 Clark St.	9-29-16
3.	GERALD O'DRISCOLL		101 Clark St	9-29-16
4.	STEVEN COLEMAN		101 CLARK ST	9/29/16
5.	Gretchen Ford		101 Clark Street B	9/29/16
6.	JUDITH O'DRISCOLL		101 Clark St	9/29/16
7.	DAVID SEWELSON		101 Clark St	9/29/16
8.	Sheilah Quinn		101 Clark St	9/29/16
9.	CHIN MEE KING		101 Clark St.	9/29/16
10.	JOSEPH POLIVY		101 CLARK ST.	9-29-16

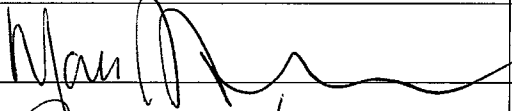
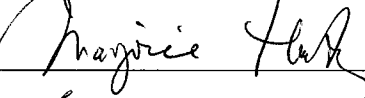
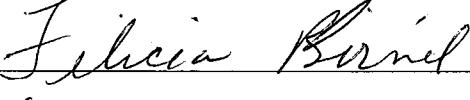
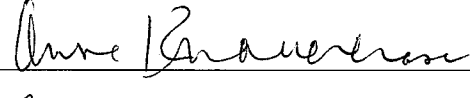

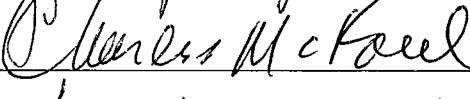
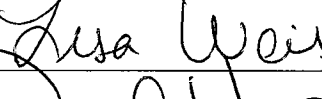
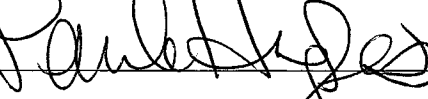
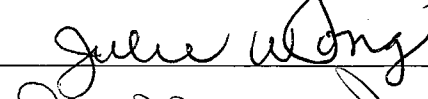
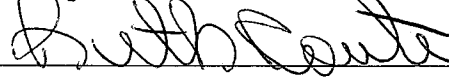
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1.	Toba Plosky		181 CLARK	9/29/16
2.	Edward Ziegler		"	9/28/16
3.	Robert Straets		101 Clark	9/28/16
4.	MARILYN MUTCHNIK		101 Clark St 25E	9/28/16
5.	Kim Baldwin		101 Clark St 25K	9/28/16
6.	TERESA E. WARREN		101 CLARK ST. <sup>14-</sup> J	SEPT. 28 - 2016
7.	SUE AARONSON		101 CLARK ST 9B	9/28/16
8.	Paul Sheridan		101 CLARK ST 136	9/28/16
9.	ROY MATHNEY		101 CLARK ST, 23H	9/28/16
10.	Gean Mathney		101 Clark St 23H	9/28/16

## CADMAN TOWERS - Residents petitions against rezoning 141 Willoughby Street

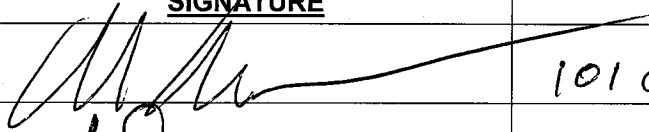

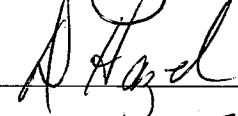
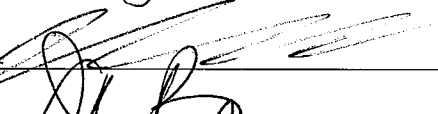
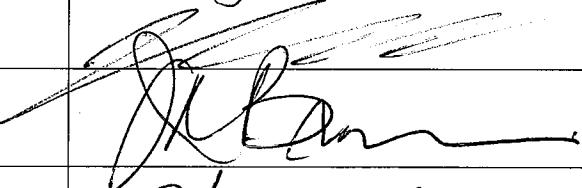


