

**APPENDIX D**  
**WRITTEN COMMENTS RECEIVED ON THE DRAFT ENVIRONMENTAL IMPACT**  
**STATEMENT**



OFFICE OF THE BROOKLYN BOROUGH PRESIDENT

**ERIC L. ADAMS**  
President

February 24, 2020

Olga Abinader  
Director  
Environmental Assessment and Review Division  
New York City Department of City Planning  
120 Broadway, 31<sup>st</sup> Floor  
New York, NY 10271-3100

Re: 307 Kent Avenue Draft Scope of Work Comments

Dear Director Abinader:

I am writing to submit comments in response to the proposed scope of work for the Draft Environmental Impact Statement (DEIS) for 307 Kent Avenue.


I understand that speakers from the community shared the belief that a more appropriate use for the space would be residential as opposed to business. They raised concerns regarding the already problematic traffic, noise, and construction logistics along Kent Avenue, the latter of which could extend over multiple years given that two sites might develop independently.

Additional concerns that were raised pertain to already overloaded infrastructure, such as sewer capacity, the lack of Bedford Avenue subway station accessibility, and no contextual relationship between the proposed allowable building massing and the adjacent residential buildings. The Domino Refinery building streetscape view would be diminished, and the issue of existing blank street walls could be resolved by adding windows instead of requiring a new building. Among the issues raised by Brooklyn Community Board 1 (CB 1) that should be included in the analysis were the lack of affordable parking, the need for a more contextual height to be studied, and a noise mitigation plan during construction.

Enclosed are my formal comments on the Draft Scope of Work. These comments take into consideration the analysis framework and transportation.

Should you have any questions, please feel free to contact Richard Bearak, my director of land use, at (718) 802-4057 or [rbearak@brooklynbp.nyc.gov](mailto:rbearak@brooklynbp.nyc.gov).

Sincerely,

  
Eric Adams  
Brooklyn Borough President

Enc.

cc: Dealice Fuller, Chair, Brooklyn Community Board 1 (CB 1)  
Winston Von Engel, Brooklyn Office Director, New York City Department of City Planning

ELA/rb

**Comments of Brooklyn Borough President Eric Adams  
Response to Proposed Scope of Work:  
Draft Environmental Impact Statement (DEIS)  
307 Kent Avenue**

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**F. ANALYSIS FRAMEWORK**

**THE FUTURE WITH THE PROPOSED ACTIONS (WITH ACTION CONDITION)**

**Projected Development Site 1**

There appears to be no apparent means to ensure applicant's Development Site 1 would consist of approximately (split between one-third office use and two-thirds light industrial and manufacturing use — 70,000 square feet combined) for the purposes of analysis. Therefore, it does not seem to be a supportable reasonable worst case scenario.

**E. PROPOSED SCOPE OF WORK FOR THE DEIS**

**Task 1. Project Description**

No Comment.

**Task 2. Land Use, Zoning, and Public Policy**

No Comment.

**Task 3. Hazardous Materials**

No Comment.

**Task 4. Transportation**

**Travel Demand Projections and Screening Assessments**

The assessment should also assume that all commercial use is occupied by office use.

**Task 5. Air Quality**

No Comment.

**Task 6. Noise**

No Comment.

**Task 7. Public Health**

No Comment.

**Task 8. Neighborhood Character**

No Comment.

**Task 9. Mitigation**

No Comment.

**Task 10. Alternatives**

No Comment.

**Comments re: C 200306 ZMK - 307 KENT AVENUE REZONING**

Public Hearing Comments (Do not reply) <PublicComments\_DL@planning.nyc.gov>

Sun 7/11/2021 11:17 PM

To: Alexandra Paty Diaz (DCP) <ADiaz@planning.nyc.gov>; Stephanie Shellooe (DCP) <SSHELLOOE@planning.nyc.gov>; BrooklynComments\_DL <BrooklynComments\_DL@planning.nyc.gov>

Re. Project: **C 200306 ZMK - 307 KENT AVENUE REZONING**

- Application Number: **C 200306 ZMK**
- Project: **307 KENT AVENUE REZONING**
- Public Hearing Date: **07/14/2021**
- Borough: **Brooklyn**
- Community District: **1**

*Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.*

**Submitted by:**

Name: **Michael Essig**

Zip: **11249**

I represent:

- **Myself**
- **A local community group or organization**

Details for "I Represent":

**My Comments:**

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**

If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

**Additional Comments:**

307 KENT: Obelisk for the Economically Privileged As a resident in the community I have supported the Domino Project but I think this new one at 307 Kent is a step too far and adds little of real value to the community. Some Issues: 1) Eyesore Blocks Landmark Domino: The proposed structure blocks the Landmark Building of the Domino Sugar Factory for everyone upland from the structure. They can lie about it but it does indeed block the view of the Sugar Factory, sticking up like a big middle finger to the upland minority communities. 2) Excess Commercial Space: The city has over 16% vacancy rates on commercial properties right now, the highest in years. The Domino project already has 600K square feet of space to be filled. Williamsburg does not need more empty commercial space right now. 3) Audacious Request of the Economically Privileged: They have

rights to 28K sqft and then just ask for rezoning to 101K sqft. Pretty bold. Only the spoiled economically privileged would make such a request. This is just the kind of systemic economic bias that BLM and others are fighting to correct in the current environment. 4) Bad Precedent for All Upland Parcels Along Kent: If this one is approved, all of the other lots on the opposite side of Kent will be using it as a precedent to build their towers. It was never the intent of the recent re-zonings to allow this kind of high-rise development to take over the upland parcels. 5) Potential Regulatory Capture at Work: The regulators need to think bigger picture about the communities they work for – they are the constituents not the wealthy developers. For a project with so little community value and the negatives outlined above the only reason for approval would be regulatory capture. It's hard to imagine this project is being taken seriously. However if it moves forward it may make a great case study at NYU and a great story at the NYT around Regulatory Capture and Systemic Economic Privilege.

