

**From:** [anthonyfinkel@gmail.com](mailto:anthonyfinkel@gmail.com)  
**To:** [Land Use Testimony](#)  
**Subject:** Cortelyou Road Rezoning - Support  
**Date:** Tuesday, January 26, 2021 11:58:42 AM

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Good morning,

Thank you for allowing me to speak.

My name is Anthony J. Finkel. I have been a resident of Ditmas Park for over 30 years and I operate a small business in this community. I also serve on the Board of Directors for the Cortelyou Road Merchants Association.

Tonight I am voicing my support for Mr. Doleh and the upzoning of 1620 Cortelyou Road. Mr. Doleh has owned the Keyfood located at 1620 Cortelyou road for almost 30 years and has been an active member of the merchants association for over a decade, both financially and physically.

After speaking with Mr. Doleh and hearing the project plans last night at Community Board 14's general meeting, I feel confident that upzoning 1620 Cortelyou will benefit the community in a number of ways:

1. Upzoning 1620 Cortelyou Road would add at least 20 new affordable housing units along the Cortelyou Road commercial corridor.
2. Approving the upzoning will ensure that 1620 Cortelyou Road will remain in the hands of someone who has already been investing in the community for the past 30 years, rather than a private developer.
3. The new apartment units will benefit young families by providing them with the opportunity to move into the area, instead of pushing young families away who may not be able to afford the purchase of million dollar Victorian homes.
4. The new apartment building and its inhabitants will increase business activity at local shops, restaurants and bars in the area. This increased business activity is good for Cortelyou Road and for Ditmas Park.

Finally, I believe that Mr. Doleh has proven that he is receptive to the community's needs and wants. Mr. Doleh has demonstrated this by adding these 20+ affordable housing units while performing the construction in phases as to keep the supermarket open and available to the public. Mr. Doleh did not have to go about construction in that way. In fact, he could have built an 80 foot structure without any affordable housing units and without any community input - but he chose to go through a route that provides the community with a benefit, which is one of many reasons why I support Mr. Doleh and the upzoning of 1620 Cortelyou Road.

Thank you.

Sent from my iPhone

**From:** [info@lblakemorris.com](mailto:info@lblakemorris.com)  
**To:** [Land Use Testimony](#)  
**Cc:** [Voteblake40](#)  
**Subject:** Opposition: Proposed project: 1620 Cortelyou Rd. Brooklyn, NY 11226 ULURP application  
**Date:** Tuesday, January 26, 2021 11:33:01 AM

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landusetestimony@council.nyc.gov

Date: January 26, 2021

Re:

Proposed project:  
1620 Cortelyou Rd.  
Brooklyn, NY 11226  
ULURP application

I am opposing the up zoning of the above referenced proposal because of numerous objections but in particular is the increase in residential density at this location. The adjacent subway station (Cortelyou Rd. Sta. on the Brighton Line - Q line service - Broadway Express) within 300 feet of the proposed project is incapable of absorbing any increase in residential density at this location or on Cortelyou Rd. in the immediate 10 block radius in all directions.

This station has extremely narrow platforms, and operates at over capacity during rush hour. Due to the nature of the layout of this station in an open cut there is NO mitigation measures possible either reasonable or unreasonable to create more space for the transit riders either on the platforms or at the sole narrow stairs that lead to each platform.

An increase in residential density would lead directly to increase rush hour subway use that will be a proximate cause of passenger fatalities and injury. No increase in residential density is possible at this location since the rapid transit facilities are completely unable to absorb any more ridership and NO mitigation is possible.

The additional problem is that there are two other parcels within 500 feet of this proposed project that also could make the similar application (Walgreens Drug Store and Flatbush Food Co-op) and would not be able to be denied as a matter of law, since their denial would be an arbitrary and capricious action.

I strongly advise for the entire ULURP application be denied and have the property owners/managers use the up zoning that was granted to this parcel in 2009.