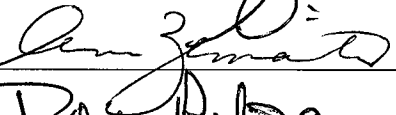


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	<u>PRINTED NAME</u>	<u>SIGNATURE</u>	<u>ADDRESS</u>	<u>DATE</u>
1.	MONA STEVENSON		101 CLARK ST	9/28/16
2.	MAJORIE HOROWITZ		101 Clark St - 18B	9/28/16
3.	FELICIA BIRNELL		101 Clark St, Bk.	9/28/16
4.	ANNE KNAUERHASE		101 Clark St Bklyn	9/28/16
5.	JENILYN KAPLAN		101 CLARK ST. 24H	9/28/16
6.	CHARLES McFAUL		101 CLARK ST, BKLYN, NY	9/28/16
7.	LISA WEIS		101 CLARK ST 6H Bklyn, NY	9/28/16
8.	PAULA HUGHES		101 CLARK ST 7A Bklyn	9/28/16
9.	JULIE WONG		101 CLARK ST. D#4	09/28/16
10.	BETH COOTE		101 CLARK ST Bklyn 1201	9/28/16



## CADMAN TOWERS - Residents petitions against rezoning 141 Willoughby Street

<b>Issue</b>	NYC Based Real Estate Developer, Savannah, has submitted an application to the NY City Council requesting that their lot, located at 141 Willoughby St, be rezoned from its current status of a FAR 6 (Floor Area Ratio) to FAR 18. FAR 18 would allow Savannah to build a high-rise tower taller than current zoning laws allow. Presently, <b><u>FAR 18 is not allowable anywhere in Brooklyn.</u></b> If this rezoning is approved, it would set a precedent for Downtown Brooklyn.
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	<u>PRINTED NAME</u>	<u>SIGNATURE</u>	<u>ADDRESS</u>	<u>DATE</u>
1.	MICHAEL A. MILLET		101 CLARK ST - 22C	9/28/16
2.	MICHAEL MANZOLILLO		"	"
3.	DOREEN HAZEL		101 Clark St 10A	9/28/16
4.	Jehu Roberts		101 Clark St. 26A	9/28/16
5.	J.R. BROWN		101 CLARK ST 22K	9/28/16
6.	Sharm Torres		101 Clark St - 30J	9/28/16
7.	Michelle Arrington		101 CLARK ST - 20D	9/28/16
8.	Ann Zemanis		101 Clark St. 19A	9/29/16
9.	RONNI POTBSKY		101 CLARK STR. #20C	29 SEP 2016
10.	Anthony Duran		101 CLARK ST # 25A	9/28/16

## CADMAN TOWERS - Residents petitions against rezoning 141 Willoughby Street

<b>Issue</b>	NYC Based Real Estate Developer, Savannah, has submitted an application to the NY City Council requesting that their lot, located at 141 Willoughby St, be rezoned from its current status of a FAR 6 (Floor Area Ratio) to FAR '18. FAR 18 would allow Savannah to build a high-rise tower taller than current zoning laws allow. Presently, <b><u>FAR 18 is not allowable anywhere in Brooklyn.</u></b> If this rezoning is approved, it would set a precedent for Downtown Brooklyn.
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	<u>PRINTED NAME</u>	<u>SIGNATURE</u>	<u>ADDRESS</u>	<u>DATE</u>
1.	VIVIAN C. DE VITO	<i>Vivian C DeVito</i>	101 Clark St	9-29-16
2.	JUDITH S. BOROSON <del>Judith S Boroson</del>	<i>Judith S Boroson</i>	101 Clark St, 316	9/29/16
3.	JOYCE ARMSTRONG	<i>Joyce Armstrong</i>	101 Clark St.	9/29/16
4.	EUGENE KRINSKY	<i>Eugene Krinsky</i>	101 CLARK ST	9/29/16
5.	ANGELO CIRELLI	<i>Angelo Cirelli</i>	101 Clark St	9/29/16
6.	LOIS LEVINE <del>LOIS LEVINE</del> Lois Levine	<i>Lois Levine</i>	101 CHAMBER ST	9/29/16
7.	ALLAN LUKS	<i>Allan LUKS</i>	101 Clark St.	9/30/2016
8.	KAREN LUKS	<i>Karen LUKS</i>	101 Clark St	9/30/2016
9.	VIRGINIA CARIDI	<i>Virginia Caridi</i>	101 Clark St.	9/30/16
10.	JAMES DULTANEY	<i>James Dultaney</i>	104 Clark St	9/29/16