**Comments re: C 200306 ZMK - 307 KENT AVENUE REZONING**

Public Hearing Comments (Do not reply) &lt;PublicComments\_DL@planning.nyc.gov&gt;

Sat 7/24/2021 11:03 AM

**To:** Alexandra Paty Diaz (DCP) <ADiaz@planning.nyc.gov>; Stephanie Shellooe (DCP) <SSHELLOOE@planning.nyc.gov>; **BrooklynComments\_DL** <BrooklynComments\_DL@planning.nyc.gov> 1 attachments (1 MB)

307\_Kent\_Violation\_NFFD.pdf;

Re. Project: **C 200306 ZMK - 307 KENT AVENUE REZONING**

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**Submitted by:**Name: **Michael Essig**Zip: **11249**

I represent:

- **A local community group or organization**

Details for "I Represent": **We are "Neighbors For Fair Development" a group of local residents opposed to the scale of the 307 Kent project. See the attached PDF with over 20 Signatories from the local community.**

**My Comments:**Vote: I am **opposed**Have you previously submitted comments on this project? **Yes**If yes, are you now submitting new information? **Yes**I have attended or will attend the City Planning Commission's Public hearing on this project: **No****Additional Comments:**

The Neighbors for Fair Development view the proposed rezoning to be a violation of the intent of the 2005 Waterfront Williamsburg rezoning. The size and positioning of the proposed structure violate the zoning logic seen throughout North Williamsburg and is not characteristic of the community. The structure also directly blocks the Landmark Domino Refinery building for residents

located upland. The Sponsor proposes this exemption to build almost 4X his current rightful square footage while offering very little to the community. The Sponsor spins this as a local endeavor but is actually a partner in G4, a \$1B+ investment fund that is backing this project. This project represents a request of Extraordinary Economic Privilege by wealthy investors who know how to game the system to get their way at the expense of the local community. This represents all that is wrong with the system that current social movements aim to overturn, and the City Planning Commission needs to be on the right side. Please see the attached PDF: "307 Kent: Violation of Neighborhood Zoning Intent" by the Neighbors For Fair Development for a detailed explanation of our position.

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**307 Kent:  
Violation of Neighborhood Zoning Intent**

**Neighbors For Fair Development  
07-15-2021**



# Violation of Upland Height Intentions

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- The 2005 redistricting of most of Greenpoint/Williamsburg Waterfront set upland (East of Kent) height restrictions: “Buildings within 100 feet of the first upland street would be limited to 65 feet in height.” (FEIS Executive Summary page S7).
- This was designed to “Establish height and setback regulations to ensure that buildings at the upland end of waterfront blocks meet the neighborhood at a characteristic scale, and to allow taller buildings with a variety of heights closer to the water.”
- Why should this intent not be brought South to the rezoning of the 307 Kent Project? The neighborhood desires to keep this low rise environment upland.
- The Domino and other waterfront projects were granted exemptions but it was with the understanding that these heights would not be brought upland across Kent. 325 Kent is upland and tall but they provided parkland across the street to compensate.
- The proposed height of 307 Kent at 151 feet violates these intentions by 2-3X without providing the community parks and benefits of the waterfront projects.

# Proposal is Extreme Grab for Square Feet and Height

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- 307 Kent has current rights to build 28K square feet of space.
- The proposed rezoning represents an exemption to build 101K square feet, FOUR times the current rights.
- Even worse, the floors are double height so the entire structure with rooftop at 9 stories will be as tall as 15 stories of the neighboring 325 Kent residential structure.
- Others have only been allowed to build up to 65 ft, so this seems to be a highly unusual variance and not an appropriate zoning change for an upland project.
- This violates the logic of the 2005 rezoning of the communities North along Kent, and any rezonings here should adopt the 2005 guidelines in the best interests of the entire Waterfront Williamsburg community.

# No Other Pair of Tall Buildings Located Across Kent

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- Where a large structure is located on Kent the opposite side is kept low rise.
- NOWHERE on Kent are two tall structures located across Kent from each other.
- Two opposing buildings like this block off too much light and create wind tunnel conditions and have been avoided along Kent.
- The community does not want dense areas like downtown or midtown to develop in our quiet low rise community. Residents could move to Manhattan if they wanted that.
- This fact is largely a result of intent as described in the 65 feet height limit for upland parcels within 100 feet East of Kent in the 2005 rezoning project, which protected East of Kent from these kinds of Megaprojects.

