



*THE CITY OF NEW YORK
COMMUNITY BOARD 12*

5910 - 13 Avenue, Brooklyn, N.Y. 11219

(718) 851-0800 FAX # (718) 851-4140

email: zsender@aol.com

Marty Markowitz
Borough President

Alan J. Dubrow
Chairperson

Wolf Sender
District Manager

Moshe Wieder
First Vice Chair

Martin Katz
Second Vice Chair

Roberta Feinstein
Secretary

Larry Jayson
Sergeant-At-Arms

February 10, 2010

Hon. Marty Markowitz
Brooklyn Borough President
Brooklyn Borough Hall
209 Joralemon Street
Brooklyn N.Y. 11201

Dear Borough President Markowitz:

At a public hearing held in our office on January 25 on the 4802 - 18th Avenue ULURP there were a number of residents opposing this zoning change and none for. The zoning committee voted unanimously to oppose this project. Consequently at our January general board meeting the committee presented to the full board who voted to oppose it as well.

Mr. Moshe Friedman, the Engineer and applicant did not anticipate any opposition and since our office did not get any calls opposing this project, they did not sit with the neighbors at that time. After the community board's rejection the neighbors agreed to sit and discuss the project and a great number of them have signed their names on notarized petitions to request that this zoning change be approved.

Please consider the above when your office hears this ULURP. Please feel free to call if you have any questions.

Wolf Sender

THIS FORM WAS SIGNED WITH THE APPROVAL OF HER SON, COUNCILMAN SIMCHA FELDER.

Regarding the property located at 4802-4812 18th Avenue, AKA 1776 48th Street, Block 5449, Lot 37, Borough of Brooklyn.

State of New York

City of New York

County of Kings ss.:

Date: 2/14/10

My name is Ida Felder Ida Felder

I live at 4901-18 AV

I am the owner/lessee of the following lot:


Block 5456, Lot(s) 9, Borough of Brooklyn; the address of that lot is 4901-18 AV.

I give consent to the proposal at 4802-4812 18th Avenue, AKA 1776 48th Street to establish a C1-3 District within an existing R5 District to facilitate the development of a two story Commercial / community Facility building.

Mrs Ida Felder
Sign Here

Affirmed to before me this 14th day
of February 2008 2010

BEVERLEY PANTIN
Notary Public State of New York
No. 01PA6046052
Qualified in Kings County
Commission Expires 3/6/2010



Regarding the property located at 4802-4812 18th Avenue, AKA 1776 48th Street, Block 5449, Lot 37, Borough of Brooklyn.

State of New York

City of New York

County of Kings ss.:

Date: 2/13/10

My name is ISRAEL GOTTILIEB

I live at 4902 18th AV

I am the owner/lessee of the following lot:

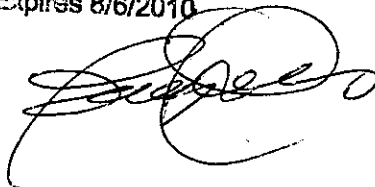
Block 5455, Lot(s) 39, Borough of Brooklyn; the address of that lot is _____.

I give consent to the proposal at 4802- 4812 18th Avenue, AKA 1776 48th Street to establish a C1-3 District within an existing R5 District to facilitate the development of a two story Commercial / community Facility building.


Sign Here

Affirmed to before me this 13th day
of February, ~~2008~~ 2010

BEVERLEY PANTIN
Notary Public State of New York
No. 01PA6046052
Qualified in Kings County
Commission Expires 8/6/2010



Regarding the property located at 4802-4812 18th Avenue, AKA 1776 48th Street, Block 5449, Lot 37, Borough of Brooklyn.

State of New York
City of New York
County of Kings

ss.:

Date: 2/15/10

My name is Y. Stakder

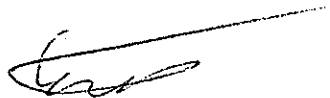
I live at 4904-18

I am the owner/lessee of the following lot:

Block 5455, Lot(s) 39, Borough of Brooklyn; the address of that lot is

OWNER OF 4902 4904 4906 4908

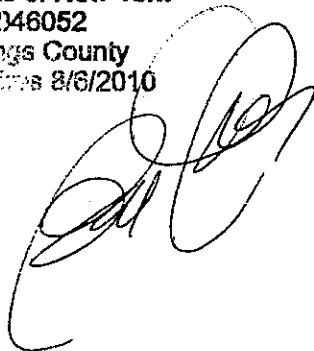
I give consent to the proposal at 4802- 4812 18th Avenue, AKA 1776 48th Street to establish a C1-3 District within an existing R5 District to facilitate the development of a two story Commercial / community Facility building.



Sign Here

Affirmed to before me this 15th day
Of February ~~2008~~ 2010

BEVERLEY PANTIN
Notary Public State of New York
No. 01PA6046052
Kings County
Commission Expires 8/6/2010



Regarding the property located at 4802-4812 18th Avenue, AKA 1776 48th Street, Block 5449, Lot 37, Borough of Brooklyn.

State of New York

City of New York

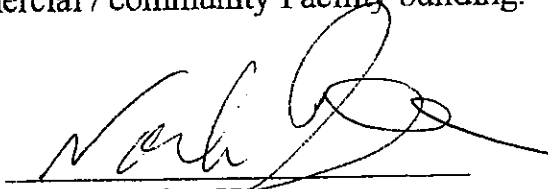
County of Kings ss.:

Date: 2/11/10

My name is NOAH KLEIN
I live at 4819-18th Ave

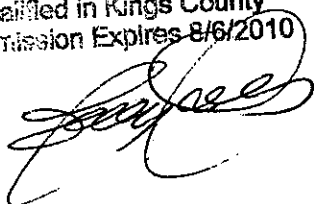
I am the owner/lessee of the following lot:
Block 5450, Lot(s) 2, Borough of Brooklyn; the address of that lot is 4819-18th Ave

I give consent to the proposal at 4802- 4812 18th Avenue, AKA 1776 48th Street to establish a C1-3 District within an existing R5 District to facilitate the development of a two story Commercial / community Facility building.


Sign Here

Affirmed to before me this 11th day
of February ~~2008~~ 2010

BEVERLEY PANTIN
Notary Public State of New York
No. 01PAG046052
Qualified in Kings County
Commission Expires 8/6/2010



Regarding the property located at 4802-4812 18th Avenue, AKA 1776 48th Street, Block 5449, Lot 37, Borough of Brooklyn.

State of New York
City of New York
County of Kings ss.:

Date: 2/14/10

My name is M. Lowy
I live at 1850 49 ST
I am the owner/lessee of the following lot:
Block 5456, Lot(s) 25, Borough of Brooklyn; the address of
that lot is 1850 49 ST

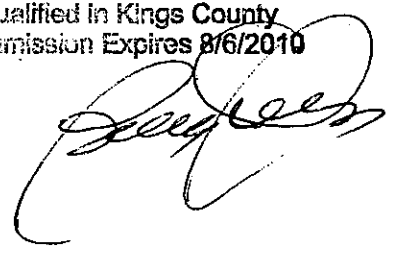
I give consent to the proposal at 4802- 4812 18th Avenue, AKA 1776 48th Street to establish a C1-3 District within an existing R5 District to facilitate the development of a two story Commercial / community Facility building.



Sign Here

Affirmed to before me this 14th day
of February 2008 ~~2010~~

BEVERLEY PANTIN
Notary Public State of New York
No. 01PA6046052
Qualified in Kings County
Commission Expires 8/6/2010



Regarding the property located at 4802-4812 18th Avenue, AKA 1776 48th Street, Block 5449, Lot 37, Borough of Brooklyn.

State of New York
City of New York
County of Kings ss.:

Date: 2/15/10

My name is Shave/ David

I live at 1745-49

I am the owner/lessee of the following lot:

Block 5449, Lot(s) 54, Borough of Brooklyn; the address of that lot is 1745-49

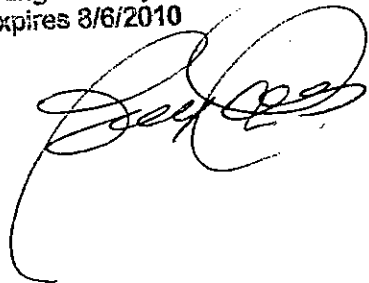
I give consent to the proposal at 4802- 4812 18th Avenue, AKA 1776 48th Street to establish a C1-3 District within an existing R5 District to facilitate the development of a two story Commercial / community Facility building.



Sign Here

Affirmed to before me this 15th day
of February 2008 2010

BEVERLEY PANTIN
Notary Public State of New York
No. 01PA6046052
Qualified in Kings County
Commission Expires 8/6/2010



Regarding the property located at 4802-4812 18th Avenue, AKA 1776 48th Street, Block 5449, Lot 37, Borough of Brooklyn.

State of New York

City of New York

County of Kings ss.:

Date: 2/1/10

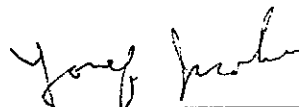
My name is RABISA JACOBSON

I live at 1768 49th ST

I am the owner/lessee of the following lot:

Block 5455, Lot(s) 35, Borough of Brooklyn; the address of that lot is 1768 49th ST

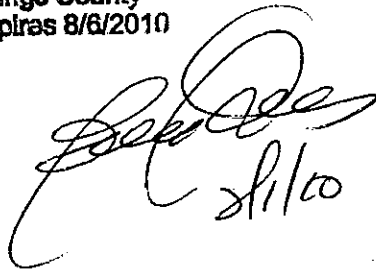
I give consent to the proposal at 4802- 4812 18th Avenue, AKA 1776 48th Street to establish a C1-3 District within an existing R5 District to facilitate the development of a two story Commercial / community Facility building.



Sign Here

Affirmed to before me this 1st day
Of February 2008 2010

BEVERLEY PANTIN
Notary Public State of New York
No. 01PA6046052
Qualified In Kings County
Commission Expires 8/6/2010



2/1/10

Regarding the property located at 4802-4812 18th Avenue, AKA 1776 48th Street, Block 5449, Lot 37, Borough of Brooklyn.

State of New York

City of New York

County of Kings ss.:

Date: 2/2/10

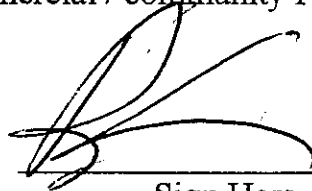
My name is BERA KEACERBOC

I live at 1855 49 ST N

I am the owner/lessee of the following lot:

Block 5450, Lot(s) 62, Borough of Brooklyn; the address of that lot is 1855 49 ST.

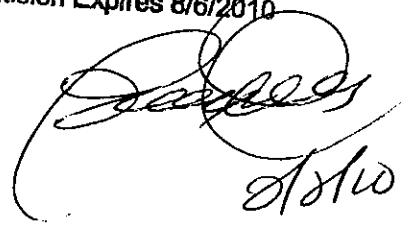
I give consent to the proposal at 4802-4812 18th Avenue, AKA 1776 48th Street to establish a C1-3 District within an existing R5 District to facilitate the development of a two story Commercial / community Facility building.



Sign Here

Affirmed to before me this 2nd day
of February ~~2008~~ 2010

BEVERLEY PANTIN
Notary Public State of New York
No. 01PA6046052
Qualified in Kings County
Commission Expires 8/6/2010


2/2/10

Regarding the property located at 4802-4812 18th Avenue, AKA 1776 48th Street, Block 5449, Lot 37, Borough of Brooklyn.

State of New York

City of New York

County of Kings ss.:

Date: 2/2/10

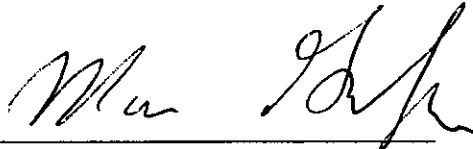
My name is M. Gottlieb

I live at 18 63 49 st,

I am the owner/lessee of the following lot:

Block 5450 Lot(s) 58, Borough of Brooklyn; the address of that lot is 1863 49 st.

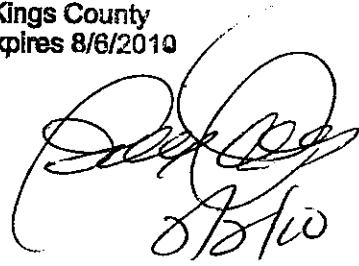
I give consent to the proposal at 4802- 4812 18th Avenue, AKA 1776 48th Street to establish a C1-3 District within an existing R5 District to facilitate the development of a two story Commercial / community Facility building.



Sign Here

Affirmed to before me this 2nd day
Of February 2008 2010

BEVERLEY PANTIN
Notary Public State of New York
No. 01PA6046052
Qualified in Kings County
Commission Expires 8/6/2010



Regarding the property located at 4802-4812 18th Avenue, AKA 1776 48th Street, Block 5449, Lot 37, Borough of Brooklyn.

State of New York

City of New York

County of Kings ss.:

Date: 2/1/10

My name is SHIRLEY KURZ.

I live at 1873-48th ST

I am the owner/lessee of the following lot:

Block 5445, Lot(s) 51, Borough of Brooklyn; the address of that lot is 1873-48th ST.

I give consent to the proposal at 4802-4812 18th Avenue, AKA 1776 48th Street to establish a C1-3 District within an existing R5 District to facilitate the development of a two story Commercial / community Facility building.

Shirley Kurz
Sign Here

Affirmed to before me this 1st day
Of February 2008 2010

BEVERLEY PANTIN
Notary Public State of New York
No. 01PA6046052
Qualified in Kings County
Commission Expires 8/31/2010

[Signature]
2/1/10

Regarding the property located at 4802-4812 18th Avenue, AKA 1776 48th Street, Block 5449, Lot 37, Borough of Brooklyn.

State of New York

City of New York

County of Kings ss.:

Date: 2/1/20

My name is Rachela Zenwirth

I live at 1742 48 St Brooklyn NY 11204

I am the owner/lessee of the following lot:

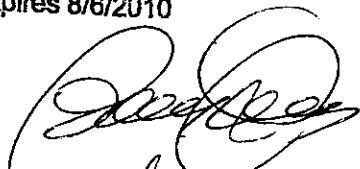
Block 5449 Lot(s) 28, Borough of Brooklyn; the address of that lot is 1742 48 St.

I give consent to the proposal at 4802- 4812 18th Avenue, AKA 1776 48th Street to establish a C1-3 District within an existing R5 District to facilitate the development of a two story Commercial / community Facility building.

Rachela Zenwirth
Sign Here

Affirmed to before me this 1st day
Of February ~~2008~~ 2010

BEVERLEY PANTIN
Notary Public State of New York
No. 01PA6046052
Qualified in Kings County
Commission Expires 8/6/2010


2/1/10

Regarding the property located at 4802-4812 18th Avenue, AKA 1776 48th Street, Block 5449, Lot 37, Borough of Brooklyn.

State of New York

City of New York

County of Kings ss.:

Date: 2/1/10

My name is Joseph HENROT

I live at 4807-18 Ave

I am the owner/lessee of the following lot:

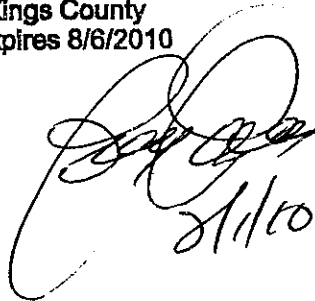
Block 5450, Lot(s) 6, Borough of Brooklyn; the address of that lot is 4801-18 Ave

I give consent to the proposal at 4802- 4812 18th Avenue, AKA 1776 48th Street to establish a C1-3 District within an existing R5 District to facilitate the development of a two story Commercial / community Facility building.


Sign Here

Affirmed to before me this 1st day
Of February 2008 2010

BEVERLEY PANTIN
Notary Public State of New York
No. 01PA6046052
Qualified in Kings County
Commission Expires 8/6/2010


2/1/10

Regarding the property located at 4802-4812 18th Avenue, AKA 1776 48th Street, Block 5449, Lot 37, Borough of Brooklyn.

State of New York

City of New York

County of Kings ss.:

Date: 2/2/2010

My name is APPETIZING PLUS - N. GOLDBERG

I live at 4801-18 AVE

I am the owner/lessee of the following lot:

Block 5480, Lot(s) 6, Borough of Brooklyn; the address of that lot is 4801-18 AVE.

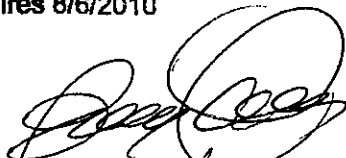
I give consent to the proposal at 4802- 4812 18th Avenue, AKA 1776 48th Street to establish a C1-3 District within an existing R5 District to facilitate the development of a two story Commercial / community Facility building.



Sign Here

Affirmed to before me this 2nd day
Of February ~~2008~~ 2010

SEVERLEY PANTIN
Notary Public State of New York
No. 01PA6046052
Qualified in Kings County
Commission Expires 8/6/2010


2/2/10

Regarding the property located at 4802-4812 18th Avenue, AKA 1776 48th Street, Block 5449, Lot 37, Borough of Brooklyn.

State of New York

City of New York

County of Kings ss.:

Date: 1/30/10

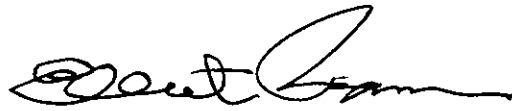
My name is Rosman

I live at 1845 49 St

I am the owner/lessee of the following lot:

Block 5450, Lot(s) 65, Borough of Brooklyn; the address of that lot is 1845 49 St

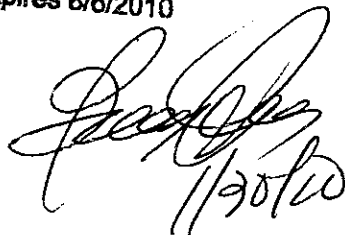
I give consent to the proposal at 4802- 4812 18th Avenue, AKA 1776 48th Street to establish a C1-3 District within an existing R5 District to facilitate the development of a two story Commercial / community Facility building.



Sign Here

Affirmed to before me this 30th day
Of January ~~2008~~ 2010

BEVERLEY PANTIN
Notary Public State of New York
No. 01PA6046052
Qualified In Kings County
Commission Expires 8/6/2010



1/30/10

Regarding the property located at 4802-4812 18th Avenue, AKA 1776 48th Street, Block 5449, Lot 37, Borough of Brooklyn.

State of New York
City of New York
County of Kings

ss.:

Date: 1/30/10

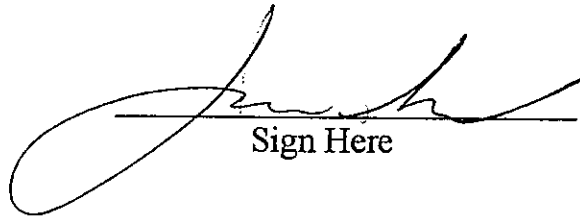
My name is SRIORL.

I live at 1830 48ST

I am the owner/lessee of the following lot:

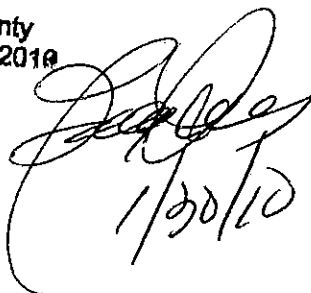
Block 5456, Lot(s) 16, Borough of Brooklyn; the address of that lot is 1830 48ST.

I give consent to the proposal at 4802- 4812 18th Avenue, AKA 1776 48th Street to establish a C1-3 District within an existing R5 District to facilitate the development of a two story Commercial / community Facility building.


Sign Here

Affirmed to before me this 30th day
Of January ~~2008~~ 2010

BEVERLEY PANTIN
Notary Public State of New York
No. 01PA6048052
Qualified in Kings County
Commission Expires 8/6/2010


1/30/10

Regarding the property located at 4802-4812 18th Avenue, AKA 1776 48th Street, Block 5449, Lot 37, Borough of Brooklyn.

State of New York
City of New York
County of Kings

ss.:

Date: 1/31/10

My name is MOSIJE WILLIAMS
I live at 1827 49

I am the owner/lessee of the following lot:

Block 5450, Lot(s) 73, Borough of Brooklyn; the address of that lot is 1827 49.

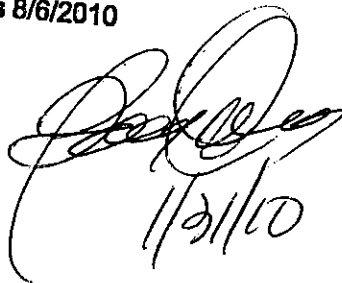
I give consent to the proposal at 4802- 4812 18th Avenue, AKA 1776 48th Street to establish a C1-3 District within an existing R5 District to facilitate the development of a two story Commercial / community Facility building.



Sign Here

Affirmed to before me this 31st day
Of January ~~2008~~ 2010

BEVERLEY PANTIN
Notary Public State of New York
No. 01PA6046052
Qualified in Kings County
Commission Expires 8/6/2010



1/31/10

Regarding the property located at 4802-4812 18th Avenue, AKA 1776 48th Street, Block 5449, Lot 37, Borough of Brooklyn.

State of New York

City of New York

County of Kings ss.:

Date: 1/31/10

My name is Menachem Mark.

I live at 1820 49th St

I am the owner/lessee of the following lot:

Block 5456, Lot(s) 13, Borough of Brooklyn; the address of that lot is 1820 49th St

I give consent to the proposal at 4802- 4812 18th Avenue, AKA 1776 48th Street to establish a C1-3 District within an existing R5 District to facilitate the development of a two story Commercial / community Facility building.

Menachem Mark
Sign Here

Affirmed to before me this 31st day
Of January ~~2008~~ 2010

BEVERLEY PANTIN
Notary Public State of New York
No. 01PA6046052
Qualified in Kings County
Commission Expires 8/6/2010

[Signature]
1/31/10

Regarding the property located at 4802-4812 18th Avenue, AKA 1776 48th Street, Block 5449, Lot 37, Borough of Brooklyn.

State of New York

City of New York

County of Kings ss.:

Date: JAN 30 10

My name is HYMAN M SINDO

I live at 1763 49 ST

I am the owner/lessee of the following lot:

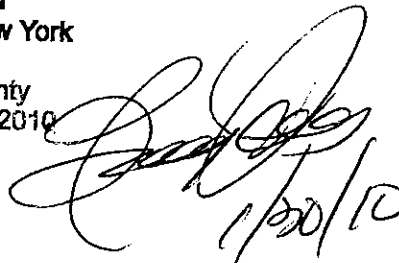
Block 5449, Lot(s) 46, Borough of Brooklyn; the address of that lot is 1763 49 ST

I give consent to the proposal at 4802- 4812 18th Avenue, AKA 1776 48th Street to establish a C1-3 District within an existing R5 District to facilitate the development of a two story Commercial / community Facility building.


Sign Here

Affirmed to before me this 30th day
Of January 2008 ~~2000~~

BEVERLEY PANTIN
Notary Public State of New York
No. 01PA6046052
Qualified in Kings County
Commission Expires 8/6/2010


1/20/10

Regarding the property located at 4802-4812 18th Avenue, AKA 1776 48th Street, Block 5449, Lot 37, Borough of Brooklyn.

State of New York

City of New York

County of Kings ss.:

Date: JAN, 25, 10

My name is MAVRICE STRASSER
I live at 1744 49 ST

I am the owner/lessee of the following lot:

Block 5455, Lot(s) 25, Borough of Brooklyn; the address of that lot is 1744 49 ST.

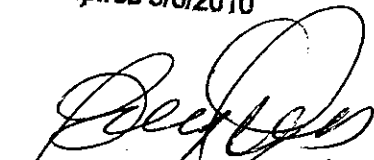
I give consent to the proposal at 4802- 4812 18th Avenue, AKA 1776 48th Street to establish a C1-3 District within an existing R5 District to facilitate the development of a two story Commercial / community Facility building.



Sign Here

Affirmed to before me this 25th day
Of January ~~2008~~ 2010

BEVERLEY PANTIN
Notary Public State of New York
No. 01PA6046052
Qualified in Kings County
Commission Expires 8/6/2010


1/25/10

Regarding the property located at 4802-4812 18th Avenue, AKA 1776 48th Street, Block 5449, Lot 37, Borough of Brooklyn.

State of New York

City of New York

County of Kings ss.:

Date: 1/27/10

My name is Y. ROTTENBERG

I live at 4804 18th ave

I am the owner/lessee of the following lot:

Block 5449 Lot(s) 37, Borough of Brooklyn; the address of that lot is 4804 18th ave.

I give consent to the proposal at 4802- 4812 18th Avenue, AKA 1776 48th Street to establish a C1-3 District within an existing R5 District to facilitate the development of a two story Commercial / community Facility building.

Y Rottenberg
Sign Here

Affirmed to before me this 27th day
OF January 2008 2010

BEVERLEY PANTIN
Notary Public State of New York
No. 01PA6046052
Qualified in Kings County
Commission Expires 8/6/2010

Beverley Pantin
1/27/10

Regarding the property located at 4802-4812 18th Avenue, AKA 1776 48th Street, Block 5449, Lot 37, Borough of Brooklyn.

State of New York

City of New York

County of Kings ss.:

Date: Jan 27, 10

My name is George Heizke.

I live at 1814 49 ST

I am the owner/lessee of the following lot:

Block 5456, Lot(s) 11, Borough of Brooklyn; the address of that lot is 1814 49 ST.

I give consent to the proposal at 4802- 4812 18th Avenue, AKA 1776 48th Street to establish a C1-3 District within an existing R5 District to facilitate the development of a two story Commercial / community Facility building.

G. Heizke

Sign Here

Affirmed to before me this 27th day
Of January ~~2008~~ 2010

BEVERLEY PANTIN
Notary Public State of New York
No. 01PA6046052
Qualified in Kings County
Commission Expires 8/6/2010

Beverley Pantin
1/27/10

Regarding the property located at 4802-4812 18th Avenue, AKA 1776 48th Street, Block 5449, Lot 37, Borough of Brooklyn.

State of New York
City of New York
County of Kings ss.:

Date: 1/30/10

My name is MORRIS ARON.

I live at 1849 48th ST.

I am the owner/lessee of the following lot:

Block 5445, Lot(s) 58, Borough of Brooklyn; the address of that lot is 1849 48th ST.


I give consent to the proposal at 4802- 4812 18th Avenue, AKA 1776 48th Street to establish a C1-3 District within an existing R5 District to facilitate the development of a two story Commercial / community Facility building.



Sign Here

Affirmed to before me this 30th day
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1/30/10

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State of New York

City of New York

County of Kings ss.:

Date: 1/27/10

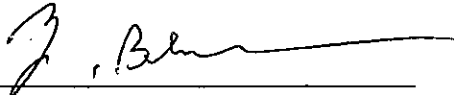
My name is Z. BERMAN

I live at 1723 49 ST.