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	<u>PRINTED NAME</u>	<u>SIGNATURE</u>	<u>ADDRESS</u>	<u>DATE</u>
1.	Stamgusky	Stamgusky	101 Clark St # 13E	Sept 29, 2011
2.	Randi Clewley	Randi Clewley	101 Clark St 15D	9/29/16
3.	FREDDIE S #1129	Freddie Salley	101 Clark St	9/29/16
4.	SHILLA MARKS	Shella Marks	101 CLARK ST	9/29/16
5.	Barbara Habenstreit	Barbara Habenstreit	101 Clark St.	9/29/16
6.	HERBERT DAWSON	Herbert Dawson	101 Clark St	9/29/16
7.	Lee Goldman	Lee Goldman	101 Clark St.	9/29/16
8.	NIADA RIVERA	Nilda Rivera	101 Clark St	9/29/16
9.	STEPHEN L. GRIMES	Stephen L. Grimes	101 CLARK ST.	9/28/16
10.	JANA L. DICKERSON	Jana L. Dickerson	101 Clark St	9/28/16

## CADMAN TOWERS - Residents petitions against rezoning 141 Willoughby Street

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	<u>PRINTED NAME</u>	<u>SIGNATURE</u>	<u>ADDRESS</u>	<u>DATE</u>
1.	Evelyn Cary	<i>Evelyn Cary</i>	101 Clark St.	9/29/16
2.	MARY NICHOLLS	<i>Mary Nicholls</i>	101 CLARK ST.	9/29/16
3.	JOSEPH WINDOWIECKI	<i>Joseph Windowiecki</i>	101 CLARK ST	9/29/16
4.	MARTIN BLANK	<i>Martin Blank</i>	101 CLARK ST	9/29/16
5.	GARY GREENE	<i>Gary Greene</i>	101 Clark St	9/29/16
6.	OLIVIA ECHESTON	<i>Olivia Echeaton</i>	101 Clark St.	9/29/16
7.	Gloria Robinson	<i>Gloria Robinson</i>	101 Clark St.	9/29/16
8.	AGNES N. DRAMA	<i>Agnes N. Drama</i>	101 Clark St.	9/29/16
9.	<del>Robert Villanueva</del>	<del>Robert Villanueva</del>	101 Clark St	9/29/16
10.	Phyllis Ziegler	<i>Phyllis Ziegler</i>	101 Clark St	9/29/16

## CADMAN TOWERS - Residents petitions against rezoning 141 Willoughby Street

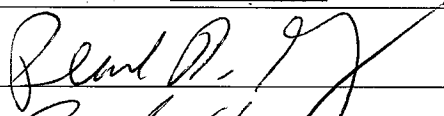

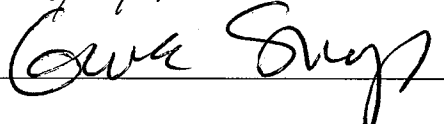
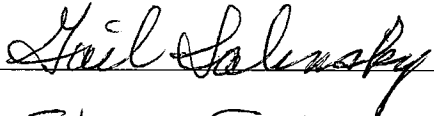
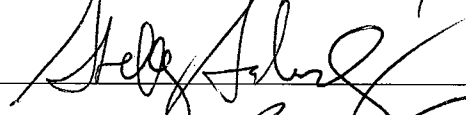

