



# 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  
SECOND VICE-CHAIRPERSON

STEPHEN J. WEIDBERG  
THIRD VICE-CHAIRMAN

MARIA VIERA  
FINANCIAL SECRETARY

SONIA IGLESIAS  
RECORDING SECRETARY

PHILIP A. CAPONEGRO  
MEMBER-AT-LARGE

DEALICE FULLER  
CHAIRPERSON

GERALD A. ESPOSITO  
DISTRICT MANAGER

HON. STEPHEN T. LEVIN  
COUNCILMEMBER, 33<sup>rd</sup> CD

HON. ANTONIO REYNOSO  
COUNCILMEMBER, 34<sup>th</sup> CD

## LAND USE, ULURP & LANDMARKS (subcommittee) COMMITTEE HELD PUBLIC HEARING JUNE 6, 2017 211 AINSLIE STREET

### MEETING CALLED TO ORDER

Ms. Del Teague, Land Use Committee Chair, called the meeting to order and requested that the roll be called.

### ROLL CALL

District Manager Mr. Esposito called the roll and noted that there was a sufficient quorum to conduct the public hearing. The roll call sheet is attached.

Ms. Teague noted the agenda for the record. There were two presentations scheduled.

Ms. Teague spoke about the process for the meeting, and related that each presentation would be made, then questions, followed by comments/testimony from those who signed had signed up to speak.

**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:

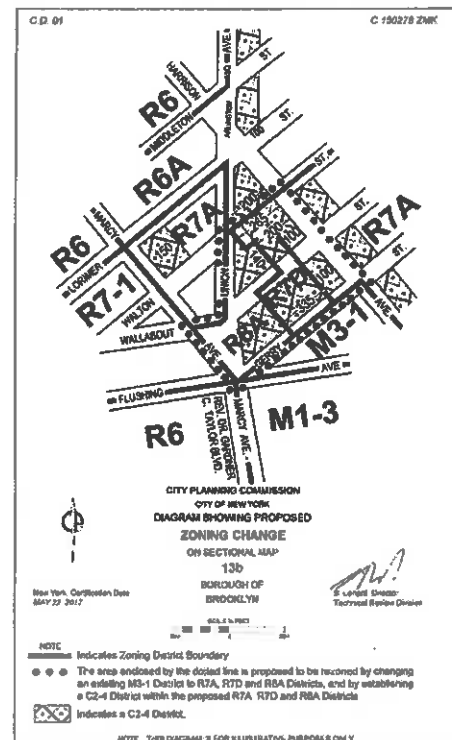
1. changing from an M3-1 District to an R7A District property bounded by the southwesterly centerline prolongation of Walton Street, Harrison Avenue, Gerry Street, and a line 100 feet southwesterly of Harrison Avenue;
2. changing from an M3-1 District to an R7D District property bounded by the southwesterly 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;

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.

Mr. Ray Levin, representative for the item, presented on the application. He was joined with colleagues on the matter. Together they spoke and answered questions. (A copy of the PowerPoint presentation is attached.)

The following persons signed up to speak on this application:

- Suzanne Kahn, representing the organization “SEIU 32BJ” – spoke in opposition to the application.
- Bryant Brown, representing the organization “SEIU 32BJ” – spoke in opposition to the application.
- Adam Meyers, representing the group “Broadway Triangle Community Coalition” – spoke in opposition to the application.

**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.

Ms. Kerensa S.Wood, City Planner, Brooklyn Office/NYC Dept. Of City Planning, presented on the application for a zoning text amendment. A copy of the presentation and other materials are attached.

The following person signed up to speak on this application:

- Marc Sharinn, CEO, "Safe N Lock Self Storage" – spoke in opposition to the application. (Written testimony was received and is attached.)

Ms. Teague noted that the committee would meet on the next evening: Tuesday, June 7, 2017, 6:30 PM at the Swinging 60's Senior Citizens Center, 211 Ainslie Street, Brooklyn, NY, to deliberate on resolutions for the two items.

**ADJOURNMENT**

Ms. Teague noted that the agenda was completed and the meeting was adjourned.

Respectfully submitted,



Marie Bueno Wallin  
Assistant District Manager



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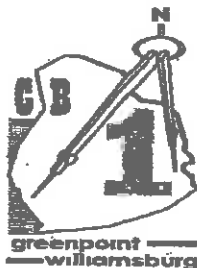
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HON. ANTONIO REYNOSO  
COUNCILMEMBER, 34<sup>th</sup> CD

1<sup>st</sup> Roll Call P/H  
2<sup>nd</sup> roll Call Board Meeting

Date: Tuesday June 6, 2017  
Time: 6:30 PM

## ATTENDANCE SHEET

### LAND USE COMMITTEE PUBLIC HEARING

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

*Dealice Fuller*

1 <sup>st</sup> 2 <sup>nd</sup>		1 <sup>st</sup> 2 <sup>nd</sup>	
<input type="checkbox"/>	GINA ARGENTO - out -	<input type="checkbox"/>	RYAN KUONEN
<input type="checkbox"/>	BOGDAN BACHOROWSKI	<input type="checkbox"/>	YOEL LANDAU
<input type="checkbox"/>	LISA BAMONTE	<input type="checkbox"/>	MARIE LEANZA
<input type="checkbox"/>	LOIUS BARRICELLI	<input type="checkbox"/>	GIORGIO MAYER
<input checked="" type="checkbox"/>	GINA BARROS <i>Jan Barros</i>	<input checked="" type="checkbox"/>	AARON McCANN <i>[Signature]</i>
<input type="checkbox"/>	MOSES BONDO	<input checked="" type="checkbox"/>	TRINA McKEEVER <i>[Signature]</i>
<input type="checkbox"/>	ERIC BRUZAITIS	<input type="checkbox"/>	IRIS MINAYA
<input type="checkbox"/>	THOMAS J. BURROWS	<input type="checkbox"/>	TOBY MOSKOVITS
<input type="checkbox"/>	PHILIP CAPONEGRO <i>Phil Caponegro</i>	<input checked="" type="checkbox"/>	MARTIN NEEDELMAN <i>[Signature]</i>
<input type="checkbox"/>	FRANK P. CARBONE	<input type="checkbox"/>	SIMON NEUSTEIN
<input type="checkbox"/>	STEPHEN CHESLER <i>[Signature]</i>	<input checked="" type="checkbox"/>	RABBI DAVID NIEDERMAN <i>[Signature]</i>
<input type="checkbox"/>	MICHAEL CHIRICHELLA	<input type="checkbox"/>	KAREN NIEVES
<input type="checkbox"/>	THERESA CIANCIOTTA	<input type="checkbox"/>	MARY ODOMIROK
<input type="checkbox"/>	JOSHUA COHEN	<input checked="" type="checkbox"/>	RABBI ABRAHAM PERLSTEIN <i>[Signature]</i>
<input type="checkbox"/>	ARTHUR DYBANOWSKI - out -	<input type="checkbox"/>	JANICE PETERSON
<input type="checkbox"/>	T. WILLIS ELKINS	<input type="checkbox"/>	ISAAC SOFER <i>[Signature]</i>
<input type="checkbox"/>	JULIA AMANDA FOSTER	<input type="checkbox"/>	ROBERT SOLANO
<input type="checkbox"/>	SAMUEL FRANCOZ	<input type="checkbox"/>	JAMES STUART
<input type="checkbox"/>	DEALICE FULLER <i>Dealice Fuller</i>	<input checked="" type="checkbox"/>	DEL TEAGUE <i>[Signature]</i>
<input type="checkbox"/>	EMILY GALLAGHER	<input type="checkbox"/>	TOMMY TORRES
<input type="checkbox"/>	VINCENT GANGONE	<input type="checkbox"/>	MARIA VIERA - out -
<input type="checkbox"/>	JOEL GROSS	<input checked="" type="checkbox"/>	STEPHEN WEIDBERG <i>[Signature]</i>
<input type="checkbox"/>	SONIA IGLESIAS	<input type="checkbox"/>	SIMON WEISER <i>[Signature]</i>
<input type="checkbox"/>	MOISHE INDIG	<input type="checkbox"/>	TESA WILSON
<input checked="" type="checkbox"/>	BOZENA KAMINSKI <i>[Signature]</i>	<input type="checkbox"/>	LOW YOEL