Thank you for your attention.

Blake Morris  
local resident  
40th District - Flatbush  
City Council Candidate 2021  
462 E. 16th St.  
Brooklyn, NY 11226  
cell - 347-496-7091  
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**From:** [David Karopkin](#)  
**To:** [Land Use Testimony](#)  
**Subject:** 1620 Cortelyou Road - comment in opposition  
**Date:** Tuesday, January 26, 2021 10:20:58 AM

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I am against the development of 1620 Cortelyou Road as proposed for the following reasons:

- does not meet the conditions set forth in the community board approval
- does not offer sufficiently affordable housing options
- out of scale with other buildings on the strip and will block sunlight
- will be a devastating inconvenience for consumers of the important establishments on the strip
- community advocates have proposed a number of reasonable alterations which should be given meaningful consideration

Thank you.

-David

David Karopkin, Esq. | *he, him, his*  
860 East 18th Street, 3E  
Brooklyn NY 11230  
[917-435-9194](tel:9174359194)

**From:** [debbie tobias](#)  
**To:** [Land Use Testimony](#)  
**Subject:** Against cortelyou rezoning  
**Date:** Thursday, January 14, 2021 3:35:06 PM

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Hi, I live in the neighborhood and the last thing we need are more giant luxury towers blocking the sunlight, changing the special historical nature of our neighborhood and making yet more unaffordable real estate putting more money in the pockets of the super rich developers during this unprecedented covid times. We need a better plan to create affordable commercial real estate for local businesses and affordable housing.

Thank you,  
Deborah Tobias  
Resident

Sent from my iPhone



New York City Council  
Committee on Land Use  
Subcommittee on Zoning and Franchises

January 26, 2021  
Hearing on 42-11 9th Street Special Permit (C 200303 ZSQ; N 200304 ZRQ)

**Testimony of Elizabeth Lusskin, President, Long Island City Partnership**

Good Morning Chair Moya and Members of the Subcommittee, and thank you for the opportunity to address you today. My name is Elizabeth Lusskin, and I am President of the Long Island City Partnership, the local development corporation for LIC.

We want to share with you why we believe that the Titan-RXR project is an important and much-needed opportunity for the area. This exciting partnering of Titan, a long time LIC industrial family business, with RXR, a creative commercial developer and owner, has produced a proposal that reflects a responsible approach to preserving and actually expanding on Long Island City's industrial footprint and adding more jobs. This is not an easy thing to achieve, given the economics of the market, which is why this well thought out and balanced proposal is so important for the neighborhood.

The Long Island City Partnership, since its founding forty years ago as the Long Island City Business Development Corporation, has been deeply engaged with the industrial businesses of LIC, as well as the business community in general. LIC is one of the most productive areas of the state, providing essential goods and services to the region, and providing family-supporting jobs locally. Currently, we are the Industrial Business Service Provider for the LIC Industrial Business Zone, through the NYC Department of Small Business Services, and work one-on-one with industrial businesses through a holistic problem-solving approach addressing everything from financing to operational challenges.

By far the most difficult issue facing companies in this essential sector in LIC - where they very much want to be for sound business reasons - is finding available and appropriate real estate. A consequence of the evolution of LIC into one of the most dynamic mixed-use areas in the country, has been the reduction of space available for industrial uses. At the same time, we are seeing an increase in companies seeking space that may not be considered industrial but are definitely consistent with our highly creative community, who require office type space.

In this context, RXR and Titan's proposal reflects a responsible approach to preserving and actually expanding on Long Island City's industrial footprint. New projects rarely add industrial space since the economics rarely work out. That in turn puts added pressure on the industrial rental market. Here we have a project that not only preserves the space available for true industrial uses but actually expands it by 55%.

We are also a strong advocate for commercial office space in LIC. It creates a wide range of good jobs, but it's overwhelmingly concentrated in Manhattan. This project will allow Queens Residents to better access good-paying office jobs.