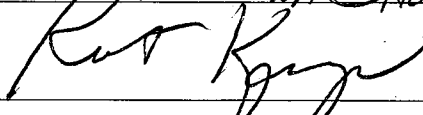
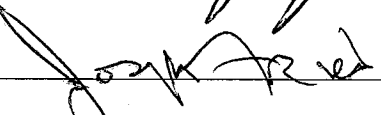
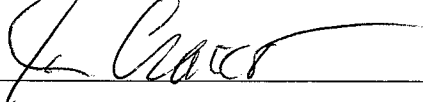
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	<u>PRINTED NAME</u>	<u>SIGNATURE</u>	<u>ADDRESS</u>	<u>DATE</u>
1.	DEVERLY SCHNIFFER	<i>Deverly Schaffer</i>	101 CLARK ST. - 20 E D. K. L. YU., N.Y. 11201	9/29/16
2.	LAURA GOLDBERG	<i>101 Clark St 11201</i>	<i>Laura Goldberg</i>	9/29/16
3.	CHARLES RUNKEL	<i>Charles Runkel</i>	101 Clark St 31C	9/29/16
4.	ADELE SUSSMAN	<i>Adele Sussman</i>	101 Clark St 3E	9/29/16
5.	JOE LAMARTINA	<i>Joe Lamartina</i>	101 Clark St. 14F	9/29/16
6.	CLAIRE BARABASH	<i>Claire Barabash</i>	101 Clark St - 26D	9/29/16
7.	GABRIEL FORD.	<i>Gabriel Ford.</i>	101 Clark St. 3H.	9/29/16
8.	Susan Ginzburg	<i>Susan Ginzburg</i>	101 Clark St. 18J	9/29/16
9.	GEORGE B BLOWNT	<i>G B B</i>	101 CLARK ST	9-29-16
10.	Gina Lebowitz	<i>Gina Lebowitz</i>	101 Clark St 4B	9/29/16



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	<u>PRINTED NAME</u>	<u>SIGNATURE</u>	<u>ADDRESS</u>	<u>DATE</u>
1.	Pearl "Penny" Schwartz		101 Clark St #21F	9/29/16
2.	Robert HAUSSMANN		101 CLARK ST #17D	9/29/16
3.	Gene Sturges		101 CLARK ST #8F	9/29/16
4.	Dr Bobbe-Lynne Urchin Kennedy	Dr Bobbe-Lynne Urchin Kennedy	101 CLARK St. #26-K	9/29/16
5.	Gail Safiasty		101 Clark St, 20G	9/29/16
6.		Sheldon Safinsky	101 Clark St. 20G	9/29/16
7.	<del>BOBBE LYNN URCHIN KENNEDY</del>		101 CLARK ST 10H	9/29/16
8.		ROBERT KARP	101 CLARK ST 11D	9/29/16
9.		Joseph FRIED	101 Clark St 28H	9/29/16
10.	JOAN CRACCO		101 Clark St 25H	9/29/16


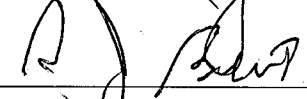
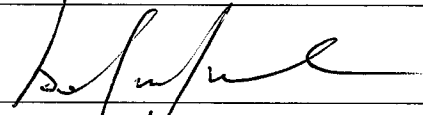
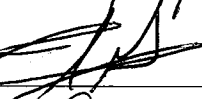
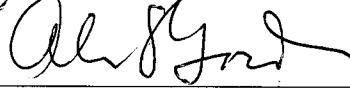

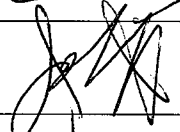

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	<u>PRINTED NAME</u>	<u>SIGNATURE</u>	<u>ADDRESS</u>	<u>DATE</u>
1.	ANITA CANLAS	Anita Canlas	101 Clark St	9/29/16
2.	Susan Schnapf	Susan Schnapf	101 Clark St. 18F	9/29/16
3.	ELAINE GREENE	Elaine Greene	101 Clark St SE	9/29/16
4.	CARLY SYLVESTRE	Carly Sylvestre	101 Clark St 30B	9/29/16
5.	Juliet Kennedy-Norton	Juliet Kennedy-Norton	101 Clark St. 21B	9/30/16
6.	Dwaine Lyles	Dwaine Lyles	101 Clark St 9C	9-30-16
7.	Antony B Soll	Antony B Soll	101 Clark St. 23G	9-30-16
8.	Caroly Mungia	Caroly Mungia	101 Clark St. 27H	9/30/16
9.	Barbara Mack	Barbara Mack	101 CLARK	9/30/16
10.	Dr. Alison Bennett	Dr Alison Bennett	101 Clark St. #31-D	9/30/16

