

APPENDIX 3
WRITTEN COMMENTS RECEIVED ON
THE DRAFT ENVIRONMENTAL IMPACT STATEMENT

BUSHWICK COMMUNITY AGAINST RHEINGOLD REZONING Petition

As of Friday, September 20, 2013, 11:30 am, 34 persons have signed the BUSHWICK COMMUNITY AGAINST RHEINGOLD REZONING petition (attached) and sent to the Department. Below are the names of the signatories, in order they were received (latest first):

1. Lisa Flax
2. Paula Segal
3. Marlene Roman
4. Stephanie Schroeder
5. Munerah Ahmed
6. Milks Milliance
7. Lisa Haas
8. Joshua Lerner
9. Patrick Robbins
10. Jorge Sarmiento
11. Lucy Chen
12. Daniel Alamillo
13. Mikaela Lowth
14. Renée Peperone
15. Stephanie Loveless
16. Verna Wise
17. Matthew Mottel
18. Frank Morales
19. Mike Mitchell
20. Megan Trevino
21. Tom Ritchford
22. Larissa Hayden
23. Allison LaPlatney
24. Edward Bear
25. Dan DeRossett
26. Nyssa Frank
27. Susan Mottel
28. Cherub Stewart
29. David Ocasio
30. S. Fava
31. Kaitlin Dougherty
32. Laura Braslow
33. Brigitte Blood
34. Lisa Bloodgood

Subject: Rheingold Rezoning

Date of Hearing: Wednesday, September 11, 2013









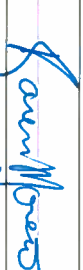





Calendar No.: 37

Borough: Brooklyn

ULURP No.: C 080322 ZMK

CD No.: 4

Position: **Opposed**

Name	Address	Signature
1. Carlos Altano	37 No 11 St Apt 1	
2. Jennifer V. Moreno	37 No 11 St Apt 2	
3. Martha Cuevo	37 No 11 St	
4. Jose Moreno	37 No 11 St	
5. Catherine Moreno	37 No 11 St.	
6. Ana. Ortiz.	36 No 11 St	
7. Pablo Garcia	59 Starwix st.	
8. CARMEN M. ROBLES	18 Renaissance Ct apt 18c	
9. Karon Moreno	37 No 11 St.	
10. Malene Moran	31 No 11 Street 1st flh	
11. Vikta Torres	31 No 11 Street 1st flh.	
12. Brimilda Ortiz	27 No 11 St 1 floor	
13. Emipiles Ortiz	27 No 11 St 1 floor	
14. Milagros Castro	25 No 11 St 2nd floor	

Subject: Rheingold Rezoning

Date of Hearing: Wednesday, September 11, 2013

Calendar No.: 37

Borough: Brooklyn

ULURP No.: C 080322 ZMK

CD No.: 4

Position: **Opposed**

Name	Address	Signature
15. Praxeda Cruz	35 No 11 St rect	Praxedes Cruz
16. Jeannette Villegas	23 No 11 St	Praxedes Cruz
17. Praxeda Cruz	23 No 11 St	Praxedes Cruz
18. Praxeda Cruz	23 No 11 St	Praxedes Cruz
19. Praxeda Cruz	23 No 11 St	Praxedes Cruz
20. Johnny Martin	19 No 11 St	Johnny Martin
21. Praxeda Cruz	19 No 11 St	Praxedes Cruz
22. Madelyn Fernandez	19 No 11 St	Praxedes Cruz
23. Praxeda Cruz	19 No 11 St	Praxedes Cruz
24. Praxeda Cruz	17 No 11 St	Praxedes Cruz
25. Praxeda Cruz	17 No 11 St	Praxedes Cruz
26. Praxeda Cruz	15 No 11 St	Praxedes Cruz
27. Praxeda Cruz	15 No 11 St	Praxedes Cruz
28. Praxeda Cruz	13 No 11 St	Praxedes Cruz

Subject: Rheingold Rezoning

Date of Hearing: Wednesday, September 11, 2013












Calendar No.: 37

Borough: Brooklyn

ULURP No.: C 080322 ZMK

CD No.: 4

Position: **Opposed**

Name	Address	Signature
29. EMMA NOBODA	18 ROK ST. 1st Fl.	
30. VICENTE EUSEBIO	24 NOLL ST APT #1	
31. Jorge Ramirez	40 NOLL ST APT #1	
32. ANDY LEWIS	36 NOLL ST.	
33. JONAS ROSALES	38 NOLL ST.	
34. Emma Rosales	38 NOLL ST.	Emma Rosales
35. Christian Chano	37 NOLL ST	
36. Flor Ray	40 Forest St.	
37. Abel Salas	34 Forest St	A. Salas
38. Angilia Torres	31 NOLL Street apt 1	
39. Josefina Cabrera	65 Stowick Apt 3	
40. Bertrys Garcia	59 Stowick st apt 1	
41. Carmen Rodriguez	23 Renaissance Ct apt 1	Carmen R.
42. Charles Taylor	13 Renaissance Court	