The office component has the added benefit of making the industrial expansion feasible. Unlike most new industrial space, this project won't receive public subsidies and instead relies on the office rents to provide space that is affordable to local manufacturers.

1 MetLife Plaza  
27-01 Queens Plaza North, Level B  
Long Island City, NY 11101

P: 718-786-5300  
[www.licqns.com](http://www.licqns.com)

As we look to recovery post-COVID, we need to encourage investments in our local economy that create thousands of jobs and strengthen the LIC neighborhood. This is even more true with a project that supports so many of the goals we outlined in our Comprehensive Plan, of which the City Council was a sponsor, around industrial and commercial development.

I'm also glad to see two long-time supporters of the LIC Partnership working together on this project. Titan is a long-standing member of the LIC community, with nearly five decades in business here. RXR understands the neighborhood, including through its ownership of the iconic Standard Motor Products building.

If this project does not move forward, it will be a real missed opportunity to preserve the local manufacturing cluster, and to grow the existing 21 jobs at the building to as many as 350 new industrial and over 1,000 office jobs.

We hope that you will join us in recognizing the importance of this project not just in and of itself, but also as a real-life demonstration that the expansion of industrial space and creation of office space can together produce a market-viable project *in Long Island City*. This will be a great example of what is possible for the future.

**From:** [Estelle Tsantes](#)  
**To:** [Land Use Testimony](#)  
**Subject:** Cortelyou Road  
**Date:** Monday, January 25, 2021 5:02:29 PM

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I protest the rezoning of Cortelyou Road. The neighborhood is already congested. The subway is dangerously crowded. The street is often a traffic jam. Closing the stores is a travesty.

**From:** [Gaby Alter](#)  
**To:** [Land Use Testimony](#)  
**Subject:** Re: 1620 Courtelyou Road Rezoning  
**Date:** Tuesday, January 26, 2021 1:11:59 PM

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Hello,

I am submitting the full text of the letter from 400 E 17th Street Co-op Board president Timothy Sudweeks that I read at the meeting. Please see below.

Regards,  
Gabriel Cosman-Alter

Dear Commissioners,

We oppose the project in its current form. This projects massing and plans as shown in the EAS are not accurate; bulkhead is missing, deadend corridors @ + 80FT, & site plan has inaccuracies with regard to distance to 400E17ST that mean window to window distances of 40ft not complying with ZR 23-711. The massing at the rear will have small lot line windows (10% facade) and added costs for required opening protectives per BB 2015-17.

The massing as presented is speculative. So where will non conforming bulk be relocated to max out the FAR? The proposed zoning R7D has a height limit of 115ft so approval of the Upzoning could lead to an even higher building than presented without carefully crafted stipulations.

Our residents at the rear will lose all views as we would with an AOR development, but with the potential new height and bulkhead we'll also lose light. Lastly we are seeking to increase our energy efficiency with a solar panel array. Solar panels or a green roof would be required for a roof replacement under BB 2019-010. The upzoning has the potential to partly overshadow our roof. This creates a major conflict if we are also required to add solar. It may affect our grade letter (LL95-2019). With reducing emissions allowances will we incur fines in the future?

Some items we would like to see: It would be preferable if the building used 15ft for the ground fl retail which is in line with a residential double switchback stair instead of 20ft, and 9ft-8in fl to fl instead of 10ft for residential floors. Parapits should be glass. The elevator could be MRL instead of traction to reduce the bulkhead. But this only gets us so far.

Ideally we believe the massing should be reduced at least a floor below 75ft at the western edge and a series of stepped terraces created to a peak on the East where the core/bulkhead should be moved. If the developer picks up the easterns lots now or in the future this would allow a central core which is more efficient. We believe that a stepped massing if articulated well will allow for a break down of the street wall more in keeping with the context. With eastern lots included in the development the massing should step down quickly to get back into context and not overshadow our neighbors on the Eastern side of E17ST.