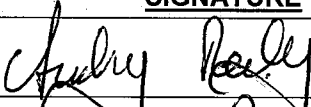
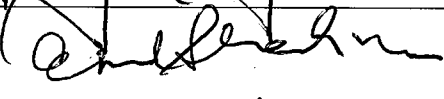
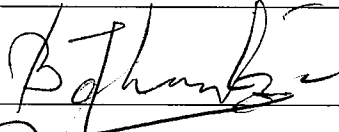
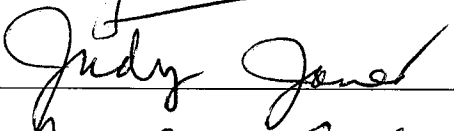
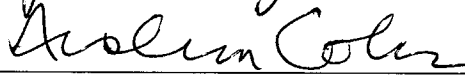

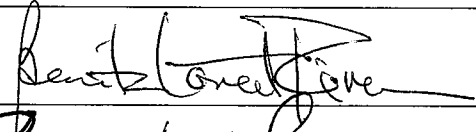
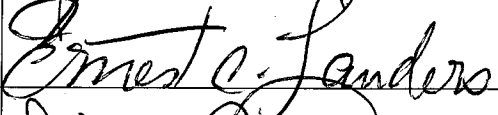


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	<u>PRINTED NAME</u>	<u>SIGNATURE</u>	<u>ADDRESS</u>	<u>DATE</u>
1.	KATALEEN REYNOLDS		101 CLARK ST-15J-11201	9/30/16
2.	R J BART		101 CLARK ST 21A 1120	9/30/16
3.	Jama M. King	IRMA M. KING	101 CLARK ST. # 18C	9/30/16
4.	Kaesun Alexis-John		101 Clark St. # 30A	9/30/16
5.	LESLIE A. GERMAIN-MOSCO		101 Clark St 11B	9/30/16
6.	ARVIN S. GOODMAN		101 Clark St 26G	9/30/16
7.	Isabelle Thompson	Isabelle Thompson	101 Clark 7K	9/30/16
8.	CAROL POPPKE		101 Clark St 31E	9-30-16
9.	JOHN L. KREVITT		101 Clark St 286	9/30/16
10.	HAROLD CORN		101 Clark St 17C	9/30/16

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	<u>PRINTED NAME</u>	<u>SIGNATURE</u>	<u>ADDRESS</u>	<u>DATE</u>
1.	Audrey Reilly		101 Clark St, NY 11201	9/30/16
2.	Enid R. Shen Kman		101 CLARK ST, NY 11201	9/30/16
3.	BEN LORENTZEN		101 CLARK ST. NY 11201	9/30/16
4.	Judy Jones		101 Clark St NY 11201	9/30/16
5.	AISLINN COHN		101 CLARK NY 11201	9/30/16
6.	JESSE COHN		101 CLARK ST 11201	9-30-16
7.	Benita Lovett-Kovacs		101 Clark St. 11201	9-30-16
8.	Ernest Landers		101 Clark St. 11201	9-30-16
9.	Jill Holder		101 Clark St 11201	9-30-16
10.	Eric Guy		101 Clark St 11201	9/30/16

## CADMAN TOWERS - Residents petitions against rezoning 141 Willoughby Street

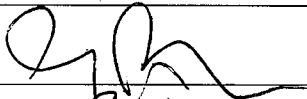
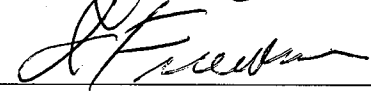
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	<u>PRINTED NAME</u>	<u>SIGNATURE</u>	<u>ADDRESS</u>	<u>DATE</u>
1.	Carole Coleman	<i>Carole Cole</i>	101 Clark St Bklyn NY 11201	9/30/16
2.	HANLEY CLARK	<i>Hanley Clark</i>	101 CLARK ST BRKLN	10/1/16
3.	Sheila Hord	<i>Sheila Hord</i>	101 Clark St 17th Fl Brooklyn NY	10/1/16
4.	HARRIS SARNEY	<i>Harris Sarney</i>	101 CLARK ST BRKLN 11201	9/30/16
5.	JOE ANNE SHAPIRO	<i>Jelane Shapiro</i>	101 Clark St Bklyn 11201	10/1/16
6.	SOFIYA Shteyn	<i>Sofia Shteyn</i>	101 CLARK ST BRKLN 11201	10/1/16
7.	BURT GROSSMAN	<i>Burt Grossman</i>	101 Clark St. Brooklyn 11201	10/1/16
8.	JOHN MURPHY	<i>John Murphy</i>	101 CLARK ST, 11201	10/1/2016
9.	Sheila Roman	<i>Sheila Roman</i>	101 Clark St. Brooklyn, NY 11201	10/1/2016
10.	ALTAIR FORD	<i>Altair Ford</i>	101 Clark St Bklyn NY 11201	10/1/2016