Subject: Rheingold Rezoning

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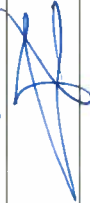












Calendar No.: 37

Borough: Brooklyn

ULURP No.: C 080322 ZMK

CD No.: 4

Position: **Opposed**

Name	Address	Signature
43. Steven Ramos	26 Noll St Brooklyn NY 11206	
44. EMILIO ALICIA JR	28 NOLL ST. BROOKLYN, NY 11206	
45. Mei Xia Tian	34 Noll St, Brooklyn, NY 11206	
46. Marchai Lee	34 Noll St, Brooklyn, NY 11206	
47. Karina Almonte	79 Stanwy St Brooklyn, NY 11206	
48. Roberto Almonte	79 Stanwy St Brooklyn, NY 11206	
49. William Torres	34 Forrest St. Brooklyn "	
50. Miguelina Torres	34 Forrest St. Brooklyn "	
51. Lucy Colado	36 Forrest St Brooklyn "	
52. Sergio Colado	30 FOREST Brooklyn NY 11206	
53. Vilma Perez	35 Noll Street, Bklyn, NY 11206	
54. Madeline Perez	35 Noll Street Brooklyn, NY 11206	
55. Damaris Roman	11 Renaissance Ct. Bklyn NY 11206	

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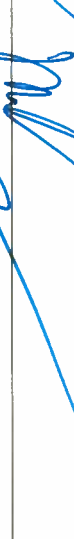

Calendar No.: 37

Borough: Brooklyn

ULURP No.: C 080322 ZMK

CD No.: 4

Position: **Opposed**

Name	Address	Signature
CRISTINA DEBILLOS	38 No 11	
CARLOS ESCOBADO	37 DOB ST	
FERMIN IGLESIA	33 NO 15T	
VERA ENRIETA	65 STANWICK ST	
LUIS MORA	65 STANWICK ST	
MIGUEL BARRA MIGUEL BARRA	9 Renaissance CT	
EUGENIA SORITA	9 Renaissance CT	
FIS D. SAIDA	9 Renaissance CT	
SARAI MIRANDA	11 Renaissance Ct.	
ALBERTO DOMINGUEZ	8 Pittsfield Ct	
JOSE CASAS	6 Renaissance Ct	
WANDA COGIANO	6 Renaissance Ct	
MICHAEL STANWICK	8 Renaissance Ct	

Subject: Rheingold Rezoning

Date of Hearing: Wednesday, September 11, 2013















Calendar No.: 37

Borough: Brooklyn

ULURP No.: C 080322 ZMK

CD No.: 4

Position: **Opposed**

Name	Address	Signature
69. Angela A. Jaquez	19 Renaissance Ct. Apt. 1	
70. Ramon L. Jaquez	19 Renaissance Ct APT 1	
71. Hebertha Maisonet	21 Renaissance St	
72. David David	5 Renaissance Ct.	
73. Munerah Ahmed	5 Renaissance #A	
74. Likirica Sarita	9 Renaissance Ct #1	
75. Martana Johnson	18 Renaissance Court	
76. PILAR RUIZ	12B Renaissance Court	
77. Jacqueline Payne	8 Renaissance Ct #8B	
78. Virgilis Apponte	22 Renaissance Ct #22A	
79. Rosaline Rivera	24 Renaissance Ct, #24A Brooklyn NY 11206	
80. Ramon Rivera Jr	24 Renaissance Ct, #24A Brooklyn, NY 11206	
81. JOHN GIZMAN	41 Stanwix St 2FL	
82. Rosemary Parane	41 Stanwix St 3rd Fl	

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Calendar No.: 37

Borough: Brooklyn

ULURP No.: C 080322 ZMK

CD No.: 4

Position: **Opposed**

Name	Address	Signature
83. Jessica Lopez	6 Renaissance Court 6c	
84. Frank Lopez	11 11	
85. Jorge CASH/b	20B 11 11	
86. Modeline Infante	20B 11 11	Modeline Infante
87. Tykeshia Davis	22 Renaissance Court 22c	
88. David Dyll	22 Renaissance Court 22c	
89. Sonia Mercado	22 Renaissance Court 22c	Sonia Mercado
90. Antonia Spryke	65 Januári St. 2nd Fl.	
91. Benito B. Santos	65-80AUNIST ST. 2 nd FL.	
92. Carlos Penabaz	79 STANWYK ST. #3 Brooklyn NY 11206	