I am the owner/lessee of the following lot:

Block 5449, Lot(s) 64, Borough of Brooklyn; the address of that lot is 1723 49 ST.


I give consent to the proposal at 4802- 4812 18th Avenue, AKA 1776 48th Street to establish a C1-3 District within an existing R5 District to facilitate the development of a two story Commercial / community Facility building.



Sign Here

Affirmed to before me this 27th day
of January 2008 2010

BEVERLEY PANTIN
Notary Public State of New York
No. 01PA6046052
Qualified in Kings County
Commission Expires 8/6/2010


1/27/10

Regarding the property located at 4802-4812 18th Avenue, AKA 1776 48th Street, Block 5449, Lot 37, Borough of Brooklyn.

State of New York

City of New York

County of Kings ss.:

Date: 1/27/10

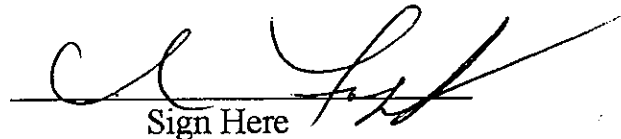
My name is Chaim Fogel

I live at 1861-48 ST BR

I am the owner/lessee of the following lot:

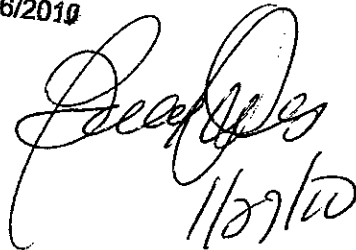
Block 5445, Lot(s) 54, Borough of Brooklyn; the address of that lot is 1861 48 ST.

I give consent to the proposal at 4802- 4812 18th Avenue, AKA 1776 48th Street to establish a C1-3 District within an existing R5 District to facilitate the development of a two story Commercial / community Facility building.


Sign Here

Affirmed to before me this 27th day
Of January ~~2008~~ 2010

BEVERLEY PANTIN
Notary Public State of New York
No. 01PA6046052
Qualified in Kings County
Commission Expires 8/6/2010


1/27/10

Regarding the property located at 4802-4812 18th Avenue, AKA 1776 48th Street, Block 5449, Lot 37, Borough of Brooklyn.

State of New York

City of New York

County of Kings ss.:

Date: 1/27/10

My name is ~~Paul~~ J. WULGER

I live at 1736 49th ST

I am the owner/lessee of the following lot:

Block 5455, Lot(s) 21, Borough of Brooklyn; the address of that lot is 1736 49th ST.

I give consent to the proposal at 4802- 4812 18th Avenue, AKA 1776 48th Street to establish a C1-3 District within an existing R5 District to facilitate the development of a two story Commercial / community Facility building.

J. Wulger
Sign Here

Affirmed to before me this 27th day
Of January ~~2008~~ 2010

BEVERLEY PANTIN
Notary Public State of New York
No. 01PA6046052
Qualified in Kings County
← Commission Expires 8/6/2010

Beverley Pantin
1/27/10

Regarding the property located at 4802-4812 18th Avenue, AKA 1776 48th Street, Block 5449, Lot 37, Borough of Brooklyn.

State of New York
City of New York
County of Kings

ss.:

Date: 1/29/10

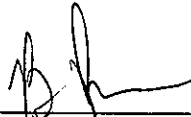
My name is B. Posner

I live at 1750 49

I am the owner/lessee of the following lot:

Block 5455 Lot(s) 28, Borough of Brooklyn; the address of that lot is 1750 49

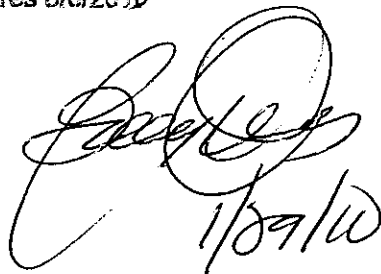
I give consent to the proposal at 4802- 4812 18th Avenue, AKA 1776 48th Street to establish a C1-3 District within an existing R5 District to facilitate the development of a two story Commercial / community Facility building.



Sign Here

Affirmed to before me this 29th day
Of January 2008 2010

BEVERLEY PANTIN
Notary Public State of New York
No. 01PA6046052
Qualified in Kings County
Commission Expires 8/6/2010



1/29/10

Regarding the property located at 4802-4812 18th Avenue, AKA 1776 48th Street, Block 5449, Lot 37, Borough of Brooklyn.

State of New York

City of New York

County of Kings ss.:

Date: 2/2/10

My name is ANTON WERZELGA

I live at 4916 OLD NEW BRIDGE

I am the owner/lessee of the following lot:

Block 5455 Lot(s) 14, Borough of Brooklyn; the address of that lot is 4916 OLD NEW BRIDGE.

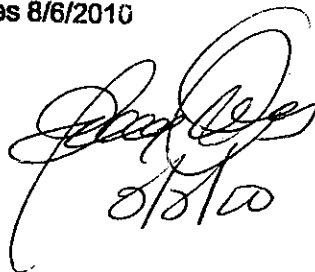
I give consent to the proposal at 4802- 4812 18th Avenue, AKA 1776 48th Street to establish a C1-3 District within an existing R5 District to facilitate the development of a two story Commercial / community Facility building.



Sign Here

Affirmed to before me this 2nd day
Of February 2008 2010

BEVERLEY PANTIN
Notary Public State of New York
No. 01PA6046052
Qualified in Kings County
Commission Expires 8/6/2010



2/2/10

Regarding the property located at 4802-4812 18th Avenue, AKA 1776 48th Street, Block 5449, Lot 37, Borough of Brooklyn.

State of New York

City of New York

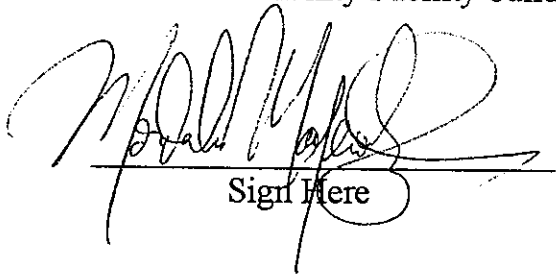
County of Kings ss.:

Date: 1/29/10

My name is M. Malarovitz
I live at 1865-49th Brooklyn NY

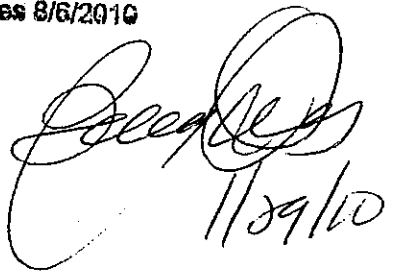
I am the owner/lessee of the following lot:
Block 5450, Lot(s) 57, Borough of Brooklyn; the address of that lot is 1865 49th

I give consent to the proposal at 4802- 4812 18th Avenue, AKA 1776 48th Street to establish a C1-3 District within an existing R5 District to facilitate the development of a two story Commercial / community Facility building.


Sign Here

Affirmed to before me this 29th day
Of January 2008 2010

BEVERLEY PANTIN
Notary Public State of New York
No. 01PA6046052
Qualified in Kings County
Commission Expires 8/6/2010


1/29/10

Regarding the property located at 4802-4812 18th Avenue, AKA 1776 48th Street, Block 5449, Lot 37, Borough of Brooklyn.

State of New York

City of New York

County of Kings ss.:

Date: 1/27/10

My name is Marsha Milrom Milrom

I live at 1732 49th

I am the owner/lessee of the following lot:

Block 5455, Lot(s) 19, Borough of Brooklyn; the address of that lot is 1732 49th.

I give consent to the proposal at 4802- 4812 18th Avenue, AKA 1776 48th Street to establish a C1-3 District within an existing R5 District to facilitate the development of a two story Commercial / community Facility building.

Marsha Milrom
Sign Here

Affirmed to before me this 27th day
of January 2008 2010

BEVERLEY PANTIN
Notary Public State of New York
No. 01PA6046052
Qualified in Kings County
Commission Expires 8/6/2010

Beverley Pantin
1/27/10

Regarding the property located at 4802-4812 18th Avenue, AKA 1776 48th Street, Block 5449, Lot 37, Borough of Brooklyn.

State of New York

City of New York

County of Kings ss.:

Date: 1-28-10

My name is FRIEDMAN.

I live at 1731-49th St

I am the owner/lessee of the following lot:

Block 5449, Lot(s) 60, Borough of Brooklyn; the address of that lot is 1731-49th St.

I give consent to the proposal at 4802-4812 18th Avenue, AKA 1776 48th Street to establish a C1-3 District within an existing R5 District to facilitate the development of a two story Commercial / community Facility building.

Flore Fried
Sign Here

Affirmed to before me this 28th day
of January 2008 2010

BEVERLEY PANTIN
Notary Public State of New York
No. 01PA6046052
Qualified in Kings County
Commission Expires 8/6/2014

Beverley Pantin
1/28/10

Regarding the property located at 4802-4812 18th Avenue, AKA 1776 48th Street, Block 5449, Lot 37, Borough of Brooklyn.

State of New York
City of New York
County of Kings ss.:

Date: 1/28/2010

My name is SHIRLEY RAITPORT

I live at 1739-49 STREET

I am the owner/lessee of the following lot:

Block 5449 Lot(s) 56, Borough of Brooklyn; the address of that lot is 1739-49 STREET.

I give consent to the proposal at 4802- 4812 18th Avenue, AKA 1776 48th Street to establish a C1-3 District within an existing R5 District to facilitate the development of a two story Commercial / community Facility building.

Shirley Raitport
Sign Here

Affirmed to before me this 28th day
Of January ~~2008~~ 2010

BEVERLEY PANTIN
Notary Public State of New York
No. 01PA6046052
Qualified in Kings County
Commission Expires 8/6/2010

Beverley Pantin
1/28/10

Regarding the property located at 4802-4812 18th Avenue, AKA 1776 48th Street, Block 5449, Lot 37, Borough of Brooklyn.

State of New York

City of New York

County of Kings ss.:

Date: 11/31/10

My name is Joseph KOTTEN

I live at 1876 49 STREET

I am the owner/lessee of the following lot:

Block 5456, Lot(s) 36, Borough of Brooklyn; the address of that lot is 1876 49 ST.

I give consent to the proposal at 4802- 4812 18th Avenue, AKA 1776 48th Street to establish a C1-3 District within an existing R5 District to facilitate the development of a two story Commercial / community Facility building.

Joseph Kotten
Sign Here

Affirmed to before me this 31st day
of January 2008 2010

BEVERLEY PANTIN
Notary Public State of New York
No. 01PA6046052
Qualified in Kings County
Commission Expires 8/6/2010

Beverley Pantin
11/31/10

Regarding the property located at 4802-4812 18th Avenue, AKA 1776 48th Street, Block 5449, Lot 37, Borough of Brooklyn.

State of New York

City of New York

County of Kings ss.:

Date: 2/2/10

My name is E. TRESS.

I live at 1755-49th

I am the owner/lessee of the following lot:

Block 5449 Lot(s) 50, Borough of Brooklyn; the address of that lot is 1755-49th.

I give consent to the proposal at 4802- 4812 18th Avenue, AKA 1776 48th Street to establish a C1-3 District within an existing R5 District to facilitate the development of a two story Commercial / community Facility building.

E. Tress

Sign Here

Affirmed to before me this 2nd day
of February ~~2008~~ 2010

BEVERLEY PANTIN
Notary Public State of New York
No. 01PA6046052
Qualified in Kings County
Commission Expires 8/6/2010

Beverley Pantin
2/2/10

Regarding the property located at 4802-4812 18th Avenue, AKA 1776 48th Street, Block 5449, Lot 37, Borough of Brooklyn.

State of New York

City of New York

County of Kings ss.:

Date: 2/2/10

My name is M. REIDER

I live at 1755-49th St

I am the owner/lessee of the following lot:

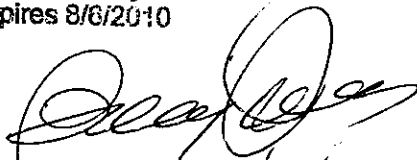
Block 5449, Lot(s) 50, Borough of Brooklyn; the address of that lot is 1755-49th St.

I give consent to the proposal at 4802- 4812 18th Avenue, AKA 1776 48th Street to establish a C1-3 District within an existing R5 District to facilitate the development of a two story Commercial / community Facility building.


Sign Here

Affirmed to before me this 2nd day
Of February ~~2008~~ 2010

DEVERLEY PANTIN
Notary Public State of New York
No. 01PA6046052
Qualified in Kings County
Commission Expires 8/6/2010


2/2/10

Regarding the property located at 4802-4812 18th Avenue, AKA 1776 48th Street, Block 5449, Lot 37, Borough of Brooklyn.

State of New York

City of New York

County of Kings ss.:

Date: 1/28/10

My name is CLAUDIA HOFFMANN

I live at 1745-49 st

I am the owner/lessee of the following lot:

Block 5449, Lot(s) 54, Borough of Brooklyn; the address of that lot is 1745-49 st.

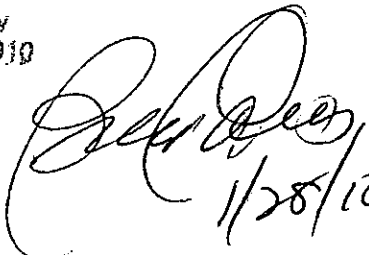
I give consent to the proposal at 4802- 4812 18th Avenue, AKA 1776 48th Street to establish a C1-3 District within an existing R5 District to facilitate the development of a two story Commercial / community Facility building.



Sign Here

Affirmed before me this 28th day
Of January ~~2008~~ 2010

BEVERLEY PANTIN
Notary Public State of New York
No. 01PA6046052
Qualified in Kings County
Commission Expires 5/5/2010


1/28/10

Regarding the property located at 4802-4812 18th Avenue, AKA 1776 48th Street, Block 5449, Lot 37, Borough of Brooklyn.

State of New York
City of New York
County of Kings

ss.:

Date:

2/2/10

My name is Malka Reinbo Id.

I live at 1764 49th Street

I am the owner/lessee of the following lot:

Block 5455, Lot(s) 34, Borough of Brooklyn; the address of that lot is 1764 49th Street.

I give consent to the proposal at 4802- 4812 18th Avenue, AKA 1776 48th Street to establish a C1-3 District within an existing R5 District to facilitate the development of a two story Commercial / community Facility building.

Malka Reinbo Id

Sign Here

Affirmed to before me this 2nd day
Of February ~~2008~~ 2010

BEVERLEY PANTIN
Notary Public State of New York
No. 01PA6046052
Qualified in Kings County
Commission Expires 8/6/2010

Beverley Pantin
2/2/10

Regarding the property located at 4802-4812 18th Avenue, AKA 1776 48th Street, Block 5449, Lot 37, Borough of Brooklyn.

State of New York

City of New York

County of Kings ss.:

Date: 1/27/10

My name is Wolf Toder.

I live at 1738 49th St.

I am the owner/lessee of the following lot:

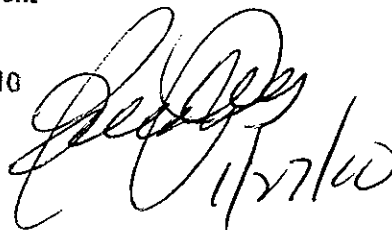
Block 5455, Lot(s) 23, Borough of Brooklyn; the address of that lot is 1238 49th St.

I give consent to the proposal at 4802- 4812 18th Avenue, AKA 1776 48th Street to establish a C1-3 District within an existing R5 District to facilitate the development of a two story Commercial / community Facility building.


Sign Here

Affirmed to before me this 27th day
of January 2008-2010

SEVERLEY PANTIN
Notary Public State of New York
No. 01PA6046052
Qualified in Kings County
Commission Expires 8/6/2010


1/27/10

Regarding the property located at 4802-4812 18th Avenue, AKA 1776 48th Street, Block 5449, Lot 37, Borough of Brooklyn.

State of New York

City of New York

County of Kings ss.:

Date: 1/27/10

My name is Chaya Goldman.

I live at 1727 49th

I am the owner/lessee of the following lot:

Block 5449, Lot(s) 62, Borough of Brooklyn; the address of that lot is 1727 49th.

I give consent to the proposal at 4802- 4812 18th Avenue, AKA 1776 48th Street to establish a C1-3 District within an existing R5 District to facilitate the development of a two story Commercial / community Facility building.

Chaya Goldman
Sign Here

Affirmed to before me this 27th day
of January ~~2008~~ 2010

BEVERLEY PANTIN
Notary Public State of New York
No. 01PA6046052
Qualified in Kings County
Commission Expires 8/6/2010

[Signature]
1/27/10

Regarding the property located at 4802-4812 18th Avenue, AKA 1776 48th Street, Block 5449, Lot 37, Borough of Brooklyn.

State of New York
City of New York
County of Kings ss.:

Date: 2/2/10

My name is MORRIS LEINER

I live at 1839-49th ST.

I am the owner/lessee of the following lot:

Block 5450, Lot(s) 67, Borough of Brooklyn; the address of that lot is 1839-49th ST.

I give consent to the proposal at 4802-4812 18th Avenue, AKA 1776 48th Street to establish a C1-3 District within an existing R5 District to facilitate the development of a two story Commercial / community Facility building.

Morris Leiner
Sign Here

Affirmed to before me this 2nd day
Of February ~~2008~~ 2010

BEVERLEY PANTIN
Notary Public State of New York
No. 01PA6046052
Qualified in Kings County
Commission Expires 8/6/2010

Beverley Pantin
2/2/10

Regarding the property located at 4802-4812 18th Avenue, AKA 1776 48th Street, Block 5449, Lot 37, Borough of Brooklyn.

State of New York

City of New York

County of Kings ss.:

Date: Feb 2 - 10

My name is Shaya Kleinman

I live at 1867 49th ST.

I am the owner/lessee of the following lot:

Block 5450, Lot(s) 56, Borough of Brooklyn; the address of that lot is 1867 49th ST.

I give consent to the proposal at 4802- 4812 18th Avenue, AKA 1776 48th Street to establish a C1-3 District within an existing R5 District to facilitate the development of a two story Commercial / community Facility building.

Shaya Kleinman
Sign Here

Affirmed to before me this 2nd day
OF February 2008 2010

BEVERLEY PANTIN
Notary Public State of New York
No. 01PA6046052
Commission Expires 9/30/10

[Signature]
2/2/10

Regarding the property located at 4802-4812 18th Avenue, AKA 1776 48th Street, Block 5449, Lot 37, Borough of Brooklyn.

State of New York

City of New York

County of Kings ss.:

Date: 2/2/10

My name is WAYMAN

I live at 1821-49th St

I am the owner/lessee of the following lot:

Block 5450, Lot(s) 76, Borough of Brooklyn; the address of that lot is 1821-49th St.

I give consent to the proposal at 4802- 4812 18th Avenue, AKA 1776 48th Street to establish a C1-3 District within an existing R5 District to facilitate the development of a two story Commercial / community Facility building.



Sign Here

Affirmed to before me this 2nd day
Of February - ~~2008~~ 2010

BEVERLEY PANTIN
Notary Public State of New York
No. 01PA6046052
Qualified in Kings County
Commission Expires 8/6/2010


2/2/10

Regarding the property located at 4802-4812 18th Avenue, AKA 1776 48th Street, Block 5449, Lot 37, Borough of Brooklyn.

State of New York

City of New York

County of Kings ss.:

Date: 2/1/10

My name is

Joseph Abraham

I live at

1846-49

I am the owner/lessee of the following lot:

Block 5456 Lot(s) 23, Borough of Brooklyn; the address of that lot is 1846-49.

I give consent to the proposal at 4802- 4812 18th Avenue, AKA 1776 48th Street to establish a C1-3 District within an existing R5 District to facilitate the development of a two story Commercial / community Facility building.

[Signature]
Sign Here

Affirmed to before me this nd day
Of February 2008. 2010

BEVERLEY PANTIN
Notary Public State of New York
No. 01PA6046052
Qualified in Kings County
Commission Expires 8/6/2010

[Signature]
2/2/10

Regarding the property located at 4802-4812 18th Avenue, AKA 1776 48th Street, Block 5449, Lot 37, Borough of Brooklyn.

State of New York

City of New York

County of Kings ss.:

Date: 2/2/10

My name is Faigy Jackimowicz.

I live at 1872nd 49th St.

I am the owner/lessee of the following lot:

Block 5456, Lot(s) 34, Borough of Brooklyn; the address of that lot is 1872 - 49th St.

I give consent to the proposal at 4802- 4812 18th Avenue, AKA 1776 48th Street to establish a C1-3 District within an existing R5 District to facilitate the development of a two story Commercial / community Facility building.

Faigy Jackimowicz
Sign Here

Affirmed to before me this 2nd day
of February ~~2008~~ 2010

BEVERLEY PANTIN
Notary Public State of New York
No. 01PA6046052
Qualified in Kings County
Commission Expires 8/6/2010

Beverly Pantin
2/2/10

Regarding the property located at 4802-4812 18th Avenue, AKA 1776 48th Street, Block 5449, Lot 37, Borough of Brooklyn.

State of New York
City of New York
County of Kings ss.:

Date: 2/11/10

My name is Leon Ungar
I live at 1861 49th St.

I am the owner/lessee of the following lot:

Block 5450, Lot(s) 59, Borough of Brooklyn; the address of that lot is 1861 49th St.

I give consent to the proposal at 4802- 4812 18th Avenue, AKA 1776 48th Street to establish a C1-3 District within an existing R5 District to facilitate the development of a two story Commercial / community Facility building.

Leon Ungar
Sign Here

Affirmed to before me this 1st day
Of February ~~2008~~ 2010

BEVERLEY PANTIN
Notary Public State of New York
No. 01PA6046052
Qualified in Kings County
Commission Expires 8/8/2010

Beverley Pantin
2/11/10

Regarding the property located at 4802-4812 18th Avenue, AKA 1776 48th Street, Block 5449, Lot 37, Borough of Brooklyn.

State of New York

City of New York

County of Kings ss.:

Date: 1/29/10

My name is Isaac PEREL.

I live at 1776 48th ST

I am the owner/lessee of the following lot:

Block 5449, Lot(s) 37, Borough of Brooklyn; the address of that lot is 1776 48th ST.


I give consent to the proposal at 4802- 4812 18th Avenue, AKA 1776 48th Street to establish a C1-3 District within an existing R5 District to facilitate the development of a two story Commercial / community Facility building.

Isaac Perel

Sign Here

Affirmed to before me this 29th day
of January ~~2008~~ 2010

BEVERLEY PANTIN
Notary Public State of New York
No. 01PA6046052
Qualified In Kings County
Commission Expires 8/6/2010


1/29/10

Regarding the property located at 4802-4812 18th Avenue, AKA 1776 48th Street, Block 5449, Lot 37, Borough of Brooklyn.

State of New York
City of New York
County of Kings ss.:

Date: 2/2/10

My name is Toby ENGEL
I live at 1748 - 49th St.
I am the owner/lessee of the following lot:
Block 5455 Lot(s) 27, Borough of Brooklyn; the address of
that lot is 1748 - 49th St.

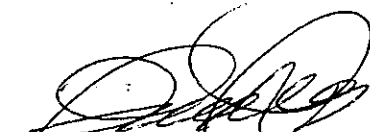
I give consent to the proposal at 4802- 4812 18th Avenue, AKA 1776 48th Street to establish a C1-3 District within an existing R5 District to facilitate the development of a two story Commercial / community Facility building.



Sign Here

Affirmed to before me this 2nd day
of February 2008 2010

BEVERLEY PANTIN
Notary Public State of New York
No. 01PA6046052
Qualified in Kings County
Commission Expires 8/6/2010


2/2/10

Regarding the property located at 4802-4812 18th Avenue, AKA 1776 48th Street, Block 5449, Lot 37, Borough of Brooklyn.

State of New York
City of New York
County of Kings ss.:

Date: 2/11/10

My name is MITCHELL WEINBERG

I live at 1856-49 ST.

I am the owner/lessee of the following lot:

Block 5456, Lot(s) 27, Borough of Brooklyn; the address of that lot is 1856-49 ST.

I give consent to the proposal at 4802-4812 18th Avenue, AKA 1776 48th Street to establish a C1-3 District within an existing R5 District to facilitate the development of a two story Commercial / community Facility building.



Sign Here

Affirmed to before me this 1st day
of February ~~2008~~ 2010

SEVERLEY PANTIN
Notary Public State of New York
No. 01PA6046052
Qualified in Kings County
Commission Expires 8/6/2010


2/11/10

Regarding the property located at 4802-4812 18th Avenue, AKA 1776 48th Street, Block 5449, Lot 37, Borough of Brooklyn.

State of New York
City of New York
County of Kings

ss.:

Date:

2/2/10

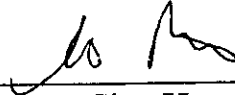
My name is Hky Rotenberg

I live at 1864-48

I am the owner/lessee of the following lot:

Block 5450, Lot(s) 28, Borough of Brooklyn; the address of that lot is 1864-48

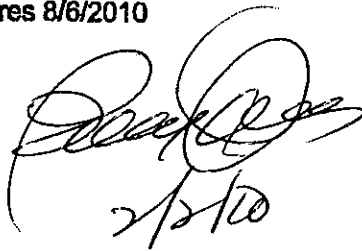
I give consent to the proposal at 4802- 4812 18th Avenue, AKA 1776 48th Street to establish a C1-3 District within an existing R5 District to facilitate the development of a two story Commercial / community Facility building.



Sign Here

Affirmed to before me this 2nd day
Of February 2008 2010

REVERLEY PANTIN
Notary Public State of New York
No. 01PA6046052
Qualified in Kings County
Commission Expires 8/6/2010


2/2/10

Regarding the property located at 4802-4812 18th Avenue, AKA 1776 48th Street, Block 5449, Lot 37, Borough of Brooklyn.

State of New York
City of New York
County of Kings ss.:

Date: 2/2/10

My name is Rivka Flintenstein

I live at 1872 48th Street

I am the owner/lessee of the following lot:

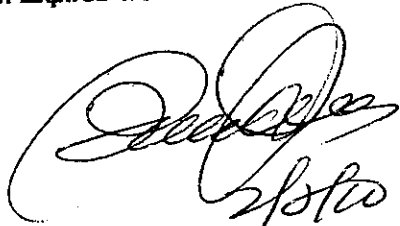
Block 5450, Lot(s) 30, Borough of Brooklyn; the address of that lot is 1872 48th Street.

I give consent to the proposal at 4802- 4812 18th Avenue, AKA 1776 48th Street to establish a C1-3 District within an existing R5 District to facilitate the development of a two story Commercial / community Facility building.