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	<u>PRINTED NAME</u>	<u>SIGNATURE</u>	<u>ADDRESS</u>	<u>DATE</u>
1.	Angelita Rosales		10 Cadman Sq.	10-3-16
2.	IRA Freedman		10 Cadman Sq	10-3-16
3.				
4.				
5.				
6.				
7.				
8.				
9.				
10.				

THE COUNCIL  
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_  
 in favor  in opposition 141 Willoughby  
LL-0472  
Date: 10/5/2016

(PLEASE PRINT)

Name: Assemblyman Walter Mosley's office  
Address: 55 Hanson Place Brooklyn NY  
I represent: The 57th Assembly District  
Address: \_\_\_\_\_

THE COUNCIL  
THE CITY OF NEW YORK

Appearance Card

489

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_  
 in favor  in opposition  
Date: \_\_\_\_\_

(PLEASE PRINT)

Name: STEPHEN HARRISON  
Address: 317-79th St. Brooklyn NY  
I represent: COMMUNITY BOARD 10  
Address: 819 5th Ave Brooklyn NY

THE COUNCIL  
THE CITY OF NEW YORK

Appearance Card

1189

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_  
 in favor  in opposition  
Date: 10/5/2016

(PLEASE PRINT)

Name: Josephine Beckmann, District Manager  
Address: 8119 5th Avenue  
I represent: Brooklyn Community Board Ten  
Address: 8119 5th Ave 71209

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

489

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

in favor  in opposition

Date: 10/5/16

(PLEASE PRINT)

Name: Matthew Cassara

Address: 1026 Bay Ridge Parkway Bklyn, NY 11228

I represent: Dyker Heights Civic Association

Address: 1072 80<sup>th</sup> St, Brooklyn NY 11228

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

L.U. 474

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

in favor  in opposition

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

(PLEASE PRINT)

Name: Lynn Parkerson - Brooklyn

Address: 1100 Schermerhorn St. Ballet

I represent: Brooklyn Ballet

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

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

489

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

in favor  in opposition

Date: 10/5/16

(PLEASE PRINT)

Name: ROBERT V. CASSARA

Address: 973-BAY RIDGE PKWY, BKLYN, NY 11228

I represent: BROOKLYN HOUSING PRESERVATION ALLIANCE

Address: P.O BOX 280345

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

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 141 Willoughby Res. No. \_\_\_\_\_  
 in favor  in opposition LU-0472 zoning  
Date: 10/5/2016

(PLEASE PRINT)  
Name: Senator Velmanette offices  
Address: 30 Third Avenue Brooklyn, NY  
I represent: District (Senate) 25  
Address: \_\_\_\_\_

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 141 Willoughby Res. No. \_\_\_\_\_  
 in favor  in opposition LU-0472 zoning  
Date: 10/5/16

(PLEASE PRINT)  
Name: Toba Potosky  
Address: 101 Clark Street Brooklyn NY 11201  
I represent: Cardman Towers  
Address: \_\_\_\_\_

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_  
 in favor  in opposition 141 WILLOUGHBY  
Date: \_\_\_\_\_

(PLEASE PRINT)  
Name: ANDREW HOAN  
Address: \_\_\_\_\_  
I represent: BROOKLYN CHAMBER OF COMMERCE  
Address: \_\_\_\_\_

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

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

in favor  in opposition 1600332MR

Date: 1603512MR

(PLEASE PRINT)

Name: Paul Proulx (on behalf of Bleitman Realty

Address: Associates - the Applicant)

