

**From:** [Lars Engstrom](#)  
**To:** [Land Use Testimony](#)  
**Subject:** AGAINST the Park Circle rezoning  
**Date:** Wednesday, November 18, 2020 11:28:33 AM

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Hello,

I am a resident of the neighborhood right off of Park/Machate Circle. Our lame duck council representative, Brad Lander, is attempting to do what he failed to accomplish in his own wealthy neighborhood of Park Slope: score cheap points on being an affordable housing champion before running for city-wide office, despite it being smoke and mirrors, at the expense of a part of Windsor Terrace that is not wealthy, but is working- and middle-class. The oversize tower proposed for Park Circle claims to be affordable housing, but in reality will be 75% market-rate luxury housing in an area where recently constructed buildings leave their expensive apartments empty and unrented, rather than lowering the rents to be affordable to the neighborhood. Further addition of luxury apartments would keep local rents artificially inflated. I myself live here because I can afford it, and would not be able to stay if I was ever forced to move.

The traffic situation at Park Circle is already untenable and over capacity, and massive gridlock and illegal tractor trailer traffic, with the ensuing noise, pollution and danger to pedestrians and other drivers, would be pushed even further by first the construction, and then the addition of hundreds of new apartments, most of which would be beyond the means of the local residents. The two apartment buildings, 16 and 10 Ocean Parkway, are rent-stabilized buildings that would be the most swamped by the negative impacts of this project.

Furthermore, the fact that Brad Lander sides with real estate developers and a right-wing extremist church shows the condescending contempt he has for our neighborhood as undeserving of representation.

Please do not approve this boondoggle that profits a scant few who don't need the money, at the expense of a neighborhood who don't have the resources to "lawyer-up" like Mr. Lander's neighborhood does.

Sincerely,

Lars Engstrom

30 Ocean Parkway, Brooklyn, NY 11218

**From:** [Robert Puca](#)  
**To:** [Land Use Testimony](#)  
**Subject:** Stop the rezoning  
**Date:** Thursday, November 19, 2020 12:58:03 PM

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I have written to you before about the zoning changes afoot to allow construction of a 13-story luxury apartment building at the site of the International Baptist Church where Caton Place and Ocean Parkway end at Park Circle

This should not be allowed to go forward

STOP THE REZONING

Sent from my iPhone

**From:** [Todd Weeks](#)  
**To:** [Land Use Testimony](#)  
**Subject:** Testimony Against 312 CIA  
**Date:** Wednesday, November 18, 2020 2:19:10 PM

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To Chair Moya and the Committee,

I am a resident of Windsor Terrace. I live here with my wife and two children. I work for a labor union and my wife works as administrator in a small law firm. The vast majority of our income goes towards paying our mortgage and maintenance of our apartment. We live above our means as do so many of our neighbors here in this part of Brooklyn.

My children attended PS 154, and my son is a student at Brooklyn Prospect Charter school. My daughter is a student at Frank Sinatra High School for the Performing Arts in Astoria.

I am appalled at the prospect of a 14 story apartment building going up across the street in our neighborhood under the guise of being a haven for MIH families and to satisfy the needs of a small, exclusive church community.

Although am pro MIH (25% is too little) and I have no issue with the International Baptist church and respect their right to autonomy, it strikes me as unethical that this church group is willing to go “all in” on a massive building that will have a major negative impact on their neighborhood simply so they can get a new gymnasium and more space. The church leadership has never reached out to the local community, and that may be in part because the church does not share the progressive values of the community at large.

JEMB Realty and it’s lobbyist Fried Frank have put forward a disingenuous proposal and an EAS that paints this structure as less imposing than it actually is, makes the surrounding streets appear wider than they actually are, and assumes a wider school district than is actually reasonable for this proposed 270 unit monstrosity. JEMB seeks to monetize park views with a 75% luxury condo tower designed primarily for one per centers at the expense of everyone else in the community.

The disproportionate negative impact that this building will have on Park Circle in terms of increased noise (the high facade will reflect sirens and other noise back onto the circle and surrounding area), traffic, light pollution and additional negative impact on water and sewer infrastructure cannot be overstated. The Fort Hamilton Parkway G and F station stop is already overcrowded during rush hour in non-pandemic times. This structure and the two buildings proposed at 57 Caton Place will add 1000 residents to the community. Where is the plan for dealing with infrastructure impact?

This building is wrong for the area. Why do we continue to overdevelop near our green spaces? Where is our commitment to responsible and sustainable land use?

Community Board 7 recommended a building of no more than nine stories in height. JEMB cannot realize their dreams of monetizing park views with luxury condominium/market rate apartments with nine stories. They will not say that, but will only continue to go on about MIH and how this building will serve the church and give us a supermarket.

I strongly encourage the Land Use Committee to vote against the building as proposed and to

demand that JEMB go back to the drawing board to create a proposal that is compatible with the neighborhood and one that does not negatively impact transportation, water and sewer; a building that does not contribute to more noise and air pollution; and one that does not contribute to the overcrowding of our subway platform and our already overcrowded schools.

Thank you,

Best,

Todd Weeks  
30 Ocean Parkway