R. Flintenstein
Sign Here

Affirmed to before me this 2nd day
OF February ~~2008~~ 2010

BEVERLEY PANTIN
Notary Public State of New York
No. 01PA6046052
Qualified In Kings County
Commission Expires 8/6/2010


2/2/10

Regarding the property located at 4802-4812 18th Avenue, AKA 1776 48th Street, Block 5449, Lot 37, Borough of Brooklyn.

State of New York

City of New York

County of Kings ss.:

Date: 2/26/10

My name is Rochele Gutman.

I live at 1843-49 St. Biller NY

I am the owner/lessee of the following lot:

Block 5450, Lot(s) 66, Borough of Brooklyn; the address of that lot is 1843-49 St.

I give consent to the proposal at 4802-4812 18th Avenue, AKA 1776 48th Street to establish a C1-3 District within an existing R5 District to facilitate the development of a two story Commercial / community Facility building.

Rochele Gutman
Sign Here

Affirmed to before me this 2nd day
Of February 2008 2010

BEVERLEY PANTIN
Notary Public State of New York
No. 01PA6046052
Qualified in Kings County
Commission Expires 8/6/2010

Beverley Pantin
2/26/10

Regarding the property located at 4802-4812 18th Avenue, AKA 1776 48th Street, Block 5449, Lot 37, Borough of Brooklyn.

State of New York

City of New York

County of Kings ss.:

Date:

2/2/10

My name is Esther Trainer

I live at 1864 49^a st

I am the owner/lessee of the following lot:

Block 5456, Lot(s) 31, Borough of Brooklyn; the address of that lot is 1864 49^a st.

I give consent to the proposal at 4802- 4812 18th Avenue, AKA 1776 48th Street to establish a C1-3 District within an existing R5 District to facilitate the development of a two story Commercial / community Facility building.

Esther Trainer

Sign Here

Affirmed to before me this 2nd day
of February ~~2008~~ 2010

BEVERLEY PANTIN
Notary Public State of New York
No. 01PA6046052
Qualified in Kings County
Commission Expires 8/6/2010

Beverley Pantin
2/2/10

Regarding the property located at 4802-4812 18th Avenue, AKA 1776 48th Street, Block 5449, Lot 37, Borough of Brooklyn.

State of New York
City of New York
County of Kings

ss.:

Date:


2/2/10

My name is Tziporah Blasburg
I live at 1879-49th ST.

I am the owner/lessee of the following lot:

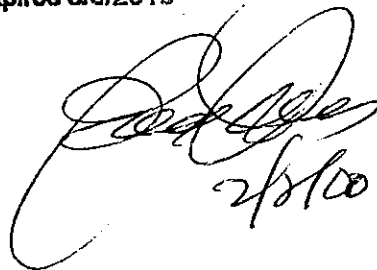
Block 5450, Lot(s) 52, Borough of Brooklyn; the address of that lot is 1879-49th ST.

I give consent to the proposal at 4802- 4812 18th Avenue, AKA 1776 48th Street to establish a C1-3 District within an existing R5 District to facilitate the development of a two story Commercial / community Facility building.


Sign Here

Affirmed to before me this 2nd day
Of February 2008 2010

BEVERLEY PANTIN
Notary Public State of New York
No. 01PA6046052
Qualified in Kings County
Commission Expires 8/6/2010


2/2/10

Regarding the property located at 4802-4812 18th Avenue, AKA 1776 48th Street, Block 5449, Lot 37, Borough of Brooklyn.

State of New York
City of New York
County of Kings ss.:

Date: 5/23/08

My name is Lechaim Trust

I live at 1769 49th St

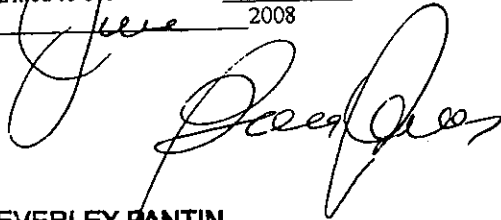
I am the owner/lessee of the following lot:

Block 5449 Lot(s) 44, Borough of Brooklyn; the address of that lot is 1769 49th St.

I give consent to the proposal at 4802- 4812, 18th Avenue, AKA 1776 48th Street to establish a C1-3 District within an existing R5 District to facilitate the development of a two story Commercial / community Facility building.

In Wash
Sign Here

Affirmed to before me this 23rd day
Of June 2008



BEVERLEY PANTIN
Notary Public State of New York
No. 01PA6046052
Qualified in Kings County
Commission Expires 8/6/2010

Regarding the property located at 4802-4812 18th Avenue, AKA 1776 48th Street, Block 5449, Lot 37, Borough of Brooklyn.

State of New York
City of New York
County of Kings ss.:

Date: 5/23/08

My name is Alan Gestetner

I live at 1763 49th St.

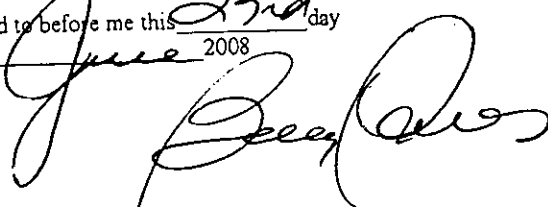
I am the owner/lessee of the following lot:

Block 5449, Lot(s) 46, Borough of Brooklyn; the address of that lot is 1763 49th St.

I give consent to the proposal at 4802- 4812, 18th Avenue, AKA 1776 48th Street to establish a C1-3 District within an existing R5 District to facilitate the development of a two story Commercial / community Facility building.



Sign Here

Affirmed to before me this 23rd day
Of June 2008


BEVERLEY PANTIN
Notary Public State of New York
No. 01PA6046052
Qualified in Kings County
Commission Expires 8/6/2010

Regarding the property located at 4802-4812 18th Avenue, AKA 1776 48th Street, Block 5449, Lot 37, Borough of Brooklyn.

State of New York
City of New York
County of Kings ss.:

Date: 5/22/08

My name is Saul Morgenstern

I live at 1771 49th St.

I am the owner/lessee of the following lot:

Block 5449, Lot(s) 42, Borough of Brooklyn; the address of that lot is 1771 49th St.

I give consent to the proposal at 4802- 4812 18th Avenue, AKA 1776 48th Street to establish a C1-3 District within an existing R5 District to facilitate the development of a two story Commercial / community Facility building.

S. Morgenstern
Sign Here

Affirmed to before me this 22nd day
Of June 2008
Beverley Pantin

BEVERLEY PANTIN
Notary Public State of New York
No. 01PA6046052
Qualified in Kings County
Commission Expires 8/6/2010

Regarding the property located at 4802-4812 18th Avenue, AKA 1776 48th Street, Block 5449, Lot 37, Borough of Brooklyn.

State of New York

City of New York

County of Kings ss.:

Date: 5/21/08

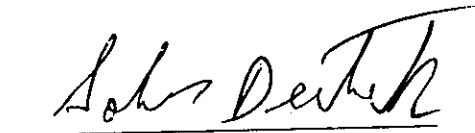
My name is Shlomo Deutsch

I live at 1762 48th St

I am the owner/lessee of the following lot:

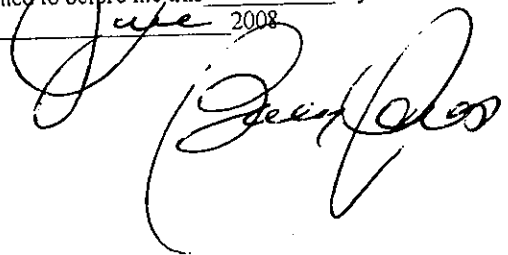
Block 5449 Lot(s) 35, Borough of Brooklyn; the address of that lot is 1762 48th St

I give consent to the proposal at 4802- 4812 18th Avenue, AKA 1776 48th Street to establish a C1-3 District within an existing R5 District to facilitate the development of a two story Commercial / community Facility building.



Sign Here

Affirmed to before me this 23rd day
Of June 2008



BEVERLEY PANTIN
Notary Public State of New York
No. 01PA6046052
Qualified in Kings County
Commission Expires 8/8/2010

Regarding the property located at 4802-4812 18th Avenue, AKA 1776 48th Street, Block 5449, Lot 37, Borough of Brooklyn.

State of New York
City of New York
County of Kings ss.:

Date: 5/21/08

My name is Mendel Weinfeld

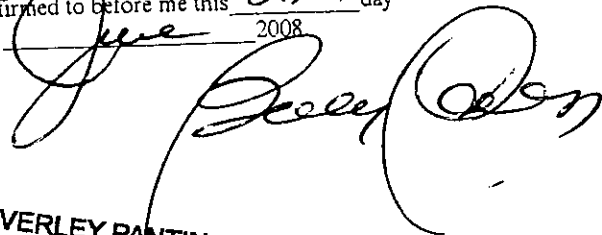
I live at 1760 48th St.

I am the owner/lessee of the following lot:

Block 5449, Lot(s) 34, Borough of Brooklyn; the address of that lot is 1760 48th St.

I give consent to the proposal at 4802- 4812 18th Avenue, AKA 1776 48th Street to establish a C1-3 District within an existing R5 District to facilitate the development of a two story Commercial / community Facility building.


Sign Here

Affirmed to before me this 23rd day
Of June 2008


BEVERLEY PANTIN
Notary Public State of New York
No. 01PA6046052
Qualified in Kings County
Commission Expires 8/8/2010

Regarding the property located at 4802-4812 18th Avenue, AKA 1776 48th Street, Block 5449, Lot 37, Borough of Brooklyn.

State of New York
City of New York
County of Kings ss.:

Date: 5/22/08

My name is Cong. Beth Halevy

I live at 1777 49th St

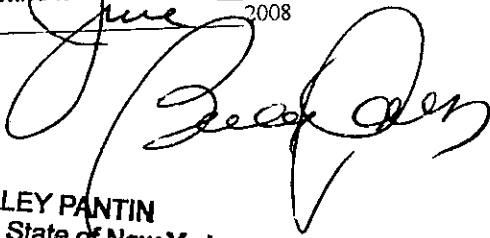
I am the owner/lessee of the following lot:

Block 5449, Lot(s) 41, Borough of Brooklyn; the address of that lot is 1777 49th St.

I give consent to the proposal at 4802-4812 18th Avenue, AKA 1776 48th Street to establish a C1-3 District within an existing R5 District to facilitate the development of a two story Commercial / community Facility building.

Rabbi J. B. Rotten
Sign Here RABBI

Affirmed to before me this 23rd day
Of June 2008



BEVERLEY PANTIN
Notary Public State of New York
No. 01PA6046052
Qualified in Kings County
Commission Expires 8/6/2010

Regarding the property located at 4802-4812 18th Avenue, AKA 1776 48th Street. Block 5449, Lot 37, Borough of Brooklyn.

State of New York

City of New York

County of Kings ss.:

Date: 5/22/08

My name is Charlie Weiss.

I live at 1766 48th St.

I am the owner/lessee of the following lot:

Block 5449 Lot(s) 36, Borough of Brooklyn; the address of that lot is 1766 48th St.

I give consent to the proposal at 4802- 4812 18th Avenue, AKA 1776 48th Street to establish a C1-3 District within an existing R5 District to facilitate the development of a two story Commercial / community Facility building.

Charlie Weiss
Sign Here

affirmed to before me this 23rd day
of June 2008
[Signature]

227 7p&3

SEVERELY PANTIN
Notary Public State of New York
No. 01PA6046052
Qualified in Kings County
Commission Expires 6/3/2010

Regarding the property located at 4802-4812 18th Avenue, AKA 1776 48th Street, Block 5449, Lot 37, Borough of Brooklyn.

State of New York

City of New York

County of Kings ss.:

Date: 5/21/08

My name is GIM Trust.

I live at 1756 48th St

I am the owner/lessee of the following lot:

Block 5449, Lot(s) 33, Borough of Brooklyn; the address of that lot is 1756 48th St.

I give consent to the proposal at 4802- 4812 18th Avenue, AKA 1776 48th Street to establish a C1-3 District within an existing R5 District to facilitate the development of a two story Commercial / community Facility building.

Sign Here

Affirmed to before me this _____ day
Of _____ 2008

NOT AVAILABLE

ASTORIA REZONING

NEW YORK CITY DEPARTMENT OF CITY PLANNING – QUEENS OFFICE MAY 10, 2010

Introduction

Astoria is a large neighborhood in northwestern Queens stretching from Queens Plaza to the East River up to Steinway and the La Guardia Airport. The neighborhood was once a rural village connected to Manhattan only by ferry. The opening of the Astoria elevated line in 1917 precipitated residential growth, including multi-family apartment buildings constructed in the 1920s and 1930s. Throughout the 20th century and continuing into the 21st, the population of Astoria continues to grow both in number and diversity.

The pace of development in Astoria has increased in recent years, in large part due to its close proximity to Midtown Manhattan, an attractive and well-kept streetscape, and convenient commercial corridors. The proposed Astoria Rezoning seeks to address community concerns that the current zoning allows out-of-scale development and does not adequately protect established building patterns. Councilmember Peter Vallone, Jr. and area community groups initially approached the Department in fall 2005 in order to advance these concerns.

Rezoning Area

- 238 blocks
- 8,366 Lots
- Generally bounded by 20th Avenue to the north, Steinway Street to the east, Broadway to the south, and the East River/Vernon Boulevard to the west.

The rezoning area is served by the N and W trains on the elevated line above 31st Street and nine MTA bus lines. The RfK (Triborough) Bridge connects Astoria to Manhattan and the Bronx, and the northern part of the rezoning area lies beneath the approach to the Hell Gate Bridge, which carries intercity rail service between New York City and New England. The area also has several important commercial corridors, including Steinway Street, 31st Street, Broadway and 30th Avenue.

The rezoning area is currently zoned R5 in the section north of the Grand Central Parkway and R6 to the south. Many of the blocks in these areas were developed in the middle part of the 20th century, and the zoning has not been updated since its implementation in 1961. Blocks with two- and three-story row houses or semi-detached buildings are common in the R5 district. Blocks with larger pre-war apartment buildings are more common in the R6 district, although all building types can be found throughout the rezoning area. In 1989, DCP implemented a contextual rezoning – a rezoning meant to reinforce patterns of development – in the area west of 21st Street and south of Astoria Park. Subsequent contextual rezonings were implemented on Steinway Street (1998) and Broadway (2001).

Project Goals and Objectives

Astoria is in need of zoning updates that would accommodate new growth and allow homeowners to expand without adversely impacting the existing context and scale. Current zoning yields unpredictable building types and leaves residents vulnerable to inappropriately scaled new construction. The rezoning proposal is based on extensive outreach and consultation with community stakeholders. The proposed zones will achieve the following three objectives:

- Support neighborhood character with contextual districts to encourage predictable development
- Guide new housing opportunities towards major corridors and mass transit
- Update commercial overlays to reinforce existing patterns of commercial uses and create new business location opportunities

Inclusionary Housing Program

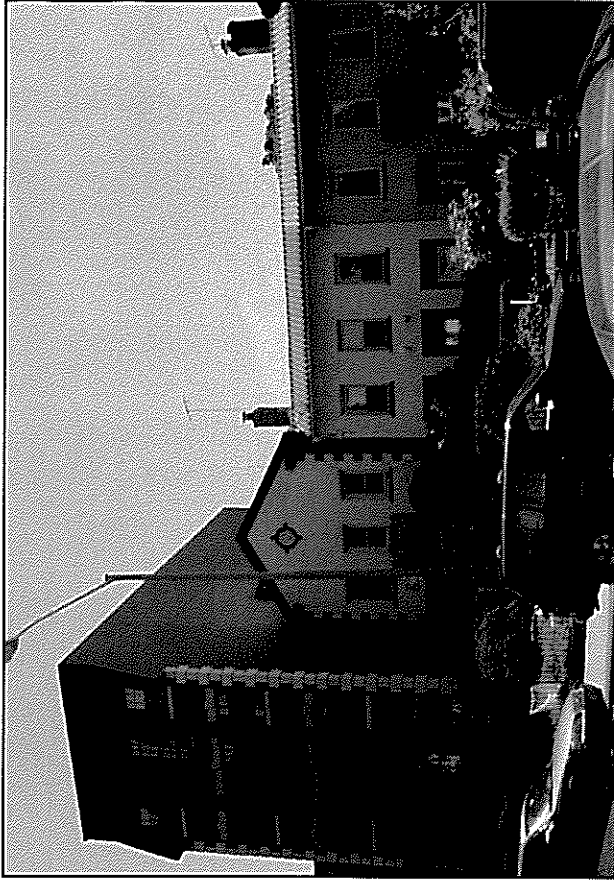
The Astoria Rezoning also includes a text amendment that would create an incentive for the construction of new affordable housing through the Inclusionary Housing Program. In certain portions of the rezoning area, developers would be eligible to receive floor area bonuses in exchange for building or preserving permanently affordable housing in Queens Community District 1.

ASTORIA REZONING

Out-of-Character Development



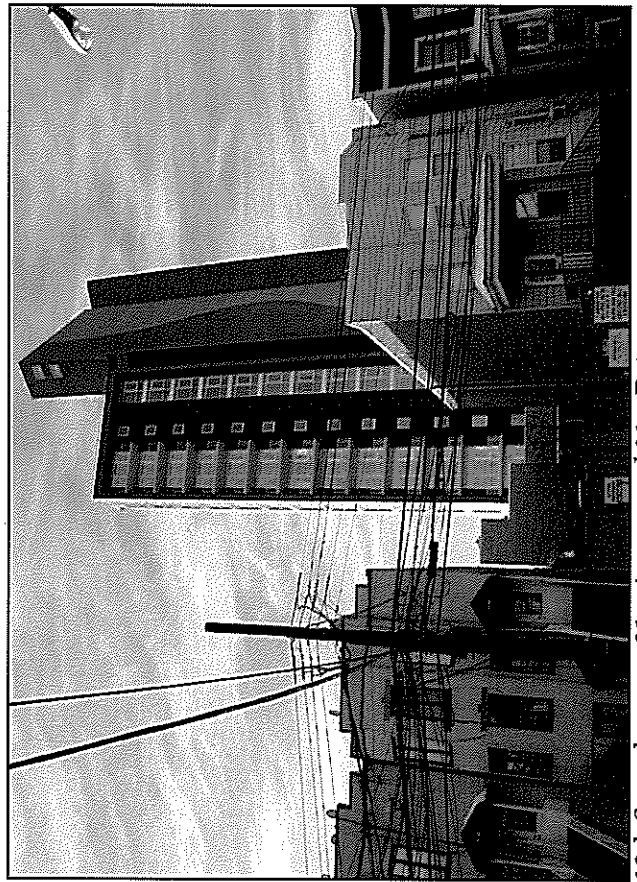
37th Street between 20th and 21st Avenues
Existing R5



36th Street between 30th and 31st Avenues
Existing R6



Crescent Street between Hoyt Avenue South and Astoria Boulevard
Existing R6



12th Street between 31st Avenue and 31st Drive
Existing R6

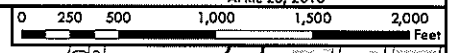
Study Area Boundary

Proposed Zoning

- Lower Density Zoning
- 3 Story Row Houses
- 3-5 Story Apartment Buildings
- 5-7 Story Apartment or Mixed-Use Buildings
- 6-8 Story Apartment or Mixed-Use Buildings
- 5-12 Story Mixed-Use Buildings
- No Change Proposed

ASTORIA REZONING

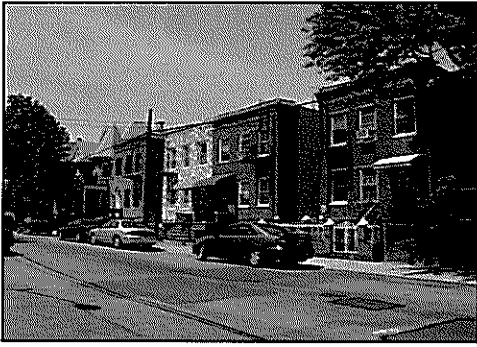
Proposed Zoning As Approved (with Modification)
By City Planning Commission 4/28/2010



ASTORIA REZONING

Proposed Zones

R4-1



Proposed on 8 Blocks

- 1-2 family detached and semi-detached
- 0.9 residential FAR
- 25' wall height, 35' maximum height
- Minimum 10' front yard with lineup

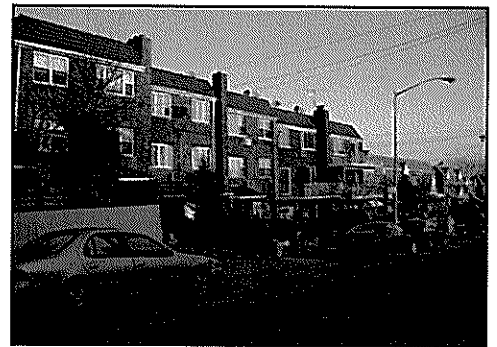
R4B



Proposed on 2 Blocks

- All 1-2 family housing types
- 0.9 residential FAR
- 24' maximum height
- Minimum 5' front yard with lineup

R4



Proposed on 4 Blocks

- All housing types
- 0.9 residential FAR
- 25' wall height, 35' maximum height
- Minimum 10' front yard, no lineup required

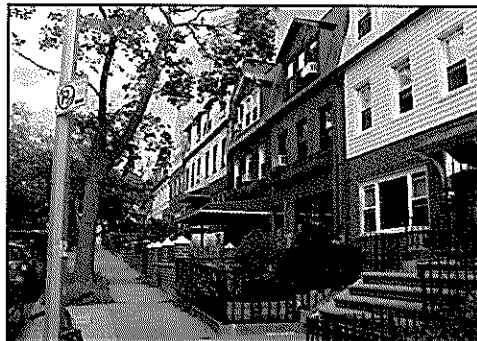
R5



Proposed on 3 Blocks

- All housing types
- 1.25 residential FAR
- 30' wall height, 40' maximum height
- Minimum 10' front yard, no lineup required

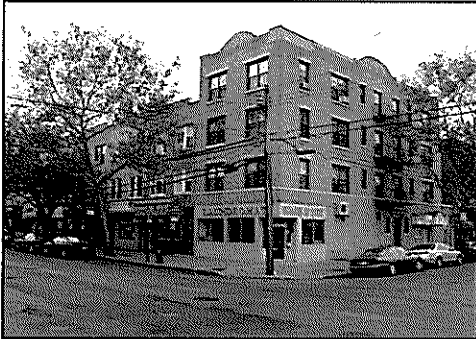
R5B



Proposed on 125 Blocks

- All housing types
- 1.35 residential FAR
- 30' wall height, 33' maximum height
- Minimum 10' front yard with lineup

R5D



Proposed on 60 Blocks

- All housing types
- 2.0 residential FAR
- 40' maximum height
- Minimum 5' front yard with lineup

R6B



Proposed on 48 Blocks

- All housing types
- 2.0 residential FAR
- 30'-40' base height, 50' maximum height
- Front wall lineup

R6A/C4-2A



Proposed on 87 Blocks

- All housing types
- 3.0 residential FAR
- 3.0 commercial FAR in C4-2A
- 40'-60' base height, 70' maximum height
- Front wall lineup

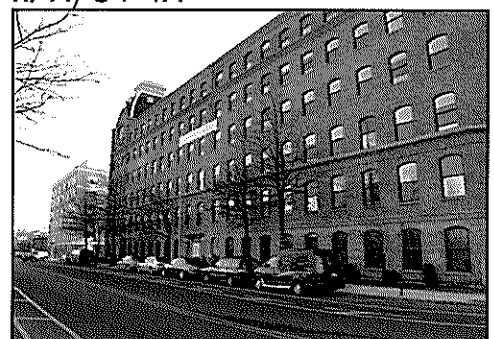
C4-3



Proposed on 26 Blocks

- Mixed-use (residential and commercial)
- 2.43 residential FAR
- 3.4 commercial FAR
- Maximum height based on Sky Exposure Plane
- No front wall lineup

R7A/C4-4A



Proposed on 29 Blocks

- All housing types
- 3.45 base residential FAR, 4.6 maximum with Inclusionary Housing bonus
- 4.0 commercial FAR in C4-4A
- 40'-65' base height, 80' maximum height
- Front wall lineup

Norwood Neighborhood Association

PO Box #9102 Grand Avenue Station, Astoria NY 11103

Date: May 17, 2010

Re: Urge City Council to support the Astoria Rezoning Proposal

I am here as a delegate for the Norwood Neighborhood Association in Astoria, as a homeowner and representative for homeowners who are unable to attend this morning's hearing. The rezoning process has been long and arduous work for our community. We will be relieved to see the new zoning certified and in place.

In 2002 Norwood Gardens residents discovered a shocking fact: our low-rise community of 1 & 2 family homes was zoned R6. This was Astoria's best-kept secret until discovered by speculative developers.

R6 allows out-of-context construction over 12 stories plus much more: cracked foundations on homes damaged down and dirty demolition, ugly curb cuts permitting front gardens to be cemented into parking slabs, over burdened infrastructure and congested schools, streets and parks. Half-century old zoning makes all this legal in Astoria. **Legal but not right!**

Queens zoning from 1961 with its huge swaths of R6 tracts does not reflect how land use actually developed. Under R6 zoning, developers have come into our neighborhood, disregarded the integrity of the established 80-year-old streetscape as well as the will of the community to do what they want. **Legal but not right!**

The NAA community supports this Rezoning and urges you to support it too. This proposal offers smart, contextual zones that channel high-density development into areas where infrastructure will be in place and equipped to handle it. Guidelines for developers will ensure that streetscape and building site lines are protected and green space considered. Astoria has benefited from many beautiful, new buildings and upgrades which are conscientious, appropriately situated and sensitive to the surrounding community.

Many have helped us over the years and we would like to express our sincere thanks to them: First to Councilmember Vallone for initiating this Rezoning. He and his staff have worked closely with our group and given freely of their time. City Planners John Young and Ian Hegarty met with us many times over the years to help us understand the complexities of zoning and do right by our neighborhood. Paul Graziano, a land use expert, early on inspired us to believe we could save our neighborhood. Long Island City Alliance helped with their ongoing support and strength and lastly a big thank you to the dedicated residents of Norwood Gardens who have given their time and talents which in the end will help us achieve our goal: a cohesive, vibrant and livable community.

With this we urge the City Council to support this critical zoning proposal and to advocate for an expedited process.

May 17, 2010

Astoria Rezoning
C 100199 ZMQ and N 100200 ZRQ

Testimony before the City Council Subcommittee on Zoning and Franchises

Good morning, Chair Weprin and Councilmembers. I am Richard Bass, with Herrick, Feinstein LLP. I am here today representing Seth Yablans and his family, the owners of 11-12 30th Drive/11-31 31st Avenue (the "Site").