# No Other Pair of Tall Buildings Located Upland

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- 307 Kent at 151 feet will also abut the upland 325 Kent Domino building at 189 feet in addition to the Domino Refinery across Kent at 235 feet.
- While there are some other tall structures in Williamsburg, there are no other pairs of tall buildings located upland east of Kent.
- Tall buildings should not be placed next to tall buildings to avoid light blockage and the creation of wind tunnels in this high wind zone.
- All other tall buildings upland in Williamsburg are surrounded by lower height buildings or buildings with substantial street setbacks.
- The thought of jamming three tall structures right next to each other is a violation of the zoning logic and zoning integrity evidenced throughout North Williamsburg.

# 307 Kent will Block the Landmark Domino Refinery

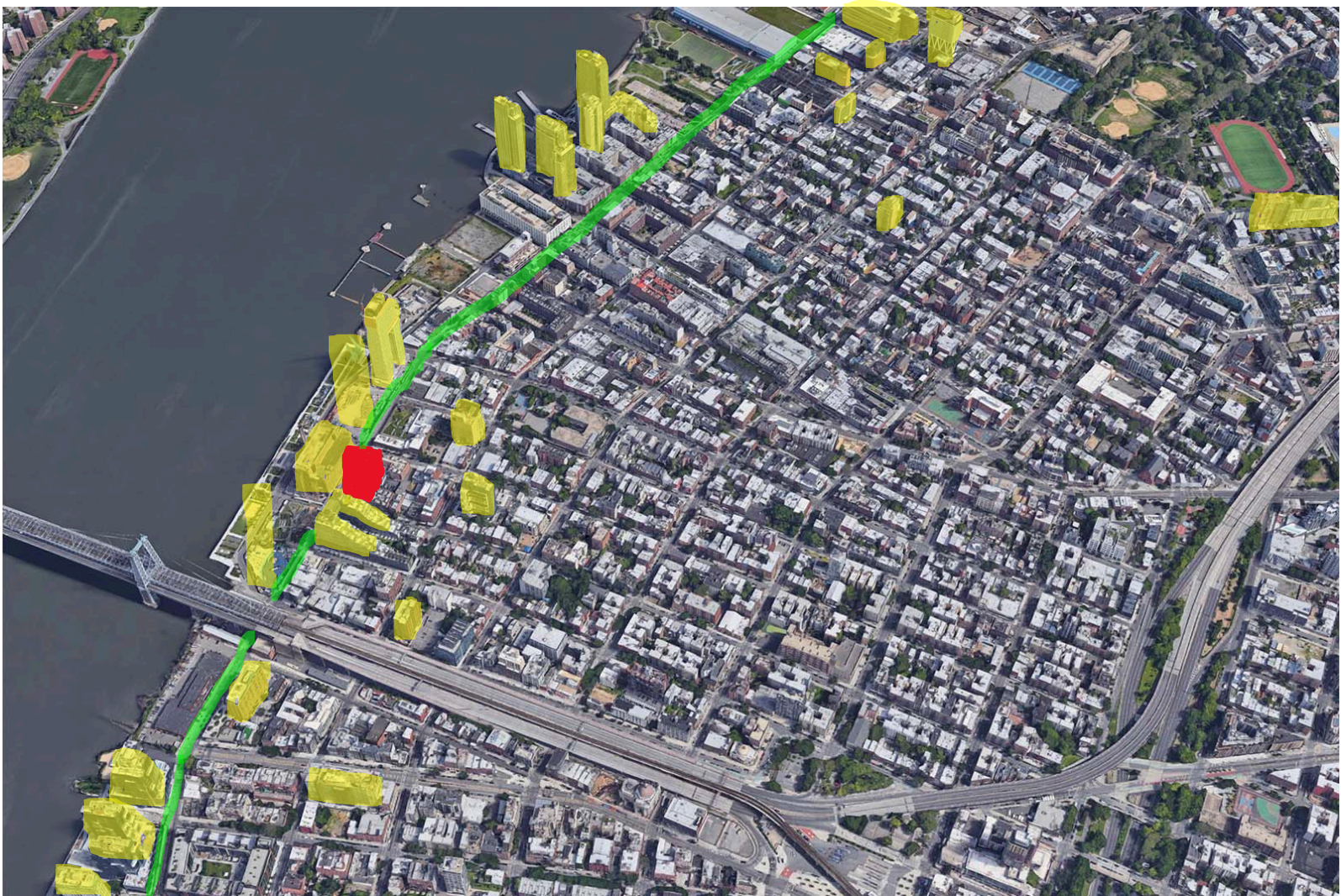
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- The Domino Refinery has Landmark status and is being preserved and expanded with a beautiful glass dome on top. This should be a stunning building.
- 307 Kent stands right in front of this building and will block views of the Domino from the upland locations.
- By being a large structure right in front of the Domino Refinery it will have the effect of diminishing the grandeur of the Landmark Domino Refinery.
- This is a gross violation of zoning intent around the preservation of the Domino Refinery and it diminishes the rich history this site represents.



# Visual of 307 Kent's Positioning vs Other Tall Buildings

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# Commercial Space Not Needed

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- 307 Kent suggests that their Commercial/Retail building is a valuable addition to the community and justifies the quadrupling of their square footage.
- Commercial vacancies are over 16% in NYC which is the highest since 1994.
- The adjacent Domino Project with 5 buildings is slated to build 600K square feet of commercial space and 200K square feet of retail space. This is a huge supply.
- Other new commercial space at 25 Kent includes 500K square feet of office, light manufacturing, and retail. This building appears largely unoccupied at this time.
- Given the huge existing supply and the upcoming supply already in the pipeline the community does not need this commercial space at this time.
- To grant 307 Kent a highly unusual variance for unneeded commercial space is folly.