Council Member

Council Member

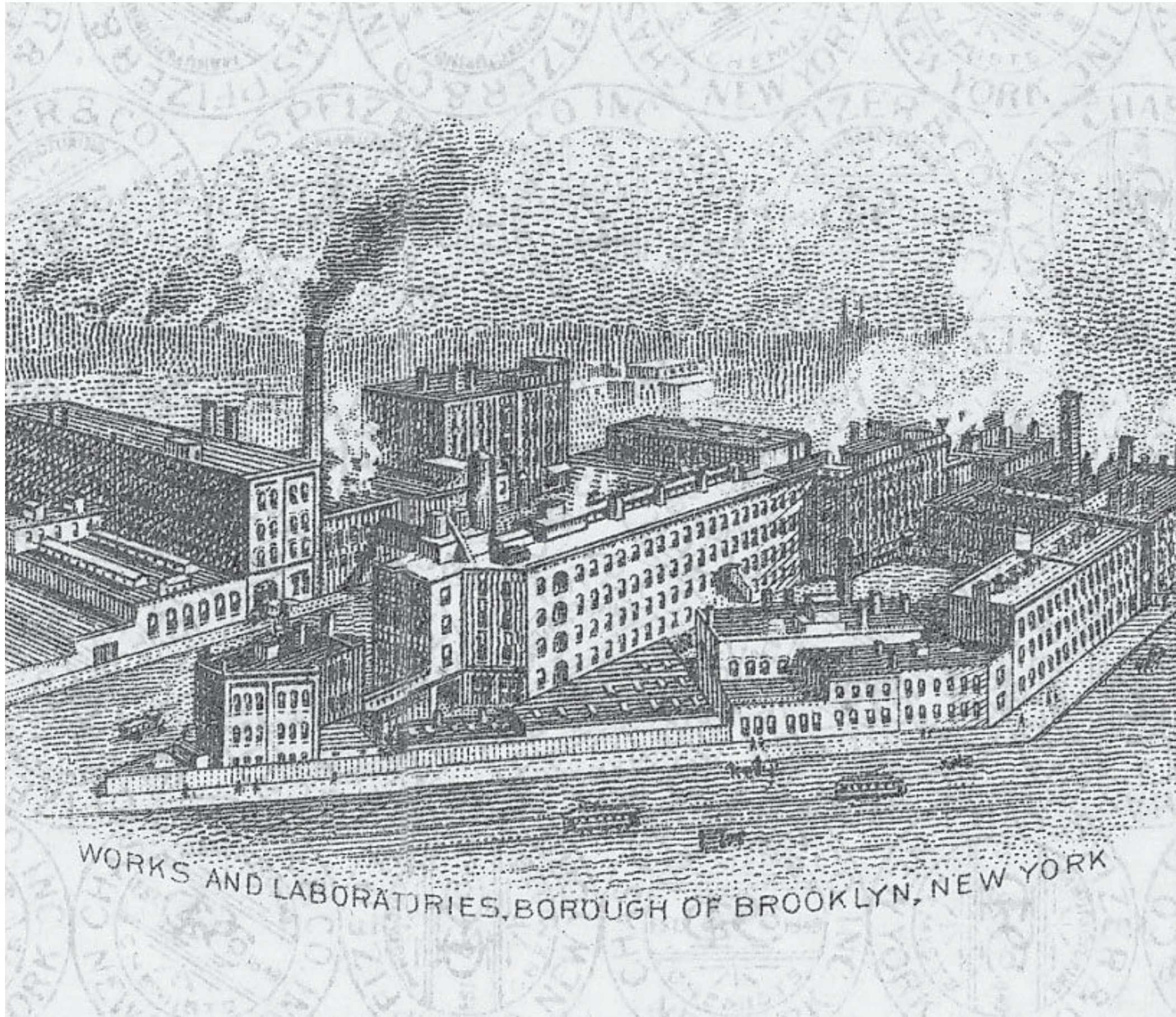
Stephen T. Levin

Antonio Reynoso



# PFIZER SITES MASTER PLAN

JUNE 2017 | ALL IMAGES FOR ILLUSTRATIVE PURPOSES ONLY



## PROJECT SITE HISTORY

- 1849: Former Owner: Pfizer Corporation established.
- 1989: Pfizer stopped producing pharmaceuticals in Brooklyn.

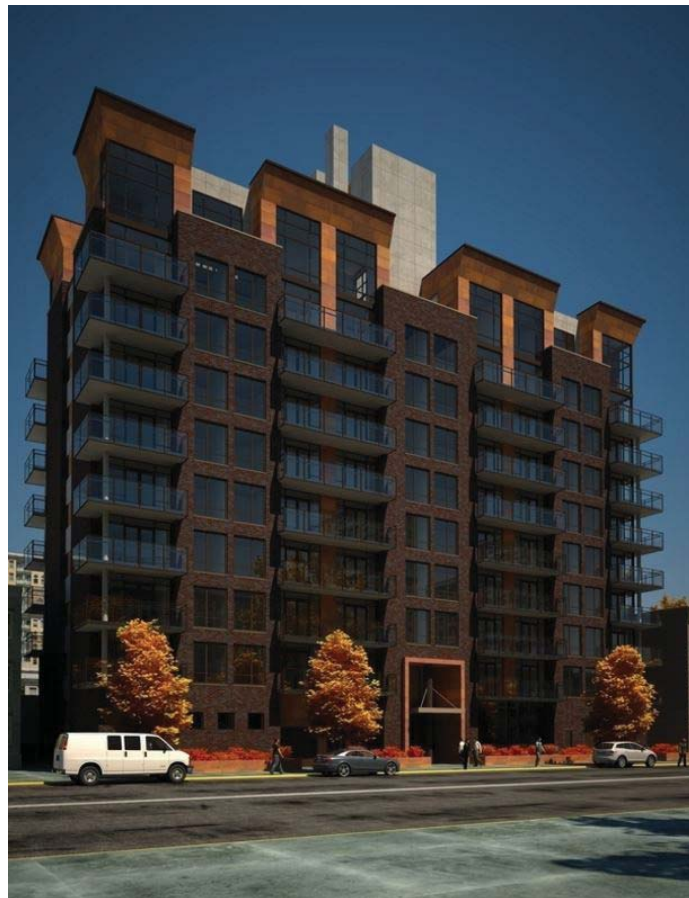


## PROJECT SITE HISTORY

- 1989: Broadway Triangle Urban Renewal Plan approved.
- 2009: Property removed from Urban Renewal Area.
- 2011: Pfizer offered land for sale.
- 2012: Harrison Realty LLC purchased site.
- Not part of the Broadway Triangle litigation.

## ABOUT RABSKY GROUP

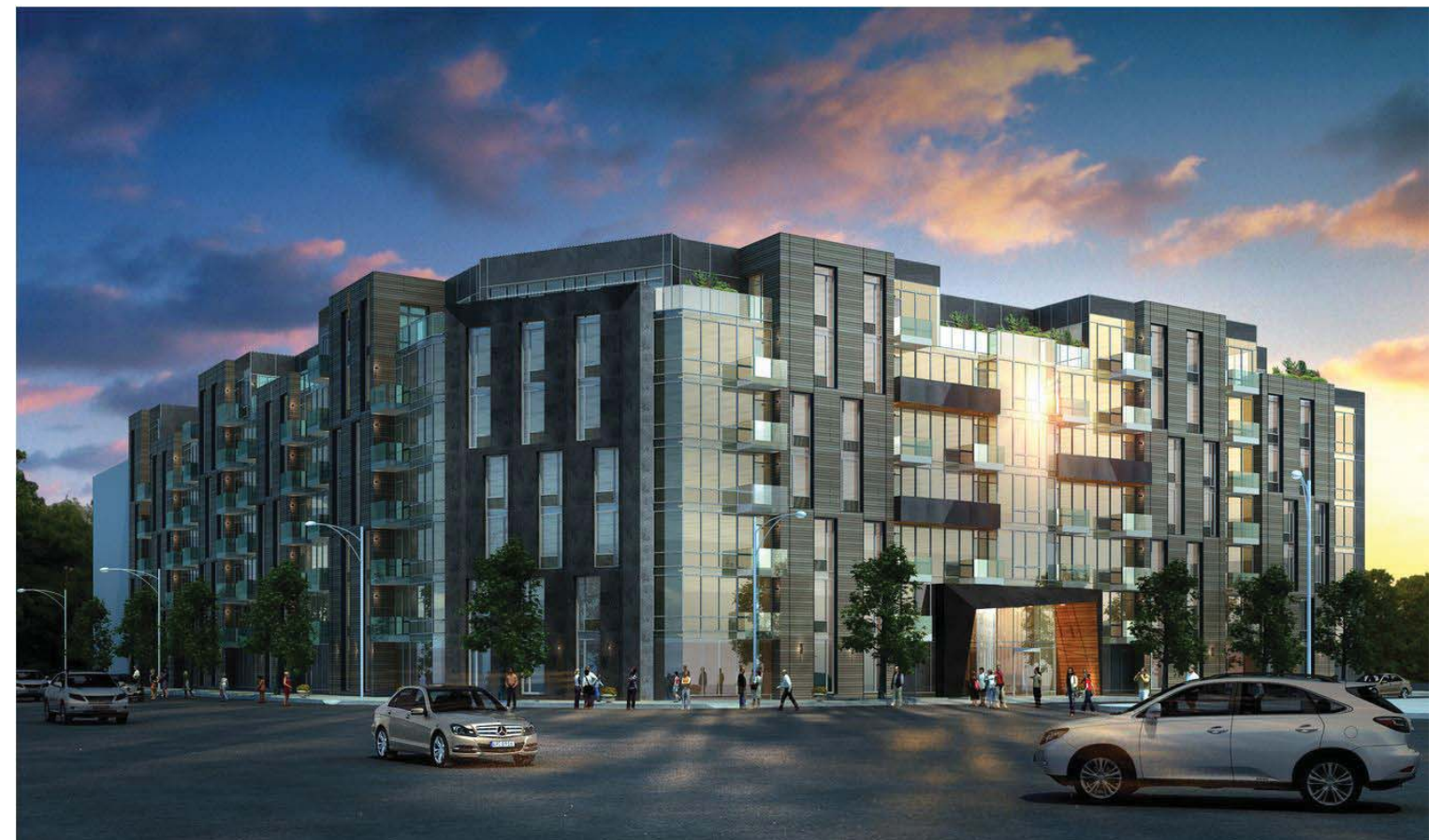
- The Rabsky Group is a Brooklyn-based residential developer headed by Simon Dushinsky and Isaac Rabinowitz. Founded in the early 1990's, the company has become one of the largest residential developers in Brooklyn and Queens.
- The firm, which has developed more than 2.2 million square feet and 2,000 housing units, currently is working on several large projects, including a 500-unit residential rental building in Bushwick and a 400-unit residential rental building in Long Island City.
- Portfolio includes some 30 residential developments with more than 1,000 units in Brooklyn CD 1.