Mr. Yablans and his family strongly support the proposed rezoning, including the 20% FAR bonus for the production of affordable housing. They are greatly appreciative of this rezoning action and compliment Councilmember Peter Vallone Jr. for encouraging the NYC Department of City Planning to conduct a study of Astoria that resulted in the proposed 238 block rezoning application. We also like to compliment John Young, Director of the Queens Planning Office, and his talented planning staff, who provided leadership, vision and significant community outreach that resulted in today's proposed action. Therefore, we urge the City Council to support the proposed rezoning and text amendment.

Thank you.

DEPARTMENT OF INFORMATION TECHNOLOGY AND TELECOMMUNICATIONS
TESTIMONY BEFORE THE CITY COUNCIL SUBCOMMITTEE ON ZONING AND FRANCHISES
PUBLIC PAY TELEPHONE AUTHORIZING RESOLUTION
MONDAY, MAY 17, 2010

Good morning Chairman Weprin and members of the Zoning and Franchises Subcommittee. My name is Stanley Shor, and I am the Assistant Commissioner of Franchise Administration for the Department of Information Technology and Telecommunications, or DoITT. With me is Brett Sikoff, DoITT's Director of Mobile Telecommunications Franchises. Thank you for the opportunity to testify today to discuss proposed Authorizing Resolution 191-2010.

The resolution before you would renew DoITT's authority to grant franchises to allow for the installation and use of telecommunications equipment and facilities on, over and under the inalienable property of the City of New York in connection with the provision of mobile telecommunications services. More specifically, authorized franchisees are allowed to install their telecommunications equipment on certain City-owned light poles and, with the approval of the utility companies, privately-owned utility poles located on City streets. Proposed resolution 191 would succeed two earlier resolutions previously adopted by the Council for the same purpose: Resolution 519 of 2004 and Resolution 957 of 1999.

Pursuant to the previous resolutions, the Franchise and Concession Review Committee (FCRC), has approved eight such franchises since 2004 – six of which are still active. One of the City's fundamental goals in granting these franchises was to leverage the City's resources and inalienable property to strengthen wireless networks and provide a practical alternative to the installation of larger, and often unsightly, antennas typically seen on building rooftops.

The benefits of allowing franchisees to use existing poles on the City's inalienable property to install mobile telecommunications equipment are twofold. The first benefit is increased coverage and capacity, and the second benefit is increased City revenue.

Having the ability to offer City property as an alternative to private property for the siting of mobile telecommunications equipment has proven to be an attractive and effective method of increasing capacity and providing reliable coverage for mobile telecommunication companies. To date, there have been 1,294 installations of telecommunications equipment on existing poles throughout the five boroughs – benefitting many areas of the city.

As a result of the franchise, a new "low cost" cellular provider has entered the New York City market, partnering with a mobile telecom franchisee and ultimately building-out its cellular network from the ground up – predominantly using poles. Additionally, a nascent mobile broadband company that is planning to launch its high speed wireless Internet network in the City later this year has entered into an agreement with another mobile telecom franchisee to design part of its network utilizing poles. The use of a "distributed antenna system" installed on pole tops will address the challenges associated with providing ubiquitous coverage in a dense urban environment such as New York City.

In addition to improving wireless coverage for the public, the franchises generate approximately \$2 million in general fund revenue each year. With the approval of this resolution and the subsequent granting of prospective franchises, the City could potentially generate additional annual revenue. If adopted by the Council, this authorizing resolution would permit DoITT to issue a Request for Proposals for new franchises similar in nature to those are currently active. Pursuant to the evaluation criteria as described in the authorizing resolution, DoITT would then select one or more franchisees and enter into a written agreement with each such franchisee.

Any such franchise agreements would be subject, pursuant to the City Charter, to approval by the FCRC and the separate approval of the Mayor, a process followed by each of the current franchises.

The six current franchise agreements include the following provisions:

- Equipment installed on light poles must conform to particular size limitations and only one installation per pole is allowed. Since there are multiple franchises, the agreement details a process for competing requests, rollout, and concentration of facilities.
- Franchisees must fully comply with Federal Communications Commission (FCC) rules and requirements regarding radio frequency energy exposure and in the operation and maintenance of their telecommunications equipment.
- Franchisees are also required to conform to any new FCC standards that may be adopted anytime in the future.

Now that I have detailed some of the benefits of the proposed resolution, and of the City's mobile telecommunication franchises in general, I would like to take a moment to highlight some of the resolution's pertinent terms and conditions. In drafting this resolution and in negotiating the existing agreements with the franchisees, DoITT's primary concern was to protect the interests of the City. These interests include the City of New York's public safety interests, property interests and financial interests, among others. To achieve these ends and grant the most effective franchises possible, the resolution includes the following terms:

1. The term of the franchise shall not exceed fifteen (15) years;
2. The compensation to be paid to the City shall be adequate and may include monetary or in-kind compensation or both;
3. The franchise may be terminated in the event of the franchisee's failure to comply with the material terms and conditions of the agreement;
4. A security fund shall be established to ensure the performance of the franchisee's obligations under the agreement;
5. The City shall have the right to inspect the facilities of the franchisee located on the inalienable property of the City and to order the relocation of such facilities as appropriate at the direction of the applicable agency;
6. There shall be adequate insurance and indemnification requirements to protect the interests of the public and the City;
7. There shall be provisions to ensure access by the City to books and records of the franchisee to review and/or enforce compliance with the franchise agreement;
8. There shall be provisions to ensure quality workmanship and construction methods in the use of the inalienable property;
9. The franchisees will be required to comply with City laws, regulations and policies related to, but not limited to, employment, purchasing, and investigations;
10. There shall be provisions to restrict the assignment or other transfer of the franchise without the prior written consent of the City and provisions to restrict changes in control of the franchisee without the prior written consent of the City;
11. There shall be remedies to protect the City's interest in the event of the franchisee's failure to comply with the terms and conditions of the agreement;
12. All franchisees shall be subject to review under the City's Vendor Information Exchange System ("VENDEX");
13. Franchisees shall be required to hold any applicable licenses and permits required by the New York State Public Service Commission and the FCC;
14. There shall be provisions preserving the right of the City to perform public works or public improvements in and around those areas subject to the franchise;

15. Franchisees will be required to protect the property of the City, and the delivery of public services that utilize the property of the City, from damage or interruption of operation resulting from the construction, operation, maintenance, repair or removal of facilities, equipment or other improvements related to the franchise; and
16. There shall be provisions designed to minimize the extent to which the public's use of City streets are disrupted in connection with the construction of improvements relating to the franchise.

This concludes my testimony. Once again, thank you for the opportunity to address this Subcommittee on proposed Authorizing Resolution 191-2010. We will now be happy to answer any questions you may have.

2010

18th Ave Study



Moshe M. Friedman, PE

Friedman, PE

3/12/2010

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May 12, 2010

Re: 4802 18th Avenue
Brooklyn, NY
CEQR No. 07DCP090K
URLUP No. 070520 ZMK

We appreciate the opportunity to submit the attached materials in reference to a zoning map amendment for one block front on 18th Avenue in the Boro Park section of Brooklyn. The application was unanimously approved by the NYC City Planning Commission on April 26th 2010. The block front identified for rezoning is between 48th St. and 49th St. , and is presently zoned in a way that is out of character with the rest of 18th Avenue, which is a local retail corridor. This zoning map amendment will unify this local retail corridor, and will enable this location to be used consistently with the type of uses that currently exist in the immediate surrounding area.

The proposal is to include a C1-3 overlay over Block 5449, Lots 35, 36, 37, 41, 42, 44, and part of Lot 34. As currently mapped, there is a dual purpose district boundary located on the west side of 18th Avenue in Blocks 5438, 5444, 5455, and on the east side of 18th Avenue in Blocks 5450, 5456, 5461. Block 5449 is the only block on the west side of 18th Avenue which is designated solely as residential (R5). The proposal would create a 100' deep C1-3 overlay on Block 5449 on the west side of 18th Avenue so that this block will have the same commercial overlay zoning as the rest of the blocks along 18th Avenue. There will be no change to the underlying residential zoning districts, and the boundary between residential districts will remain unchanged.

The proposed use of the building to be developed on the site, 4802 18th Avenue, is as a community bank, which will undoubtedly provide enhanced financial resources for surrounding neighborhood businesses and local residents. Commonly, many of the customers who patronize community banks located on urban commercial strips such as 18th Avenue in Boro Park, are local businesses and their customers. This convenient and easily accessible location will obviate the need for local business owners and their patrons, as well as neighborhood residents, to travel to financial institutions in other neighborhoods.

The herewith submitted "18th Avenue Study" is a comprehensive look at the local businesses within two blocks in both directions along 18th Avenue. Included are the address, block, lot, and commercial use of each site including photographs and location maps of each property. A Google© map has also been included, noting the locations of banks currently in the area. There are banks located on the 16th Avenue commercial corridor and across McDonald Avenue on 18th Avenue. The physical impediment presented by the presence of a major intersection at the corner of 18th Ave and McDonald Ave effectively divides 18th Avenue and increases congestion at the intersection. Notably, there are no banks located along 18th Avenue between McDonald Avenue and 62nd Street, a total of 18 blocks. The lack of any bank branches along this busy 18th Avenue commercial strip is illustrated clearly on the map.

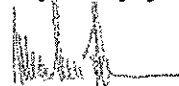
Presently, the banking needs of the local businesses and commercial entities and their customers are not met adequately by the financial infrastructure in the area. The instant proposed commercial overlay in the heart of the Boro Park side of the 18th Ave commercial strip will correct the current imbalance, provide an easily accessible and convenient location for neighborhood banking and promote commercial growth in the area. The currently available banking alternative for businesses and patrons of the 18th Ave Boro Park commercial corridor are banks which are too far for their needs, or too cumbersome to reach. The owner of the site, Mr. Jom Tob Glick, is a resident of the area and a real estate developer who has a reputation as a pillar of the Boro Park Community. He has successfully developed commercial and retail properties along 13th Avenue, including two banks and the Avenue Plaza Hotel, which is a destination for orthodox Jews from around the world. His previous successes are excellent indicators of his ability and willingness to develop this property as envisioned, and to enhance the 18th Avenue retail corridor with the inclusion of this new bank location.

The site's current R5 zoning designation would allow for the as-of-right construction of a three (3) family residential building or a two (2) story community facility building. The other blocks along 18th Avenue contain a mix of commercial uses including several restaurants, local retail and other generally commercial uses as well as some community facilities. The construction of a residential building would not be in character with other buildings on 18th Avenue. Additionally, the construction of such a building could potentially increase the current load of vehicles requiring parking in the area, as there are no on-site parking requirements for a 3 family multiple dwelling in the R5 zoning district.

Potential development of the property as a community facility is as of right in the R5 district, yet such a building is also not conducive to the highly commercial nature of the area, the volume of traffic along 18th Ave and the immediate proximity of existing community facilities. While the addition of a commercial overlay will remove requirements for a front yard, this will not significantly increase the possibility of a community facility being placed on the property, as the floor area for a community facility building will remain the same as allowed by the site's current R5 zoning.

As evidenced by the information presented herein, the proposed commercial overlay is essential to maintain a uniform commercial corridor. The zoning map amendment to establish a C1-3 district at this location will augment the current commercial land use pattern in the area. The proposal to develop the site with a new full-service community bank with accessory parking will provide necessary services within an established commercial district and is consistent with the type of uses that currently exist in the area. We respectfully request that the application be granted and Zoning Map 22c be amended accordingly.

Very truly yours,



Moshe M. Friedman, P.E.

CITY PLANNING COMMISSION

April 26, 2010/Calendar No. 1

C 070520 ZMK

IN THE MATTER OF an application submitted by Jom Tob Gluck pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 22c, by establishing within an existing R5 District a C1-3 District bounded by 48th Street, 18th Avenue, 49th Street and a line 100 feet northwesterly of 18th Avenue, as shown on a diagram (for illustrative purposes only) dated December 14, 2009, Community District 12, Borough of Brooklyn.

This application for an amendment to the zoning map, Section No. 22c, was filed by Jom Tob Gluck on June 11, 2007 to rezone an approximately 20,000 square-foot area located on the west side of 18th Avenue, between 48th and 49th streets, from R5 to R5/C1-3 to facilitate the development of a commercial use on 18th Avenue in the Borough Park neighborhood, Community District 12, Brooklyn.

BACKGROUND

The 18th Avenue corridor is an active neighborhood commercial corridor and is the main route between the neighborhoods of Midwood and Bensonhurst. The rezoning area is located in the Borough Park neighborhood about mid-way between those neighborhoods. The proposed rezoning would establish a C1-3 commercial overlay district in an existing R5 district to a depth of 100 feet along the west side of 18th Avenue, between 48th and 49th streets. The proposed rezoning area contains several detached multi-family homes and a synagogue, on seven full or partial tax lots on Block 5449 (Lots 34, 35, 36, 37, 41, 42, and 44). The applicant owns Lot 37 and intends to develop a building containing a commercial use at the corner of 18th Avenue and 48th Street.

R5 districts permit medium-density residential uses. Commercial uses are not permitted within an R5 district. The proposed C1-3 overlay would not change the underlying R5 zoning, nor the maximum permitted floor area, which would remain at 1.25 for residential uses and 2.0 for community facility uses. Under the proposed C1-3 commercial overlay district, the maximum permitted commercial FAR would be 1.0 in an R5 district. The proposed R5/C1-3 would allow a

building that could rise to 40 feet tall, under the general provisions, or 35 feet tall under the optional provisions of ZR 23-146.

The applicant's lot is 3,615 sq. ft. in size and, if redeveloped pursuant to the proposed overlay, could contain retail of a similar nature and scale to the other retail stores located on 18th Avenue. The proposed rezoning would facilitate up to 3,615 square feet of commercial space. With the exception of the applicant's property, no change is proposed for the existing remaining uses within the area proposed to be rezoned.

Most blockfronts along 18th Avenue between McDonald Avenue and 55th Street are mapped with a R5/C1-3 district, which allows commercial uses. The 18th Avenue corridor is primarily developed with one- to three-story buildings that typically have ground-floor commercial or community facility uses with residential uses above. Beyond the corridor, the neighborhood is developed with two- and three-story detached and semi-detached homes. Transit access is available via the F train, located at 18th Avenue and McDonald Avenue, approximately seven blocks to the northeast of the rezoning area. The B8 bus line, running from Brownsville to Fort Hamilton/Bay Ridge also runs along 18th Avenue.

ENVIRONMENTAL REVIEW

This application (C 070520 ZMK) was reviewed pursuant to the New York State Environmental Quality Review Act (SEQRA), and the SEQRA regulations set forth in Volume 6 of the New York Code of Rules and Regulations, Section 617.00 *et. seq.* and the City Environmental Quality Review (CEQR) Rules of Procedure of 1991 and Executive Order No. 91 of 1977. The designated CEQR number is 07DCP090K. The lead is the City Planning Commission.

After a study of the potential environmental impact of the proposed action (C 070520 ZMK), a Negative Declaration was issued on December 14, 2009.

UNIFORM LAND USE REVIEW PROCEDURE

This application (C 070520 ZMK) was certified as complete by the Department of City Planning on December 14, 2009, and was duly referred to Brooklyn Community Board 12 and the Brooklyn Borough President, in accordance with Title 62 of the Rules of the City of New York, Section 2-02(b).

Community Board Public Hearing

Community Board 12 held a public hearing on this application (C 070520 ZMK) on January 25, 2010, and on January 27, 2010, unanimously adopted a resolution recommending disapproval of the application.

Borough President Recommendation

This application (C 070520 ZMK) was considered by the Borough President of Brooklyn, who issued a recommendation of approval on February 26, 2010, subject to the following conditions:

- Should the development contain banks or businesses, professional and/or government offices, the developer should provide parking, with the entrance/exit located on 18th Avenue.
- Should a bank be included in the development, the ATM must be oriented to either 18th Avenue or within the parking area.

City Planning Commission Public Hearing

On February 24, 2010, (Calendar No. 2), the City Planning Commission scheduled March 10, 2010 for a public hearing on this application (C 070520 ZMK). The hearing was duly held on March 10, 2010 (Calendar No. 15). There were two speakers in favor of the application and six speakers in opposition.

Those speaking in favor of the application included the applicant and his representative.. They described the proposal as originally intended which included a bank on the ground floor with a synagogue above. They further stated that due to testimony presented at the Community Board's and Borough President's public hearings, the intention is now to construct a one-story bank, in place of the previously described development. In addition, in response to the Borough

President's comments, the applicant was willing to explore the possibility of providing a small amount of on-site parking.

The speakers opposed to the project were primarily residents of homes along 48th and 49th streets. They were concerned about issues of traffic, parking, and the loss of the residential character of their block. Several speakers also noted that the neighborhood contains a growing population and that housing is desperately needed.

CONSIDERATION

The Commission believes that the proposed zoning map amendment (C 070520 ZMK) is appropriate.

The Commission notes that the predominant existing character of 18th Avenue is that of a neighborhood commercial corridor. Along the Avenue, buildings are developed to one- to three-stories tall, typically with ground floor retail uses. Beyond the Avenue, the neighborhood is built with two- and three-story homes. The existing zoning along 18th Avenue surrounding the rezoning area predominantly reflects these land uses, with an existing R5 district and C1-3 commercial overlays that extend 150 feet from the avenue, covering most blocks. The applicant proposes to map a C1-3 commercial overlay along 18th Avenue to a depth of 100 feet, which would affect fewer of the lots in the midblock than would an overlay of 150 feet in depth.

The applicant's lot is 3,615 sq. ft. in size and, if redeveloped pursuant to the proposed overlay, could contain retail of a similar nature and scale to the other retail stores located on 18th Avenue. The proposed rezoning would facilitate up to 3,615 square feet of commercial space. The Commission believes that a retail use of that size would be consistent with the existing context of nearby commercial corridors. The proposed zoning and land uses are consistent with the mixed-use character of 18th Avenue, and the proposed commercial overlay would be consistent with land use policy for the corridor.

The Commission further notes that the proposed commercial overlay would allow commercial uses on several properties with frontage on 48th and 49th streets, as well as the two properties with frontage along 18th Avenue. The properties located on 48th Street and 49th Street are

currently built with one- and two-family homes in good condition, and it is not likely that they would be redeveloped in the foreseeable future. Also, several other blocks that have similar conditions are built with a well-established pattern of stores with frontage along the avenue, and homes adjacent to the stores.

The Commission acknowledges the written correspondence received from area residents both in favor, and in opposition, to this application. Many of the letters stated concerns that the subject application would change the character of the block or increase traffic congestion and parking problems. The Commission notes that the applicant's property would only facilitate up to 3,615 square feet of commercial space and that no changes are proposed for the existing remaining uses within the rezoning area. With respect to the Borough President's concern, the Commission notes that parking is not required pursuant to Section 36-231 of the Zoning Resolution. However, the applicant stated his intent at the public hearing to orient the entrance to the proposed commercial use along 18th Avenue.

The Commission further believes that the proposal is consistent with the predominant land use and development patterns along the 18th Avenue corridor and that the proposed commercial zoning overlay is appropriate.

RESOLUTION

RESOLVED, that the City Planning Commission finds that the action described herein will have no significant effect on the quality of the environment, and be it further

RESOLVED, by the City Planning Commission, pursuant to Sections 197-c and 200 of the New York City Charter and Section 5-430 et seq. of the New York City Administrative Code, that based on the environmental determination, and the consideration described in this report, the Zoning Resolution of the City of New York, effective as of December 15, 1961, and as subsequently modified, is further amended by changing the Zoning Map, Section No. 22c establishing within an existing R5 District a C1-3 District bounded by 48th Street, 18th Avenue,

49th Street and a line 100 feet northwesterly of 18th Avenue, Borough of Brooklyn, Community District 12, as shown on a diagram (for illustrative purposes only) dated December 14, 2009.

The above resolution, duly adopted by the City Planning Commission of April 26, 2010 (Calendar No. 1), is filed with the Office of the Speaker, City Council, and Borough President together with a copy of the plans of the development, in accordance with the requirements of Section 197-d of the New York City Charter.

AMANDA M. BURDEN, AICP, Chair

KENNETH J. KNUCKLES, ESQ., ViceChairman

ANGELA M. BATTAGLIA, RAYANN BESSER, IRWIN G. CANTOR, P.E.,

ALFRED C. CERULLO, III, BE TTY Y. CHEN, MARIA M. DEL TORO,

NATHAN LEVENTHAL, ANNA HAYES LEVIN, SHIRLEY A. MCRAE,

KAREN A. PHILLIPS, Commissioners.

NOTICE OF CERTIFICATION
Pursuant to the Uniform Land Use Review Procedure

DEPARTMENT OF CITY PLANNING
22 Reade Street, New York, NY 10007
FAX # (212) 720-3356

Application # **C 070520 ZMK**
CEQR # **07DCP090K**
Community District No. **12** Borough: **Brooklyn**
Community District No. Borough:
Project Name: **4802-4812 18th Avenue**

Please use the above application number on all correspondence concerning this application.

Docket Description:

IN THE MATTER OF an application submitted by Jom Tob Gluck pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 22c, by establishing within an existing R5 District a C1-3 District bounded by 48th Street, 18th Avenue, 49th Street and a line 100 feet northwesterly of 18th Avenue, as shown on a diagram (for illustrative purposes only) dated December 14, 2009.

Related Applications:

Applicant(s):

Job Tom Gluck
1749 49th Street
Brooklyn, NY 11204

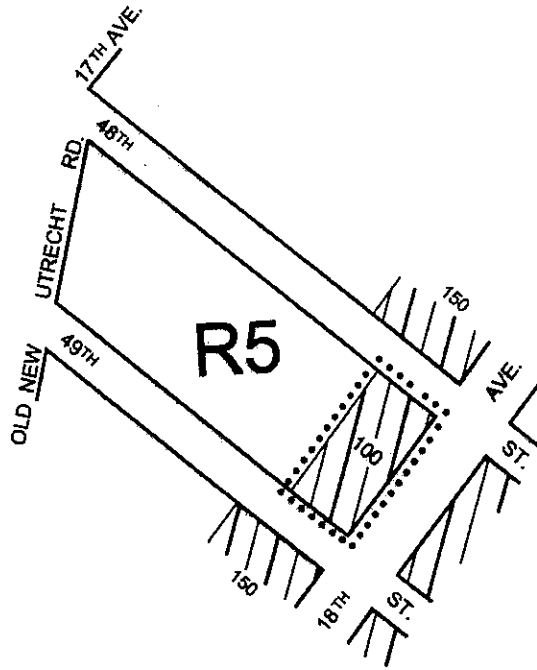
Applicant's Representative:

Moshe M. Friedman, P.E.
3 Langeries Drive
Monsey, NY 10952

Address questions about this application to the following DCP office:
Brooklyn Borough Office (718)780-8280

On **Monday, December 14, 2009** the above listed application was certified as complete by the Department of City Planning. The period for community board review begins on **Wednesday, December 23, 2009** and must be completed by **Monday, February 22, 2010**.

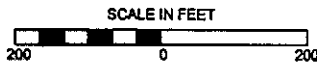
* Indicates application was certified by the CPC pursuant to Section 197-C(c) of the City Charter.