# 307 Kent History as a Bad Neighbor

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- The 307 Kent location has a recent history as a bad actor in the local community. The property was recently leased to an organization called Villain who sponsored late night parties and raves. Some of the violations accrued and listed in Property Shark include:
- 53 311 complaints to NYPD mostly in regard to violating noise ordinances
- 11 DOB complaints
- 14 neighborhood complaints to the NYPD
- This kind of past behavior of an absentee landlord has not developed a lot of good will and trust with the local residents who have lived here through all the bad behavior.



# Not a Small Local Developer

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- The Sponsors spin this as a local project. Lily Blank talks about growing up with the smell of beer when her dad owned the site. Louis Silverman talks about the truck yard they managed in Williamsburg. Neither currently live in Williamsburg.
- But the Sponsors are Partners in G4, a large investment firm funding the project.
- The G4 Capital Partners website highlights 72 real estate projects throughout the 5 Boroughs. These projects are listed as \$1.45 Billion in total investment.
- It is fine that large developers are building in Williamsburg but it is disingenuous to spin this as a local project when it is G4 Capital Partners that is behind it.
- The project tries to spin community support by guaranteeing 2 jobs to the St Nicks Alliance but this will not move the needle in terms of benefit or local employment.

# A Request of Extraordinary Privilege

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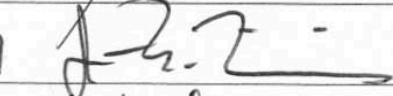
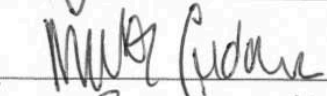
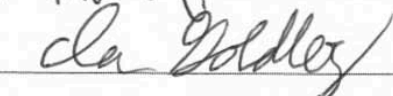



- The Sponsors seek to build almost 4X their current rightful square footage. They essentially offer nothing in return except that they might rent to medical providers.
- The request smacks of developers coming from a sense of extraordinary Economic Privilege believing that the rules of others do not apply to them.
- Their request does not work well with the current low rise upland heights that have been largely codified since the 2005 rezoning of Waterfront Williamsburg.
- This kind of Economic Privilege represents exactly the kind of violation that current social movements are fighting against. People want everyone to have a fair chance and to play by the rules. The Economically Privileged who know how to game the system to get their way at the expense of the community represent all that is wrong with the system that current social movements aim to overturn.

# Counter Proposal: Reject Change or Limit Height


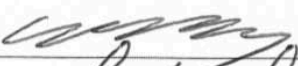
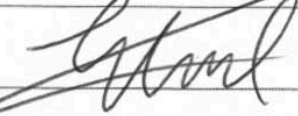
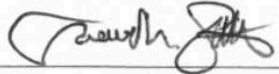
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- We propose that the zoning change be rejected and the developer be allowed to build within their existing rights.
- Alternatively, we propose that any changes to zoning limit the height of development to the current standards East of Kent of approximately 65 feet within 100 feet of Kent, as codified in the 2005 rezoning of the rest of Waterfront Williamsburg.
- This Counter Proposal will help maintain the precedent of the 2005 rezoning for other developers and prevent our community from being overtaken by large upland buildings.
- This alternative sizing will preserve the presence of the Landmark Domino Refinery and enable all of the community to appreciate its majestic rebirth.

# Neighbors For Fair Development Signatories

Name	Signature	Date	Address
MICHAEL ESSIG		07/20/21	29 S. 3RD ST #1D BROOKLYN NY 11249
Mary Kate Godfrey		7/20/21	29 S 3RD ST. Brooklyn NY 11249
MATTHEW HANSEL		7/20/21	29 S 3RD ST #1F BROOKLYN, NY 11249
Smitha Piedilato		7/21/21	29 South 3 <sup>rd</sup> St, 2B, BKLYN, NY 11249
Romy Kilo		7/21/21	29 S 3 <sup>rd</sup> St, 4D, Brooklyn, NY, 11249
JAIME VILLAMARIN		7/21/21	29 S. 3rd St, 3A, BKLYN, NY 11249
Meredith Glidden		7/21/21	29 S. 3rd St / C BK, NY 11249
Jan Goldberg		7/21/21	29 S 3rd St 4C BK, NY 11249
ANN YEE		7/21/21	29 S. 3rd ST #3E BK NY 11249
Yuehi Zhou		7/21/21	29 S 3rd St. 1A, BK, NY 11249
Corey Allen		7/21/21	29 S. 3rd St. #3D BK NY 11249

# Neighbors For Fair Development Signatories

Name	Signature	Date	Address
Tim Engler		7/21/21	29 S. 3 <sup>rd</sup> St. #4F Brooklyn, NY 11249
Fannah Faveroy		7/21/21	29 S. 3 <sup>rd</sup> St, Apt 1B Brooklyn NY 11249
Elizabeth Hansel		7/21/21	29 S. 3 <sup>rd</sup> St. Apt. 1F Brooklyn, NY 11249
NATE SCHWEBER		7/21/21	29 S. 3 <sup>rd</sup> Apt 3B Brooklyn NY 11249
KRISTEN COUCHOIT		7/21/21	29 S. 3 <sup>rd</sup> Apt 3B Brooklyn NY 11249
Taavos Smith		7/21/21	29 S 3 <sup>rd</sup> Apt 1C Brooklyn NY 11249
KARIM SADRRAF		7/21/21	29 S 3 <sup>rd</sup> STREET 4D, BROOKLYN NY, 11249
PIERRE BOSSE		7/21/21	29 S 3 <sup>rd</sup> ST 3D, BROOKLYN NY 11249
Jay Kim		7/22/21	29 S 3 <sup>rd</sup> ST 2D 1 Brooklyn, NY 11249
Monica Sanborn		7/22/21	917-480-8275 Brooklyn, NY 11222