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Calendar No.: 37

Borough: Brooklyn

ULURP No.: C 080322 ZMK

CD No.: 4

Position: **Opposed**

Name	Address	Signature
1 Maria Martens	32 Moll St Apt 2 nd Br. N.Y. 11206	
2 Patricia Mackenzie	1441 DeKalb Ave Apt 9 BK NY 11237	
3 Lisa Bloodgood	238 Boerum St #1 BK-NY 11206	
4 Deanne Silverman	651 Vanderbilt St Apt 4th, Brooklyn, NY 11215	
5 Renee Perone	240 Starr St. Brooklyn, NY 11237	
6 Dawn Fishkin	603 Bushwick Ave, Brooklyn, NY	
7 Curtis Demander	1279 President St Bklyn 11218	
8 Jacqueline P. D. J	186 R Beecher Sq. Ridgewood 11385	
9 Mrs. Melissa Allison Sirico	603 Bushwick Ave Brooklyn NY	
10 Dawn Sklar	28 Louth St Brooklyn, NY N	
11 Margaret Croft	334 Hart St Brooklyn NY 11206	
12 Lorissa Rubeart	626 Canal Street Apt 3 11215	
13 Joe AHEARN	630 Boshupek Ave, Brooklyn, NY 11206	

ROCK STAR

Subject: Rheingold Rezoning

Date of Hearing: Wednesday, September 11, 2013

Calendar No.: 37

Borough: Brooklyn

ULURP No.: C 080322 ZMK

CD No.: 4

Position: **Opposed**

Name	Address	Signature
14 Francisco Flores	56-51 Myrtle Ave	Francisco Flores
15 Francisco Rojas	346 Elmyr Street	Francisco Rojas
16 Francisco Flores	30 Debuose Ave	Francisco Flores
17 Frank Martinez	339 ELERY ST 9-0	Frank Martinez
18 Alex Antigua	95-130 RIDER ST.	Alex Antigua
19 RICARDO RODRIGUEZ	27-BEATER ST	Ricardo
20 Angel Mendez	346 ELLEN ST 3R	Angel
21 Arcadi Fuentes	300 Elmyr St Apt 3E	Arcadi Fuentes
22 Elizabeth Martinez	1c Beaver Street	Elizabeth Martinez
23 CARLOS PEZZ	31 Garden ST	Carlos Pezz
24 TITANY DEJESUS	316 ELLEN ST	TITANY DEJESUS
25 Maurice Johnson	346 Elmyr st	Maurice Johnson
26 Mitchell Martinez	303 Vernor St	Mitchell Martinez
27 Edwin A Jegerano	339 Elmyr st	Edwin A Jegerano

Subject: Rheingold Rezoning

Date of Hearing: Wednesday, September 11, 2013






Calendar No.: 37

Borough: Brooklyn

ULURP No.: C 080322 ZMK

CD No.: 4

Position: **Opposed**

Name	Address	Signature
4040 ELI DWORKIN	68 STARHOPE ST. 1 11221	
41 SHANE SUSKI	603 BUSHWICK AVE, 11206	
42 SEAN BERMAN	209 HILROAD ST #1, 11237	
43 Raul Rubio	68 Palmetto Street Brooklyn NY 11221	
44 Lucas Shapiro	70 South Elliott Place Brooklyn 11211	

RALPH BLESSING

From: Lisa Bloodgood [mailto:changemail.org]
Sent: Thursday, September 19, 2013 4:09 AM
To: RALPH BLESSING
Subject: I just signed "the City Planning Commission: Disapprove the proposed project as it exists or halt the process until the Bushwick community can be included in its envisioning."

Dear Ralph Blessing,

I just signed BUSHWICK COMMUNITY AGAINST RHEINGOLD REZONING's petition "the City Planning Commission: Disapprove the proposed project as it exists or halt the process until the Bushwick community can be included in its envisioning." on Change.org.