CITY PLANNING COMMISSION
 CITY OF NEW YORK
 DIAGRAM SHOWING PROPOSED
ZONING CHANGE
 ON SECTIONAL MAP
22c
 BOROUGH OF
BROOKLYN

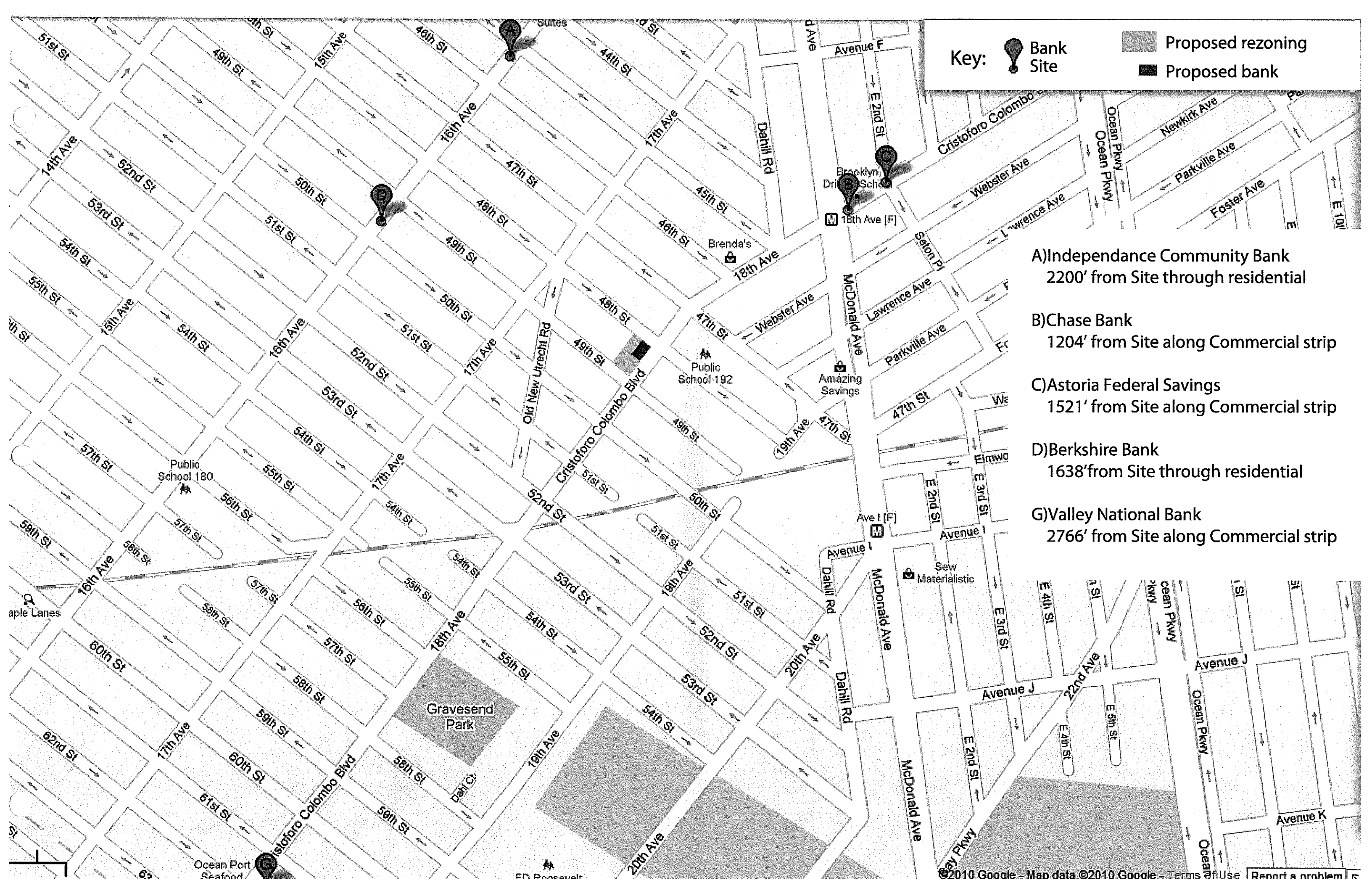
New York, Certification Date
 DECEMBER 14, 2009

S. Voyages
 S. Voyages, R.A. Director
 Technical Review Division



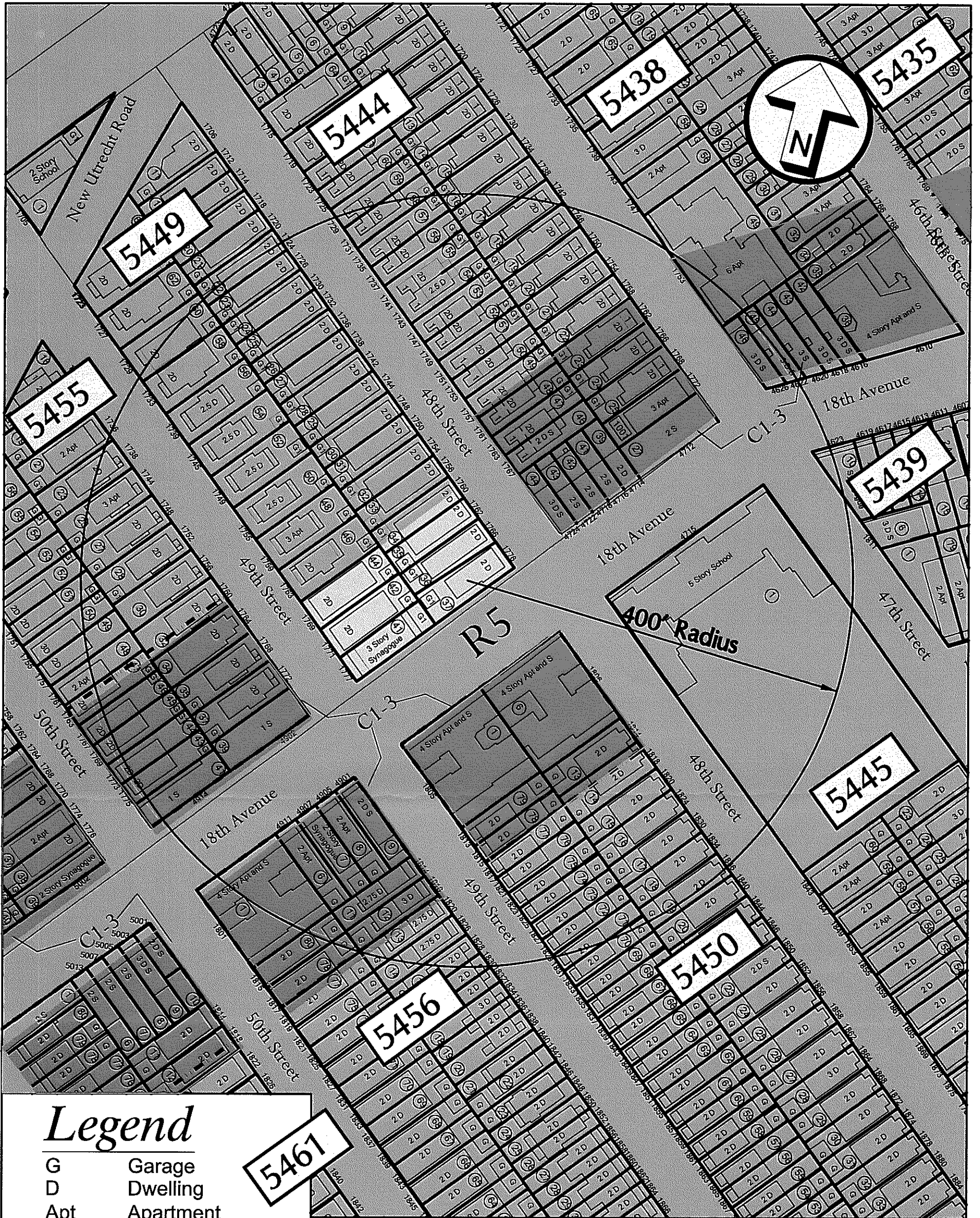
- NOTE:
- The area enclosed by the dotted line is proposed to be rezoned by establishing a C1-3 District within an existing R5 District.
 -  Indicates a C1-3 District.

THIS DIAGRAM IS FOR ILLUSTRATIVE PURPOSES ONLY.



Key: Bank Site Proposed rezoning Proposed bank

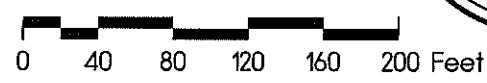
- A)Independence Community Bank
2200' from Site through residential
- B)Chase Bank
1204' from Site along Commercial strip
- C)Astoria Federal Savings
1521' from Site along Commercial strip
- D)Berkshire Bank
1638'from Site through residential
- G)Valley National Bank
2766' from Site along Commercial strip



Legend

- G Garage
- D Dwelling
- Apt Apartment
- R Retail
- C Commercial
- S Store
- V Vacant
- F Factory
- W Warehouse
- 7684 Block Number
- 1 Story Height
- (12) Lot Number
- 7506 Condo Lot Number

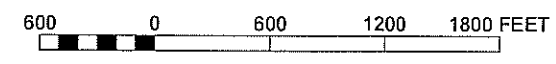
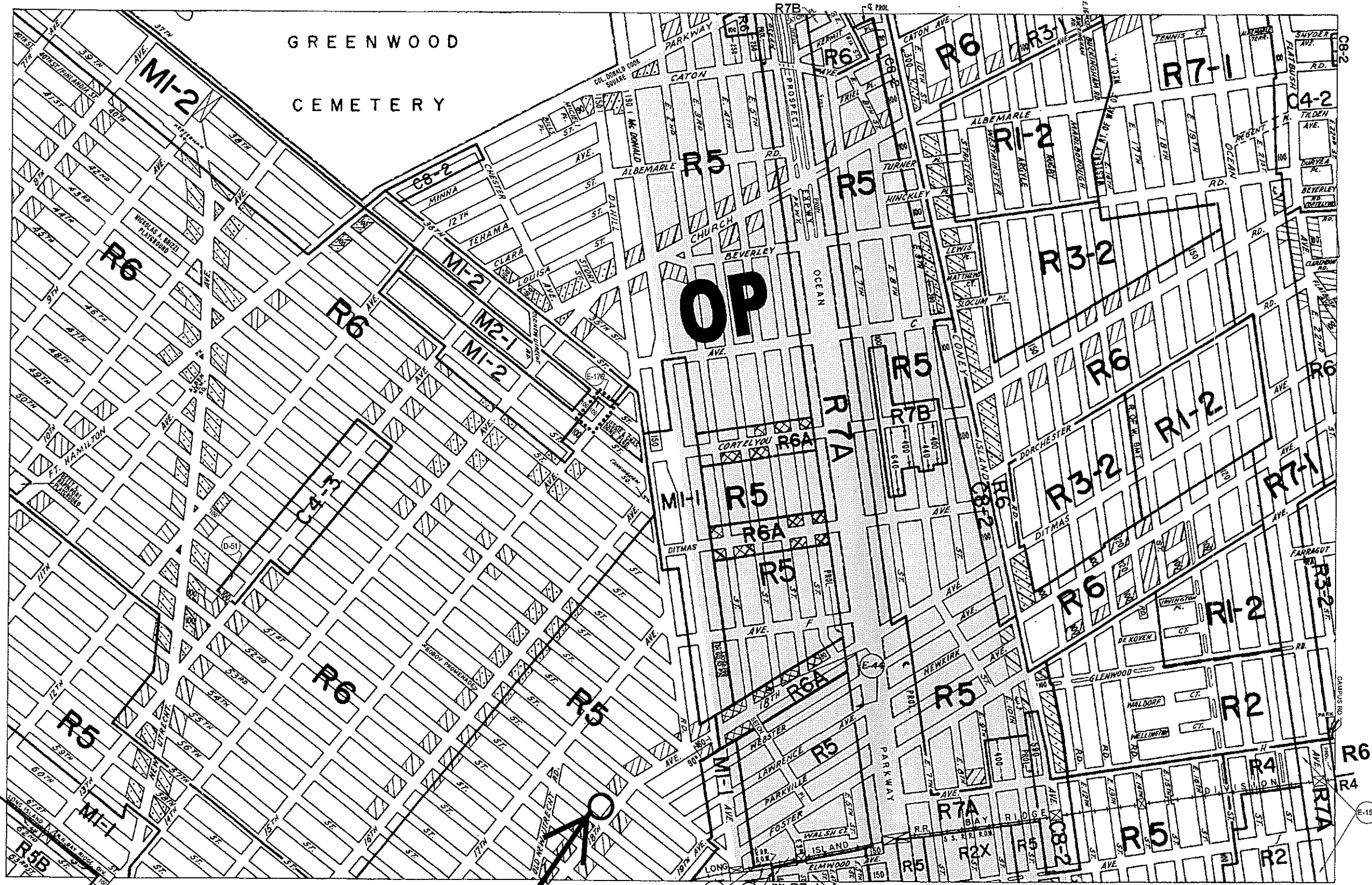
ULURP #I070520 ZMK
Mr. Glick
1776 48th Street
Brooklyn, N.Y.



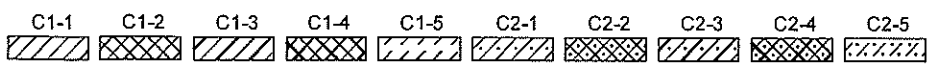
Scale: 1" = 100' JOB# 2333

- Residential Zone
- Commercial Overlay
- Proposed Zone

FRIEDMAN, P.E.
 ARCHITECTURAL ENGINEERING
 3 LANGERIS DR • MONSEY, NEW YORK • 10952
 E-Mail: FPE@FRIEDMANPE.COM • Tel # (845) 356-3999



SITE



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

ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

Major Zoning Classifications:

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

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

AREA(S) REZONED

EFFECTIVE DATE(S) OF REZONING:
10-17-2007 C 040161 ZMK

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

- D - RESTRICTIVE DECLARATION
- E - CITY ENVIRONMENTAL QUALITY REVIEW DECLARATION

MAP KEY

16b	16d	17b
22a	22c	23a
22b	22d	23b

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

ZONING MAP **22c**

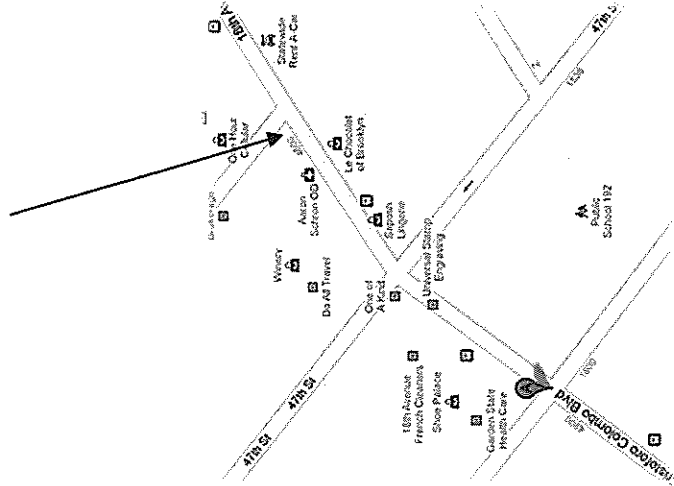


4602 18th Ave

Block: 5438

Lot: 36

Commercial Use: Clothing Store



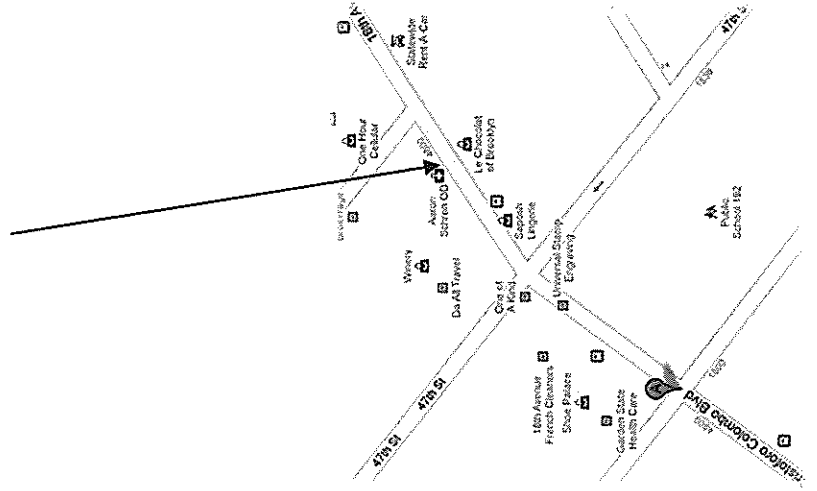


4606 18th Ave

Block: 5438

Lot: 36

Commercial Use: Shoe Repair



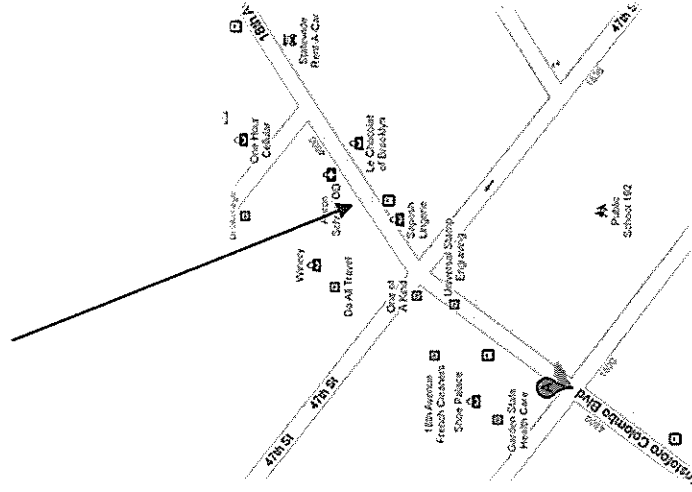


4616 18th Ave

Block: 5438

Lot: 42

Commercial Use: Winery



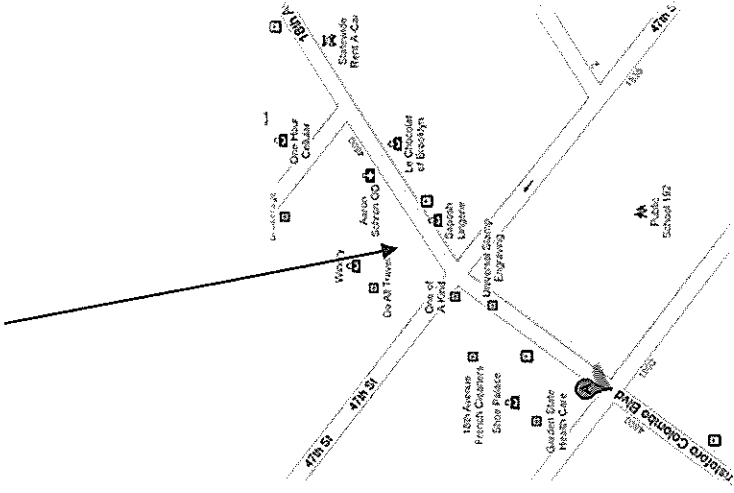


4620 18th Ave

Block: 5438

Lot: 44

Commercial Use: Travel Agency

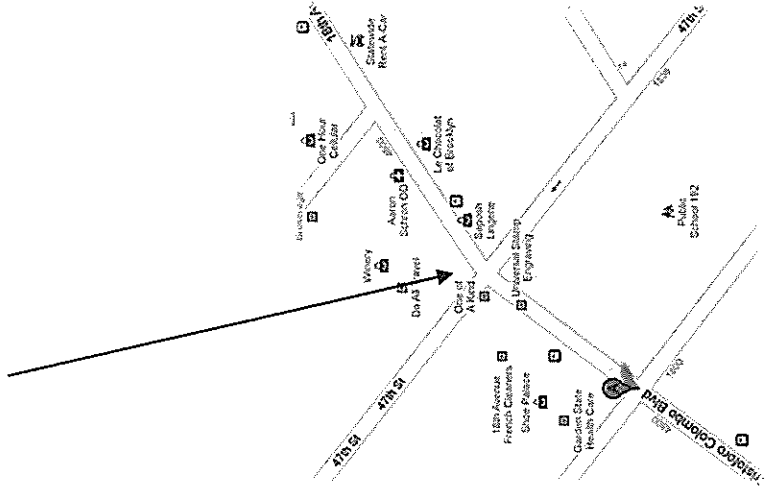


4626 18th Ave

Block: 5438

Lot: 46

Commercial Use: Gift & Art Store

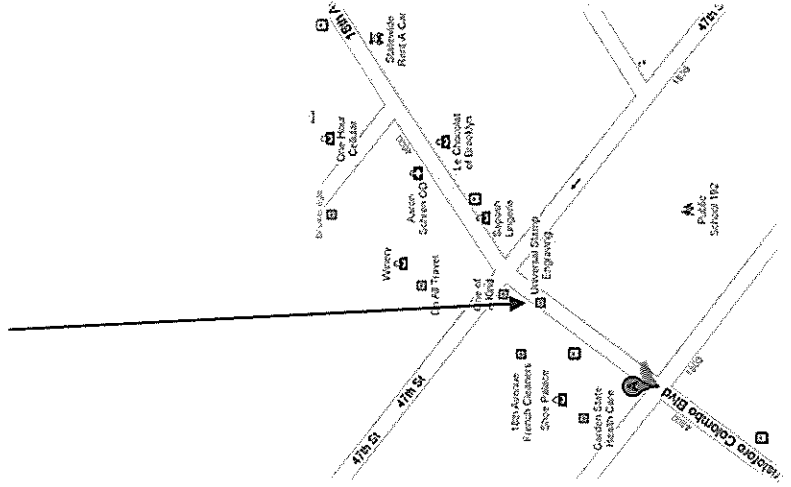


4704 18th Ave

Block: 5444

Lot: 27

Commercial Use: Party Goods

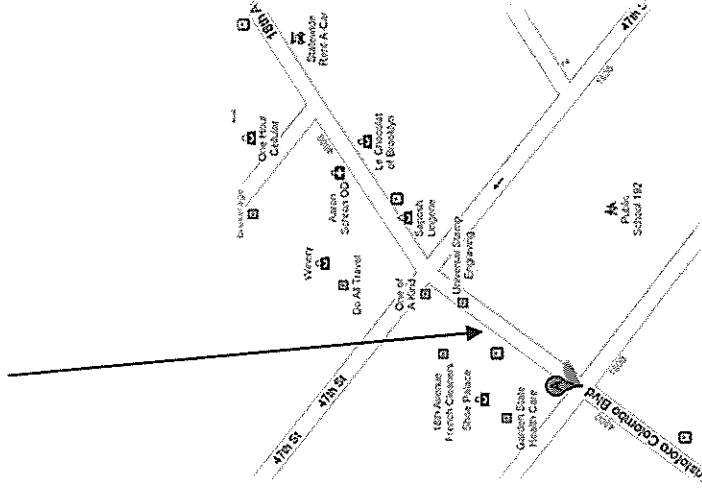


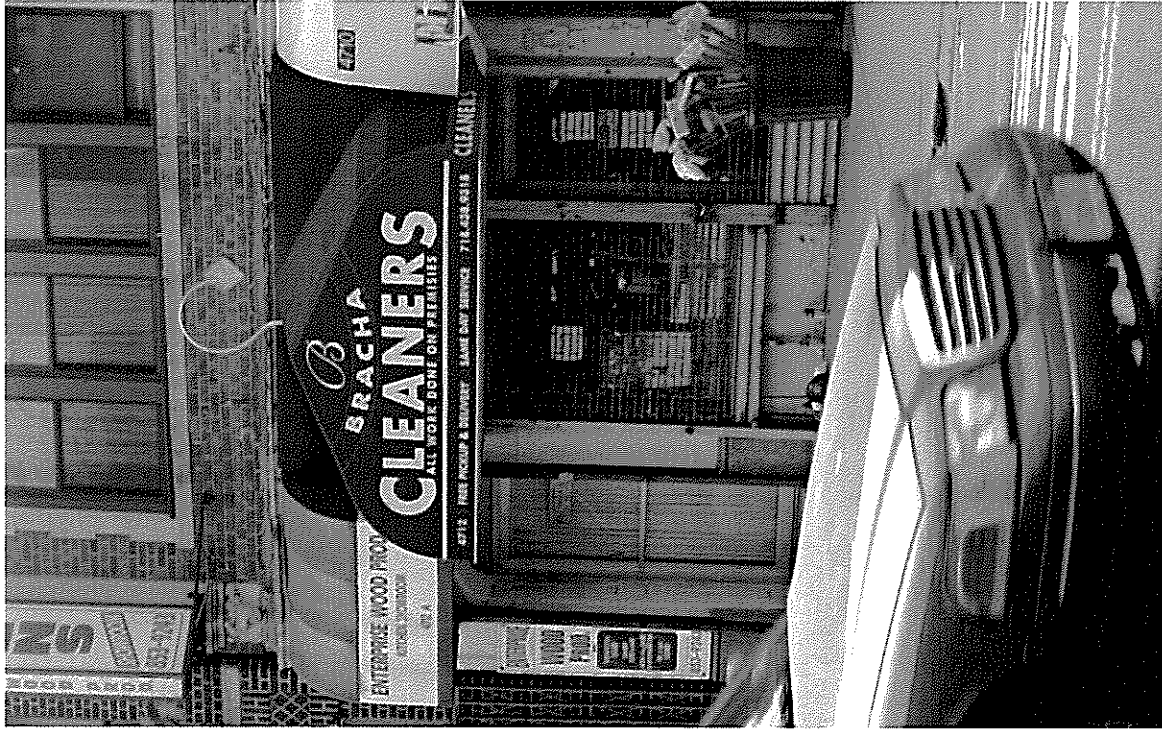
4710 18th Ave

Block: 5444

Lot: 27

Commercial Use: Electronics



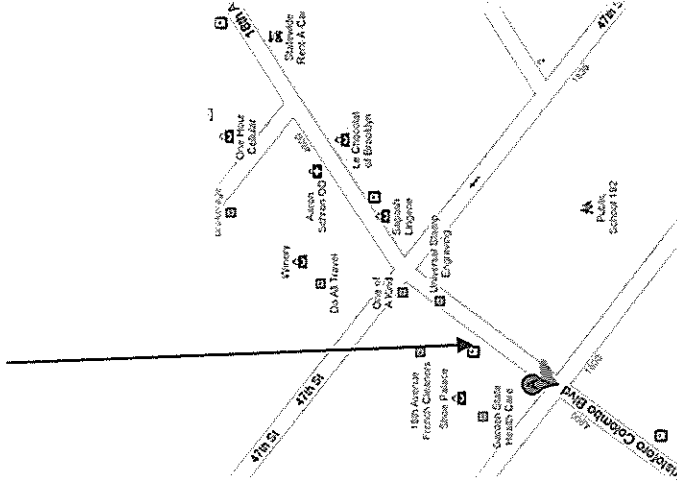


4712 18th Ave

Block: 5444

Lot: 27

Commercial Use: Cleaners

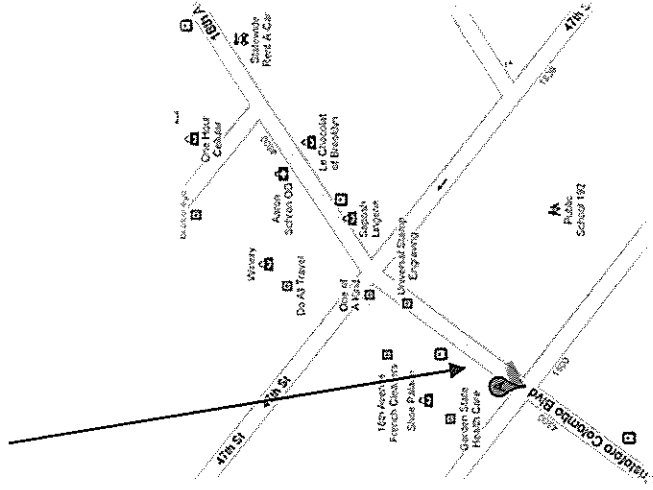


4716 18th Ave

Block: 5444

Lot: 41

Commercial Use: Shoe Store

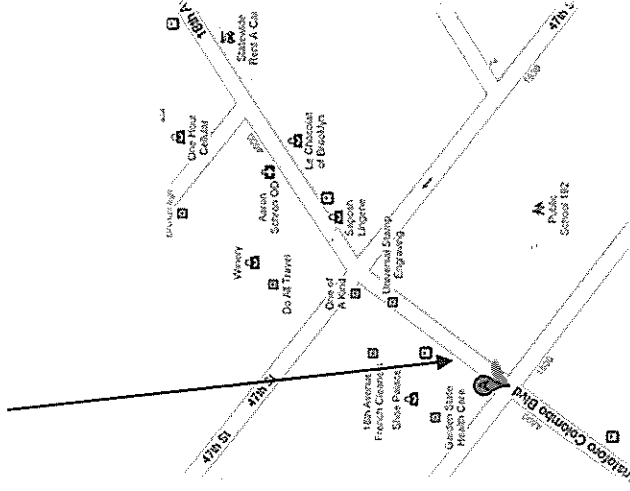


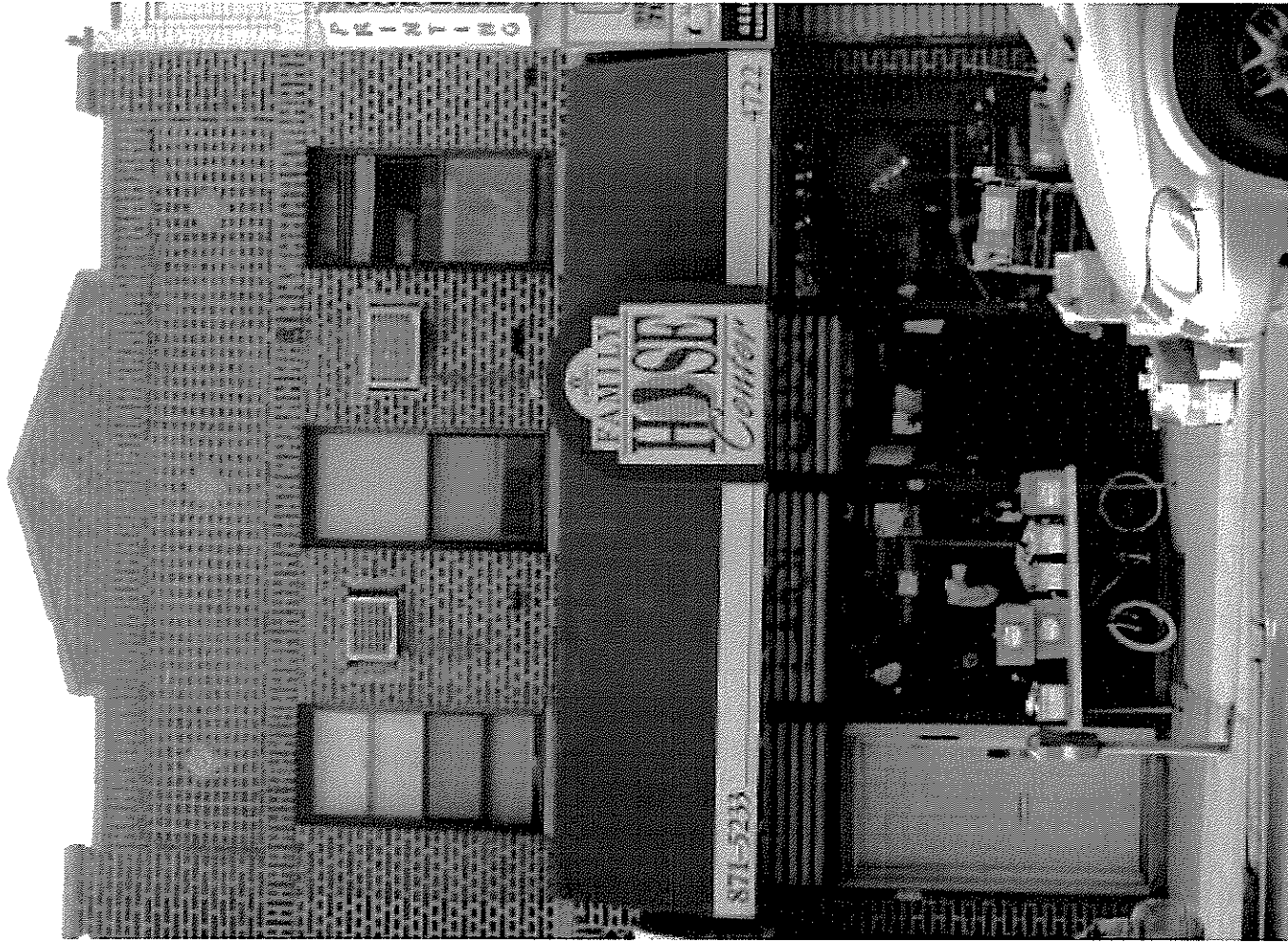
4718 18th Ave

Block: 5444

Lot: 42

Commercial Use: Printing & Art Supplies



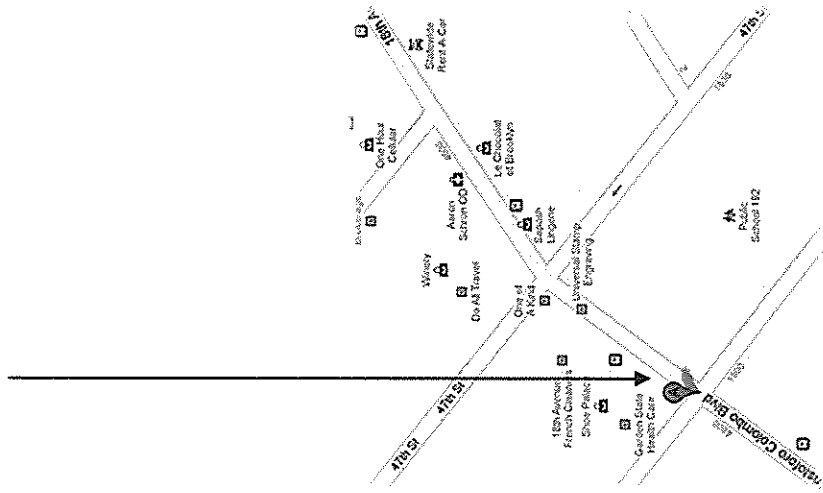


4722 18th Ave

Block: 5444

Lot: 43

Commercial Use: Hosiery Store



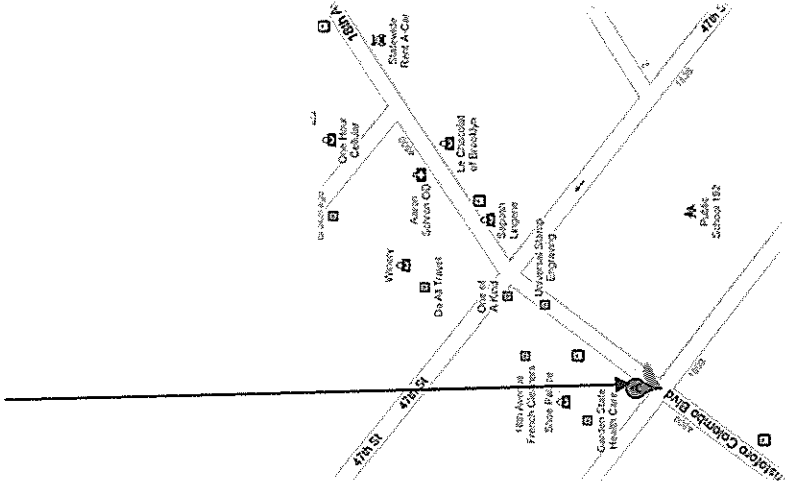


4724 18th Ave

Block: 5444

Lot: 24

Commercial Use: Drapery & Car service

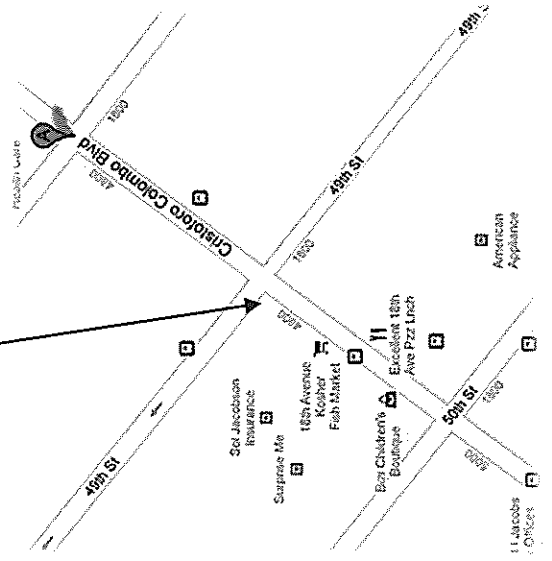
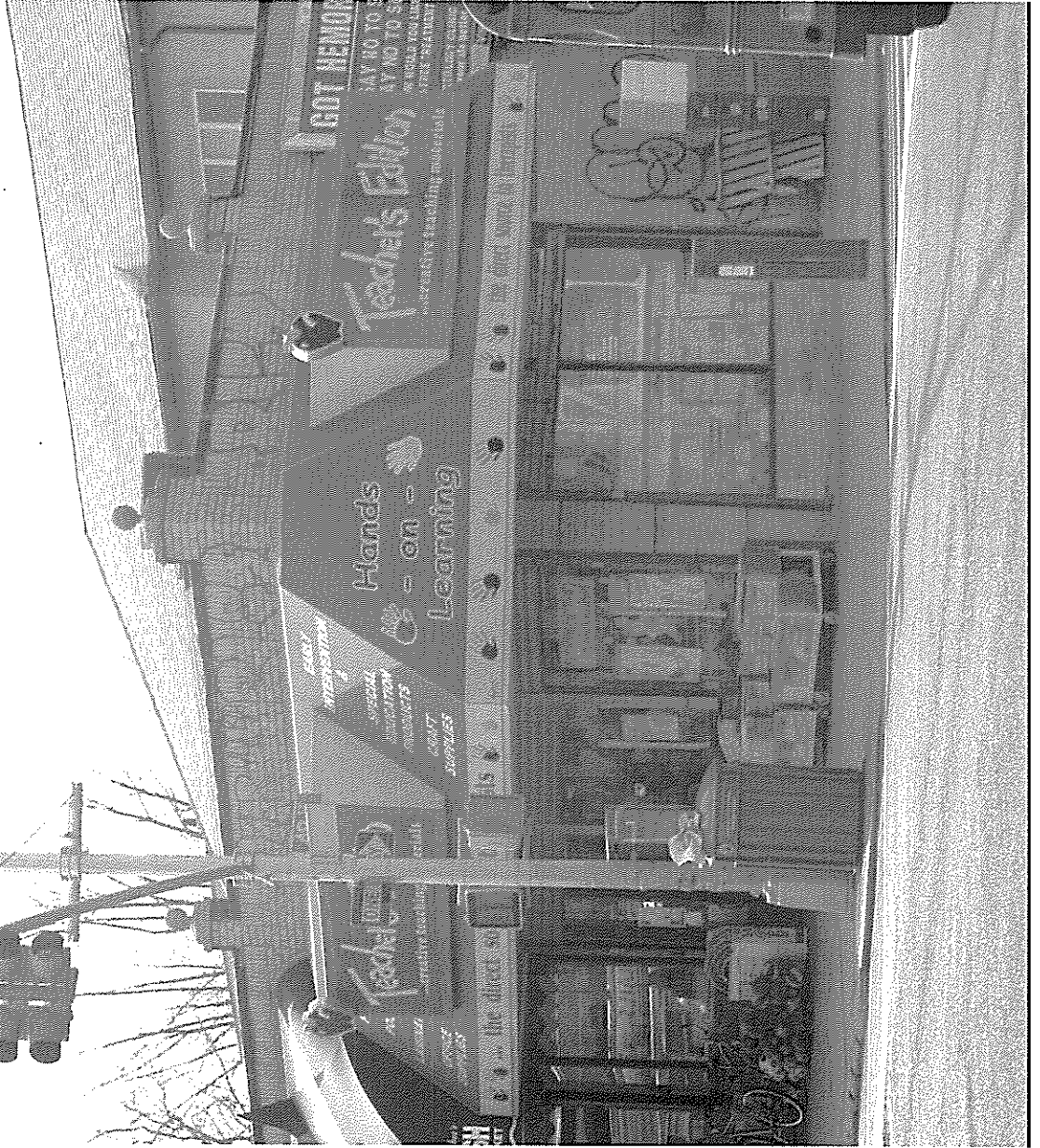


4902 18th Ave

Block: 5449

Lot: 39

Commercial Use: Educational Supplies

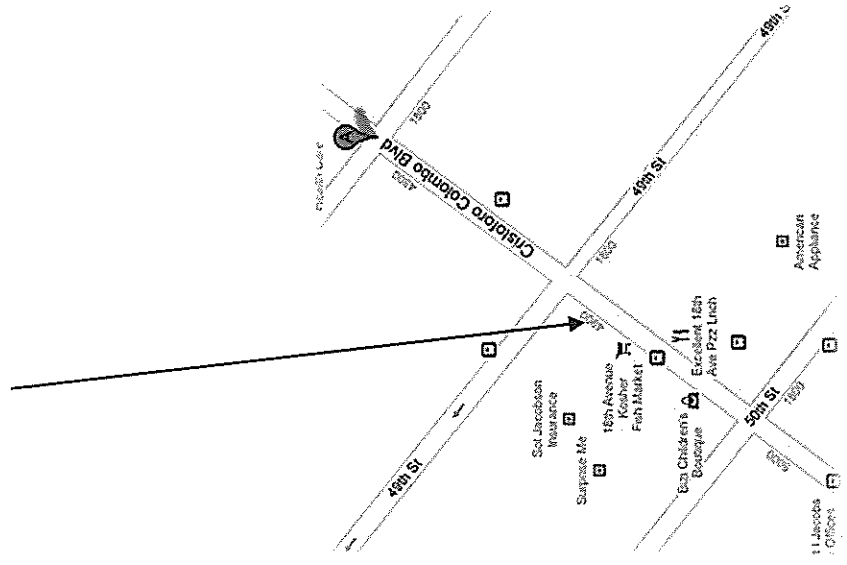


4904 18th Ave

Block: 5449

Lot: 39

Commercial Use: Fish Store



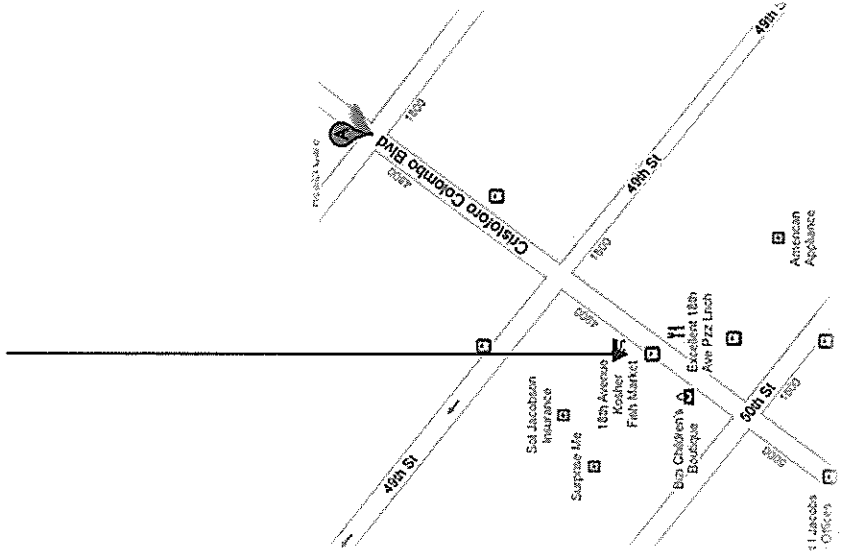


4906 18th Ave

Block: 5449

Lot: 39

Commercial Use:Housewares

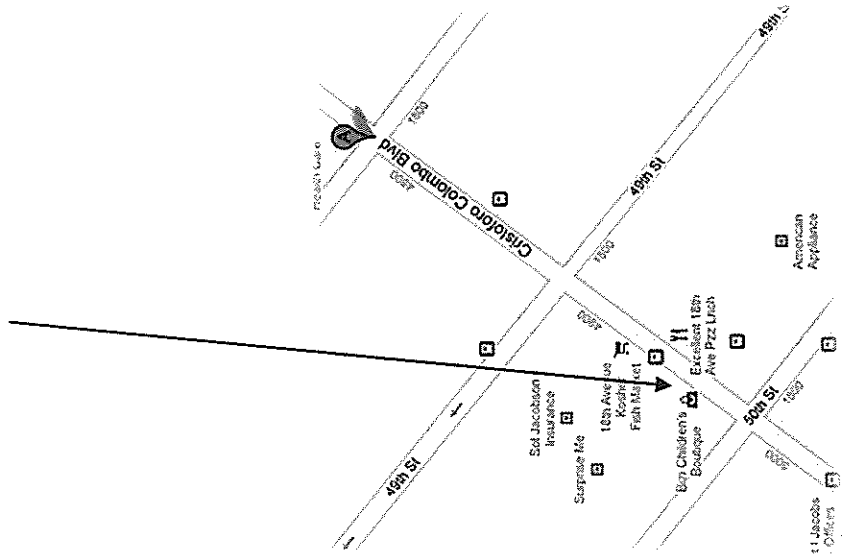
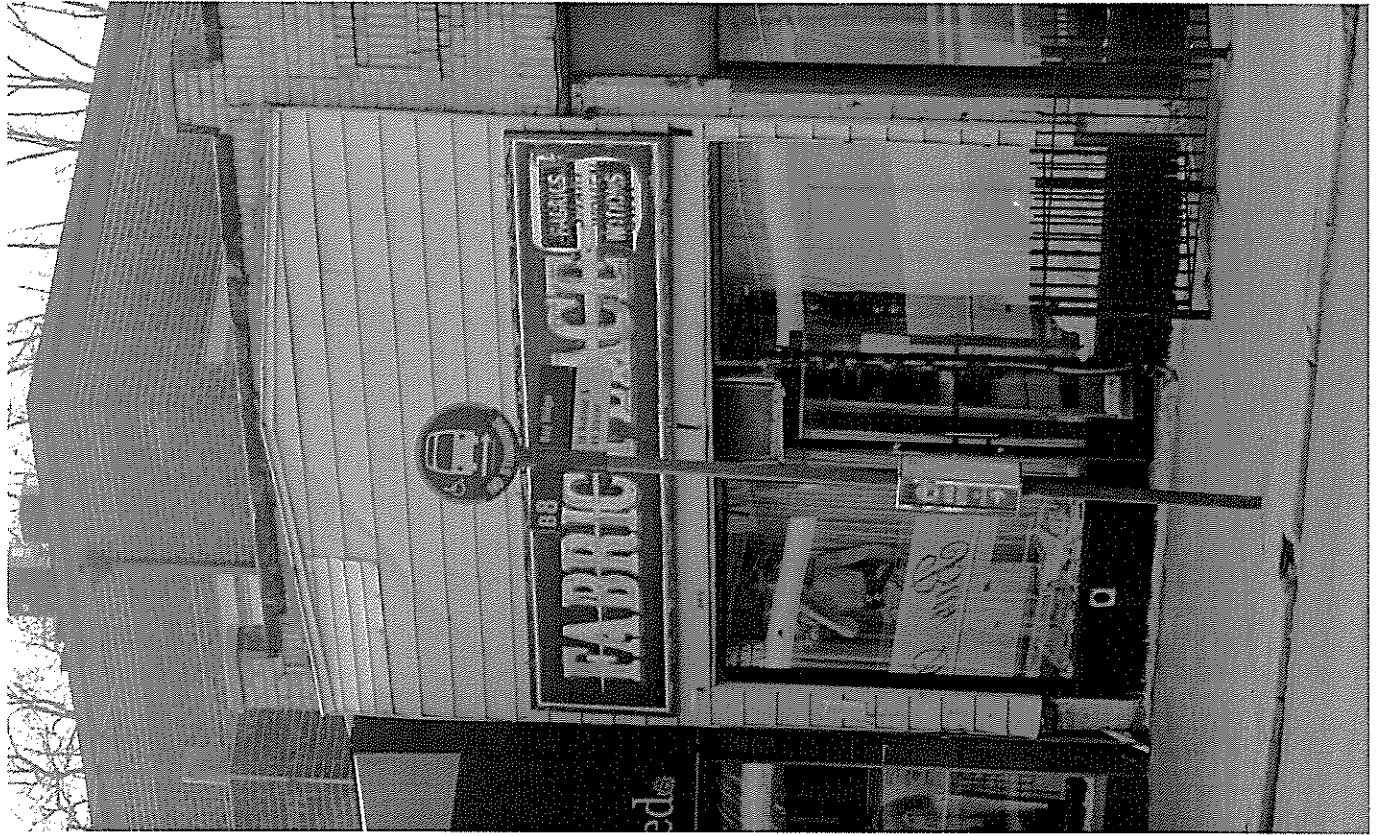