Simply put, the above is our intuition for a more intelligent response to the context the development, and we believe better massing would allow 400E17 Coop to have some access to light, proceed with a solar array, and the developer to increase their return with a valuable

private / building community terrace mix, and not compromise the number of affordable housing units.

We look forward to seeing a viable proposal and massing that addresses the concerns of the residents of 400E17 Coop and that of the community at large.

Regards Timothy Sudweeks AIA, LEED, CPHD

**From:** [John Oros](#)  
**To:** [Land Use Testimony](#); [Kelley, Chelsea](#)  
**Subject:** Against 1620 Cortelyou Road Upzoning  
**Date:** Tuesday, January 26, 2021 11:19:25 AM

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Hello --

I was hoping to testify today against the development of 1620 Cortelyou Road but I am caught up in some work meetings and will be in and out.

For the record, I want to make it clear that I am fully against this upzoning. I have spoken out at the CPC meeting; and at Borough President Adams hearings. Our City Councilmember has been incredibly difficult to get a hold of. There was a death in my family the only day that he afforded to speak to our group SaveCortelyou, and at that time he was not up to speed with the application and why there is such community pushback against it.

I would like to see this rejected outright by the City Council, or at least to stop it from the R 7D which allows for excess FAR and is unnecessary. To quote the report from BP Adams : "Borough President Adams does not agree with the applicant's assertion that an R7D district is necessary to realize both a larger supermarket and affordable housing units."

This is clearly a back door for unnecessary and not contextual development in our neighborhood. If City Council wants to approve this based on the MIH offers -- much more must be binding in the resolution.

But I do not believe that the applicant and his lawyer have acted in good faith to engage the community.

I apologize for the quick email; I am balancing a wfh job right now and hope I can also testify via the link later today if my days of meetings allow it.

-John

--

**John Oros**

C: (914)-522-7388

**From:** [J. van der Naald](#)  
**To:** [Land Use Testimony](#)  
**Subject:** Written testimony for land use meeting January 26, 2021 in regard to 1620 Cortelyou Road  
**Date:** Monday, January 25, 2021 6:13:50 PM

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This email is to submit written testimony for the land use meeting tomorrow Tuesday January 26, 2021. I am writing in regard to the rezoning proposal for 1620 Cortelyou Road. I have signed up to attend but in the event that I cannot make it, I would like this written testimony on record.

I am a resident of Flatbush and I live on Cortelyou Road. I Oppose the Proposed Upzoning of Cortelyou Road. Instead of luxury real estate giveaways, protect what we have. The city needs to Landmark the Flatbush Savings Bank and Flatbush Presbyterian Church.

Thank you!

--

Best,

Joseph van der Naald

**From:** [Mary Lutz](#)  
**To:** [Land Use Testimony](#)  
**Subject:** 1620 Cortelyou Rezoning  
**Date:** Tuesday, January 26, 2021 11:09:14 AM  
**Attachments:** [Lutz.Jan26.2020.testimony for 1600-20 Cortelyou Proposal.docx](#)

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Dear Councilmembers:

Please see my written testimony today. I am unable to offer it at the hearing in person because I am helping my grandson with remote learning this morning.

Thank you.

Mary E. Lutz, Phd, MPH  
404 E. 18 Street  
Brooklyn, NT 11226

MARY E. LUTZ, PHD, MPH    404 EAST 18<sup>TH</sup> STREET    BROOKLYN, NY 11226

To: New York City Department of City Planning

January 26, 2021

Thank you for allowing me to submit testimony by email.

My name is Dr. Mary Lutz. I am a researcher, professor emeritus, and a resident of Community District 14. I hold a Doctorate and Masters in Public Health (epidemiology) from Columbia University. I have lived two blocks from the proposed project for 38 years. I cannot testify in person or through the Web today because I am providing the remote learning monitoring my 4<sup>th</sup> grade grandson who requires adult attention to his PS139 class.