I represent: c/o Holland and Knight

Address: 31 W 52nd 10019

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 472, 473, 474 Res. No. \_\_\_\_\_

in favor  in opposition

Date: 10/5/16

(PLEASE PRINT)

Name: PETER BRAY

Address: 237 GARFIELD PL BROOKLYN

I represent: BROOKLYN HEIGHTS ASSOCIATION

Address: 55 PIERRE PONT ST BROOKLYN

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 0477-2016 Res. No. \_\_\_\_\_

in favor  in opposition

Date: 10/5/16

(PLEASE PRINT)

Name: Michael Barry

Address: 110 Greene Street NY NY

I represent: Ironstate Development LLC

Address: 110 Greene Street NY NY

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

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 0477-2016 Res. No. \_\_\_\_\_

in favor  in opposition

Date: 10/5/16

(PLEASE PRINT)

Name: Deirdre A. Carlson, Greenberg Traurig

Address: 200 Park Avenue

I represent: Ironstate Development Developer

Address: 217 1221 West 29th Street

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. LV 472-474 Res. No. \_\_\_\_\_

in favor  in opposition

Date: 10/5/16

(PLEASE PRINT)

Name: Jay Segal

Address: 200 Park Avenue

I represent: Savanna

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

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 0475+0476 Res. No. \_\_\_\_\_

in favor  in opposition

Date: 10/5/16

(PLEASE PRINT)

Name: Lisa Orrantia AKerman LLP

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

I represent: MLK Plaza LLC

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

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



**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 0715-1976 Res. No. \_\_\_\_\_

in favor  in opposition

Date: 10/5/16

Name: Joseph Mayer (PLEASE PRINT) AKerman LLP

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

I represent: MAP ARCHITECTS

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

**THE COUNCIL  
THE CITY OF NEW YORK**

141 Willoughby

Appearance Card

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

in favor  in opposition

Date: 10/5/2016

Name: ALAN WASHINGTON (PLEASE PRINT)

Address: 1 MetroTech Center

I represent: Downtown Brooklyn Partnership

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

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 480/481-2016 Res. No. \_\_\_\_\_

in favor  in opposition

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

Name: DAN TURBIDY (PLEASE PRINT)

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

I represent: ROCKAWAY BEACH HOTEL LLC

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

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

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. LV 972, 473, 474 Res. No. \_\_\_\_\_

in favor  in opposition

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

(PLEASE PRINT)

Name: Jeff Nelson

Address: NYCEDC

I represent: NYCEDC

Address: 110 William St.

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 480/481-2016 Res. No. \_\_\_\_\_

in favor  in opposition

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

(PLEASE PRINT)

Name: Josh Rinesmith

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

I represent: ROCKAWAY BEACH HOTEL LLC

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

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

L.U. 490

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

in favor  in opposition

Date: 10/5/11

(PLEASE PRINT)

Name: RICHARD LOBEL

Address: SHELDON LOBEL, P.C.

I represent: 1968 SECOND AVENUE LLC

Address: 1968 SECOND AVENUE, MH

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

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. 489

in favor  in opposition

Date: 10/5/16

(PLEASE PRINT)

Name: Jordan Most

Address: Sheldon Label PC

I represent: Property Owners in Brook CB10

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

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 0475 <sup>#10476</sup> Res. No. \_\_\_\_\_

in favor  in opposition

Date: 10/5/16

(PLEASE PRINT)

Name: DAN RAD

Address: ~~1234~~ MLK PLAZA

I represent: RADSON DEVELOPMENT

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

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. LV 472-479 Res. No. \_\_\_\_\_

in favor  in opposition

Applicant: \_\_\_\_\_ Date: 10/5/16

(PLEASE PRINT)

Name: Chris Schlank

Address: 430 Park Avenue

I represent: Savanna (self)

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

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

THE COUNCIL  
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. 604724 Res. No. \_\_\_\_\_

in favor  in opposition

Date: 10/5/16

(PLEASE PRINT)

Name: ED WALLACE

Address: 90 GREENWICH WILLOW ST @ 9th Ave

I represent: SEVEN

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

THE COUNCIL  
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. 474 Res. No. \_\_\_\_\_

in favor  in opposition

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

(PLEASE PRINT)