## Potential Rezoning of 307 Kent Avenue

Kristen Couchot <kristenandrea65@gmail.com>

Sat 7/10/2021 6:02 PM

To: Eric, Ask (BROOKLYNBP) <AskEric@brooklynbp.nyc.gov>; 20DCP100K\_DL <20DCP100K\_DL@planning.nyc.gov>

Dear Mr. Adams, and city planning staff who are involved in the upcoming rezoning vote:

My name is Kristen Couchot and for 11 years I have lived on South 3rd Street In Brooklyn. For the 10 years before that I lived at 221 South 3<sup>rd</sup> Street, a few blocks east. I am writing about the rezoning request to allow construction of a proposed tall, mixed-use building at 307 Kent.

I am unable to speak at the upcoming July 14th meeting so I'm writing in with my objections. I oppose this development of 307 Kent for numerous reasons, including:

It is out of character with the neighborhood; the tall buildings like the one proposed (with single digit exceptions) are on the waterfront, and do not fit with the predominantly residential side of Kent Avenue.

New York City and our neighborhood in particular do not need new office space now; we need tenants to move back into office spaces vacated during the pandemic. As we've seen, this will be difficult with many businesses continuing, at least partially, the work at home practice. Further, there will be new office space in the Domino's development that has not yet come on line. There is absolutely no need for more across the street.

Construction on and around the Domino Sugar Factory, directly across Kent Avenue, is already extensive and disruptive and will continue for another decade. This neighborhood needs no more.

As has been written about for years, both vehicular and subway traffic is overdense in this neighborhood, despite the full effect of Domino's mega-development not having yet been felt. With two more towers to come it will only get worse, and this building will exacerbate the problem.

The purported attraction of small (including local, walk-to-work) businesses to 307 Kent seems preposterous in light of all the business failings throughout the neighborhood of Williamsburg. Businesses continuously find abundant retail space here and fail because the rent is so high. It is simply not plausible that 307 Kent would charge sufficiently less to ensure business sustainability.

This building does nothing for the local community; no park, plaza, amenities or access.

The building will destroy views including that of the landmark Domino Sugar Factory's iconic tower, and is unsightly.

Despite the city planners' comment that this will "clean up" the zoning in our area, in fact it is a tiny drop in the confusing NYC zoning map sea, and has the oily appearance of city collaboration with developers.

There are only two beneficiaries to this rezoning: the non-local developer and the absentee owner. The neighborhood will only suffer.

Despite the "4 letters of support" that were presented by the development team at the last CB1 meeting, you will find far more of this neighborhood's voters that oppose it, and strongly.

For all these reasons, I ask that you oppose 307 Kent

Kristen Couchot  
917-617-3488

**Comments re: C 200306 ZMK - 307 KENT AVENUE REZONING**

Public Hearing Comments (Do not reply) <PublicComments\_DL@planning.nyc.gov>

Tue 7/13/2021 11:20 PM

To: Alexandra Paty Diaz (DCP) <ADiaz@planning.nyc.gov>; Stephanie Shellooe (DCP) <SSHELLOOE@planning.nyc.gov>; **BrooklynComments\_DL** <BrooklynComments\_DL@planning.nyc.gov>

Re. Project: **C 200306 ZMK - 307 KENT AVENUE REZONING**

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**Submitted by:**

Name: **Elizabeth Hansel**

Zip: **11249**

I represent:

- **Myself**

Details for "I Represent":

**My Comments:**

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**

If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **Yes**

**Additional Comments:**

As a resident in the community I cannot support this development at 307 Kent. The developers for 307 Kent are seeking to rezone because the west side of Kent Ave was supposed to remain as is except for the Donut building at 325 Kent which is part of the Two Trees Domino development. Two Trees was given an exception because they were also providing a waterfront park for the community. Now, the City is considering permitting a 9-story building at 307 Kent where there is no concession or value to the community. Why should the rules be changed for this development? For years, developers were not permitted to build up over 4 or 5 stories to maintain the integrity of the neighborhood and avoid over-building. This is not the time to change the rules. There is already plenty of vacant commercial space in Williamsburg including in the same block as the proposed development and at the building at 325 Kent. This was the case before the pandemic and remains



the case now. In the city overall, there is a glut of vacant commercial space - the city has over 16% vacancy rates on commercial properties right now, the highest in years. The Domino project already has 600K square feet of space to be filled. Williamsburg does not need more empty commercial space and construction. It is irresponsible to approve rezoning for a massive development with no benefit to the community when the developers already have the right to 28k square feet – permitting 101 sq. feet at the expense of the community's quality of life and integrity of the community. It does not make sense why this would be approved when Two Trees had to provide concessions to the community and worked with the community to receive their variance. Finally, this will be an eyesore blocking the view to the Domino Sugar Factory landmark and bad for the overall community.