Others have testified to the anticipated loss of the Key Food Cortelyou market due to proposed upzoning and construction and the creation of a new food desert. I, too, share those concerns, but have additional objections to the proposed 1600 Cortelyou project.

I respectfully offer these remarks as my testimony regarding the matter of **Rezoning BLOCK 5159 -- lot 1, lot 8, lot 9, lot 10.**

**Regarding Transportation** ( see CEQR Technical Manual Chapter 16 (b)

The existing public transportation corridor provided by Cortelyou Road between Coney Island Avenue and Nostrand Avenue includes the cross-Brooklyn Flatbush B103 and the BM1, BM2, BM3 and BM4 express busses to Manhattan that originate in Sheepshead Bay, Canarsie, Coney Island and Gerristen Beach. In addition, others have mentioned the commuter subway, not handicap/ADA accessible, has been neglected in the developer's application is that buses provide the only ADA (handicap) accessible transportation in Central Brooklyn. Furthermore, the overcrowded station platforms at Beverly Road and Cortelyou will be further squeezed and dangerous with an absence of the Cortelyou Road buses that serve the neighborhood's working commuters and wheelchair-bound passengers.

**Re: NOISE** (CEQR Technical Manual Chapter 19)

Noise complaints are among the most commonly cited reasons when NYC residents make 911 and 311 calls, Unfortunately, in this pandemic, many people are working from home and most school children are required to be inside. Most of my epidemiologist colleagues predict late **August 2021** will be the soonest that most "lockdown" restrictions might be lifted. *Along with COVID19 restrictions, new construction and a recession, their former "safe haven" for at-home learning and working becomes an inescapable and earsplitting cage for nearby families.* The construction was originally scheduled to be finished in 2022. Even with a prompt vaccine roll-out, the education loss and employment and mental health challenges of this proposed noisy construction are incalculable.

**Re: CONSTRUCTION** (CEQR Technical Manual Chapter 22)

(a) In addition to pedestrians, the vehicular traffic, congestion of commercial trucks, Cortelyou's emergency fire department, and police vehicles in the area are already impeded in delivery of necessary services. The "wide commercial corridor" in the developer's application is in fact a 2-lane roadway with parking on both sides. There is currently no room for buses to pass a double-parked car much less for fire engines to proceed past them against oncoming traffic. **No provisions for re-routing emergency vehicles exists in the proposal.** Note that all

the streets abutting Cortelyou Road are one-way residential streets and U-turns on Cortelyou Road are both illegal and impossible with the exceptions of intersections where pedestrian deaths have already occurred.

**Re: PUBLIC HEALTH AIR QUALITY** (CEQR Technical Manual Chapter 17 (c) and (CEQR Technical Manual Chapter 20 (a)

In New York City, 13.3 percent (173,660) of children suffer from asthma, and it is the leading cause of in-patient hospital stays for children. The rates of childhood hospitalizations due to asthma are also higher in poorer areas (the Bronx, East and Central Harlem, *Central Brooklyn*). As you know, this disproportionately affects children of color.

In Brooklyn county-wide, pediatric hospitalizations for asthma are the highest in New York State at 5.45 per 1000. **Zip 11226, where the upzoning is located, that rate is 7.01/1000.** Besides a consequence of low-income and inferior, overcrowded housing, nearby construction has been demonstrated to be a major contributor, affecting both adults and children. Sources: NYS SPARCS (asthma hospitalizations); NYSDOHMH (pediatric screening campaign, 2017)

Asthma as a consequence of living/working near construction sites is specifically triggered by grout, cement, solvents, lime, paint, diesel emissions, epoxy resins, adhesives, welding fumes, shotcrete, mold, and smoke. The proposed 1600/20 Cortelyou project is *directly across the street* from approximately 100 residences with elementary age children and their families. Low income immigrant families with children attending PS139 live in the buildings adjacent to and just North of the proposed construction site. In recent conversations I had with them, they were unaware of the rezoning and building plans.

