



COMMUNITY BOARD NO. 1

435 GRAHAM AVENUE – BROOKLYN, NY 11211

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HON. ERIC L. ADAMS
BROOKLYN BOROUGH PRESIDENT



RABBI ABRAHAM PERLSTEIN
FIRST VICE-CHAIRMAN

DEL TEAGUE
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DISTRICT MANAGER

HON. STEPHEN T. LEVIN
COUNCILMEMBER, 33rd CD

HON. ANTONIO REYNOSO
COUNCILMEMBER, 34th CD

October 5, 2017

Honorable Marisa Lago
Director and Chairperson
Department of City Planning
City Planning Commission
120 Broadway
New York, NY 10271

RE: C 150278 ZMK, 150277 ZRK

Dear Chairperson Lago:

Please be advised that at the regular meeting of Brooklyn Community Board No. 1 held on September 18, 2017 the members voted to send this letter.

Attached is the original recommendation that CB #1 made regarding the Pfizer Sites Rezoning (#C 150278 ZMK, 150277 ZRK). At the September 18, 2017 regular meeting of Brooklyn Community Board No. 1 the board members held an additional discussion on this rezoning matter and resolved to provide an addendum to the board's earlier resolution that would convey a point of clarification in regards to the community preference for this project:

“That the community preference of 50% (or more) be restricted to Community Board No. 1, for its residents and former residents”.

The vote was: 26 “YES”; 2 “NO”; 0 “ABSTENTIONS”; 1 “RECUSAL”.

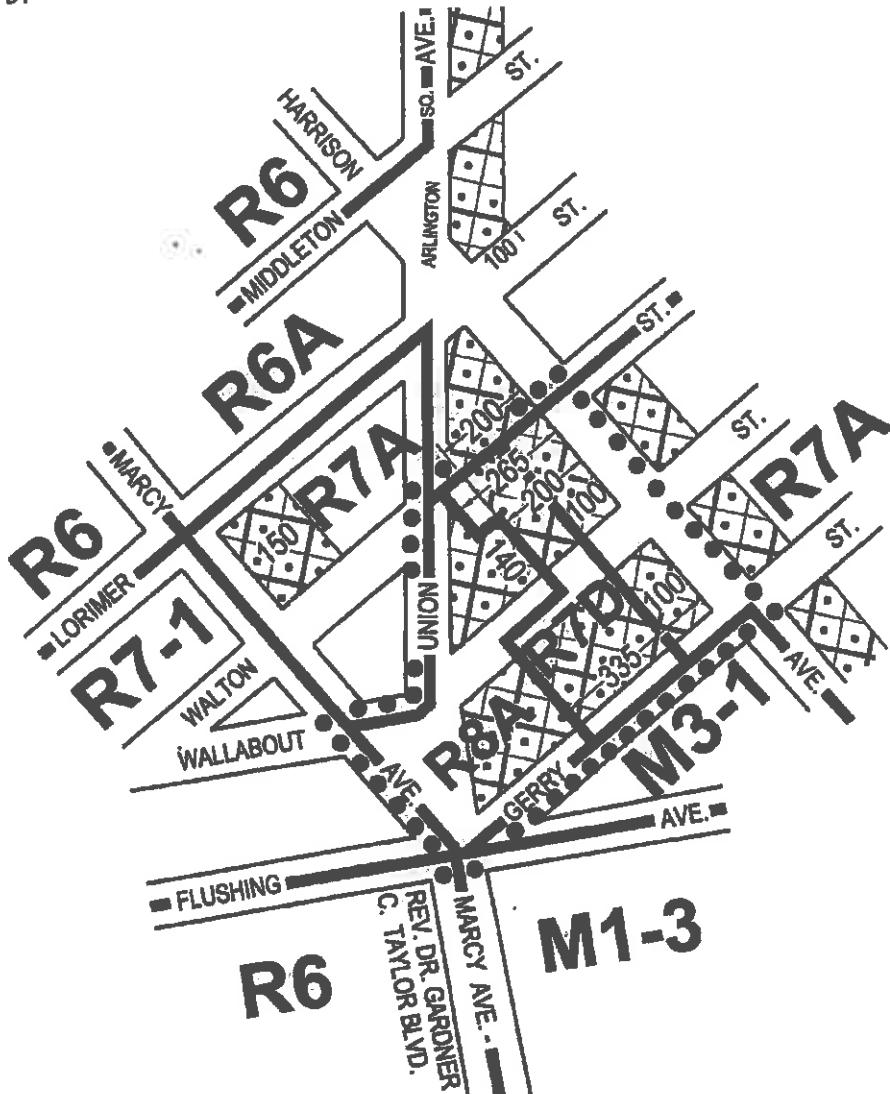
Working for a Better Williamsburg-Greenpoint.