**Comments re: C 200306 ZMK - 307 KENT AVENUE REZONING**

Public Hearing Comments (Do not reply) <PublicComments\_DL@planning.nyc.gov>

Mon 7/5/2021 8:53 PM

To: Alexandra Paty Diaz (DCP) <ADiaz@planning.nyc.gov>; Stephanie Shellooe (DCP) <SSHELLOOE@planning.nyc.gov>; BrooklynComments\_DL <BrooklynComments\_DL@planning.nyc.gov>

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**Submitted by:**

Name: **Nicolas Henault**

Zip: **11249**

I represent:

- **Myself**

Details for "I Represent":

**My Comments:**

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**

If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

**Additional Comments:**

The full impact of the Domino development is not clear since there are three more buildings that need to be completed. Local environment won't be able to support any additional density in pollution and traffic. There is already too much impact on Kent Avenue from the Domino project with stopped traffic and backups when they are in active phases. The sound is already disruptive from the current projects. Adding to this project exacerbates the noise pollution issues



**Comments re: C 200306 ZMK - 307 KENT AVENUE REZONING**

Public Hearing Comments (Do not reply) &lt;PublicComments\_DL@planning.nyc.gov&gt;

Mon 7/5/2021 8:52 PM

**To:** Alexandra Paty Diaz (DCP) <ADiaz@planning.nyc.gov>; Stephanie Shellooe (DCP) <SSHELLOOE@planning.nyc.gov>; BrooklynComments\_DL <BrooklynComments\_DL@planning.nyc.gov>Re. Project: **C 200306 ZMK - 307 KENT AVENUE REZONING**

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**Submitted by:**Name: **Romy Kilo**Zip: **11249**

I represent:

- **Myself**

Details for "I Represent":

**My Comments:**Vote: I am **opposed**Have you previously submitted comments on this project? **No**If yes, are you now submitting new information? **No**I have attended or will attend the City Planning Commission's Public hearing on this project: **No****Additional Comments:**

307 Kent is claiming to be a 9 story building when in fact it is higher than 325 Kent which is an 18 floor building. It is asking to much of the community to live through another large scale construction when one of NYC biggest development is not even done. Domino project offered a park in return but what is the community getting in return of a 18 floor building? Nothing besides 2+ years of heavy construction, noise, dust and pollution. All that to build offices and commercial space when everyone

is working remotely and retail inventory is at all time high in neighborhood ? This doesn't make sense at all.

## Rezoning of 307 KEN T AVENUE

Cathy Nolan <cathy@cathynolan.com>

Wed 7/7/2021 4:45 PM

To: 20DCP100K\_DL <20DCP100K\_DL@planning.nyc.gov>

Cc: elaine bell <ecbell@gmail.com>

Dear City Council Members

I do want to address some valid concerns about the possible rezoning being applied to city council at the address of 307 Kent Avenue located on the corner of South 3rd street and Kent Avenue in Williamsburg Brooklyn.

First of all - for the past ten years I have lived in Williamsburg. Brooklyn it has been a construction zone. The Domino Sugar Factory which resides on Kent Avenue and between south 6th street to south 1st street is still under construction. To add further construction to the corner area of south 3rd street and Kent Avenue would be a DISASTER. So much traffic goes down Kent Avenue.

Secondly - the east wall of the location of 307 Kent Avenue is adjacent to a residential building (29 South 3rd street) which is up against their parking lot. In order to get INTO the parking lot area to work / construct on this wall, the developer would have to go through our building at 46 South 2nd Street and use our garage. We as residents of Williamsburg are against this since we value security and are concerned of the wear and tear of our garage door being used to access the one wall. Will we get compensation for the wear and tear of using our property to access this part of the "rezoned" area?

Thirdly - I find it awful that we residents have NO SAY in regards to the rezoning of this project. The warehouse next to our building has NO INTEREST in selling to the developer. They have been at that location for over thirty years and the construction would also affect their business since trucks do use their facility on the one-way Kent Avenue street.

The audacity that this developer can just assume that rezoning can be done and also affect our two residential units with over 46 families involved without a say is a huge assumption that residents would be okay with this. We are not okay with this. Is city council getting "paid" to approve this rezoning? Who needs more office buildings when most folks are working from home? WHY is city council approving this? Do the residents of NYC no longer have a valid say in regards to this project being PREVENTED?

I would greatly appreciate you taking this valid concern under consideration. So far, I'm not impressed with this process of how the city council members care only about appeasing these developers rather than providing NYC residents a quality living for neighborhoods that deserve a break from all of this unnecessary noise and construction. The location on a corner of a very busy street and right next to a few residential buildings with young families who will be affected.

This developer has lied to our community board 1 who has expressed NO INTEREST in this project and also said some bullshit that a "family owned this car warehouse" when in reality it was owned by VICE or rented by VICE as an event planning warehouse called VILLAIN for the past seven years. It's a miracle that we residents found out about this project through a journalist and we were NOT INVITED to the very first meetings back in February of 2019 for any discussions. Not cool.