146 S. 4th St., Brooklyn



755 Kent Ave., Brooklyn

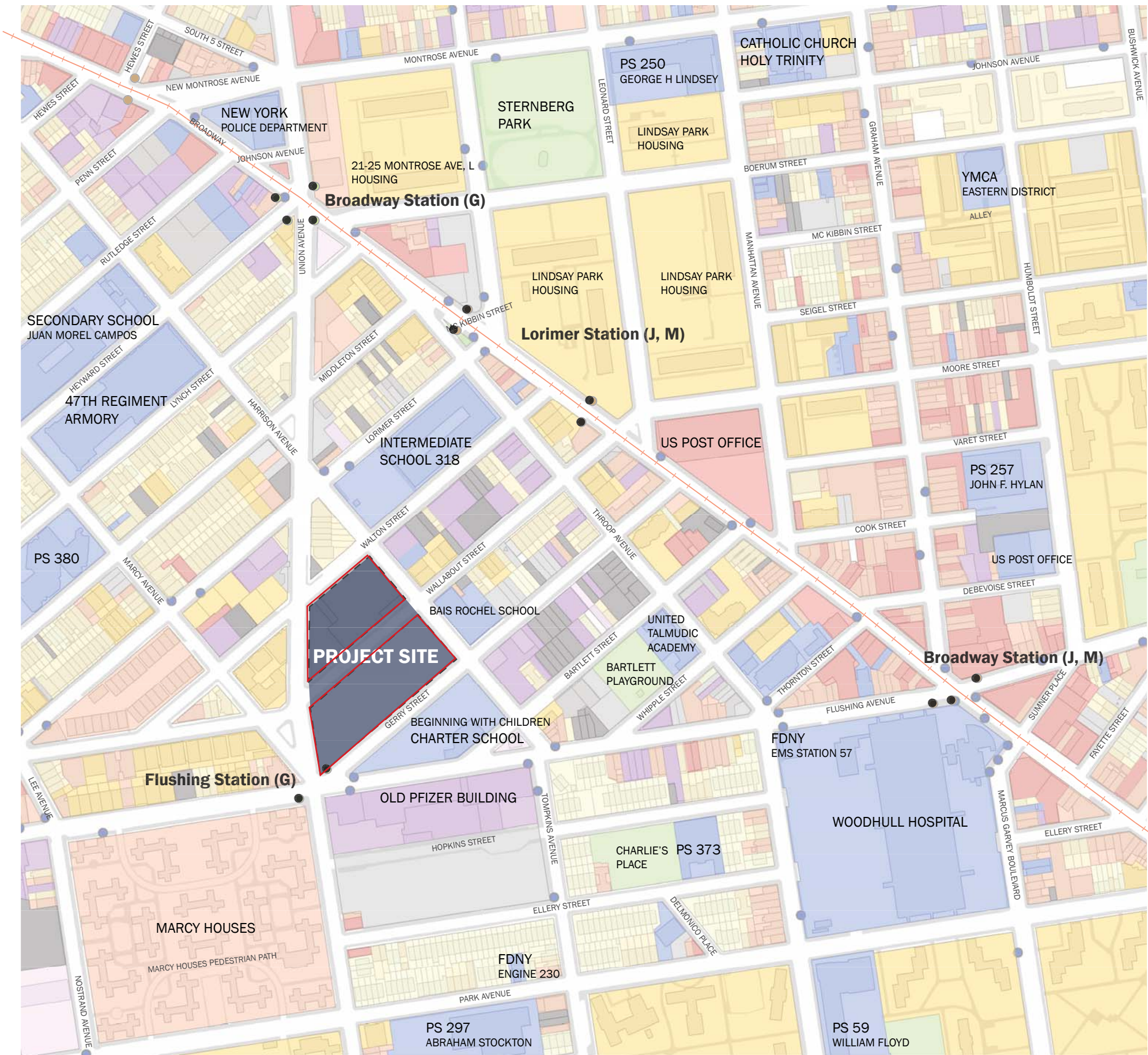


395 Leonard St., Brooklyn



## LOCATION & ORIENTATION

- Bounded by Walton Street, Harrison Avenue, Gerry Street and Union Avenue
- In Brooklyn Community District 1 in southeastern Williamsburg
- In M3-1 zoning district



### Land Use

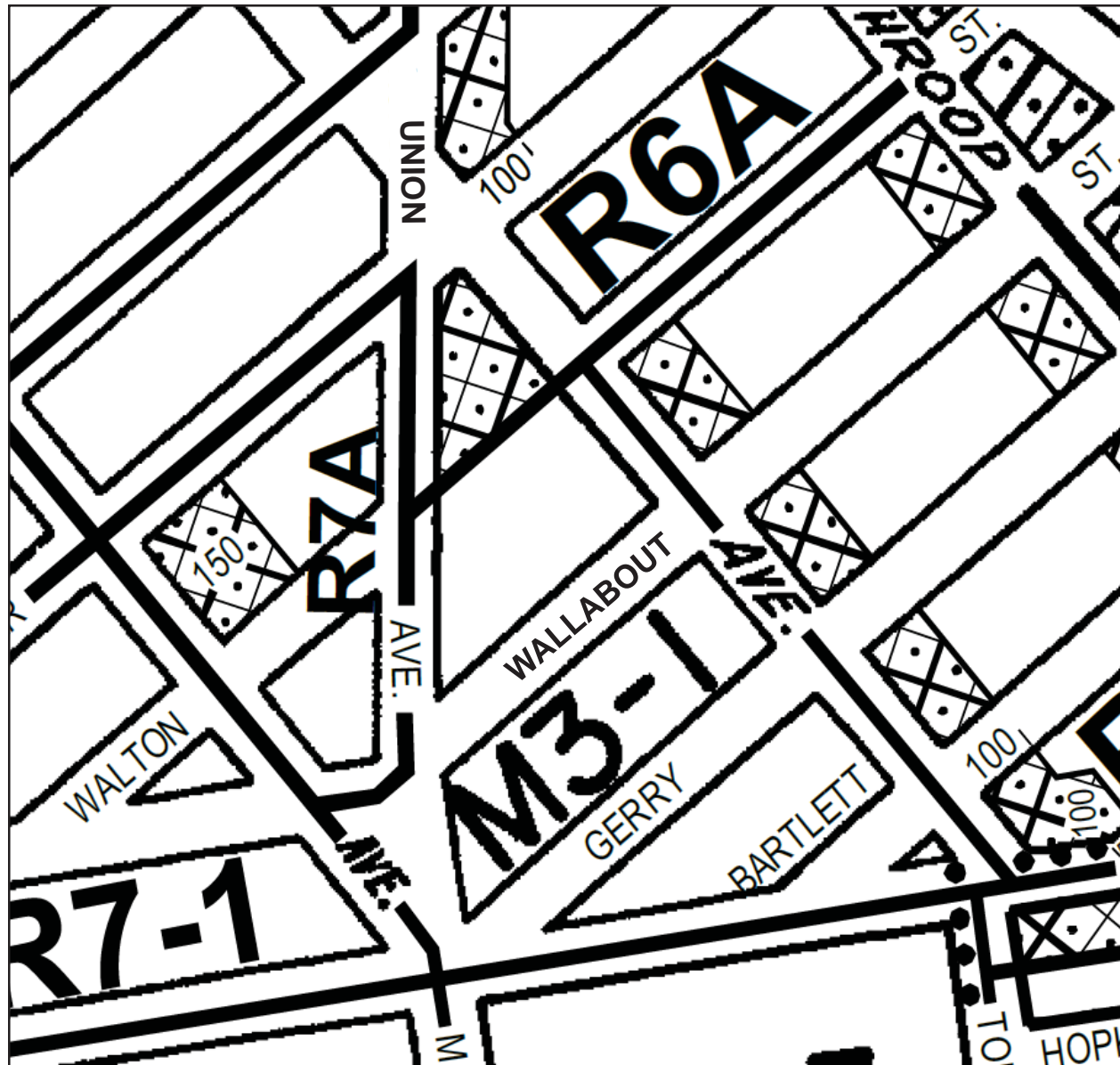
- One & Two Family
- Multi-Family Walkup
- Multi-Family Elevator
- Mixed Commercial/Residential
- Commercial/Office
- Industrial/Manufacturing
- Transportation/Utility
- Public Facility & Institutions
- Open Space
- Parking Facilities
- Vacant Lot

### Subway Entrance

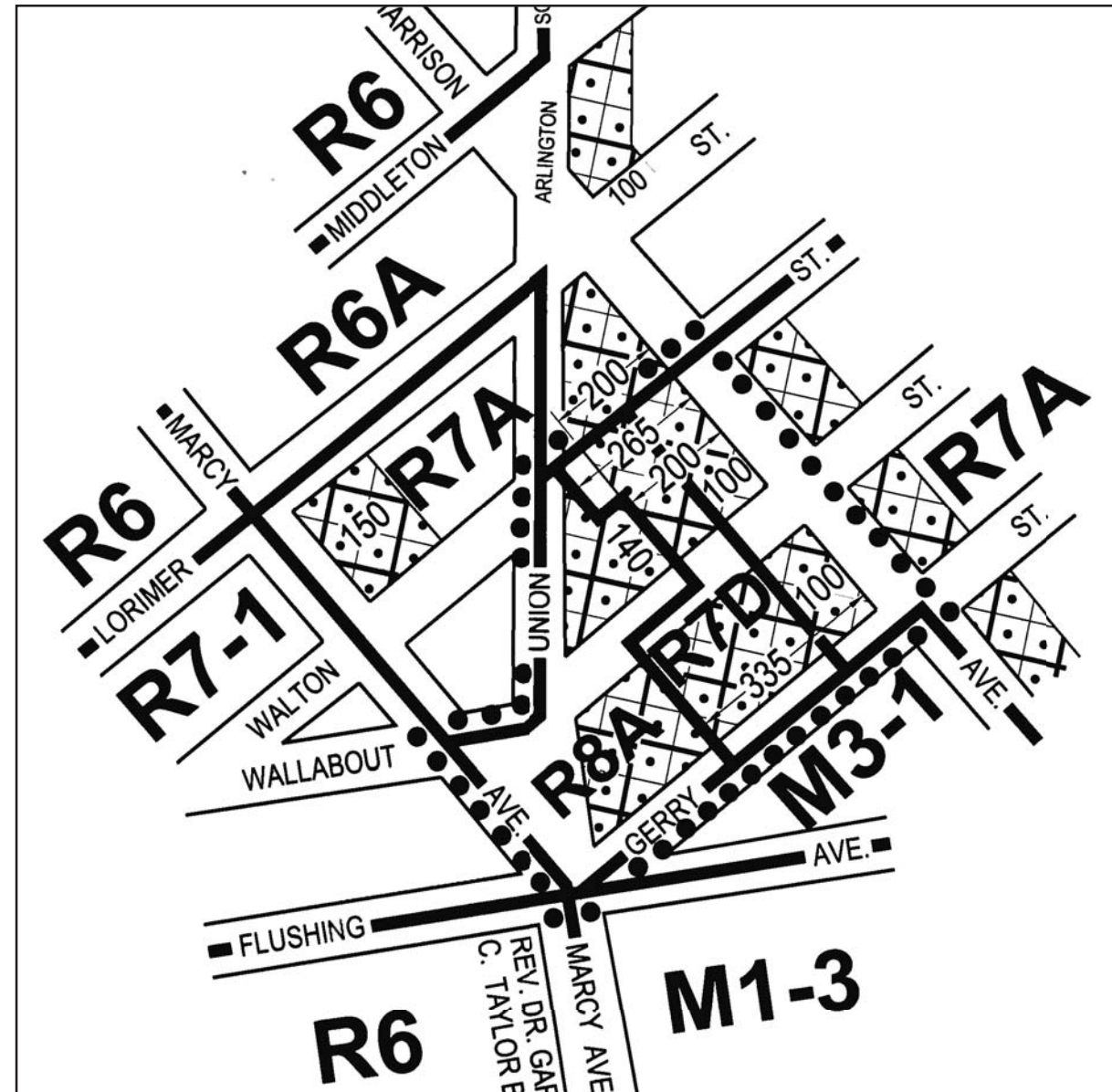
- G, J, M
- Bus Stop
- +— Elevated Train

## ZONING CHANGE MAP

- From Manufacturing to Residential District
- Commercial uses permitted on ground floor
- Establishes forms in context with neighborhood
- Height limits: R7A – 90 feet  
R7D – 110 feet  
R8A – 140 feet