Name: ROBERTO

Address: 140 CADMAN PLAZA WEST BKLYN

I represent: SELF NY 1120

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

THE COUNCIL  
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. 472-471 Res. No. \_\_\_\_\_

in favor  in opposition

Date: 10/5/16

(PLEASE PRINT)

Name: Dan Egers

Address: Zoo Park Ave / Co Greenlies Truss

I represent: SEVEN

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

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

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

L.O. 475/6

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

in favor  in opposition

Date: 10/5/16

(PLEASE PRINT)

Name: RICHARD LOBEL

Address: SHELDON LOBEL, P.L.

I represent: 860 East 147th St Owners

Address: 860 East 147th St, BX

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

0480

I intend to appear and speak on Int. No. 0481 Res. No. \_\_\_\_\_

in favor  in opposition

Date: 10/5/16

(PLEASE PRINT)

Name: Lisa Orrantia

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

I represent: Rockaway Beach Hotel LLC

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

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. LU477

in favor  in opposition

Date: 10/5/16

(PLEASE PRINT)

Name: DAVID WEST Architects

Address: Goldstein Hill West # ~~Broadway~~ NYC

I represent: Ironstate

Address: 11 Broadway NYC

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

THE COUNCIL  
THE CITY OF NEW YORK

Appearance Card

14/ william

I intend to appear and speak on Int. No. 477-474 Res. No. \_\_\_\_\_

in favor  in opposition

(Applicant  
new) ONLY If question

Date: 10/5/16

(PLEASE PRINT)

Name: Morry Admi

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

I represent: Savane

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

THE COUNCIL  
THE CITY OF NEW YORK

Appearance Card

2014

0472

I intend to appear and speak on Int. No. 472 Res. No. \_\_\_\_\_

in favor  in opposition

Date: 10/5/16

(PLEASE PRINT)

Name: Alex Doherty

Address: 271 BALTIC BK

I represent: Assembly W. JOAQUIN SIMCO

Address: 5204

THE COUNCIL  
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. 4477

in favor  in opposition

Only if question

Date: 10/5/2016

(PLEASE PRINT)

Name: Nancy Doon

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

I represent: VHB

Address: 2 Penn Plaza, Suite 2602, NY, NY

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



**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 472-474 Res. No.       

in favor  in opposition

Date:                     

Name: Ted Valant (Board President, CPN) (PLEASE PRINT)

Address: 140 Cadman Pk W. (161) Bklyn 11201

I represent: Cadman Plaza North Inc.

Address: 140 Cadman Pk W

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

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

in favor  in opposition

Date: 10/5/16

Name: Allen Rosen (PLEASE PRINT)

Address: 75 Henry Street, Bklyn

I represent: Myself

Address:                     

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

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

in favor  in opposition

Date: 10/5/16

Name: Colin Leary (PLEASE PRINT)

Address:                     

I represent: Ironstate Development

Address: 50 Washington Street Hoboken

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

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 160377 Res. No. 285

in favor  in opposition

reuskatin

Date: 10/5/2016

Name: Victoria Hofno (PLEASE PRINT)

Address: 7201 4th Avenue

I represent: Bay Ridge Community

Address: same

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

**THE COUNCIL** FOUR QUESTION ONLY  
**THE CITY OF NEW YORK**

Appearance Card

490

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

in favor  in opposition

Date: 10-5-16

(PLEASE PRINT)

Name: AZAM MOTTAMMED

Address: 657 HAVERSBRAW ROAD

I represent: 1968 2nd AVE REALTY LLC

Address: 1968 SECOND AVE N.Y.N.Y

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

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 474 Res. No. \_\_\_\_\_

in favor  in opposition

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

(PLEASE PRINT)

Name: Roger Brent Adler, Esq.

Address: 10 Clinton Street - 7-D

I represent: NYCFC

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

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

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 472-475 Res. No. \_\_\_\_\_

in favor  in opposition

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

(PLEASE PRINT)

Name: RICHARD LANDY

Address: 140 CADMAN PLAZA

I represent: CADMAN PLAZA NORTH

Address: 140 CADMAN PLAZ.

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