Regards,

Cathy Nolan  
46 South 2nd Street

7/13/2021

Mail - Stephanie Shellooe (DCP) - Outlook

Unit 2A  
Brooklyn NY 11249  
347-331-6569

**Comments re: C 200306 ZMK - 307 KENT AVENUE REZONING**

Public Hearing Comments (Do not reply) &lt;PublicComments\_DL@planning.nyc.gov&gt;

Mon 7/5/2021 8:50 PM

**To:** Alexandra Paty Diaz (DCP) <ADiaz@planning.nyc.gov>; Stephanie Shellooe (DCP) <SSHELLOOE@planning.nyc.gov>;  
**BrooklynComments\_DL** <BrooklynComments\_DL@planning.nyc.gov>Re. Project: **C 200306 ZMK - 307 KENT AVENUE REZONING**

- Application Number: **C 200306 ZMK**
- Project: **307 KENT AVENUE REZONING**
- Public Hearing Date: **07/14/2021**
- Borough: **Brooklyn**
- Community District: **1**

*Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.*

**Submitted by:**Name: **Karim Sarraf**Zip: **11249**

I represent:

- **Myself**

Details for "I Represent":

**My Comments:**Vote: I am **opposed**Have you previously submitted comments on this project? **No**If yes, are you now submitting new information? **No**I have attended or will attend the City Planning Commission's Public hearing on this project: **No****Additional Comments:**

Domino project is not even half way done as they still have to build 2 towers of 40+ floors in addition to the factory renovation. Kent avenue is already extremely busy with large trucks driving all day making it unsafe to the community and children.



**Comments re: C 200306 ZMK - 307 KENT AVENUE REZONING**

Public Hearing Comments (Do not reply) &lt;PublicComments\_DL@planning.nyc.gov&gt;

Tue 7/6/2021 5:34 PM

**To:** Alexandra Paty Diaz (DCP) <ADiaz@planning.nyc.gov>; Stephanie Shellooe (DCP) <SSHELLOOE@planning.nyc.gov>; BrooklynComments\_DL <BrooklynComments\_DL@planning.nyc.gov>Re. Project: **C 200306 ZMK - 307 KENT AVENUE REZONING**

- Application Number: **C 200306 ZMK**
- Project: **307 KENT AVENUE REZONING**
- Public Hearing Date: **07/14/2021**
- Borough: **Brooklyn**
- Community District: **1**

*Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.*

**Submitted by:**Name: **Nate Schweber**Zip: **11249**

I represent:

- **Myself**

Details for "I Represent":

**My Comments:**Vote: I am **opposed**Have you previously submitted comments on this project? **No**If yes, are you now submitting new information? **Yes**I have attended or will attend the City Planning Commission's Public hearing on this project: **Yes****Additional Comments:**

Mr. Adams, My name is Nate Schweber and for 10 years my wife and I have lived at 29 South 3rd Street in Brooklyn. I am writing about the proposed tall, mixed-use building at 307 Kent. I oppose this development of 307 Kent for numerous reasons, including: It is out of character with the neighborhood; the building will have office spaces, this is a predominantly residential neighborhood. New York City does not need new office space now; it needs tenants to move back into office spaces

vacated during the pandemic. Construction on and around the Domino Sugar Factory, directly across Kent Avenue, is already extensive and disruptive. This neighborhood needs no more. Traffic, vehicular and subway, is already overdense. This building will exacerbate the problem. The purported attraction of small businesses to 307 Kent seems dubious in light of all the business failings throughout the neighborhood of Williamsburg. Businesses continuously find abundant retail space here and fail because the rent is so high. It is not plausible that 307 Kent would charge sufficiently less to ensure business sustainability. This building does nothing for the local community; no park, plaza, amenities or access. The building will destroy views and be unsightly. For all these reasons, I ask that you oppose 307 Kent. Yours sincerely, Nate 917-478-4984

**Comments re: C 200306 ZMK - 307 KENT AVENUE REZONING**

Public Hearing Comments (Do not reply) &lt;PublicComments\_DL@planning.nyc.gov&gt;

Mon 7/5/2021 9:32 PM

**To:** Alexandra Paty Diaz (DCP) <ADiaz@planning.nyc.gov>; Stephanie Shellooe (DCP) <SSHELLOOE@planning.nyc.gov>;  
**BrooklynComments\_DL** <BrooklynComments\_DL@planning.nyc.gov>Re. Project: **C 200306 ZMK - 307 KENT AVENUE REZONING**

- Application Number: **C 200306 ZMK**
- Project: **307 KENT AVENUE REZONING**
- Public Hearing Date: **07/14/2021**
- Borough: **Brooklyn**
- Community District: **1**

*Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.*

**Submitted by:**Name: **KENDRA SINCLAIR**Zip: **11249**

I represent:

- **Myself**

Details for "I Represent": **I am an owner at 29 South 3rd Street.****My Comments:**Vote: I am **in favor**Have you previously submitted comments on this project? **Yes**If yes, are you now submitting new information? **Yes**I have attended or will attend the City Planning Commission's Public hearing on this project: **No****Additional Comments:**

I am saddened by the misrepresentation of the current space at 307 Kent -- it is currently a useful and vibrant space, and a seven-story building will be extremely disruptive for owners on this block. Not just the noise and air pollution, but this building will effectively box in many owners and tenants. It will generate more traffic on an already congested Kent, create redundant office space in an area that's already teeming with unused commercial space, and take away valuable event space in Williamsburg. I

urge the Commission to consider the lives and needs of the community, and not sell out to a builder that undermines how this tall building will negatively impact the community.