Sincerely,

Dealice Fuller
Chairperson

DF/mbw

cc: Mayor Bill de Blasio
Brooklyn Borough President Eric L. Adams
Council Member Stephen T. Levin
Council Member Antonio Reynoso



CITY PLANNING COMMISSION
 CITY OF NEW YORK
 DIAGRAM SHOWING PROPOSED
ZONING CHANGE
 ON SECTIONAL MAP

13b

BOROUGH OF
BROOKLYN

S. Lenard
 S. Lenard, Director
 Technical Review Division

New York, Certification Date
MAY 22, 2017



NOTE:

- Indicates Zoning District Boundary.
- ● ● The area enclosed by the dotted line is proposed to be rezoned by changing an existing M3-1 District to R7A, R7D and R8A Districts, and by establishing a C2-4 District within the proposed R7A, R7D and R8A Districts.
- ▣ Indicates a C2-4 District.

NOTE: THIS DIAGRAM IS FOR ILLUSTRATIVE PURPOSES ONLY.

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Pfizer Sites Rezoning

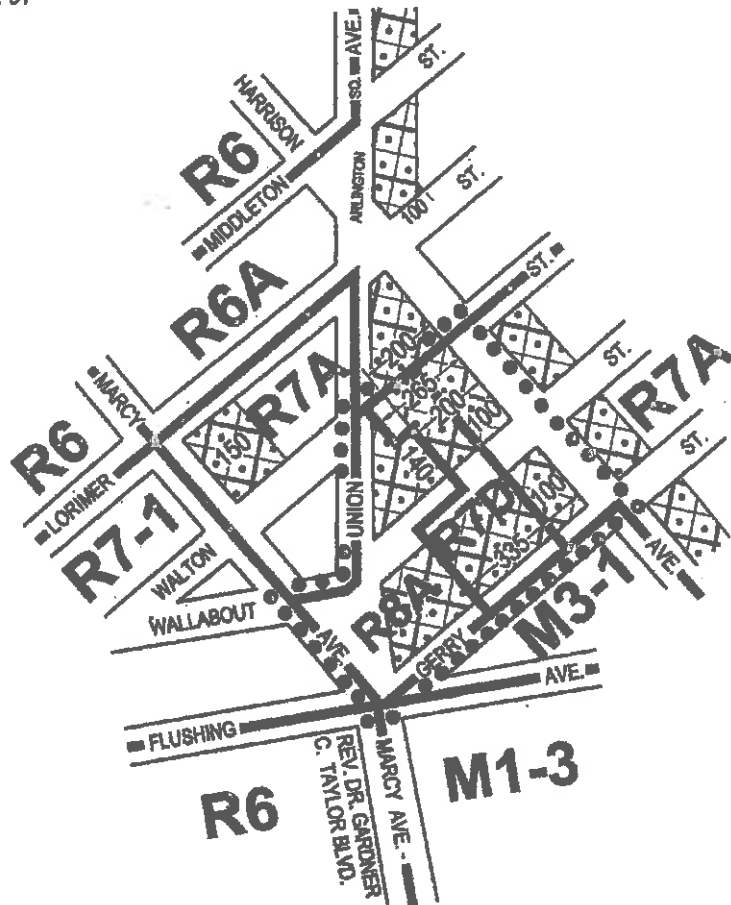
CD 1

C 150278 ZMK

IN THE MATTER OF an application submitted by Harrison Realty LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 13b:

1. changing from an M3-1 District to an R7A District property bounded by the southwesterly centerline prolongation of Walton Street, Harrison Avenue, Gerry Street, and a line 100 feet southwesterly of Harrison Avenue;
2. changing from an M3-1 District to an R7D District property bounded by the southwesterly centerline prolongation of Walton Street, a line 100 feet southwesterly of Harrison Avenue, Gerry Street, a line 335 feet southwesterly of Harrison Avenue, Wallabout Street, a line 200 feet southwesterly of Harrison Avenue, a line 140 feet northwesterly of Wallabout Street, and a line 265 feet southwesterly of Harrison Avenue;
3. changing from an M3-1 District to an R8A District property bounded by the southwesterly centerline prolongation of Walton Street, a line 265 feet southwesterly of Harrison Avenue, a line 140 feet northwesterly of Wallabout Street, a line 200 feet southwesterly of Harrison Avenue, Wallabout Street, a line 335 feet southwesterly of Harrison Avenue, Gerry Street, Flushing Avenue, Marcy Avenue, Wallabout Street, and Union Avenue;
4. establishing within the proposed R7A District a C2-4 District bounded by the southwesterly centerline prolongation of Walton Street, Harrison Avenue, Gerry Street, and a line 100 feet southwesterly of Harrison Avenue;
5. establishing within the proposed R7D District a C2-4 District bounded by the southwesterly centerline prolongation of Walton Street, a line 100 feet southwesterly of Harrison Avenue, Gerry Street, a line 335 feet southwesterly of Harrison Avenue, Wallabout Street, and a line 200 feet southwesterly of Harrison Avenue; and
6. establishing within the proposed R8A District a C2-4 District bounded by the southwesterly centerline prolongation of Walton Street, a line 265 feet southwesterly of Harrison Avenue, a line 140 feet northwesterly of Wallabout Street, a line 200 feet southwesterly of Harrison Avenue, Wallabout Street, a line 335 feet southwesterly of Harrison Avenue, Gerry Street, Flushing Avenue, Marcy Avenue, Wallabout Street, and Union Avenue;

Borough of Brooklyn, Community District 1, as shown on a diagram (for illustrative purposes only) dated May 22, 2017, and subject to the conditions of CEQR Declaration E-427.



CITY PLANNING COMMISSION
 CITY OF NEW YORK
 DIAGRAM SHOWING PROPOSED
ZONING CHANGE
 ON SECTIONAL MAP
13b
 BOROUGH OF
BROOKLYN

New York, Certification Date
 MAY 22, 2017

[Signature]
 S. Laneri, Director
 Technical Review Division



- NOTE:**
- Indicates Zoning District Boundary.
 - • • The area enclosed by the dotted line is proposed to be rezoned by changing an existing M3-1 District to R7A, R7D and R8A Districts, and by establishing a C2-4 District within the proposed R7A, R7D and R8A Districts.
 - ⊠ Indicates a C2-4 District.

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June 13, 2017

LAND USE, ULURP, & LANDMARKS (subcommittee) COMMITTEE REPORT

TO: Chairperson Dealice Fuller and
CB #1 Board Members

FROM: Del Teague, Committee Chair
Trina McKeever, Landmarks Subcommittee Chair

RE: Report from meetings held on June 6 & June 7, 2017

(Please be advised that the Land Use, ULURP & Landmarks (subcommittee) Committee held a Public Hearing on the listed agenda items as follows)

WHEN: TUESDAY Public Hearing - June 6, 2017
(Attendance: Present - Teague, McKeever, McCann, Barros, Kaminski, Needelman, Rabbi Niederman, Rabbi Perlstein, Sofer, Weidberg, Weiser. Absent - Argento, Dybanowski, Viera)

WEDNESDAY Committee Meeting - June 7, 2017
(Attendance: Present - Teague, McCann, Barros, Kaminski, Needelman, Rabbi Niederman, Rabbi Perlstein, Sofer, Weidberg, Weiser. Absent - McKeever, Argento, Dybanowski, Viera)

TIME: 6:30 PM

**WHERE: Swinging Sixties Senior Citizen Center
211 Ainslie Street
Brooklyn, NY 11211
(Corner of Manhattan Avenue)**

(1.) DCP - CD 1 C 150278 ZMK - Pfizer Sites Rezoning: IN THE MATTER OF an application submitted by Harrison Realty LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 13b:

1. changing from an M3-1 District to an R7A District property bounded by the southwesterly centerline prolongation of Walton Street, Harrison Avenue, Gerry Street, and a line 100 feet southwesterly of Harrison Avenue;
2. changing from an M3-1 District to an R7D District property bounded by the southwesterly centerline prolongation of Walton Street, a line 100 feet southwesterly of Harrison Avenue, Gerry Street, a line 335 feet southwesterly of Harrison Avenue, Wallabout Street, a line 200 feet southwesterly of Harrison Avenue, a line 140 feet northwesterly of Wallabout Street, and a line 265 feet southwesterly of Harrison Avenue;
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4. establishing within the proposed R7A District a C2-4 District bounded by the southwesterly centerline prolongation of Walton Street, Harrison Avenue, Gerry Street, and a line 100 feet southwesterly of Harrison Avenue;
5. establishing within the proposed R7D District a C2-4 District bounded by the southwesterly centerline prolongation of Walton Street, a line 100 feet southwesterly of Harrison Avenue, Gerry Street, a line 335 feet southwesterly of Harrison Avenue, Wallabout Street, and a line 200 feet southwesterly of Harrison Avenue; and
6. establishing within the proposed R8A District a C2-4 District bounded by the southwesterly centerline prolongation of Walton Street, a line 265 feet southwesterly of Harrison Avenue, a line 140 feet northwesterly of Wallabout Street, a line 200 feet southwesterly of Harrison Avenue, Wallabout Street, a line 335 feet southwesterly of Harrison Avenue, Gerry Street, Flushing Avenue, Marcy Avenue, Wallabout Street, and Union Avenue;

Mr. Raymond Levin presented on behalf of Harrison Realty LLC. He explained that the applicant is asking for Mandatory Inclusionary Housing Designation with the intent of building a development which consists of 8 residential buildings ranging from 5 to 14 stories with 404 parking spaces, and retail spaces that would accommodate mostly small local businesses, one of which is large enough to house a super market. There would be overall 1,146 residential units with 25% affordable units at the AMI average of 60%. The affordable units, totaling 287, are broken down as 5% at 100% AMI; 10% at 60% AMI; and 10% at 40% AMI. They would be integrated with and spread out among the market rate units with equal access to the amenities. In response to requests from the community, there will be no studio apartments.

The plan calls for the buildings to have private open spaces between them, and a 65-foot-wide green space which will be privately developed and maintained, but open to the public.

The applicant estimates occupancy by November 2019.

In response to questions and concerns raised by speakers and residents, regarding whether there will be local hiring and prevailing wages, the applicant has committed in writing to hire local workers for both the construction and operation of the development and to pay prevailing wages to service workers at the new site. The applicant has also committed to give the Community Board prior notice of the opening of the affordable housing lottery and to market the affordable units directly to the public. Additionally, the applicant commits to working with local organizations to get the word out about the opportunity to apply for the affordable housing.

Recommendation: The committee voted unanimously to approve the application with the incorporation of the above commitments which have been made in writing by the applicant.

The committee noted the critical need for permanent affordable housing in the area in which the proposed site is located, especially considering the absence of the creation of any new affordability in that area for many years. In addition, the committee noted the ongoing federal lawsuit that threatens to take away community preference with affordable housing. That threat makes it wise and in the community's best interests to move ahead expeditiously with getting our residents placed in affordable units.

(2.) DCP # N170425ZRY – PROPOSED SELF STORAGE FACILITY TEXT

AMENDMENT- The NYC Department of City Planning proposes a zoning text amendment to require a CPC Special Permit for new self-storage facilities within Designated Areas in M districts, which represent New York City's most active industrial areas, to promote the future availability of siting opportunities for industrial more job-intensive uses. (See Attached Documents)

Ms. Kerensa Wood presented. Ms. Wood explained that the motivation for this proposal is the growth and resurgence of industry in North Brooklyn. When asked about the effect such a requirement would have on self-storage units, she said a new unit would have to go through a whole ULURP process, which could take up to 2 years without any guarantee of success.

There was testimony in opposition to the city's proposal by both individuals and a representative of Safe N Lock Self-Storage Company. The opponents argued that the city's plan would pose an unfair, perhaps fatal, burden on small businesses, especially the burgeoning on-line business community, which use the economical and moderate size self-storage spaces to store inventory. The representative of Safe N Lock Self-Storage stated that a recent citywide survey shows that businesses account for 30%, perhaps 40%, of self-storage users and they include non-profit

organizations, manufacturers, home renovation contractors and mom-and-pop retailers, as well as NYC agencies like the Dept. of Homeless Services helping families in transition.

Opponents also argued that working and middle class residents who rely on self-storage as their only affordable storage option in this space constrained city often cannot afford the larger more expensive spaces offered by warehouses, which will not be affected by the proposal.

Opponents also noted that this board has been urging the city to enact a requirement for hotels to obtain special permits. It was argued that the hotels, which also take up large space in manufacturing areas, have presented an untenable burden on our infrastructure.

Recommendation: The committee voted unanimously to disapprove the zoning text amendment until further study is conducted to show how the above negative effects on our businesses and private residents can be addressed and ameliorated, if the zoning text amendment is enacted.