Disapprove the proposed project as it exists or halt the process until the Bushwick community can be included in its envisioning. This statement represents the voice of Bushwick as raised in response to the proposed rezoning & residential development at Rheingold properties and the surrounding area, west Bushwick to be more accurate. It is our firm belief and understanding that Community Board 4 violated open meeting laws when holding the private July 29th vote in favor of Rheingold development rezoning. The press was informed by a CB4 spokesperson that the vote would be held privately. This unfortunate vote and its ramifications are a major concern to me & my neighbors. The majority of our awareness of this drastic project started at Councilwoman Reyna's September 3rd community meeting well after CB4 illegally voted on this proposal. Residents of Bushwick have come together in opposition to this Rheingold development rezoning and the undemocratic process by which it was privately approved. As individuals and as a community, we do not feel heard nor represented in regards to the major rezoning proposal underway in our neighborhood. We strongly condemn the private vote held by CB4. We demand accountability regarding this closed door tactic and expect all plans for the development of Rheingold cease immediately. We demand a sincere attempt to engage expressed community needs and opinions in this process of change. Residents of Bushwick were given two days notice of the July 29th vote, This is not sufficient time for our largely working class neighborhood to arrange attendance. This act excluded many families and individuals from the decision making process. Even press was informed the vote would be held privately. Sufficient voices were not heard to gauge the true community feelings & needs. We, your community, demand to be regarded as equals who are actively engaged in any development of our urban ecosystem. We look to the Community Board to be inclusive of our voices and respectful and responsive to our visions. Any changes in Bushwick's community or landscape must be for the betterment of Bushwick first. We have major concerns about this drastic plan to build a massive residential compound on functional industrial and open land. A quiet, proud neighborhood of homeowners will be dwarfed and shadowed by this proposal and the promise of industry forever pushed out of our side of Bushwick. This project will have a tremendously negative impact on the immediate community with overcrowding the nearest public schools, drastically reducing available parking, and creating a hazardous and potentially toxic environment from the demolition and construction process. Most importantly, we feel the approval and process to date has been a lost opportunity on behalf of Rheingold, Community Board 4 and our City Council representative to reinvent from within the visions and standards of those who live, work and love here in Bushwick. We want a Bushwick where there is real affordable housing defined according to the local median income, increased green space available to the public, schools with adequate resources, and safe, clean streets. We firmly believe Bushwick residents are the ones who should make the decisions that will affect our quality of life. We ask that Community Board 4 fill its role as the vehicle of our will and revisit this process with the local community as its primary focus. We want to be part of the process of progress. We look forward to a future of open dialogue and sharing with the Community Board. Bushwick's communities can only benefit from our growing understanding of community board four's role in our future and the board's open ears and willingness to be responsive to our needs. What we are against: -CB4's private and illegal vote on July 29th, 2013 -8 story buildings in our

neighborhood -Additional stress on our infrastructure. Our sewers, roads, sanitation, & transportation systems. -School overcrowding -Re-directing Stanwix and Noll St -New parking restrictions from 7am-7pm Should a revised future development go forth in Bushwick we require: -Real affordable housing based on local median income and homeownership opportunities for our communities -Transparency of process and voting -Space for community voices to be part of the decision making process -Improved garbage pick- -Addressing existing parking issues -More green space -Manufacturing space and good jobs in our community -Insurance against harmful neighborhood impacts by major construction. -Binding assurances that community requirements are met by all developers. -Space for all members of our community to engage in the future of bushwick and space for all to live & work. The Rheingold rezoning development fails Bushwick's current needs and fails to work toward building a healthy, just, and inclusionary Bushwick.

Sincerely,
Lisa Bloodgood Brooklyn, New York

There are now 1 signatures on this petition. Read reasons why people are signing, and respond to BUSHWICK COMMUNITY AGAINST RHEINGOLD REZONING by clicking here:
<http://www.change.org/petitions/the-city-planning-commission-disapprove-the-proposed-project-as-it-exists-or-halt-the-process-until-the-bushwick-community-can-be-included-in-its-envisioning/responses/new?response=b6aa0ae269e0>



RALPH BLESSING

From: Jennifer Simmons [j.g.simmons@gmail.com]
Sent: Thursday, September 12, 2013 6:59 PM
To: RALPH BLESSING
Subject: Bushwick Rheingold Brewery Development Comments

Dear Mr. Blessing,

I am a current resident of Bushwick, residing at the intersection of Stockholm and Myrtle Avenue. I have been living in New York City since 2002.

I am concerned about the rezoning plans for the Rheingold Brewery. Not only have community residents been given little information, notice, or a voice in the situation, but I also believe that the potential development lacks concern for maintaining the character of Bushwick and its inhabitants.

Since the age of eighteen, I have seen New York evolve firsthand into what it is today, some for better, some for worse. The main concern of many of my working and middle class neighbors, including myself, is the lack of affordable housing being built, as well as the rather impersonal and impassive way these structures are situated into already thriving communities with little regard for maintaining an area's personality. I believe the current plans for Rheingold are of a similar nature, where a short term fast buck outweighs the long term sustainability and organic makeup of a community.