**Comments re: C 200306 ZMK - 307 KENT AVENUE REZONING**

Public Hearing Comments (Do not reply) &lt;PublicComments\_DL@planning.nyc.gov&gt;

Mon 7/5/2021 8:56 PM

**To:** Alexandra Paty Diaz (DCP) <ADiaz@planning.nyc.gov>; Stephanie Shellooe (DCP) <SSHELLOOE@planning.nyc.gov>;  
**BrooklynComments\_DL** <BrooklynComments\_DL@planning.nyc.gov>Re. Project: **C 200306 ZMK - 307 KENT AVENUE REZONING**

- Application Number: **C 200306 ZMK**
- Project: **307 KENT AVENUE REZONING**
- Public Hearing Date: **07/14/2021**
- Borough: **Brooklyn**
- Community District: **1**

*Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.*

**Submitted by:**Name: **Pauline Touelle**Zip: **11249**

I represent:

- **Myself**

Details for "I Represent":

**My Comments:**Vote: I am **opposed**Have you previously submitted comments on this project? **No**If yes, are you now submitting new information? **No**I have attended or will attend the City Planning Commission's Public hearing on this project: **No****Additional Comments:**

The rest of the surrounding neighborhood is overwhelmingly low-rise, from 1 to 6 stories in the main. 307 Kent is a 9 stories that is in reality equivalent to an 18 stories. It is actually higher than 325 Kent. This project sets an extremely bad precedent for upland/eastern parcels: the community has resisted taller buildings on the parcels on the East side of Kent. The large Domino building is an exception granted as a part of their larger project. Other developers will look for opportunities if this is granted

and the larger buildings are not in character with the community. Already by approving the Domino 325 Kent building, new developers like 307 Kent are trying to use this as an excuse for taller structures

**Comments re: C 200306 ZMK - 307 KENT AVENUE REZONING**

Public Hearing Comments (Do not reply) &lt;PublicComments\_DL@planning.nyc.gov&gt;

Mon 7/5/2021 10:16 PM

To: Alexandra Paty Diaz (DCP) <ADiaz@planning.nyc.gov>; Stephanie Shellooe (DCP) <SSHELLOOE@planning.nyc.gov>;  
BrooklynComments\_DL <BrooklynComments\_DL@planning.nyc.gov>

Re. Project: **C 200306 ZMK - 307 KENT AVENUE REZONING**

- Application Number: **C 200306 ZMK**
- Project: **307 KENT AVENUE REZONING**
- Public Hearing Date: **07/14/2021**
- Borough: **Brooklyn**
- Community District: **1**

*Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.*

**Submitted by:**Name: **Jared Vengrin**Zip: **11249**

I represent:

- **Myself**

Details for "I Represent": **I am a resident at 29 S 3rd Street, living on the same square block as this proposed project.**

**My Comments:**Vote: I am **opposed**Have you previously submitted comments on this project? **No**

If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **Yes****Additional Comments:**

I am a resident of South Williamsburg and do not consider myself anti growth, I am supportive of growth that helps this community continue to grow in a thoughtful way. This project does not align with the interests of the community. The Domino project is less than 50% finished and has years of construction left to go. There is already a glut of unused office space and more set to come online

over the next several years. Kent street is already crowded with trucks. This project would create an additional burden on the current residents of the area and there aren't enough benefits to justify allowing it to move forward. I am strongly opposed to allowing this project to move forward.



**Comments re: C 200306 ZMK - 307 KENT AVENUE REZONING**

Public Hearing Comments (Do not reply) &lt;PublicComments\_DL@planning.nyc.gov&gt;

Tue 7/6/2021 1:13 PM

To: Alexandra Paty Diaz (DCP) &lt;ADiaz@planning.nyc.gov&gt;; Stephanie Shellooe (DCP) &lt;SSHELLOOE@planning.nyc.gov&gt;; BrooklynComments\_DL &lt;BrooklynComments\_DL@planning.nyc.gov&gt;

Re. Project: **C 200306 ZMK - 307 KENT AVENUE REZONING**

- Application Number: **C 200306 ZMK**
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- Public Hearing Date: **07/14/2021**
- Borough: **Brooklyn**
- Community District: **1**

*Comments on the Draft Environmental Impact Statement received by the 10th calendar day following the close of the public hearing will be considered by the lead agency.*

**Submitted by:**Name: **Ann Yee**Zip: **11249**

I represent:

- **Myself**

Details for "I Represent":

**My Comments:**Vote: I am **opposed**Have you previously submitted comments on this project? **No**

If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No****Additional Comments:**

I wanted to raise my concerns with the River Street rezoning process AND the rezoning process for 307 Kent Avenue. All of this construction has been overwhelming and in the past decade of living here, this has been very upsetting given that we don't have the infrastructure in place or a voice in any of this. Our neighborhood has experienced the most condo development out of anywhere in NYC in the past decade; rezoning decisions should be made by city planning in collaboration with the

community, NOT DEVELOPERS. This rezoning request is completely irresponsible - there are thousands of vacant luxury apts - in addition to 8500 new apts under construction in the neighborhood, along with 3 more Domino site buildings already approved and yet to begin construction. We need to seriously consider our land use choices and not rush into another rezoning of another luxury residential tower. For these reasons, I very much oppose this unnecessary and disruptive development project which will negatively impact me and my fellow neighbors. I urge you to please reconsider and take into consideration everyone living in the community. We love where we live and don't want this happening.