***Finally, on the basis of these compelling consequences which should be anticipated and considered, I urge that an actual independent assessment of the project's impact on public health is warranted and necessary plans for remediation or rejection of the 1600 Cortelyou project be made.***

Thank you.

Respectfully,

Mary E. Lutz, PhD, MPH

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January 26, 2021

New York City Council  
Subcommittee on Zoning and Franchises

Good Morning,

My name is Maria Free, and I am the Urban Planning and Policy Analyst for the New York Building Congress. On behalf of the Building Congress, we are proud to support RXR and Titan's mixed-use proposal for 42-11 9th St. At a time of unprecedented economic crisis in our city, this proposal to create thousands of jobs for the residents of Long Island City is critical.

The New York Building Congress has, for a hundred years, advocated for investment in infrastructure, pursued job creation and promoted preservation and growth in the New York City area. Our association is made up of over 550 organizations comprised of more than 250,000 professionals. Through our members, events and various committees, we seek to address the critical issues of the building industry and promote the economic and social advancement of our city and its constituents.

As we strive to recover from one of the most severe disasters in New York's history, this proposal is the right type of investment for Queens to build back even stronger than before. In the short-term, it will add hundreds of new, good-paying construction jobs for local residents. RXR and Titan's workforce program ensures Long Island City residents will benefit from these employment opportunities and will be given the foundation to pursue future careers in skilled trades. Once the building opens, the site will be a hub for over a thousand permanent jobs.

Moreover, this project will preserve manufacturing in the city – adding even more industrial area than what currently exists. By building commercial office space, RXR will be able to offer that industrial space at affordable rents. In turn, industrial companies can employ New Yorkers in high-quality jobs that provide a path to the middle class.

In closing, this proposal is an opportunity to invest in economic recovery by creating jobs for Long Island City residents and strengthening the local economy. The Building Congress strongly supports this project, and we encourage you to do the same.

Thank you.

**From:** [Robert Puca](#)  
**To:** [Land Use Testimony](#)  
**Subject:** say no the 1620 Cortelyou Road Rezoning  
**Date:** Tuesday, January 26, 2021 11:33:36 AM

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no to the 1620 Cortelyou Road Rezoning  
It's already been rezoned once before and this is a giveaway to the developer

**From:** [Rita Joseph](#)  
**To:** [Land Use Testimony](#)  
**Subject:** 1620 Cortelyou Road  
**Date:** Tuesday, January 26, 2021 10:36:39 AM

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As a community member for more than 20 years, I feel deeply that I have an obligation to oppose the proposed upzoning of 1620 Cortelyou Rd. The current proposal is an arbitrary rezoning on a plot of land that was previously upzoned as part of the larger 2009 Flatbush Rezoning. That rezoning had a significant amount of community input. Conversely, this proposed rezoning does not. Additionally, this proposal does not provide the affordable housing units that our neighborhoods need. Our neighborhoods in Central Brooklyn are already at risk of being gentrified. I fear that the proposed project is completed would only accelerate the affordability crisis in our neighborhoods. We are already facing a shortage of affordable housing supply throughout Brooklyn. As proposed currently, this project would not help matters. Lastly, the proposal will take away the only laundromat in the neighborhood, which services the entire community. I urge the Council subcommittee to oppose this upcoming. Thank you for your time.

Rita C. Joseph

**From:** [Shiloh Hodges](#)  
**To:** [Land Use Testimony](#)  
**Subject:** 1620 Cortelyou Road rezoning testimony  
**Date:** Tuesday, January 26, 2021 10:27:38 AM

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Good morning,

I am submitting written testimony in opposition to the proposed rezoning of 1620 Cortelyou Rd.

