

Application #: **C 160035 ZMK**

CEQR Number: 15DCP102K

Project Name: **East New York Rezoning**

Borough(s): Brooklyn

Community District Number(s): 5 & 16

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

**SUBMISSION INSTRUCTIONS**

- Complete this form and return to the Department of City Planning by one of the following options:
  - EMAIL (recommended):** Send email to [CalendarOffice@planning.nyc.gov](mailto:CalendarOffice@planning.nyc.gov) and include the following subject line: (CB or BP) Recommendation + (6-digit application number), e.g., "CB Recommendation #C100000ZSQ"
  - MAIL:** Calendar Information Office, City Planning Commission, Room 2E, 22 Reade Street, New York, NY 10007
  - FAX:** (212) 720-3356 and note "Attention of the Calendar Office"
- Send one copy of the completed form with any attachments to the applicant's representative at the address listed below, one copy to the Borough President, and one copy to the Borough Board, when applicable.

Docket Description:

**SEE ATTACHED**

<b>Applicant(s):</b> NYC Department of City Planning Brooklyn Borough Office 16 Court Street, 7th Floor Brooklyn, N.Y. 11241		<b>Applicant's Representative:</b> Winston Von Engel, Director Brooklyn Borough Office NYC Department of City Planning 16 Court Street, 7th Floor Brooklyn, N.Y. 11241				
<b>Recommendation submitted by:</b> Brooklyn      Community Board 16						
<b>Date of public hearing:</b> October 19, 2015		<b>Location:</b> 444 Thomas S. Boyland St. Brooklyn, NY 11212				
<b>Was a quorum present?</b> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> <small>A public hearing requires a quorum of 20% of the appointed members of the board, but in no event fewer than seven such members.</small>						
<b>Date of Vote:</b> November 24, 2015		<b>Location:</b> 444 Thomas S. Boyland St. Brooklyn, NY 11212				
<b>RECOMMENDATION</b> <table> <tr> <td><input type="checkbox"/> Approve</td> <td><input type="checkbox"/> Approve With Modifications/Conditions</td> </tr> <tr> <td><input type="checkbox"/> Disapprove</td> <td><input checked="" type="checkbox"/> Disapprove With Modifications/Conditions</td> </tr> </table>			<input type="checkbox"/> Approve	<input type="checkbox"/> Approve With Modifications/Conditions	<input type="checkbox"/> Disapprove	<input checked="" type="checkbox"/> Disapprove With Modifications/Conditions
<input type="checkbox"/> Approve	<input type="checkbox"/> Approve With Modifications/Conditions					
<input type="checkbox"/> Disapprove	<input checked="" type="checkbox"/> Disapprove With Modifications/Conditions					
<b>Please attach any further explanation of the recommendation on additional sheets, as necessary.</b>						
<b>Voting</b> # In Favor: 1    # Against: 23    # Abstaining: 4    Total members appointed to the board: 44						
<b>Name of CB/BB officer completing this form</b> Bettie Kollock-Wallace		<b>Title</b> Chairperson				
		<b>Date</b> 11-30-15				

## Community Board #16 Recommendation on Application #C160035ZMK

Brooklyn Community Board #16 is concerned that the rezoning text does not address ability for current businesses and community organizations to maintain affordability and withstand the changing housing market due to new market-rate construction. *The Community Board seeks to develop a plan for retail and community organizations, including discounted rentals, technical assistance, and tax breaks for owners of mixed-use buildings who maintain long-time businesses and community organizations.*

Brooklyn Community Board #16 is concerned that residential developments as a result of new mixed-use zoning will threaten existing manufacturing businesses. These existing businesses are a vital part of the community and should be protected from rising rental costs and threat of being converted to residential development. *The Community Board seeks to allow the mixed manufacturing and R7D zoning, but with measures that will protect existing manufacturing, especially at the ground level.*

Brooklyn Community Board #16 is concerned that the opportunity to develop market rate housing will threaten existing low-income residents out of their homes. *The Community Board seeks to implement an Anti-Harassment program (based on the Special Clinton District in Hell's Kitchen) that would require a permit from HPD prior to altering, demolishing, or changing any sound development.*

Brooklyn Community Board #16 is concerned that the building technology and process of new development construction will exclude many community members while benefitting people from outside the community. *The Community Board seeks to establish a working relationship between the City and local contractors and workers to employ local workers for the rezoning. The plan should link mandatory local hiring requirements to government subsidy programs, including housing and economic development subsidies.*

Brooklyn Community Board #16 is concerned that the focus of transportation safety issues is focused only Atlantic Avenue. While Atlantic Avenue is in need of safety improvements, a recent (Nov. 3, 2015) fatality of a woman crossing the street at Fulton Street and Sackman Street demonstrates that other streets of Ocean Hill must be considered under the rezoning. *The Community Board seeks that DCP work with NYC DOT to evaluate Atlantic Avenue and other streets of Ocean Hill for safety improvements.*

Brooklyn Community Board #16 is concerned that the increase in population due to new residential developments will place a burden on the existing community facilities and resources. Currently, the only available open space resource is Callahan-Kelly Playground located at Fulton Street and Eastern Parkway. *The Community Board seeks to incorporate more consideration for community facilities, such as youth and senior centers, into the rezoning area. In particular, the park should be well-maintained as usage is likely to increase.*

Brooklyn Community Board #16 is concerned that many smaller, low-density side streets are proposed to be rezoned in higher densities. This goes against contextual planning and will lead to higher densities where it is not appropriate. R7D, in particular, is very out of context on Eastern Parkway, where buildings are low-rise. Higher densities would be more appropriate on a large thoroughfare such as Atlantic Avenue. *The Community Board seeks to change the zoning text from areas designated as R7D zoning to R6A zoning. This change allows for new development while keeping in context with the neighborhood.*