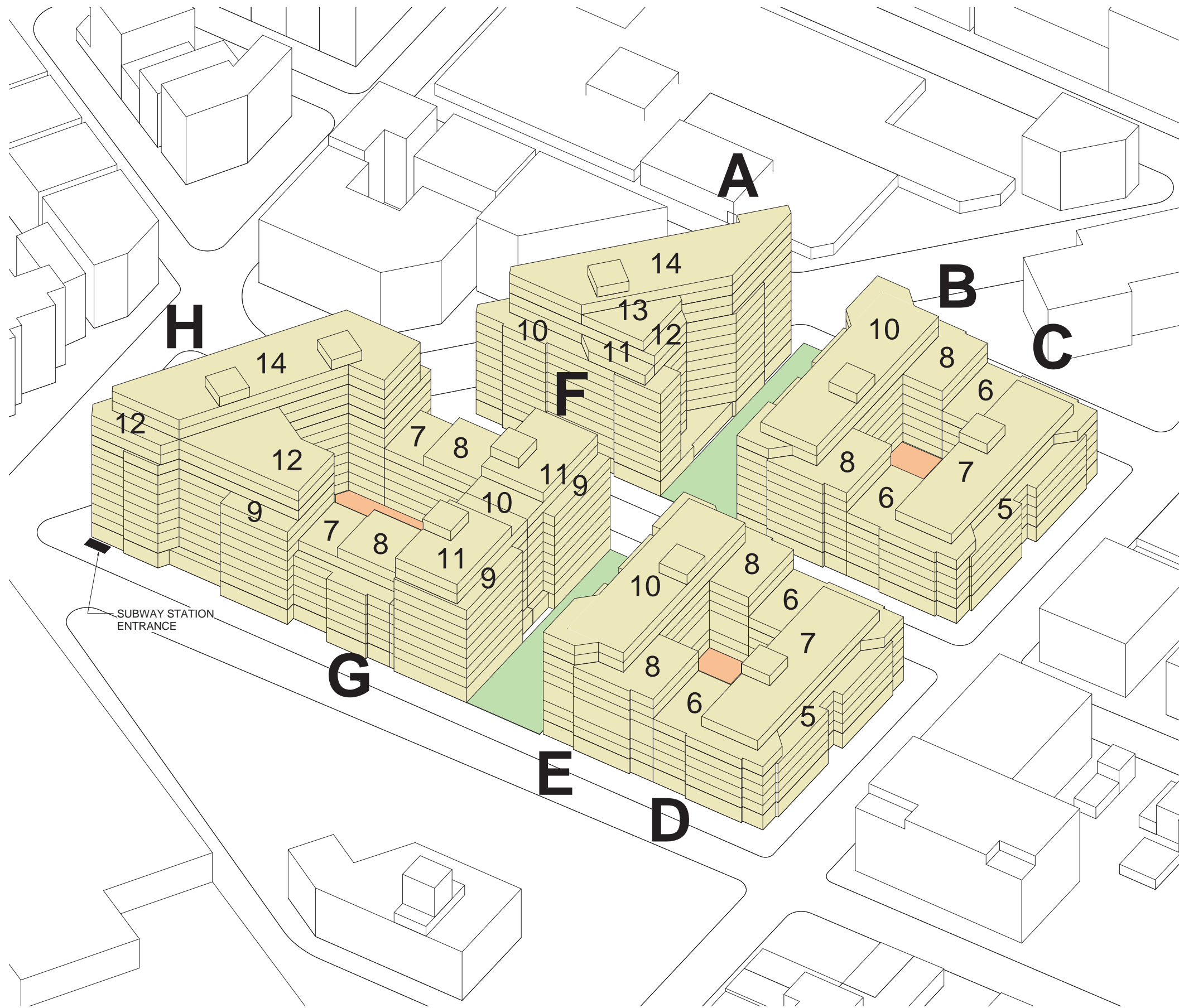
CURRENT ZONING MAP





FUTURE ZONING MAP

- ZONING BOUNDARY
- REZONING AREA
- ▨ C2-4 OVERLAY

# PROPOSED PROJECT MASSING AXON VIEW



- 8 buildings
- 1,146 dwelling unit
- 287 affordable units (25%)
- Up to 62,810 sf retail
- Approximately 404 parking spaces

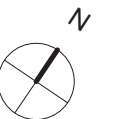
 PUBLIC OPEN SPACE  
 RES' COURTYARD



## PEDESTRIAN CORRIDOR




- 65 feet wide
- 25 trees with planters
- Benches
- 40 tables and chairs
- 12 bike racks

- PUBLIC OPEN SPACE
- RES' COURTYARD



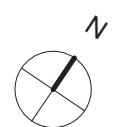


**ENTRANCE**

-  RESIDENTIAL
-  COMMERCIAL
-  PARKING

**PROGRAM**

-  RESIDENTIAL
-  COMMERCIAL
-  PARKING



**PROPOSED PROJECT GROUND FLOOR**  
 JUNE 2017 | IMAGES FOR ILLUSTRATIVE PURPOSE ONLY

## MANDATORY INCLUSIONARY HOUSING

- The Mandatory Inclusionary Housing program was proposed by the Mayor and adopted by the City Council in March 2016
- It is a new program to make affordable housing mandatory and permanent whenever new housing capacity is increased by the City Council.
- The MIH program has 4 options
- Option 1: 25% of residential floor area for income limited households averaging 60% of AMI (\$48,924 for family of 3)

As an example: The 25% may be composed of 5% at 100% AMI (\$81,540 for family of 3), 10% at 60% AMI and 10% at 40% AMI (\$32,616 for family of 3), which averages to 60% AMI for the affordable units.

### 2016 Income Limits

<u>Household Size</u>	<u>40%</u>	<u>60%</u>	<u>100%</u>
1	\$25,368	\$38,052	\$63,420
2	\$28,992	\$43,488	\$72,480
3	\$32,616	\$48,924	\$81,540
4	\$36,240	\$54,360	\$90,600
5	\$39,139	\$58,709	\$97,848

### 2016 Monthly Rents

	<u>40%</u>	<u>60%</u>	<u>100%</u>
Studios	\$595	\$912	\$1,320
1BR	\$630	\$979	\$1,659
2BR	\$774	\$1,182	\$1,998
3BR	\$888	\$1,359	\$2,302



## PEDESTRIAN ACTIVITY

- Pedestrians only, closed to vehicles.
- Active pedestrian movement with commercial storefronts.
- Human scaled, with cafes, street furniture and trees.



# CONNECTIONS

- Corner windows connect the site to Southern Williamsburg
- Visual connection extends to the ground floor retail through residential entries



STREET VIEW FROM GERRY STREET AND UNION AVENUE  
JUNE 2017 | IMAGES FOR ILLUSTRATIVE PURPOSE ONLY

PFIZER SITES MASTER PLAN  
MAGNUSSON ARCHITECTURE AND PLANNING



## CORNER ARTICULATION

- Unique corner articulation stands emblematically as a gateway.
- Invites people into the new active neighborhood center.



NORTH WEST CORNER FACING UNION AVENUE

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PFIZER SITES MASTER PLAN  
MAGNUSON ARCHITECTURE AND PLANNING



## NEIGHBORHOOD SCALE

- A respectful and responsive change in scale.
- Horizontal articulation responding to existing buildings.
- Building setbacks offer green element opportunities.



HARRISON COMMONS

OCER

THE COFFEE SHOP

THE COFFEE SHOP

THE COFFEE SHOP

THE COFFEE SHOP

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CLOTH

CLOTH

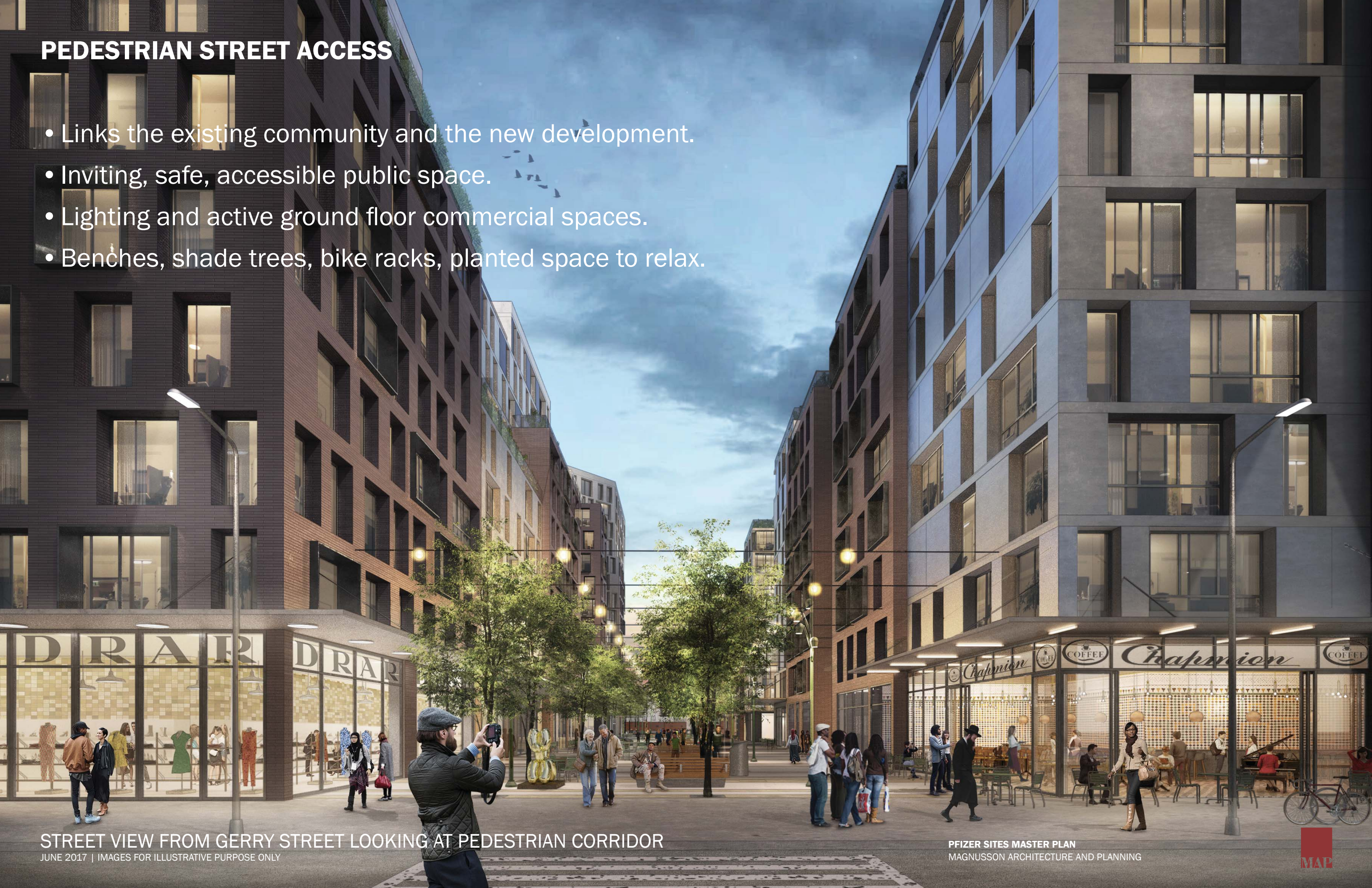
STREET VIEW FROM HARRISON AVENUE  
JUNE 2017 | IMAGES FOR ILLUSTRATIVE PURPOSE ONLY

PFIZER SITES MASTER PLAN  
MAGNUSSON ARCHITECTURE AND PLANNING



## PEDESTRIAN STREET ACCESS

- Links the existing community and the new development.
- Inviting, safe, accessible public space.
- Lighting and active ground floor commercial spaces.
- Benches, shade trees, bike racks, planted space to relax.