The area has already been upzoned. At present the site houses a laundromat and a Key Foods, both of which are vital services for local residents. Other grocery stores on Cortelyou Road do not provide the same services: there is a health food store and a coop, both of which have a significantly higher price point than the Key Foods. The proposed upzoning is a blatant example of gentrification at work, its effects will be displacement; proposed "affordable" units are a sham cover for this. The upzoning will change the entire block and nearly double the allowable size of the property. This type of change is unacceptable particularly without a longer and more comprehensive amount of time for public input. To have this hearing at this time, in the middle of a pandemic when full public attention cannot reasonably be brought to bear on the proposed upzoning, is not a fair and democratic process for a land-use decision.

Thank you.

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Shiloh Hodges  
she/her

**From:** [Shantelle Jackson](#)  
**To:** [Land Use Testimony](#)  
**Subject:** 1620 Cortelyou Road rezoning testimony  
**Date:** Tuesday, January 26, 2021 11:02:25 AM

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Good morning,

I am submitting written testimony in opposition to the proposed rezoning of [1620 Cortelyou Rd.](#)

The area has already been upzoned. At present the site houses a laundromat and a Key Foods, both of which are vital services for local residents. Other grocery stores on Cortelyou Road do not provide the same services: there is a health food store and a coop, both of which have a significantly higher price point than the Key Foods. The proposed upzoning is a blatant example of gentrification at work, its effects will be displacement; proposed "affordable" units are a sham cover for this. The upzoning will change the entire block and nearly double the allowable size of the property. This type of change is unacceptable particularly without a longer and more comprehensive amount of time for public input. To have this hearing at this time, in the middle of a pandemic when full public attention cannot reasonably be brought to bear on the proposed upzoning, is not a fair and democratic process for a land-use decision.

Thank you.

Shantelle

**From:** [susan siegel](#)  
**To:** [Land Use Testimony](#)  
**Subject:** Written testimony  
**Date:** Tuesday, January 26, 2021 10:50:16 AM

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As a 22 year resident in Ditmas Park, who has been active in community affairs here for that long, I am submitting my statement AGAINST the rezoning on Cortelyou Rd. This project is out of scale with the commercial corridor in every way. We need MORE affordable and larger units, taking out the only laundromat on Cortelyou is a major inconvenience for so many, and the buildings proposed height would set a dark cloud and precedent for further similar developments in our Victorian neighborhood.

Clearly this is a greed grab that does not take local peoples viewpoints perspective.

Thank you for taking my testimony into consideration.

Best,

Susan Siegel

Sent from my iPhone

**From:** [Training Institute for Mental Health](#)  
**To:** [Land Use Testimony](#)  
**Subject:** ReZoning Cortelyou Road  
**Date:** Thursday, January 14, 2021 10:04:32 PM

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I am against the rezoning of Cortelyou Road. This is the Mayor and the Department of City Planning, hand in glove with REBNY, destroying neighborhoods city-wide to line the pockets of developers.

They are anxious, as in every other location, to overwhelm the current maximum height, so that they can put up towering glass buildings for luxury housing, while maintaining the so-called advantage of a small number of so-called AFFORDABLEAPARTMENTS. That fictional rate is never AFFORDABLE for working class families. The influx of high-renters would drive the residents out of the neighborhood.

VOTE AGAINST THIS REZONING!

Marge Othrow

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Note to Patients: There are inherent confidentiality risks in communicating by email. While safeguards are in place to ensure your privacy, you should not use email communication if you are concerned about any breaches of privacy that might inadvertently occur.

**From:** [Vanessa Thill](#)  
**To:** [Land Use Testimony](#)  
**Subject:** Testimony against the Cortelyou Road Rezoning  
**Date:** Tuesday, January 26, 2021 7:33:09 PM

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Dear Subcommittee on Zoning,

I am writing to you as a Brooklyn resident who is strongly opposed to this rezoning.