Please understand that many people in Bushwick love the area; that there are citizens and families that have been living here for several generations and want to make the neighborhood a safe and beautiful place to live. However, those who have helped make Bushwick what it is today should have just as much voice in its development and growth as an outside real estate developer. I would request that there be more community-wide discussions and meetings with the Commission before the project is given the go ahead.

As you can see, I am passionate about my neighborhood and its cultivation. I would be happy to discuss further if needed, and if you have any questions, please do not hesitate to contact me.

Regards,

Jennifer Simmons

203.520.0669

RALPH BLESSING

From: dperezcassar@gmail.com on behalf of David Antonio [Dave@Davidperezcassar.com]
Sent: Thursday, September 12, 2013 4:44 PM
To: RALPH BLESSING
Subject: Rheingold Rezoning

Mr. Blessing,

I've lived in Bushwick for over 5 years now and have been proud of my neighborhood. Bushwick residents live here because it ISN'T Williamsburg. The rezoning being proposed would permanently change the landscape and the community that inhabits that landscape. People that live here have DIY ethics. We don't have doormen, we have building supers that we know and we know their families. THAT's Bushwick. This rezoning will change your constituency to the kinds of people that live in those kinds of terrible buildings. NOT people from Bushwick. I urge you to think about this as the issue moves forward. The bushwick community has nothing to gain from this monstrosity.

All the best,
Dave

--

David Antonio Perezcassar
Illustration.
Studio: 347.987.1963
Mobile: 407.432.6619
www.DavidPerezcassar.com
[Tumblr](#) // [Twitter](#)



GENERAL INFORMATION

HOW TO PARTICIPATE:

Signing up to speak: Anyone wishing to speak on any of the items listed under "Public Hearing" in this Calendar, is requested to fill out a speaker's slip supplied at the staff desk outside the hearing chambers on the day of the hearing. Speakers on each item will be called in the order these slips are submitted, with the exception that public officials will be allowed to speak first. If a large number of people wish to speak on a particular item, statements will be taken alternating every 30 minutes between those speaking in support of the proposal and those speaking in opposition.

Length of Testimony: In order to give others an opportunity to speak, all speakers are asked to limit their remarks to three minutes.

Written Comments: If you intend to submit a written statement and/or other documents please submit 20 sets of each.

Anyone wishing to present facts or to inform the Commission of their view on an item in this calendar, but who cannot or does not wish to speak at the public hearing, may fill out the form below and return it to the desk outside the hearing chambers or mail their written comments to:

CITY PLANNING COMMISSION
Calendar Information Office - Room 2E
22 Reade Street, New York, N.Y. 10007

(Extra copies of this form may be obtained in the Calendar Information Office at the above address.)

Subject Rezoning of Rheingold

Date of Hearing 9/11/2013 Calendar No. 37

Borough Brooklyn ULURP No.: C080322ZMK CD No.: 4

Position: Opposed In Favor

Comments:

The rezoning has not been given sufficient thought as it affects the neighborhood, the school system, and the loss of the park potential for manufacturing jobs in the future

Name: David Crossi

Address: 5 Renaissance Ct

Organization (if any) Rheingold HOA

Address: _____ Title: _____

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Subject Rezoning of Rheingold

Date of Hearing 9/11/2013 Calendar No. 37

Borough Brooklyn ULURP No.: C080322ZMK CD No.: 4

Position: Opposed

In Favor

Comments:
to traffic and parking, and the increasing of people will affect our surroundig it's a nice and quiet are.

Name: Teresa Estevez

Address: 65 STARWIX ST

Organization (if any) _____

Address: _____ Title: _____

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Subject Rezoning of Rheingold
Date of Hearing 9/11/2013 Calendar No. 37
Borough Brooklyn ULURP No.: C080322ZMK CD No.: 4
Position: Opposed [checked]
In Favor

Comments: CONGESTION OF TRAFFIC TO OUR AREA / HEALTH AND ENVIRONMENTAL IMPACT ON OUR AREA

Name: ANGEL & BLANCA ALVARADO
Address: 17 NOLL STREET, BKLYN, NY 11206
Organization (if any)
Address: Title:

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Subject Rezoning of Rheingold

Date of Hearing 9/11/2013 Calendar No. 37

Borough Brooklyn ULURP No.: C080322ZMK CD No.: 4

Position: Opposed In Favor

Comments:

We are 2-story family homes. The new project includes
R7A -> no other building in area is zoned as such. We will be
boxed in and remapping of streets (which are small 1-way streets) will ↑ traffic and
be a risk to children and cause loss of parking spaces.