STREET VIEW FROM GERRY STREET LOOKING AT PEDESTRIAN CORRIDOR  
JUNE 2017 | IMAGES FOR ILLUSTRATIVE PURPOSE ONLY

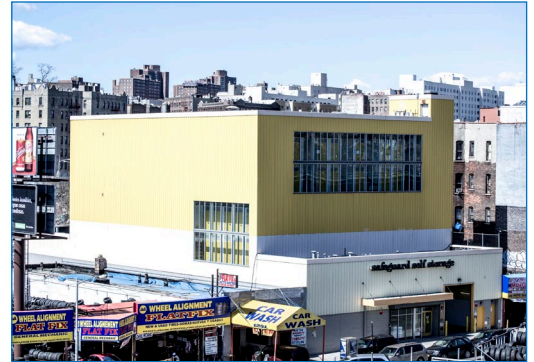
## APPROPRIATE MASSING

- Higher building on wider/busier street
- Scales down towards less dense area
- A series of similar vertical elements at street wall.
- Reduces the imposition of the proposed massing.

# PROPOSED SELF-STORAGE 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 NYC's most active industrial areas, to promote the future availability of siting opportunities for industrial, more job-intensive uses.

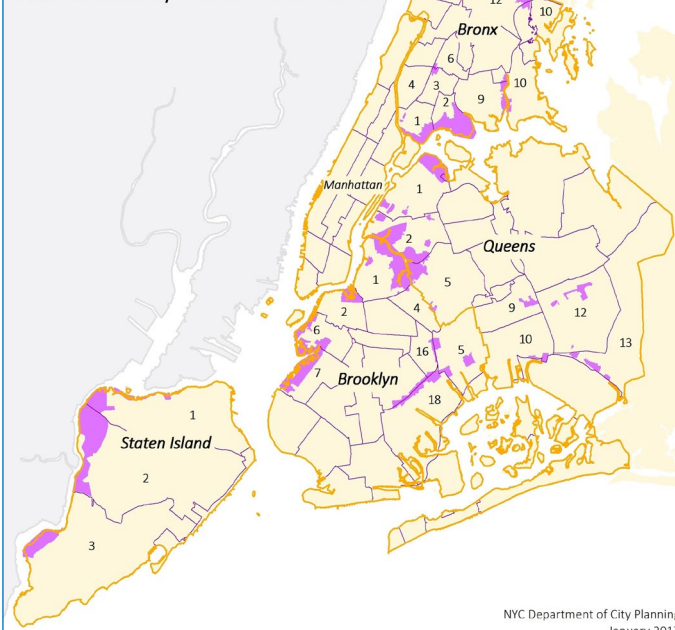
In November 2015, Mayor de Blasio announced a **10-point Industrial Action Plan**, which aims to strengthen core industrial areas, invest in industrial and manufacturing businesses, and advance industrial-sector training and workforce development opportunities for New Yorkers. The unregulated development of self-storage detracts from the City's vision and goals for NYC's **Industrial Business Zones** (IBZs), because of three combined characteristics of self-storage:



- low job-generating use
- primarily serving household rather than business needs
- typically developed on large sites near truck routes, which are in limited supply and could potentially provide future siting opportunities for industrial, more job-intensive businesses in distribution, construction, wholesale, logistics, transportation, film production, manufacturing and utilities.

The **proposed CPC Special Permit** for self-storage will apply in **Designated Areas in Manufacturing (M) districts**, which largely coincide with IBZs. By introducing a Special Permit, DCP proposes a case-by-case, site-specific review process in Designated Areas that would ensure that the development of self-storage does not diminish future siting opportunities for more job-intensive industrial businesses, while still allowing self-storage facilities to locate on sites where they are found to be appropriate. Existing self-storage facilities could remain and continue to operate.

Proposed Designated Areas in M Districts and Community District Boundaries



**Warehouses, commercial storage spaces and moving companies**, which are not self-storage, will **continue** to be permitted **as-of-right** in Designated Areas in M districts. These uses provide not only business-serving storage options but other services, such as moving, distribution, logistics and/or supply chain management services, resulting in a greater number of employees per establishment.

DCP held a **Scoping Meeting** regarding the Draft Scope of Work of the Environmental Impact Statement on March 30th 2017.

# PROPOSED SELF-STORAGE ZONING TEXT AMENDMENT

Brooklyn Community Board 1  
June 6, 2017



# Background: Industrial Action Plan

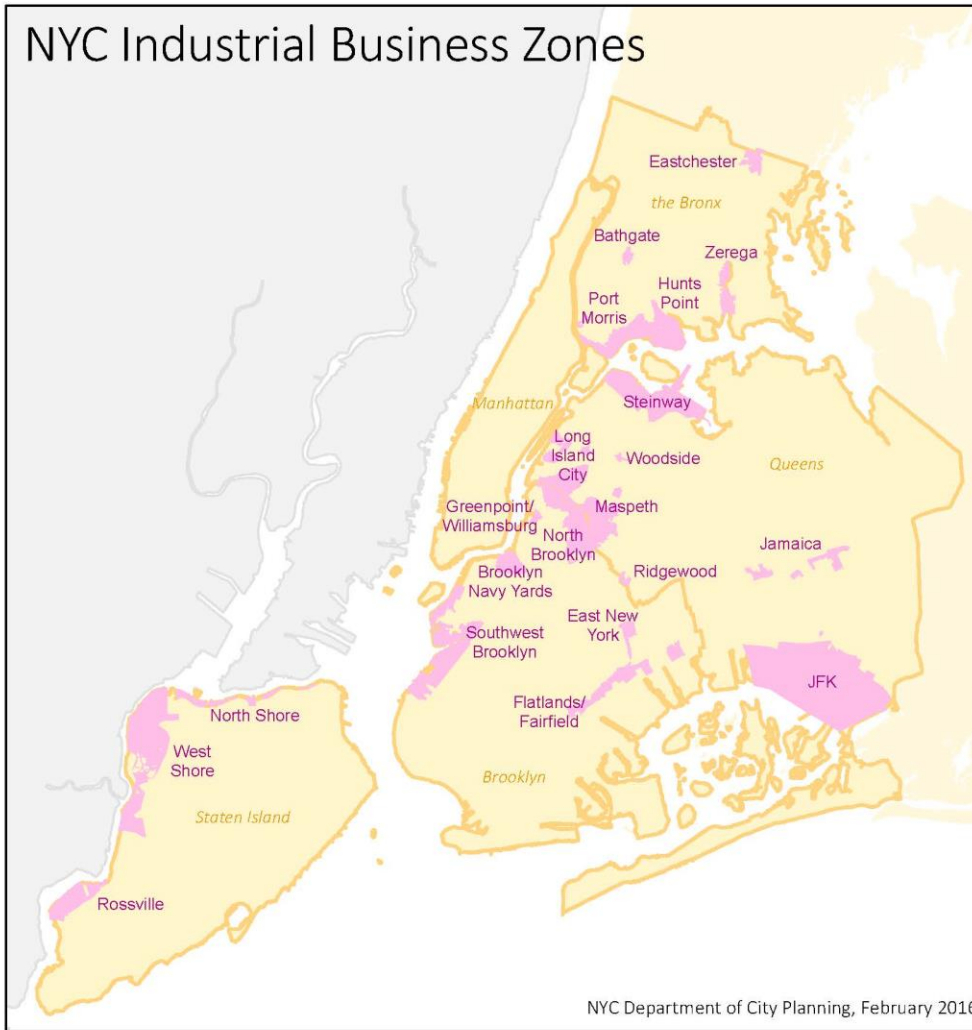
In November 2015, the Mayor's Office and City Council announced a 10-point Industrial Action Plan that targets NYC's Industrial Business Zones (IBZs) as areas for employment growth and industrial innovation.

1. Protect industrial neighborhoods and incentivize development  
→ **Limit personal storage in IBZs to support economic growth**
2. Align City services to help industrial businesses start, grow, and thrive
3. Train the city's workforce to meet the needs of the sector





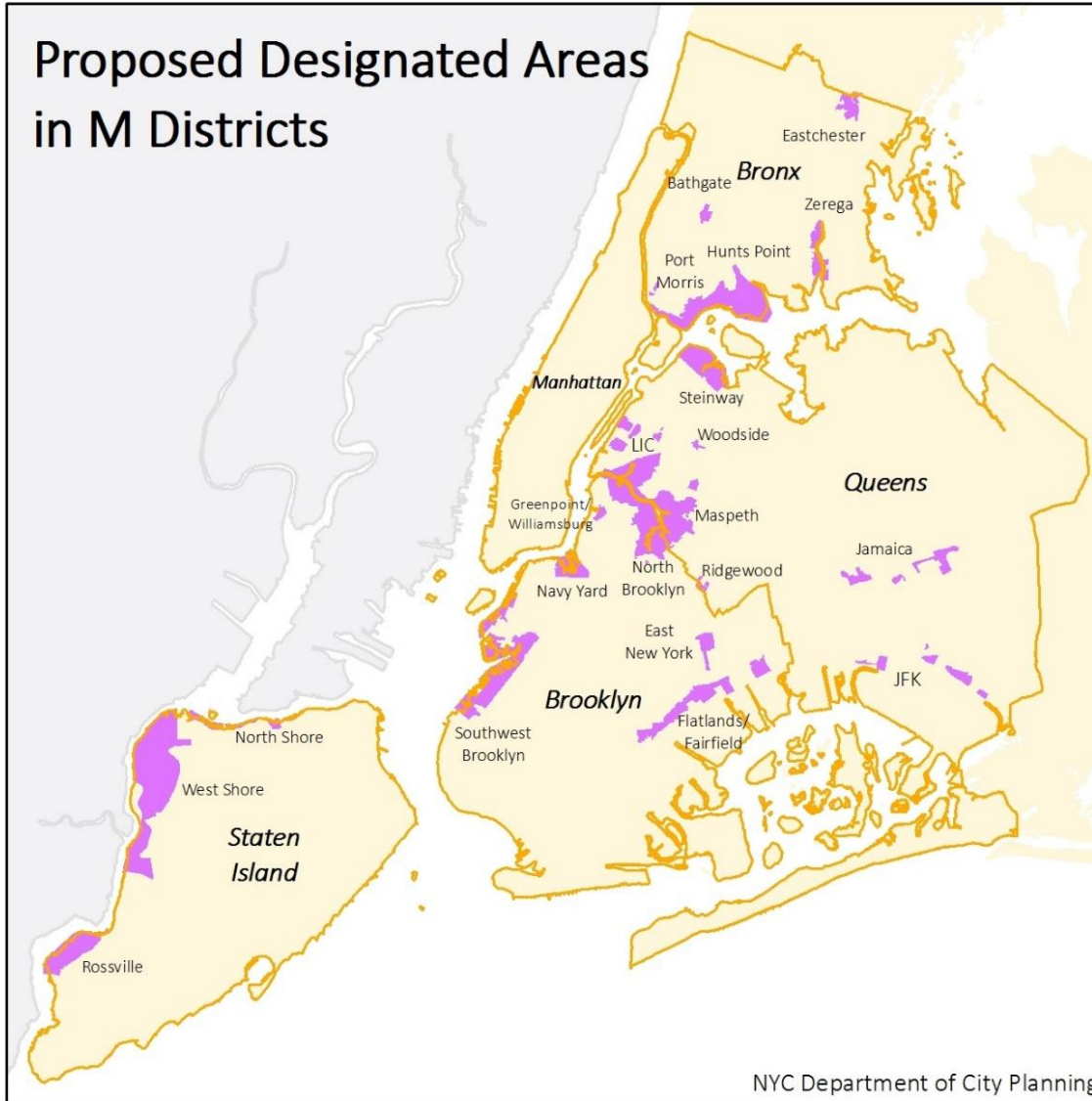
# Why Industrial Business Zones?