The developer can already build a sizable building on this site. They do not need an upzoning. The City does not need to give away the air to these people so they can make profits, while the neighborhood gets nothing.

They want to build 45 feet taller which is 64% higher than allowed and an 87% larger building overall (FAR 3.0 to 5.6) than allowed --that is almost double the size of an allowable building! What reason would you allow them to do this? Corruption and greed, as we know that this committee routinely approves zoning proposals that are outrageously disadvantageous to the surrounding residents, and wildly favorable to international millionaires.

Please don't disappoint us again. In addition to the fact that we do not need luxury housing, we are literally drowning in empty luxury units, the site is potentially contaminated, as the environmental assessment shows, but there is zero investigation or cleanup program proposed.

So, the people get:

- less affordability (due to secondary displacement from real estate speculation- A WELL-DOCUMENTED TREND that we tell you about and beg you to stop at every single one of these hearings)
- less light and air from an overshadowing building
- toxic materials released into the air in soil

What benefit does this give? I see only harm after harm. I respectfully ask that you do not grant this rezoning.

Vanessa Thill

**From:** [Wanda Skoczylas](#)  
**To:** [Land Use Testimony](#)  
**Date:** Tuesday, January 26, 2021 5:33:19 AM

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I, Wanda Skoczylas, am opposed to the development proposed at Cortelyou Ave. in Brooklyn, NY.

**From:** [Alice Gail Bier](#)  
**To:** [Land Use Testimony](#)  
**Subject:** Against UpZoning of 1620 Cortelyou Road, Brooklyn, NY  
**Date:** Tuesday, January 26, 2021 8:54:03 AM

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I am writing to OPPOSE the upzoning of 1620 Cortelyou Road.

Selected reasons to OPPOSE the upzoning of 1620 Cortelyou Road are:

- Unnecessary to add additional overpriced housing in the current area, There are currently a number of older and newer apartment complexes that are out of reach of current resident and an upscale housing development will force current neighbors out of their homes. A few obligatory “social” housing units are not affordable for current residents as demonstrated by online reaction to the prices given for current units in the neighborhood.
- The ethnic and racial composition of the neighborhood will be thrown out of balance...We (those who live between Ocean Ave and Coney Island Avenue, and Ditmas and Albermarle) are a mix of White, Afro Caribbean, South Asian, and Central American. In my own building, 60 percent of the units are occupied by long term Afro Caribbean families whose children have grown up in the neighborhood and will be looking for affordable housing in the area, 30 % Hispanic with a similar economic and family profile, and 10 % White and single with or without roommates.
- Racial and ethnic balance in our neighborhoods makes for a better future for our children and a healthier social environment for Brooklyn and New York City. The new upzoning proposed units will attract mostly white and mostly middle-class persons from more expensive parts of Brooklyn such as Park Slope and also from Manhattan. This will significantly alter the ethnic and racial balance of the neighborhood to the exclusion of non-white residents.
- The neighborhood as a significant percentage of aging population—65 and older, even much older. An Upzoning has no plans to incorporate any services to address the needs of this population and only puts significant stress on existing ones.
- Current public areas are already over stressed as far as usage is concerned and their ability to meet current population needs. The public library on Cortelyou road is already very much overcrowded and there are long waits for those who wish to use the computer facilities or sometimes even just sit down and read (think of the elderly population). The MTA subway stop at Cortelyou road is minimal and the platforms are very narrow, and almost dangerous at commuting times. A large housing structure nearby will increase the danger of using this metro stop. Furthermore, there is no handicap access—such as elevators or escalators into or out of this structure that address the needs of families with small children, the handicapped and the elderly.

Please do not alter the richness of our community, the wide range of ages, ethnicity, income levels, and abilities , by building an upzoned building that will attract a homogenous population that will put additional pressure on already stressed services in the name of private real estate.

Respectfully,

Alice Gail Bier

[agailbier@gmail.com](mailto:agailbier@gmail.com)