4910 18th Ave

Block: 5449

Lot: 39

Commercial Use: Fabric Supply



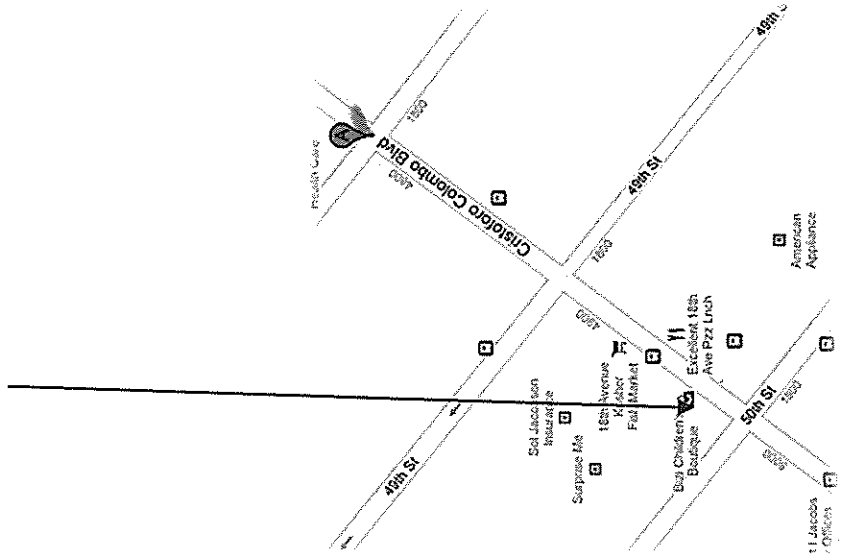


4916 18th Ave

Block: 5449

Lot: 41

Commercial Use: Clothing



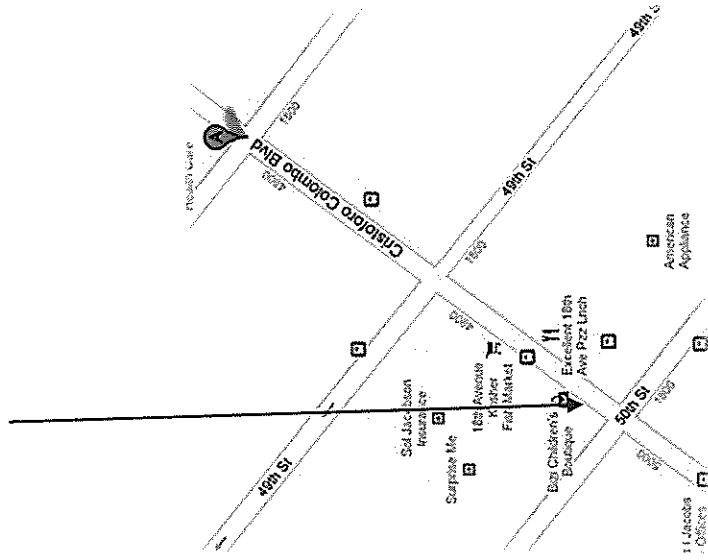


4920 18th Ave

Block: 5449

Lot: 41

Commercial Use: Produce Store



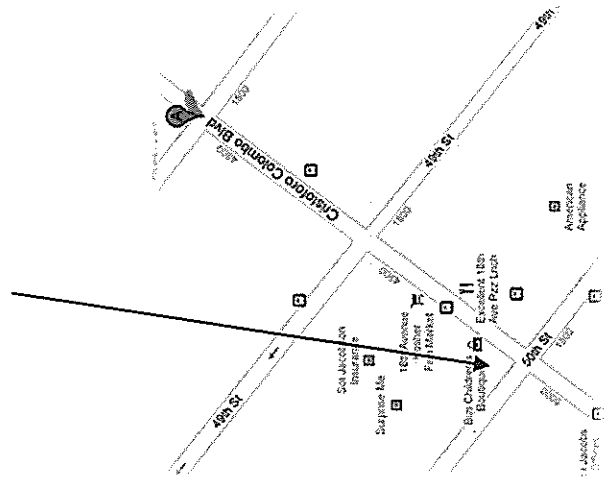


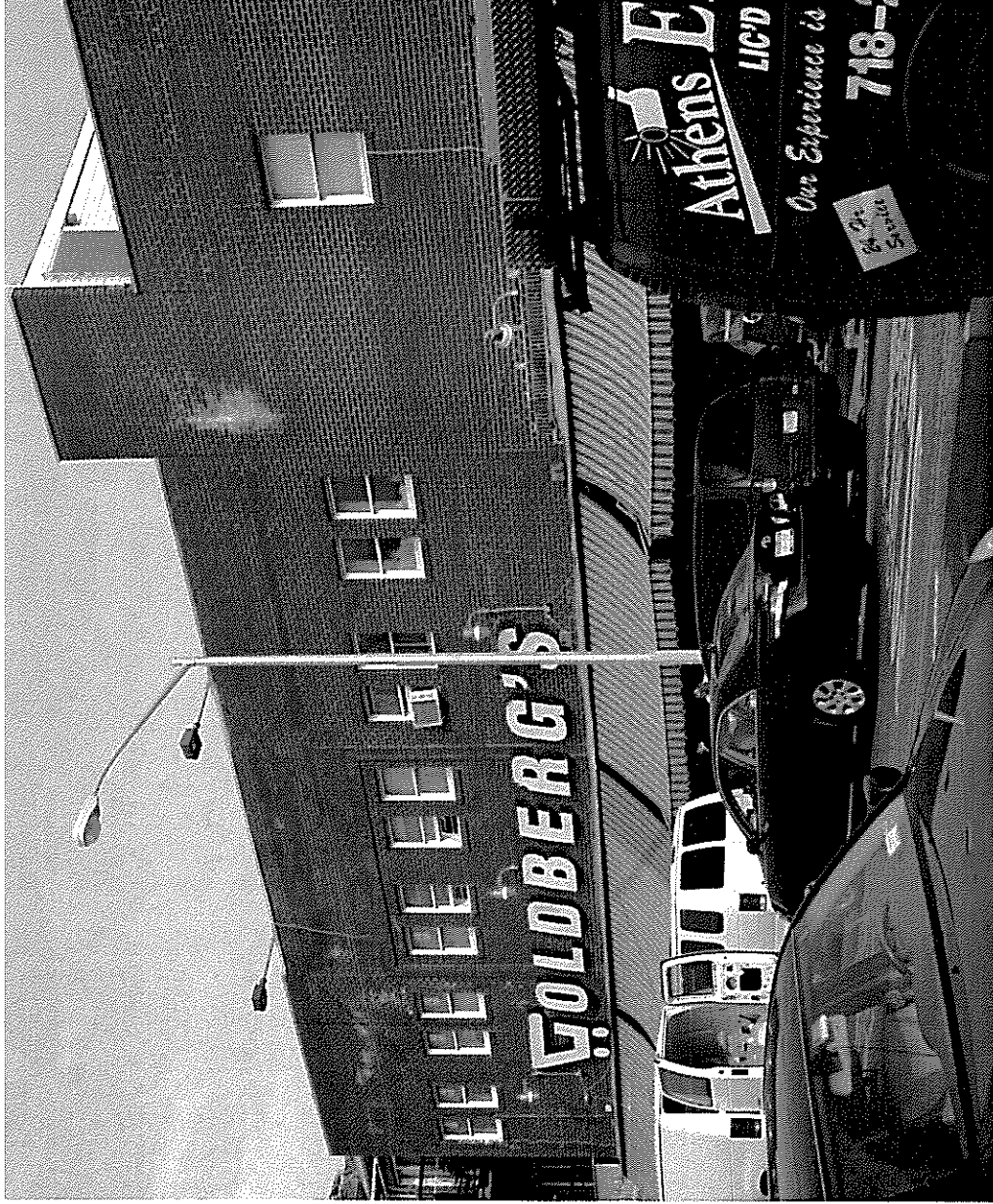
4924 18th Ave

Block: 5449

Lot: 41

Commercial Use: Childrens Store



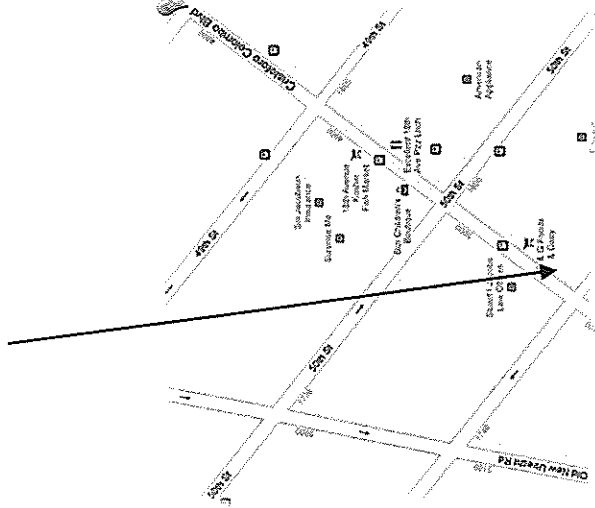


5012 18th Ave

Block: 5461

Lot: 1

Commercial Use: Grocery

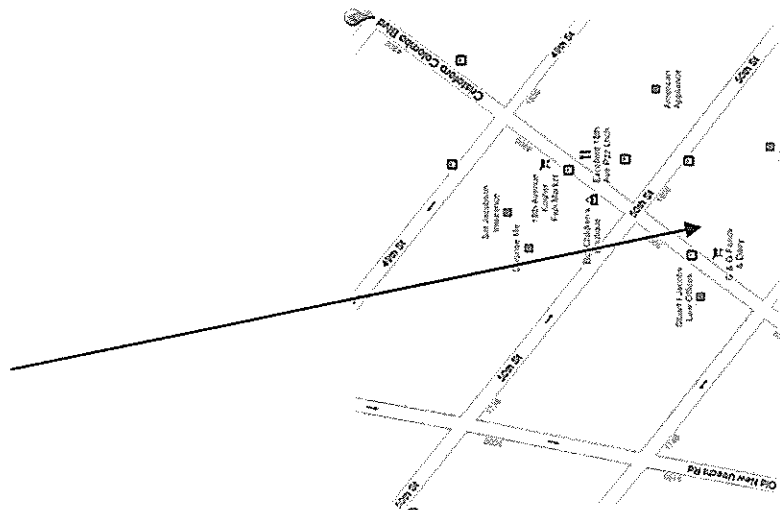


5003 18th Ave

Block: 5461

Lot: 9

Commercial Use: Dry Goods

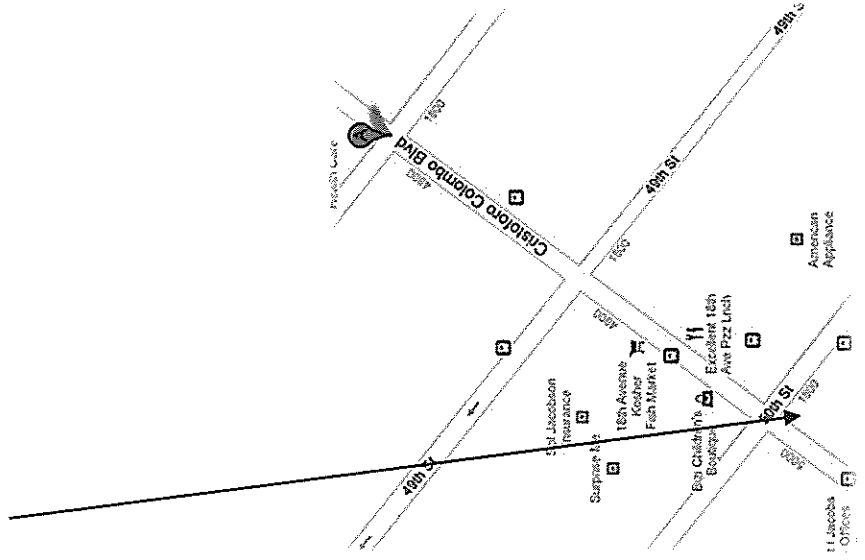


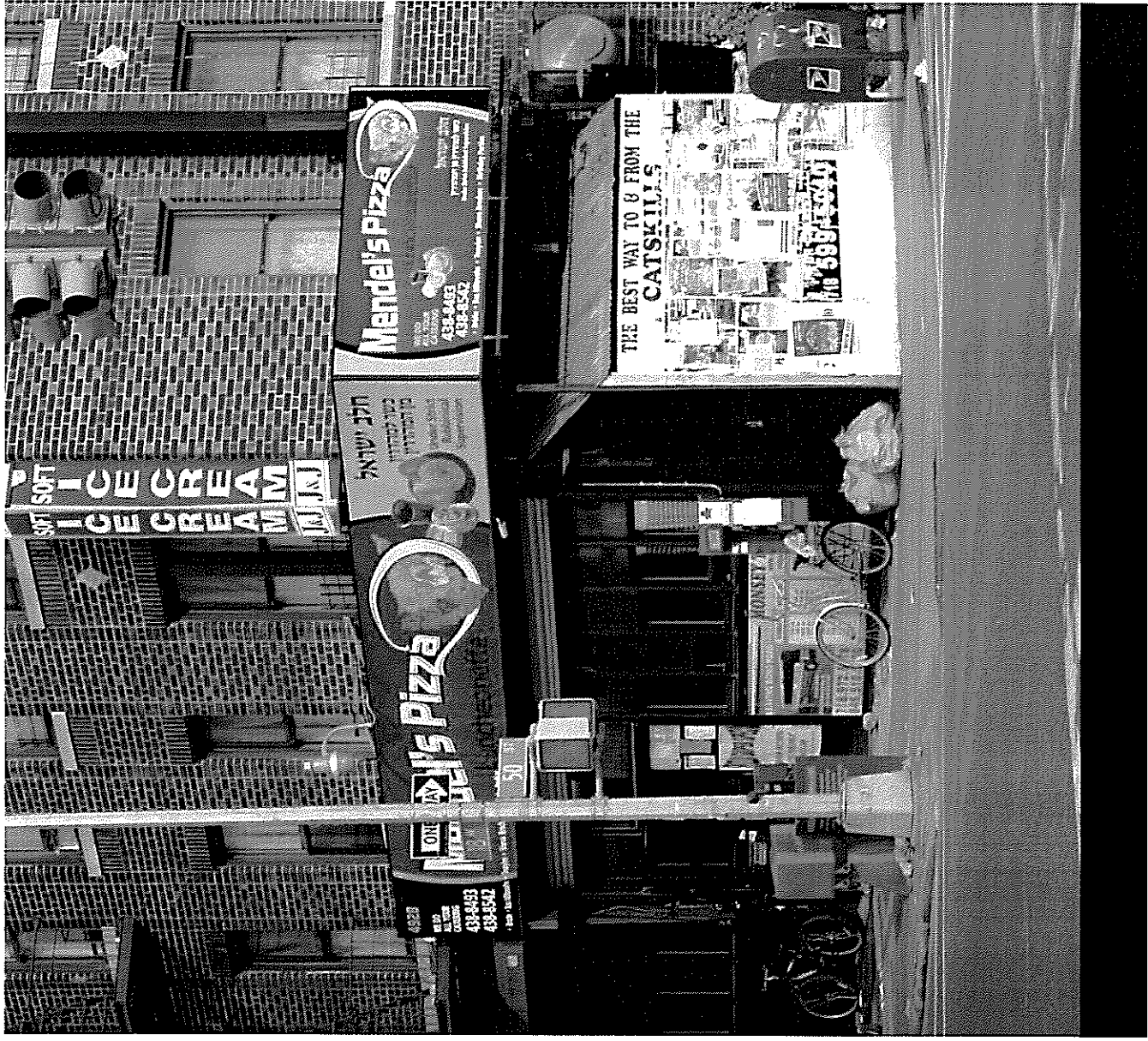
5001 18th Ave

Block: 5461

Lot:10

Commercial Use: Shoe Store



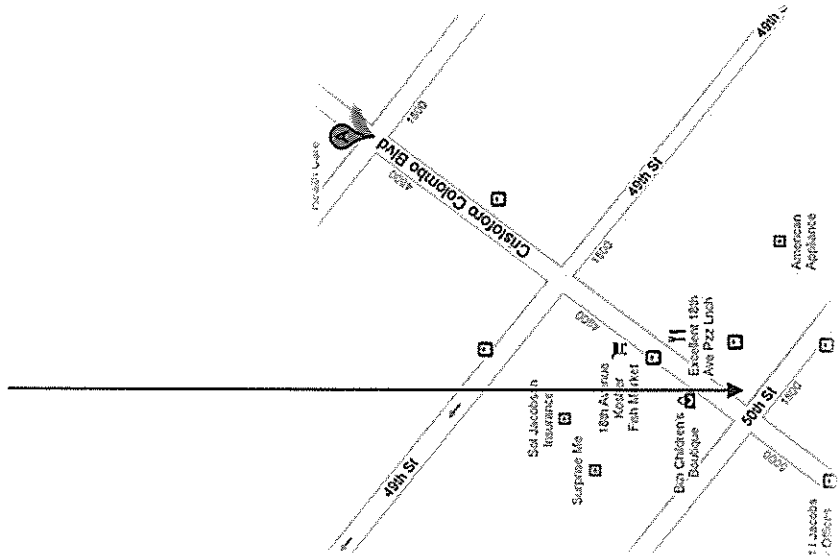


4928 18th Ave

Block: 5456

Lot: 1

Commercial Use: Pizza Store

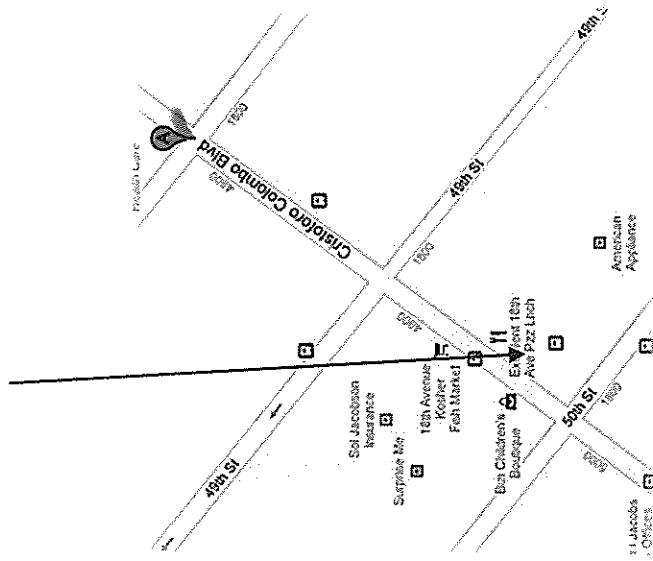


4920 18th Ave

Block: 5456

Lot: 1

Commercial Use: Eatery

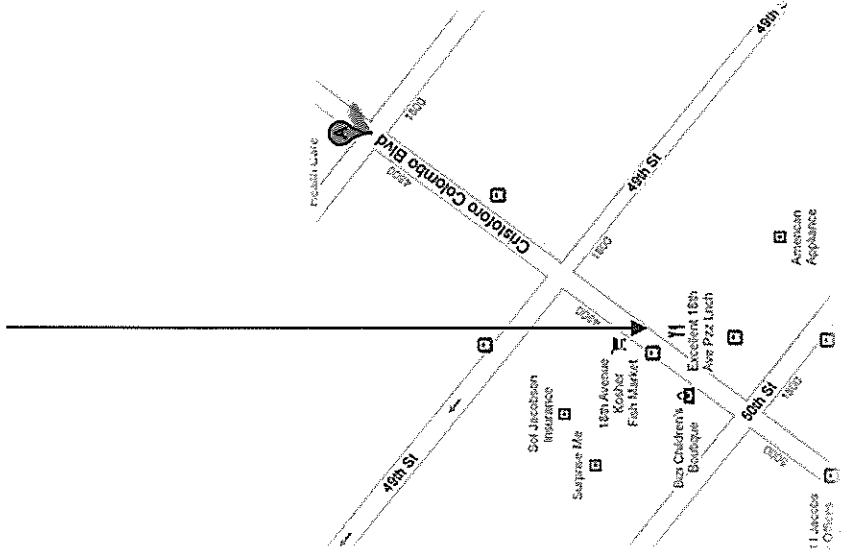


4915 18th Ave

Block: 5456

Lot: 1

Commercial Use: Clothing Store

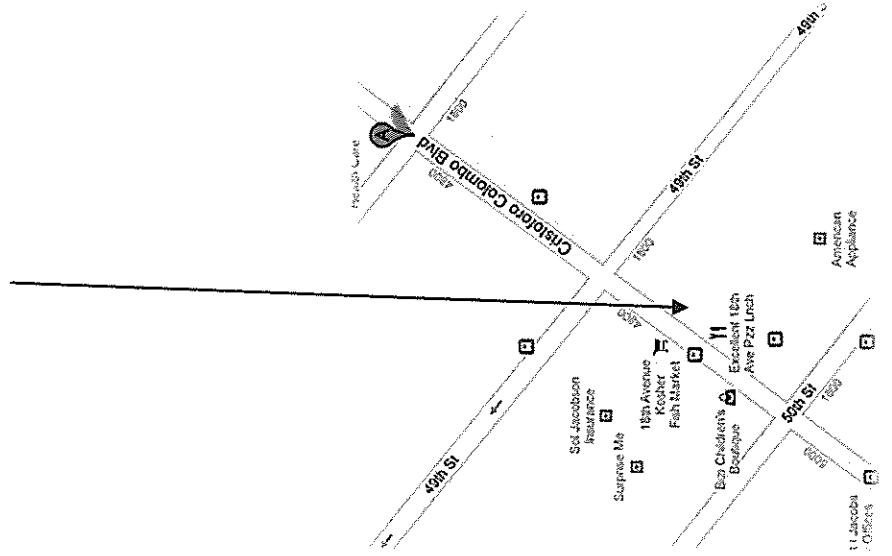
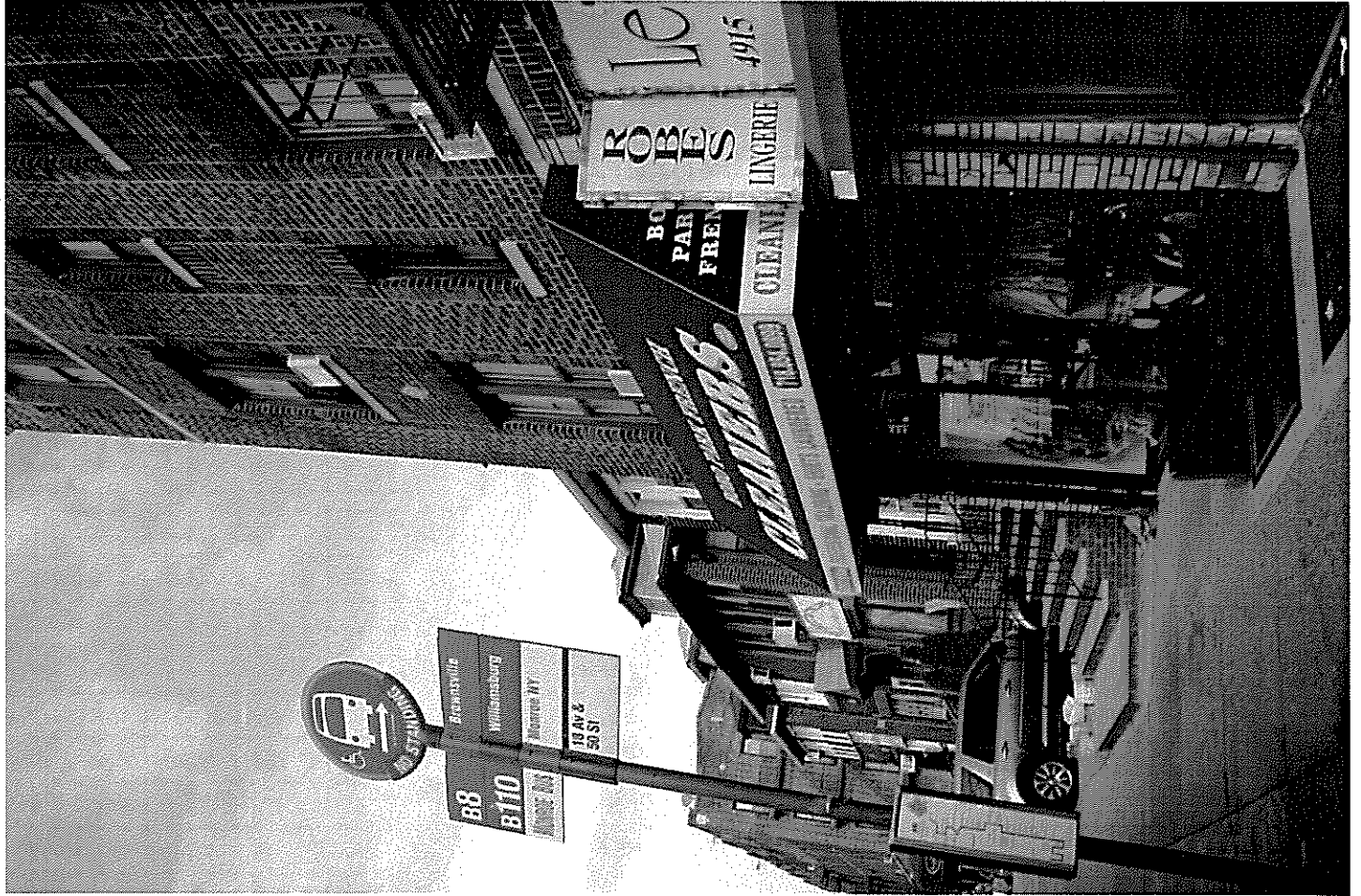


4913 18th Ave

Block: 5456

Lot: 1

Commercial Use: Cleaners

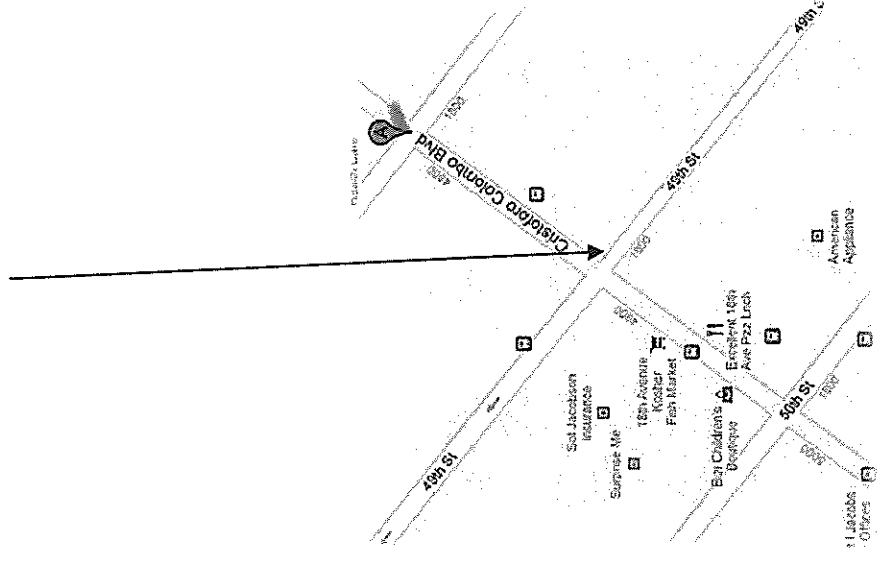
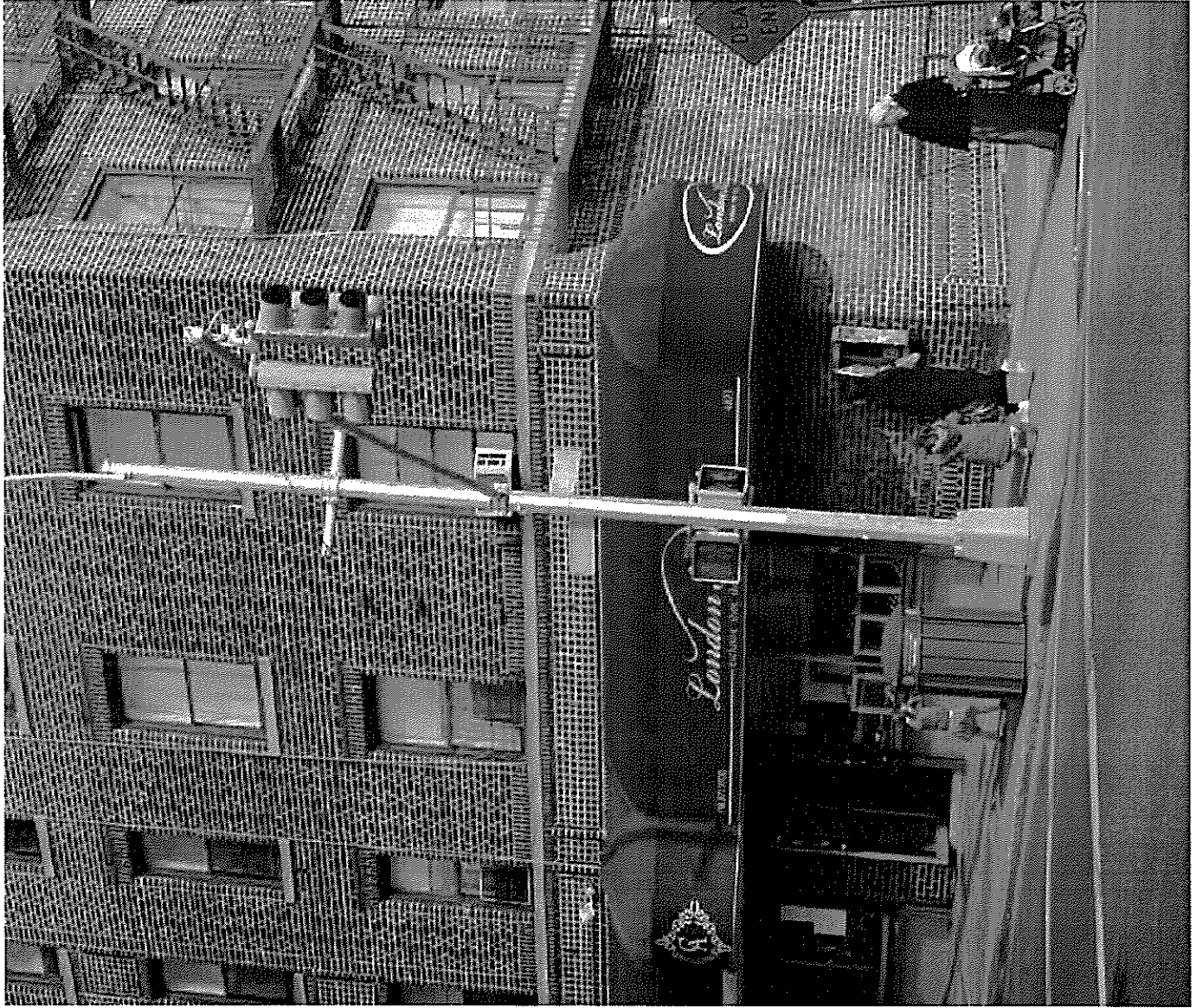