Name: Munirah S. Ahmed

Address: 5 Renaissance Ct Apt 5A

Organization (if any) Rheingold HOA member

Address: _____ Title: Member

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Subject Rezoning of Rheingold

Date of Hearing 9/11/2013 Calendar No. 37

Borough Brooklyn ULURP No.: C080322ZMK CD No.: 4

Position: Opposed

In Favor

Comments:
I am against the opening St of Wall St
and Stawik.

Name: Jeanette Velez

Address: 23 Wall St 1FL Brooklyn NY 11206

Organization (if any) _____

Address: _____ Title: _____

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Date of Hearing 9/11/2013 Calendar No. 37

Borough Brooklyn ULURP No.: C080322ZMK CD No.: 4

Position: Opposed In Favor

Comments:

The community does not want it. It will increase traffic, noise and unnecessary disruptions in our quiet, family oriented community.

Name: CARLOS A. CHANO / MARTHA CHANO

Address: 37 Holl. St. APT 1 Brooklyn NY 11206

Organization (if any) _____

Address: _____ Title: _____

GENERAL INFORMATION

HOW TO PARTICIPATE:

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**CITY PLANNING COMMISSION
Calendar Information Office - Room 2E
22 Reade Street, New York, N.Y. 10007**

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Subject Rezoning of Rheingold

Date of Hearing 9/11/2013 Calendar No. 37

Borough Brooklyn ULURP No.: C080322ZMK CD No.: 4

Position: Opposed ✓

In Favor

Comments:
The community does not want it. It will increase traffic in our quiet, family oriented community.

Name: Pablo Garcia

Address: 59 Stanwix st. Brooklyn, NY 11206

Organization (if any) _____

Address: _____ Title: _____

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Subject Rezoning of Rheingold

Date of Hearing 9/11/2013 Calendar No. 37

Borough Brooklyn ULURP No.: C080322ZMK CD No.: 4

Position: Opposed

In Favor

Comments:

I do not want the garage entrance and exit facing Stanwix St. Evergreen St. is best suited to have the traffic which 450 cars will produce.

Name: FERRIN IGLERIA

Address: 33 NOYI ST

Organization (if any) _____

Address: _____ Title: _____

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Subject Rezoning of Rheingold
Date of Hearing 9/11/2013 Calendar No. 37
Borough Brooklyn ULURP No.: C080322ZMK CD No.: 4
Position: Opposed [checked]
In Favor

Comments:
I am against having Noll St. opened from Stanwix St. to Evergreen St. and I am against having Stanwix St. opened from Forrest St. to Flushing Avenue. This neighborhood will be the next "Queens Boulevard," avenue of death.
Name: Miguel Barnes
Address: 9 Renaissance Ct

Organization (if any)
Address: Title:

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 Date of Hearing 9/11/2013 Calendar No. 37
 Borough Brooklyn ULURP No.: C080322ZMK CD No.: 4
 Position: Opposed
 In Favor

Comments:

When we moved into our homes, Rheingold Gardens was like
a villa, beautiful and peaceful. Little by little we've had an
additional five buildings constructed along Bushwick Avenue,

Name: Madeline Perez and Vilma Perez

Address: 35 Noll St. Brooklyn, NY 11206

Organization (if any) _____

Address: _____ Title: _____

Melrose Avenue and Forrest Avenue. Parking, which was once freely available, is already scarce, therefore, an additional 1000 units of housing will make it impossible to find parking for our cars. Foot traffic within our small community will increase to unsurmountable numbers. The corner of Noll St. and Stanwix St. will have traffic converging from three different directions causing dangerous traffic such as speeding, trucks, an increase of cars especially because two buildings will have their parking garage entrance and exit for 450 cars facing already busy Stanwix St. instead of the more quiet Evergreen Avenue. Stanwix St. is not equipped for the increase of traffic nor is Noll St.

For the above reasons I am opposed to having Noll St. opened from Evergreen Ave. to Stanwix St., I am opposed to having Stanwix St. opened from Forrest St. to Flushing Avenue and I am opposed to having the entrance and exit of two of the proposed buildings face Stanwix St.

Munerah S. Ahmed
917.848.4437
718.484.0997

Good morning. I'm Munerah Ahmed and I'm a member of the Rheingold Gardens Homeowner's Association. Rheingold Gardens, a component of the West Bushwick Urban Renewal Area, is composed of 2- and 3- family homes. Our particular block is actually a cul-de-sac which is not something you think exists in New York but we're proof it does. Like my husband and I, our neighbors are middle-class folks, many of them are police and fire men and women, social workers, and teachers, who have worked incredibly hard to create an environment we can all be proud to call home. As stated in the EIS, the intent of the renewal program was to "provide a stable environment within the area that will not be a blighting influence on surrounding neighborhoods." And in that I am proud to say we have been a success.