Industrial Business Zones are NYC's most active industrial areas:

- over 68% industrial-sector employment;
- critical for a range of industries: wholesale trade, transportation & warehousing, manufacturing and construction;
- since 2010, industrial employment is growing in IBZs.

# Proposed “Designated Areas” in M Districts



- Based on IBZs, NYC’s most active industrial areas.
- Boundaries created to conform with zoning practice: exclude airport areas.
- Located in four boroughs.
- M1, M2 and M3 zoned.
- Land use is predominantly industrial.

# Self-storage

The unregulated development of self-storage detracts from the City's long-term goals for Designated Areas in M districts:

- low job-generating use ( $\approx 5$  employees per facility)
- primarily serves households ( $\approx 70 - 80$  percent of customers)
- tends to occupy large sites along truck routes and highways, which would be optimal sites for industrial businesses.



# Potential lost opportunities for future industrial development

1037 ZEREGA AVE  
BRONX



186-02 JAMAICA AVE  
QUEENS



2302 TILLOTSON AVE  
BRONX



31-07 20TH AVE  
QUEENS



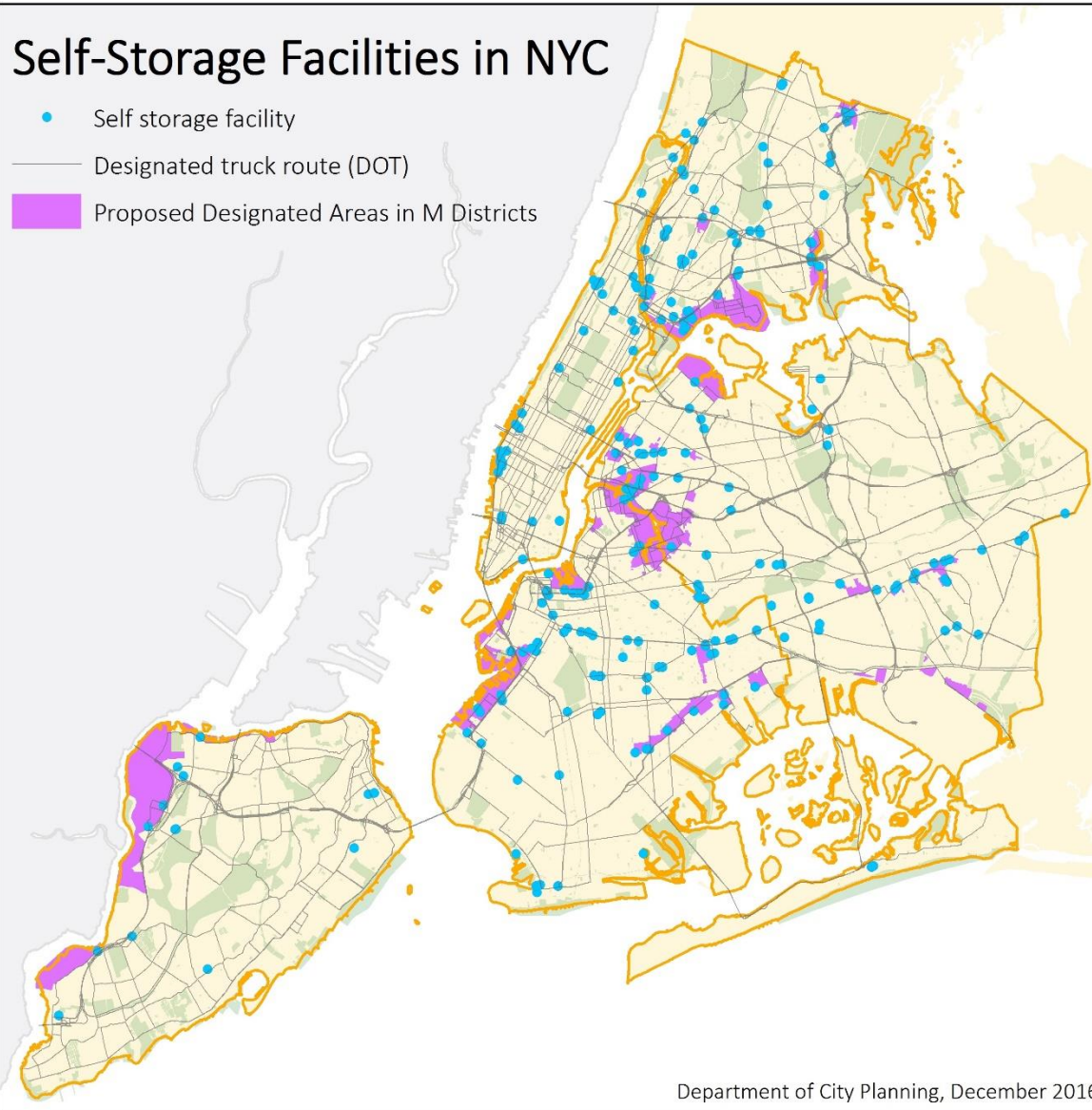
In Designated Areas in M districts, self-storage may occupy land or buildings, which could provide locations for industrial, more job-intensive businesses. Very large lots along designated truck routes or highways are in limited supply.

Self-storage is in high demand, and is expected to continue to grow. In the last seven years, there were ten self-storage developments in Designated Areas in M districts on sites larger than 20,000 square feet, which represented almost one quarter of new construction on large sites.

# 240 facilities in NYC

## Self-Storage Facilities in NYC

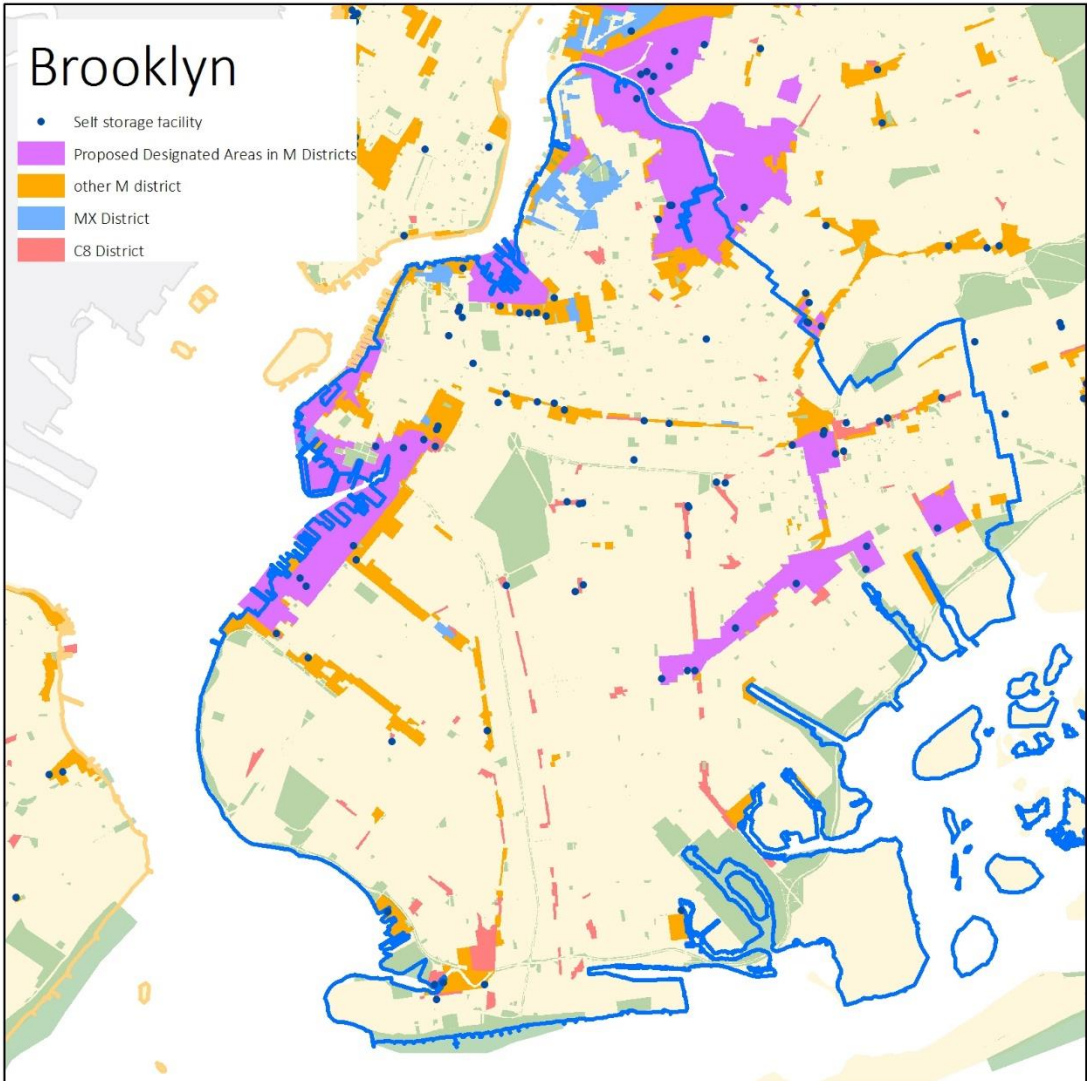
- Self storage facility
- Designated truck route (DOT)
- Proposed Designated Areas in M Districts



Department of City Planning, December 2016

- Classified as a warehouse, currently permitted as-of-right in C8 and all M districts.
- Self-storage facilities are located in all boroughs.
- One quarter of all self-storage facilities, and one third of all conforming facilities, are in Designated Areas in M districts .