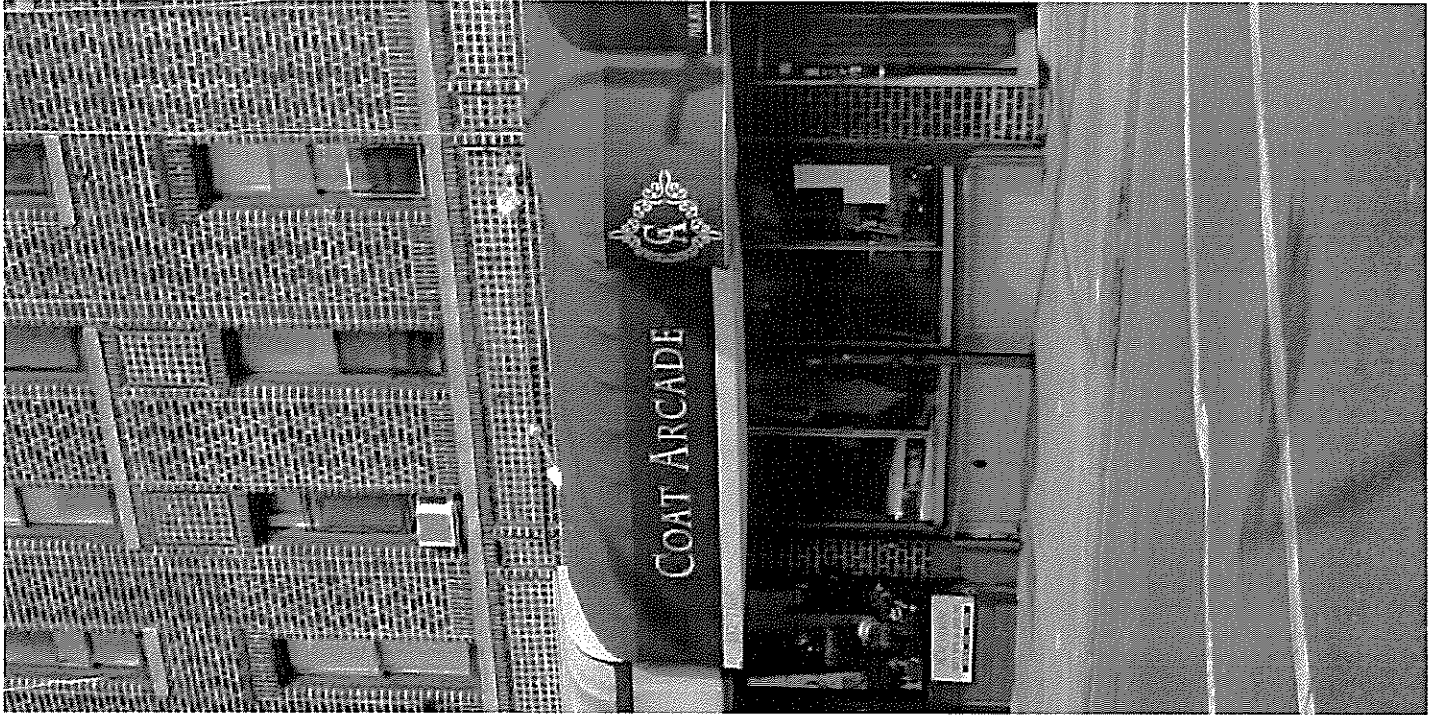
4823 18th Ave

Block: 5450

Lot: 1

Commercial Use: Shoe Store



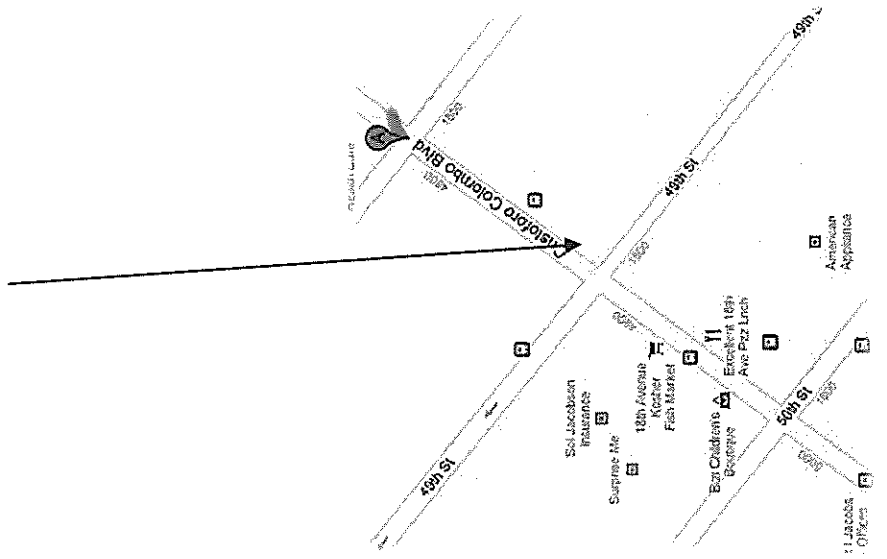


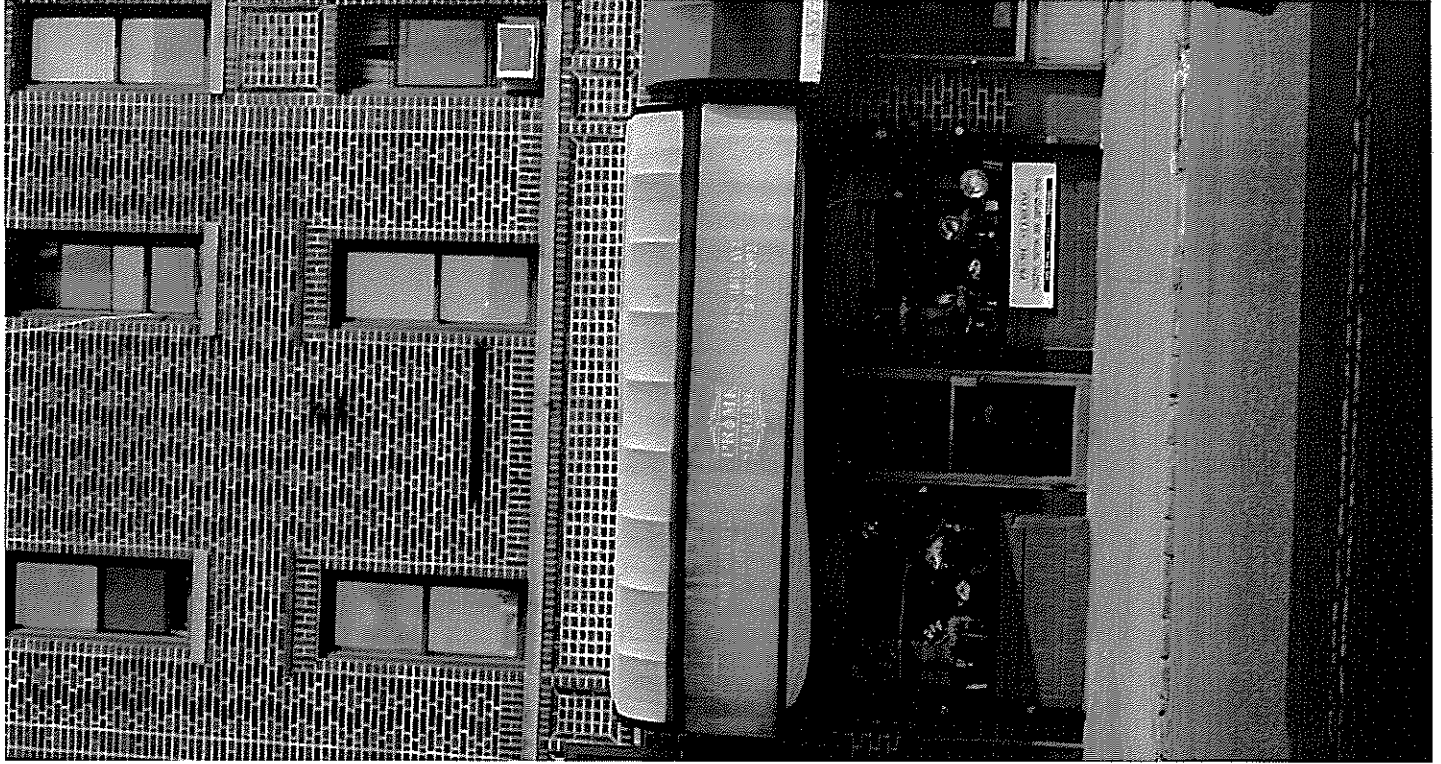
4820 18th Ave

Block: 5450

Lot: 1

Commercial Use: Coat Store



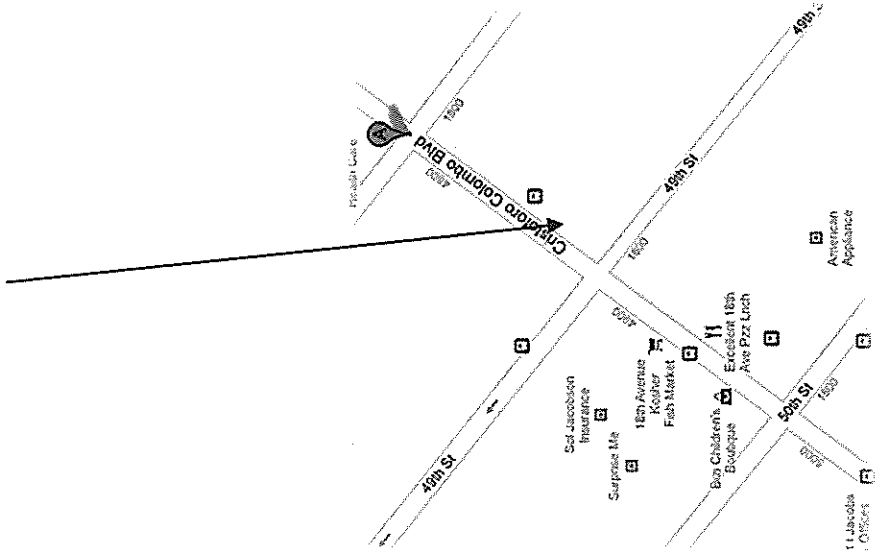


4819 18th Ave

Block: 5450

Lot: 1

Commercial Use: Silver Store

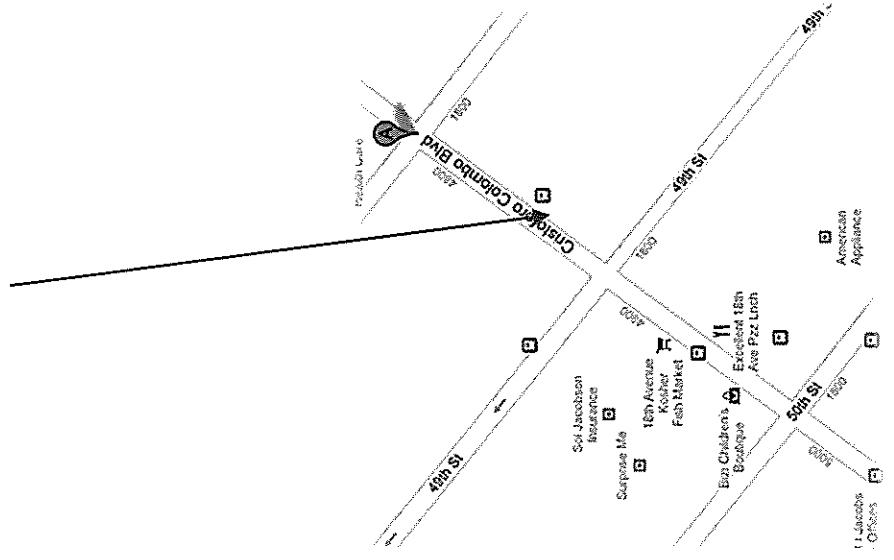
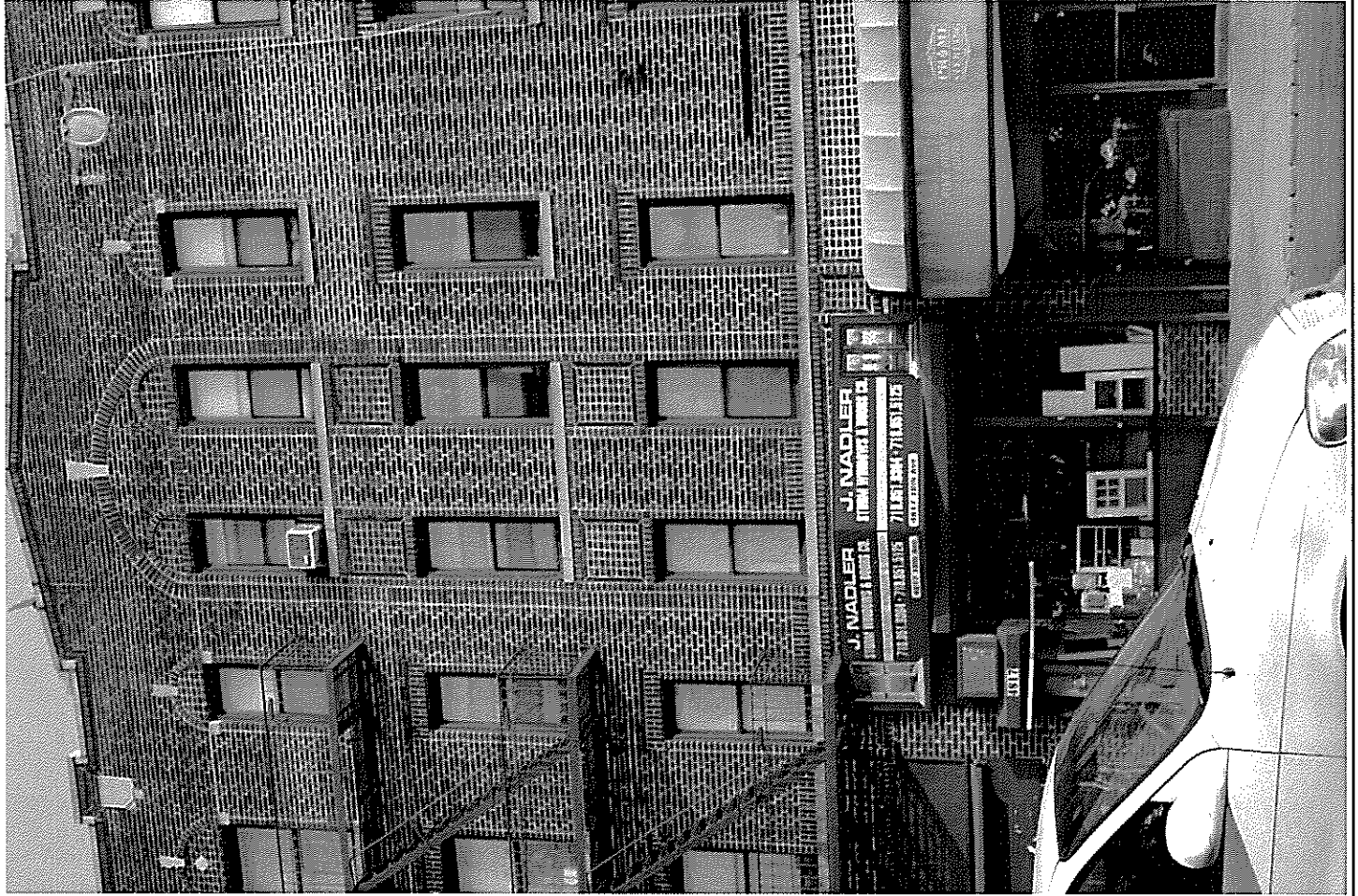


4817 18th Ave

Block: 5450

Lot: 1

Commercial Use: Replacement
Windows

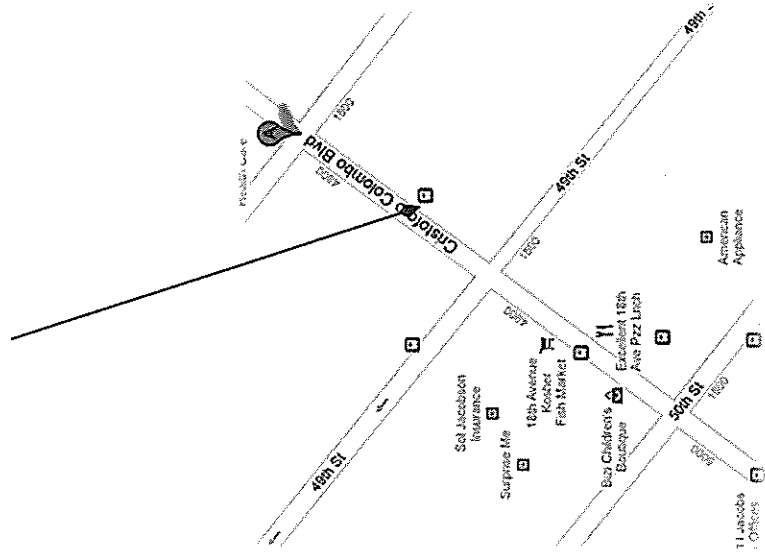


4809 18th Ave

Block: 5450

Lot: 6

Commercial Use: Butcher

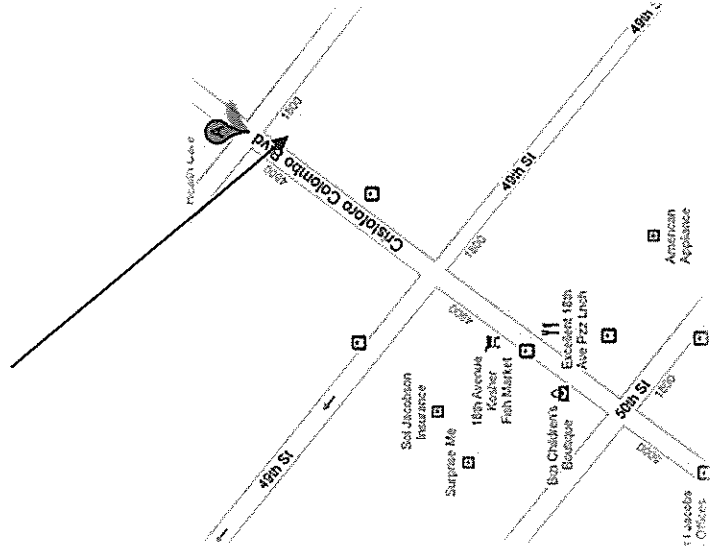
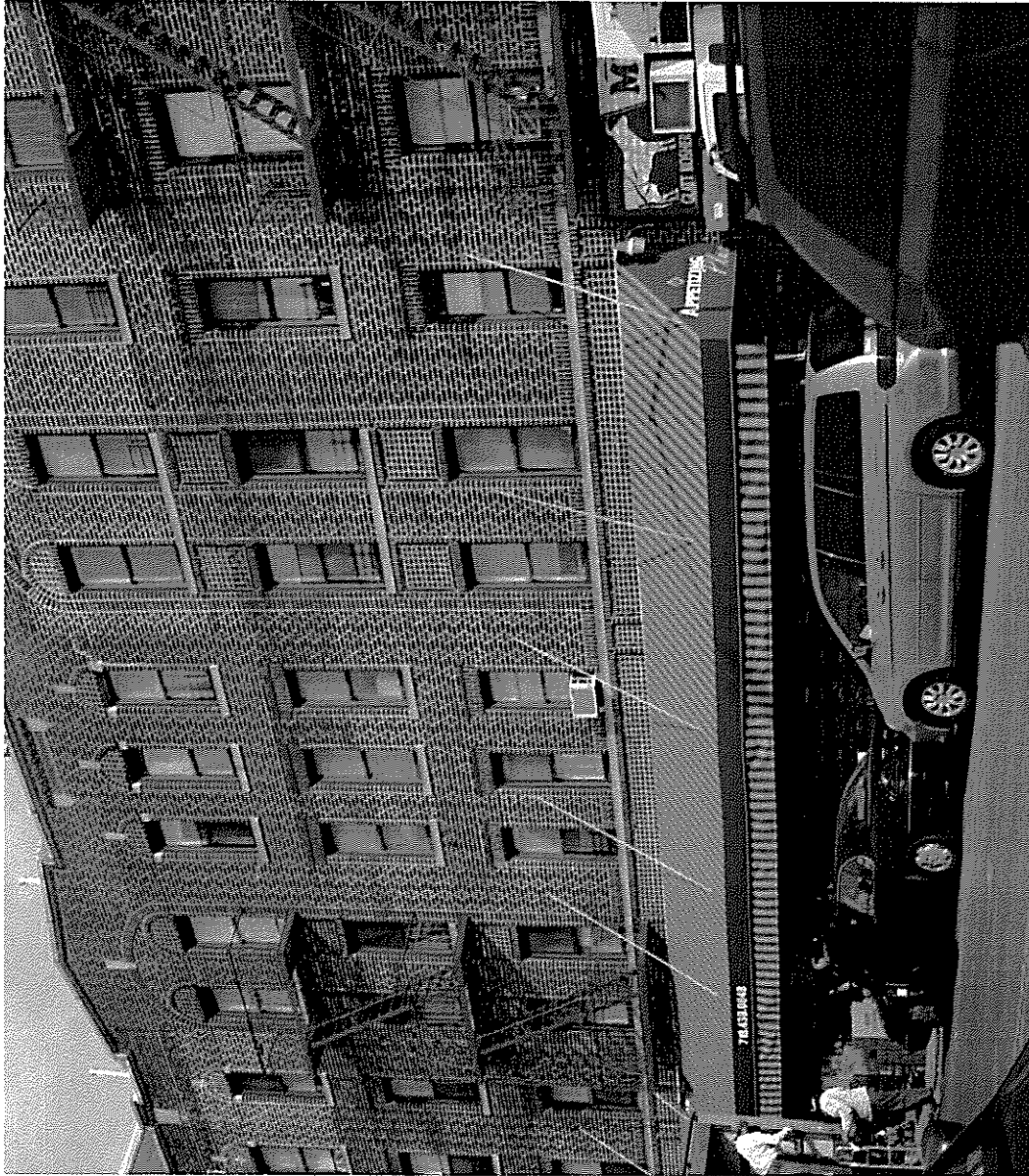


4801 18th Ave

Block: 5450

Lot: 6

Commercial Use: Grocery

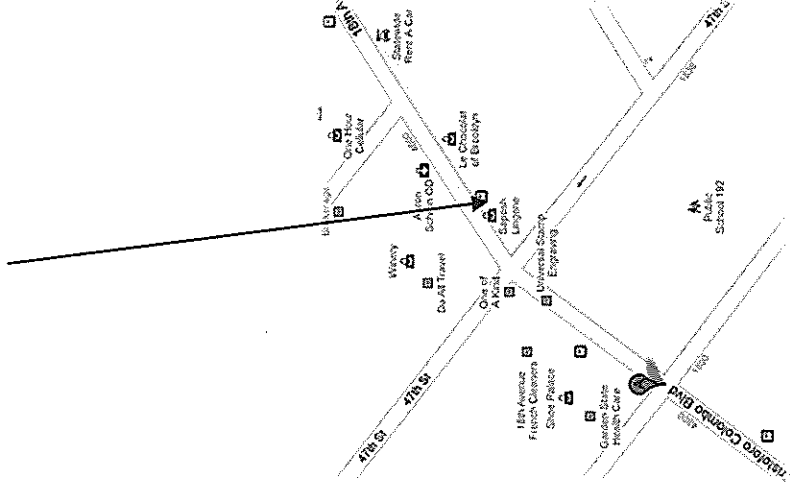


4617 18th Ave

Block: 5439

Lot: 13

Commercial Use: Shoe Store



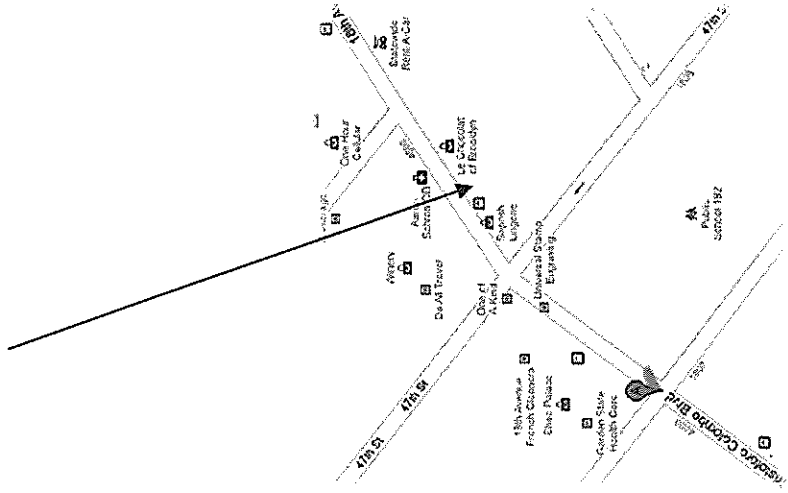


4615 18th Ave

Block: 5439

Lot: 14

Commercial Use: Beauty



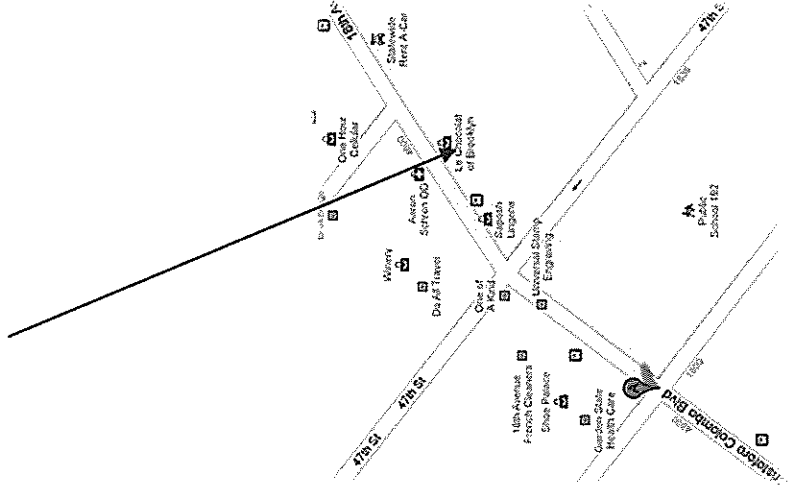


4607 18th Ave

Block: 5439

Lot: 17

Commercial Use: Chocolate & Gifts



**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. LU90 Res. No. _____

in favor in opposition

Date: May 19/10

(PLEASE PRINT)

Name: Rivka Stern

Address: 1718 48 ST. Brooklyn NY

I represent: 48 STREET Residence

Address: 48 ST. Residence

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. LU90 Res. No. _____

in favor in opposition

Date: 5/19/10

(PLEASE PRINT)

Name: Kovalenko, Kaige

Address: 1757-48 St

I represent: 48th Street

Address: 1757-48 St

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. LU90 Res. No. _____

in favor in opposition

Date: 5/17/10

(PLEASE PRINT)

Name: BRACHELD, THERA

Address: 1737 - 48th ST

I represent: 48th ST RESIDENTS

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. 97 Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: RICHARD BASS

Address: 2 PARK AVE

I represent: YABLANS' FAMILY

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. LO90 Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Sylvia Spielman

Address: 1743-48 ST.

I represent: 48th Street

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

LO-90

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

in favor in opposition

Date: MAY 17

(PLEASE PRINT)

Name: Charles Klein

Address: 1763-48 ST

I represent: LO90

Address: 1763-48 ST

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. 87

in favor in opposition

Date: 5-17-10

(PLEASE PRINT)

Name: Joshua Boissy

Address: 533 Grand St. Brooklyn NY

I represent: Le Barricade / Fidel Corp

Address: 533 Grand St. Brooklyn NY

**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: _____

(PLEASE PRINT)

Name: Jacob Rubin

Address: 3101 18th Ave

I represent: Myself

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. C100199 2nd Res. No. ✓

in favor in opposition

Date: 7th May 10.

(PLEASE PRINT)

Name: HELEN MALONEY

Address: 30-21 36th St Astoria

I represent: NEWWOOD GARDENS ASSOC

Address: PO BOX 9102

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. C100199^{ZMQ} Res. No. _____

in favor in opposition

Date: 17th May 2010

(PLEASE PRINT)

Name: Helen Karter

Address: 30-31 35th ST

I represent: Norwood

Address: PO Box 9102 Astoria 97103

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. 191

in favor in opposition

Date: 5/17/10

(PLEASE PRINT)

Name: Stanley Shur

Address: ~~1175~~ 1175 Park Place

I represent: Dept of Info Tech + Telecommunications

Address: 75 Park Pl.

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. C100199^{ZMQ} Res. No. _____

in favor in opposition

Date: 5-17-10

(PLEASE PRINT)

Name: DONNELLY MARKS

Address: 30-35 36th St Astoria NY 11103

I represent: Norwood Neighborhood Assoc.

Address: PO Box 9102 Grand Ave Station

Astoria NY 11103

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. C1001992^{mq} Res. No. _____

in favor in opposition

Date: MAY 17, 2010

(PLEASE PRINT)

Name: GREGORY KOUTRAKOS

Address: 30-90 36 Street Astoria, NY 11103

I represent: NORWOOD NEIGHBORHOOD ASSOC

Address: P.O. Box 9102 Grand Ave Station

ASTORIA, NY 11103

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 0090-2010 Res. No. _____

in favor in opposition

Date: 5/17/2010

(PLEASE PRINT)

Name: JOHN TOB GLUCK

Address: 1749 49 ST

I represent: _____

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 0090-2010 Res. No. _____

in favor in opposition

Date: 5/17/2010

(PLEASE PRINT)

Name: MOSHE M. FRIEDMAN PE

Address: 3 LANGERIES DR

I represent: JOHN TOB GLUCK

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. 97, 98 Res. No. _____

in favor in opposition

Date: 5/17

(PLEASE PRINT)

Name: JOHN YOUNG

Address: _____

I represent: DEPARTMENT OF CITY PLANNING

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 97 98 Res. No. _____

in favor in opposition

Date: 5/17/13

(PLEASE PRINT)

Name: IAN HEGARTY

Address: _____

I represent: DEPARTMENT OF CITY PLANNING

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. 191

in favor in opposition

Date: 5/17/10

(PLEASE PRINT)

Name: BRETT SIWOLF

Address: ~~252~~ 75 PARK PLACE - 9TH FLOOR

I represent: NYC DOITT

Address: 75 PARK PLACE - 9TH FLOOR

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