Now it seems forces are at work that are aiming to jeopardize it. The award-winning community when it first opened was districted to the same schools and same polling stations. Without any knowledge to us, our zoned school was changed to a lower performing school and what was a once major voting bloc has been divided between two very different election districts. We are not against development in the area. We welcome the use of developments that would replace the current derelict manufacturing lots that stand. However, change must take into consideration the character of the neighborhood and the needs of the residents who were the starting anchors to this area. In EIS, the analysis clearly showed there were "significant adverse impacts on open space, public elementary schools and traffic." This plan was passed behind closed doors by Community Board 4, which is now under investigation as a result. In addition, the first any of us heard about this was last week a day before a town hall meeting on the project - leaving us precious time to research this project. In this short time we have done much. Within 2 days we were able to obtain 75 signatures in opposition to this project.

As I said before we do not oppose development as long as the process is transparent, our input is included and the nature of the project is clearly explained. The goals of the project, as explained, within the EIS, themselves conflict each other. On page 4 of the executive summary it's stated that the plans "are consistent with the scale, street wall and density of the existing buildings." However, right on the first page of the same summary it was stated that the project would "allow for the development of new uses and higher densities." These higher densities would in effect put the 80 plus homes in a fishbowl as two of the proposed buildings are R7A. The EIS also states that there already exists a "r7-2 zoning district to west of Stanwix st." If you look at city planning's own zoning map 13b, you will see it is actually an R-6 district with only 1 one r72 building in the area which is on Bushwick Ave, one of the Brooklyn's major thoroughways. In addition the R7A is justified because the EIS states that Evergreen Ave is a major avenue. Evergreen is a small one-lane one-way street comprised of mostly low and medium density homes. The entrance would also be on Stanwix where the buildings are all R-6. Our neighbors on the western side of the blocks would be cast in shadows, harming the trees that line the street and increasing our heating bills. So we ask that the R7A not be approved but instead zoned for an R6.

The new development would add approximately 1000 units, with an average cited as ~3 persons per dwelling unit – resulting in 3000 additional residents. The EIS cites a shortage of 408 school seats which would be mitigated by restructuring of the current zoned school PS 145 or space within the properties. During the town hall meeting the principal of our initial zoned zone, PS 120 stated the developments would severely strain the resources of her school and if had been given more advance knowledge concerned parents would have filled the meeting space. The developers were asked if the space would include new school and it was answered no. In addition, the restructuring of PS 145 would require a loss of valuable school spaces such as a library, gym or cafeteria to meet these extra students as well as expanded classroom sizes. Children should not have to suffer in the name of development.

The EIS states that no parking impacts are expected as parking spots would be provided. However, 500 parking spots are only being created and these are for a fee. The EIS states ownership as less than 1 car per household. However many of our 2 and 3 family homes have at least one car, many have 2 or more cars. Even with driveways, parking is constantly an issue. Parking for a fee does not ensure parking would not become a problem because free is always better. The plan also calls for changing some of our streets into no standing zones between the hours of 7-7, further reducing available spots. The placement of the garages on Stanwix St would result in further loss of parking spots. We are not quite sure why the garages are not being set on Evergreen Avenue which is much quieter, has ample parking spots and is in sore need of renewal and development.

The opening of the streets is explained as way to “connect the existing neighborhoods to the east and west of the rezoning areas.” However the EIS also states that traffic would cause “significant adverse impacts at 4 intersections.” We are a small community of 1-lane 1-way streets. People now during rush hours use Stanwix as a bypass speeding down the street thinking they can avoid the traffic on Bushwick. The EIS states that there are less than 4 accidents per year in the area – opening these streets off of small residential streets where children often play would open the door to more traffic-related injuries and fatalities. We are a stable environment that attracts others to park there because it is safe, it is quiet, care is taken to maintain our blocks. Opening the streets up will defeat the whole purpose of the the renewal and only cause instability.

Thank you for your time and consideration.

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Subject Rezoning of Rheingold

Date of Hearing 9/11/2013 Calendar No. 37

Borough Brooklyn ULURP No.: C080322ZMK CD No.: 4

Position: Opposed _____
 In Favor _____

Comments:

It always felt as a small community + living in another area until you hit Bushwick Ave. Since the Montrose + Stanwix bldg there has been more graffiti →

Name: Marlene Roman - Torres

Address: 31 No 11 Street, 1st floor

Organization (if any) _____

Address: _____ Title: _____

trash on sidewalks of Starwix, drug usage, violence and hanging out in front of bldgs as well as parking being a serious problem.