# Proposed areas of applicability in Brooklyn



Brooklyn self-storage count:

73 existing facilities:

20 in IBZs

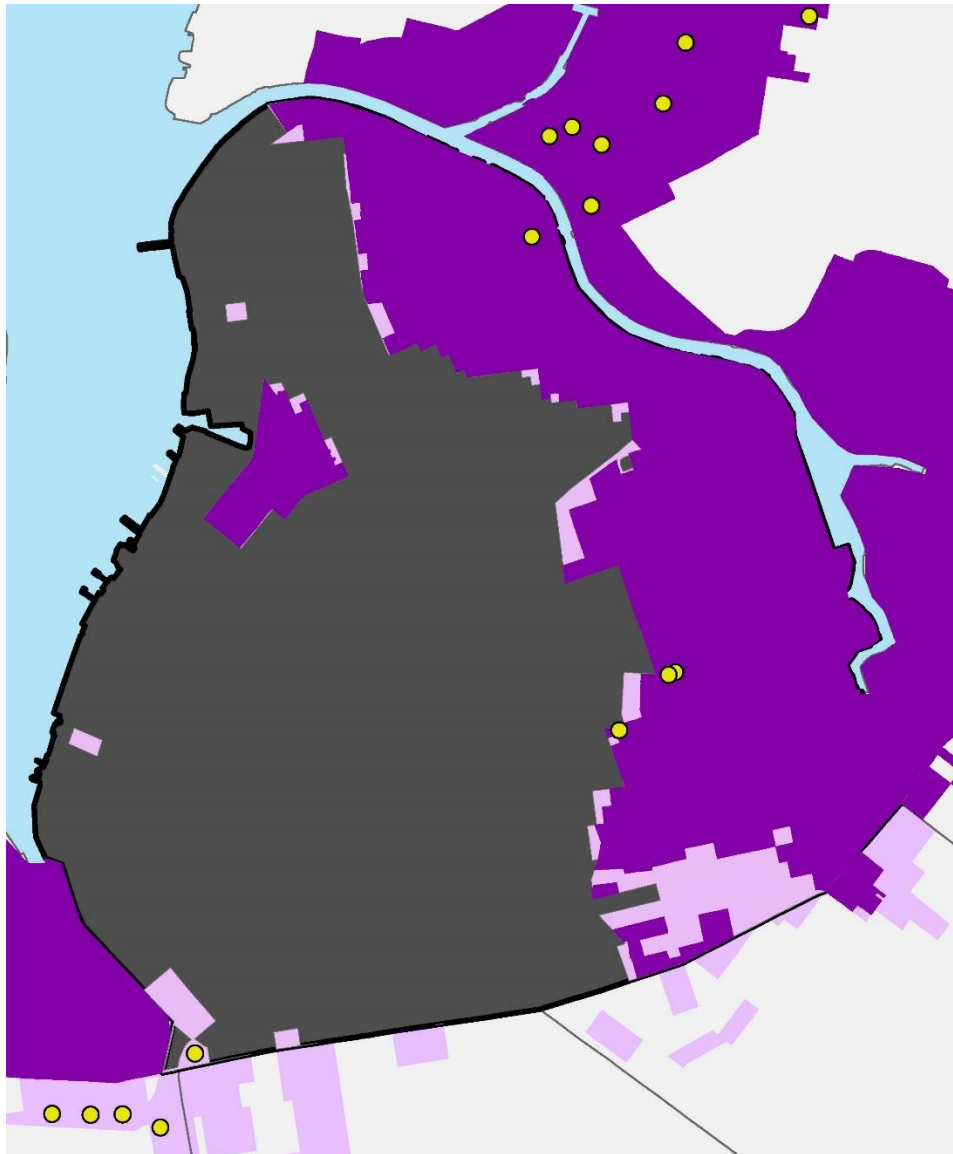
24 in other M

17 in C8 districts

12 legal, non-conforming

NYC Department of City Planning January 2017

# Proposed areas of applicability in Brooklyn



CD 1 self-storage count:

5 existing facilities:

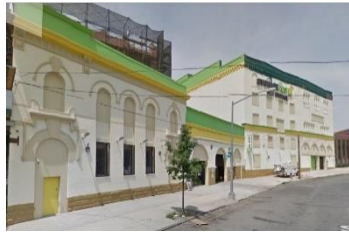
4 in IBZs

1 in M1 districts

# Proposed Self-Storage Restriction

A CPC Special Permit is proposed for the development of self-storage in Designated Areas in M Districts.

A case-by-case, site-specific review process will ensure that self-storage development doesn't represent a significant lost opportunity for the future siting of an industrial, more job-intensive business.



Self-storage shall be subject to the proposed restrictions.



Warehouses and moving companies shall **NOT** be subject to the proposed restrictions.



# Proposed Special Permit Findings



Self-storage development will be permitted by Special Permit on sites that are not appropriate for conforming industrial uses, based on such considerations as:

- zoning lot size, lot or building configuration
- proximity to truck routes
- capacity of local streets providing access to zoning lot
- investment in comparable sites in the vicinity
- need for environmental remediation
- potential for conflict between potential industrial uses and existing uses in the surrounding area.

Existing self storage facilities will be permitted to remain and extend or enlarge within the original zoning lot.

# Special Permit Application Process



A Special Permit is a discretionary action subject to full ULURP review, which may modify use, bulk, or parking regulations if certain conditions and findings specified in the Zoning Resolution are met.

**Pre-Application Process**

- Land Use and Environmental Applications



**ULURP Process**

- Community Board review
- Borough President review
- City Planning Commission review
- City Council review, subject to call-up



**Receipt of Special Permit**

# Text amendment timeline



# Thank You!

More information: DCP website, under Citywide Plans/Studies

Contact: [SelfStorage\\_DL@planning.nyc.gov](mailto:SelfStorage_DL@planning.nyc.gov)

Rec'd 6/6/17



**Public Testimony Submitted by  
Marc Sharinn, CEO, Safe N Lock Self-Storage  
To the Members of Brooklyn Community Board One – Land Use (June 6, 2017):**

I am one of the owners of Safe N Lock Self Storage, a developer of self-storage facilities across New York City. We employ 20 people at our headquarters in the Bronx. We are submitting testimony today to express our deep concern about the proposed Text Amendment to establish a Special Permit for all new self-storage development in Industrial Business Zones (IBZs).

City Planning's proposal is discretionary effectively banning new self-storage from IBZs and will do great harm to New York's and Brooklyn's working families and businesses.

Local self-storage is critical to ensuring smart and affordable growth in New York City. We provide affordable and convenient warehousing for businesses as well as much needed space for New Yorkers that cannot afford large homes nor cannot travel long distances to access storage.

This proposal is an arbitrary ban which singles out self-storage, and only self-storage, based on no evidence whatsoever that doing so will create jobs or attract manufacturing firms to IBZs. Self-storage facilities occupy less than two percent of all land in the City's IBZs.

In our collective staff experience acquiring and developing sites for more than 12 years, we have never displaced or competed with manufacturing uses on the sites that we develop. More often than not, we are remediating a contaminated site that has been left vacant and we are building a facility that brings value to local businesses and local residents.

While our industry is made up of large colorful buildings in highly visible areas, the

reality is that demand is at an all time high with more than 90 percent occupancy in storage facilities across the City.

**According to a recent citywide survey:**

- Businesses are 30 percent of self-storage users and they include non-profit organizations, manufacturers, home renovation contractors and mom-and-pop retailers, as well as New York City agencies like Department of Homeless Services helping families in transition.
- The majority of New York's self-storage users reside or have their place of business in close proximity to their storage facility.
- 47% of business customers are women or minority-owned.
- 68% of business customers access their storage units daily or weekly.

Safe N Lock Self Storage will not survive this proposal. Moreover, the proposal will hurt local businesses, local residents and the local economy, and will make it harder – not easier – for manufacturers to thrive in this already difficult business environment.

Additionally, working class and middle class New Yorkers who rely on self-storage as their only affordable storage option in this space-constrained city will pay more and travel farther for this important logistical warehousing resource.

We hope the Land Use Committee will decline to support this proposal.

Contact:

Submitted by:

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Company: Safe N Lock Self-Storage

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# Self-Storage: A Necessity for the Local NYC Economy

## Self-Storage is a Necessity for New York Businesses and Non-Profits

- According to a recent survey, approximately 30% of self-storage users are businesses. The businesses surveyed were overwhelmingly locally based and employ over 900 people throughout the city.
- Businesses rely on self-storage to survive and grow.
- Manufacturers use self-storage to house important equipment.
- Small construction firms depend on self-storage so their workers can easily access tools and equipment.
- Non-profits require affordable self-storage so they can help others in the community.

## Self-Storage is a Necessity for Working Class New Yorkers

- New Yorkers depend on self-storage as an affordable and necessary extension of their small apartments.

### The New York Times

*For Kevin Rodriguez, 21, a pharmacy worker from Brooklyn, such storage units are the refuge of the working class, an affordable option for those without expansive homes. When his family was looking for a place to live, they stayed with relatives while their cherished photo albums, baptism gowns and baseball gloves went into storage. "I know people can be pack rats, but it's better than losing the things you once loved," he said. "It's memories for us."*

*"We could not live without our storage unit." - Sally Lesser, Brooklyn artist, resident, and self-storage user.*



According to a recent survey of self-storage customers in Queens, Brooklyn and the Bronx:

**47%** of businesses that use self-storage are owned by minorities or women (MWBE)

**68%** of businesses visit a self-storage facility daily or weekly

**40%** of businesses have relied on storage for more than five years

**88%** of businesses find that the convenient location of self-storage facilities is very important

**90%** of businesses find affordability of self-storage very important

**87%** of self-storage users oppose limiting availability in NYC

# Self-Storage Provides Affordable and Convenient Warehousing for Local Businesses

## The New York Times

"New York, perhaps surprisingly, has actually lagged the rest of the country in self-storage capacity and is the **most undersupplied** major metropolitan market, with an average of 3.5 square feet per person compared with 7.2 nationally" - R. Christian Sonne, an executive vice president for CBRE.

### IEH (manufacturer):



"Manufacturing companies in New York City face many challenges. We can tell you that limiting self-storage will not address those issues. We have found self-storage to be a cost-effective and efficient solution to our space constraints. The freed up space afforded with removing the non-essential machinery will make it possible for IEH to purchase more up-to-date machines and free up viable workspace. Therefore this generates more money produced by the business and economic activity for the City."

### Brooklyn Chamber of Commerce:



Brooklyn Chamber of Commerce

"Across Brooklyn, blighted sites including vacant lots, tow pounds and extensively damaged buildings have been improved by the presence of new self-storage facilities that are properly maintained and secure. We view self-storage and industrial/commercial businesses as complimentary, not competitive."

### SMR Craftworks

#### (home renovation contractor):



"When exploring options for storing equipment, I considered a traditional warehouse space, but it was far too expensive, especially in Brooklyn. Warehouses require long-term contracts and are often less accessible for a business like mine that needs flexible day-to-day access. Self-storage has become an important part of SMR Craftworks' logistics. Small business owners, like myself, need local facilities to store our commercial goods. I would hope that this option continues to remain readily available and affordable for business-owners."

### Queens Chamber of Commerce:



"Self-storage facilities are thriving in and near IBZs in Long Island City, Jamaica and Maspeth to name a few areas. We cannot ignore the rising demand for this service among the business and manufacturing community. As Queens grows, both in its residential population and its business community, we need infrastructure like self-storage facilities to accommodate that growth."



# Self-Storage Adds Value to the Community

**CRAIN'S**  
NEW YORK BUSINESS

**"Self-storage makes it possible for small businesses, including manufacturers, to grow through necessary, affordable and flexible storage options. Our services are so popular with businesses, non-profits, city agencies, artists and residents that our facilities are almost at capacity underscoring the need for **more** not fewer, affordable and conveniently located storage spaces." - Ari Goldman, SNL Development Group, Bronx, NY**



## **A Forum for Life (non-profit):**

"We are a non-profit organization based in Bay Ridge, but our operation requires a great deal of equipment and as a result, we have used a Brooklyn-based storage facility for about 10 years. The facility is walking distance from our office making it very convenient to access the essential medical equipment, mannequins and other tools needed to deliver medical trainings. We utilize our storage unit almost on a daily basis. The storage facility is an essential part of our everyday operation."

## **Maeve Marcello, Employee, Safe N Lock Self Storage:**



"Self-storage has been an extraordinary career and growth opportunity for me. I am concerned that jobs in the self-storage industry, like my position as a construction manager, are being targeted by the City. It is disappointing for the City to attempt to stifle an area of growth. This is damaging to working class people and to companies that are serving a growing need in the City."

## **Natasha Payne, Employee, Safe N Lock Self Storage:**

"Saying that very few people work at self-storage facilities is not painting a true picture of the economic activity created by self-storage nor addresses the opportunities associated with the storage industry, which my career will attest. The upward improvement in both my vocation and salary would have been very difficult outside of the storage industry."

# Self-Storage Improves Blighted Landscapes

## FAST FACTS

Self storage facilities are often developed on sites that are blighted, abandoned or generate little revenue for the local community.

Specific cases include the site of a former strip club, a tow pound, a vacant lot and an abandoned building overrun with rodents.

The development of self-storage sites on these types of properties benefits the landscape and surrounding areas. Properties are well-lit, secure and are regularly cleaned and maintained.



*Before (left) and after (below)  
Recently Built  
CubeSmart: 186-02  
Jamaica Ave, Queens  
Located in Jamaica IBZ*



*Before (right) and after (below)  
CubeSmart  
2990 Cropsey Ave.*



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Non-Lawyer

June 7, 2017

VIA HAND DELIVERY

Del Teague, Chair  
Land Use, ULURP and Landmarks Subcommittee  
Brooklyn Community Board 1  
435 Graham Avenue  
Brooklyn, New York 11211

Re: Pfizer Sites Rezoning Application (ULURP Nos. N 150277 ZRK and C150278 ZMK)

Dear Ms. Teague:

We are land use counsel to Harrison Realty, LLC, applicant for the referenced ULURP application. This letter is to provide follow up responses to the following questions raised at last night's Land Use, ULURP and Landmarks Subcommittee hearing in connection with the application:

- 1. Will the developer commit to working with local organizations to get the word out about the opportunity to apply for affordable housing in the new development?**

The Rabsky Group (a principal of Harrison Realty, LLC, the developer) will give the Community Board prior notice of the opening of the affordable housing lottery and will market the affordable units directly to the public. The Rabsky Group will also work with the New York City Department of Housing Preservation and Development on other options for notifying the public of the housing lottery and educating the public on the materials required to apply for the affordable housing units.

- 2. Will the developer agree to prohibit bars in the new development?**

Yes. The Rabsky Group commits to a prohibition on bars in the new development.

We would also like to reiterate three commitments made yesterday by The Rabsky Group:

- A. The Rabsky Group commits to pay the prevailing wage to service workers at the new development.
- B. The Rabsky Group commits to building 287 permanent affordable housing units.

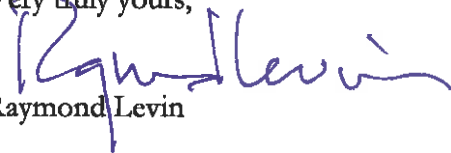
SLATER & BECKERMAN PC

June 7, 2017  
Page 2 of 2

- C. The Rabsky Group commits to hiring local workers for both the construction and operation of the new development.

Thank you for your consideration of our application.

Very truly yours,

  
Raymond Levin

Encl.



## NEWS

For Immediate Release

Contact: Lisa Serbaniewicz  
Marino  
[lisa@marinopr.com](mailto:lisa@marinopr.com)  
(212) 402-3496

### DEVELOPER OF 200 HARRISON AVENUE ANNOUNCES COMMUNITY COMMITMENTS

***-- Proposed South Williamsburg Mixed-Income Residential & Commercial Development Would Create 287 Units of Affordable Housing --***

**Brooklyn, NY, June 6, 2017** – At a public hearing regarding the redevelopment of privately-owned sites that were once owned by Pfizer Pharmaceuticals, the developer of 200 Harrison Avenue today announced a number of commitments aimed at ensuring the economic benefits generated by the development remain within the community. At the hearing, held by the Land Use Committee of Brooklyn Community Board 1, the developer committed to:

- pay the prevailing wage to building service workers,
- build 287 permanent affordable housing units, and
- hire local workers for both the construction and operation of the development.

Harrison Realty seeks to reactivate the long-vacant site at 200 Harrison Avenue in South Williamsburg as a mixed-income residential and commercial development that would include 1,146 mixed-income residential units, 65,000 square feet of neighborhood retail, a half-acre of public open space, and 405 parking spaces.

If approved, the project, which complies with the standards set by Mandatory Inclusionary Housing (MIH), would help fulfill the City's goal to create or preserve 200,000 units of affordable housing.

The 4.2-acre site, which is part of the former Pfizer campus, is situated between Harrison and Union Avenues, from Walton Street to Gerry Street. The property has been targeted for redevelopment since the late 1980's, yet decades later, remains derelict and unused.

Construction for the development is projected to begin by January 2018, with an expected opening in 2019.

#### **About The Rabsky Group**

The Rabsky Group is a Brooklyn-based residential developer headed by Simon Dushinsky and Isaac Rabinowitz. Founded in the early 1990's, the company has become one of the largest residential developers in Brooklyn and Queens.

The firm, which has developed more than 2.2 million square feet and 2,000 housing units, currently is working on several large projects, including a 500-unit residential rental building in Bushwick and a 400-unit residential rental building in Long Island City.

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## OFFICE OF THE BROOKLYN BOROUGH PRESIDENT

In order for the Office of Brooklyn Borough President Eric L. Adams to better stay in touch with you, we would appreciate it if you would share with us your most up-to-date contact information. You can do so by visiting [brooklyn-usa.org/sign-up-2](http://brooklyn-usa.org/sign-up-2) or by calling (718) 802-3700.

### UNIFORM LAND USE REVIEW PROCEDURE PUBLIC HEARING

Notice is hereby given that, pursuant to Sections 197-c and 201 of the New York City Charter, Brooklyn Borough President Eric L. Adams will hold a public hearing on the following matters in the community room of Brooklyn Borough Hall, 209 Joralemon Street, Brooklyn, NY 11201, commencing at 6:00 PM on Monday, July 10, 2017.

#### **CALENDAR ITEM 1 — EMERGENCY MANAGEMENT WAREHOUSE (170352 PQK)**

An application submitted by the New York City Office of Emergency Management (OEM) and the New York City Department of Citywide Administrative Services (DCAS), pursuant to Section 197-c of the New York City Charter, seeks approval for site selection and acquisition of property located at 930 Flushing Avenue in the Bushwick neighborhood of Brooklyn Community District 4 (CD 4). Such actions would facilitate the continued use of the property as an emergency management warehouse and extension of such use to additional floor space.

#### **CALENDAR ITEM 2 — BEDFORD UNION ARMORY (170416 ZMK, 170417 ZRK, 170418 ZSK, 170419 ZSK, 170420 PPK)**

Applications submitted by the New York City Economic Development Corporation (EDC), pursuant to Sections 197-c and 201 of the New York City Charter, seeking: a zoning map amendment to change an existing R6 district to an R7-2 district with a C2-4 commercial overlay; a zoning text amendment to establish a Mandatory Inclusionary Housing (MIH) area; a special permit to modify the height and setback requirements, and a special permit to reduce the number of required accessory, off-street, residential parking spaces from 129 to 118. Additionally, the New York City Department of Citywide Administration (DCAS) seeks the disposition of City-owned property at 1555 Bedford Avenue in the Crown Heights neighborhood of CD 9. Such actions would facilitate the redevelopment of the Bedford Union Armory into mixed-use development. The armory shed and head house would contain 57,700 square feet of recreational facilities, 25,000 square feet of commercial office space, and 25,000 square feet of community facility space. Additionally, the proposed actions would facilitate two new residential buildings, a condominium building along President Street in place of the horse stables that would contain 60 dwelling units, with 20 percent of the units set aside as affordable homeownership residences, and a through-block, multi-family, mixed-income rental building on the site of existing garage building, containing 330 dwelling units, with 50 percent of the units affordable to households earning on average 80 percent of area median income (AMI).

#### **CALENDAR ITEM 3 — PFIZER SITES REZONING (150277 ZRK AND 150278 ZMK)**

Applications submitted by Harrison Realty LLC, pursuant to Sections 197-c and 201 of the New York City Charter, seek a zoning map amendment to change the existing M3-1 district to a combination of R7A, R7D, and R8A

zoning districts, all with C2-4 commercial overlays, and a zoning text amendment to establish an MIH area of two blocks in the South Williamsburg neighborhood of CD 1. Such actions would facilitate the development of eight mixed-use, residential and commercial buildings varying in height from five to 14 stories. The buildings would contain 62,800 square feet of commercial retail space and 1,146 dwelling units, 25 percent of which would be set aside for median rents based on households earning 60 percent of AMI. Ten percent of the housing units would be prioritized for households earning up to 40 percent of AMI. The development will include 404 accessory self-parking spaces below grade and on the first floor.

Note: To request a sign language interpreter, or to request Telecommunication Device for the Deaf (TDD) services, contact Land Use Director Richard Bearak at (718) 802-4057 or [rbearak@brooklynbp.nyc.gov](mailto:rbearak@brooklynbp.nyc.gov) prior to the hearing.