It will no longer feel as a small community with more public traffic and public transportation passing through our small streets not to mention speeding with this being a family oriented area.

MALINDA RACHEL

From: YVETTE GRUEL
Sent: Tuesday, September 17, 2013 5:20 PM
To: MALINDA RACHEL
Subject: FW: Rheingold Brewery Rezoning Project Testimony Ref. #: C080322ZMK

-----Original Message-----

From: CALENDAR OFFICE
Sent: Tuesday, September 17, 2013 1:31 PM
To: CALENDAROFFICE_DL
Subject: FW: Rheingold Brewery Rezoning Project Testimony Ref. #: C080322ZMK

From: lav232@gmail.com on behalf of Laura Vogel[SMTP:ME@LAURAVOGEL.ME]
Sent: Tuesday, September 17, 2013 1:30:59 PM
To: CALENDAR OFFICE
Subject: Rheingold Brewery Rezoning Project Testimony Ref. #: C080322ZMK Auto forwarded by a Rule

Hi, I'm a Bushwick resident for almost two years (308 Troutman St. #1R, Brooklyn, NY 11237), and hopefully much longer. I care a great deal about the community we are developing here, and that has existed here for years prior. As a part of that community, I am very concerned about a large commercial development in an area that is experiencing a local commerce and arts boom. What we need is modern, AFFORDABLE, residences, arts spaces, and spaces that small businesses can afford. We need community centers, NOT large commercial developments. I am concerned by the scale of this project, by the large corporate involvements, and the lack of consideration of the neighborhood that is experiencing a great deal of growth. We DO NOT want to be the new Williamsburg, or the new Atlantic Terminal / Atlantic Center. We are Bushwick, we are unique, and we want to be heard. Thank you, Laura Vogel

MALINDA RACHEL

From: YVETTE GRUEL
Sent: Wednesday, September 18, 2013 11:22 AM
To: MALINDA RACHEL
Subject: FW: Rheingold Rezoning Comments

From: CALENDAR OFFICE
Sent: Wednesday, September 18, 2013 10:47 AM
To: CALENDAROFFICE_DL
Subject: FW: Rheingold Rezoning Comments

From: Jennifer Simmons[SMTP:J.G.SIMMONS@GMAIL.COM]
Sent: Wednesday, September 18, 2013 10:46:30 AM
To: CALENDAR OFFICE
Subject: Rheingold Rezoning Comments
Auto forwarded by a Rule

RE: Rheingold Rezoning

ULURP: C 070250 MMK, C 080322 ZMK, N 110179 ZRK

CEQR: 09DCP002K

Borough: Brooklyn

To Whom It May Concern:

Per Deputy Director Ralph Blessing of the Planning Coordination Division, I am forwarding to you my comments on the Rheingold Brewery Rezoning. Please see below.

I am a current resident of Bushwick, residing at the intersection of Stockholm and Myrtle Avenue. I have been living in New York City since 2002.

I am concerned about the rezoning plans for the Rheingold Brewery. Not only have community residents been given little information, notice, or a voice in the situation, but the potential development lacks concern for maintaining the character of Bushwick and its inhabitants.

Since the age of eighteen, I have seen New York evolve firsthand into what it is today, some for better, some for worse. The main concern of many of my working and middle class neighbors, including myself, is the lack of affordable housing being built, as well as the rather impersonal and impassive way these structures are situated into already thriving communities with little regard for maintaining an area's personality. I believe the current plans for Rheingold are of a similar nature, where a short term fast buck outweighs the long term sustainability and organic makeup of a community.

The New York Times published an article today (<http://nyti.ms/19dxgqe>) on the continuing wage vs. rental gap, which developers have widened considerably in the past decade. I live in an area with several

shelters, and I know that the individuals and families work their hardest to maintain the status quo. Many have been pushed out of their apartments in the surrounding area. Developments like the purported Rheingold Brewery, which do not consider the overarching welfare of a neighborhood or its tenants, would only stretch this already untenable situation.

The people of Bushwick love their area; they are citizens and families that have been living here for several generations and want to make the neighborhood a safe and beautiful place to live. However, those who have helped make Bushwick what it is today should have just as much voice in its development and growth as an outside real estate developer. I would request that there be more community-wide discussions and meetings with the Commission before the project is given the go ahead.

I am passionate about my neighborhood and its cultivation. I would be happy to discuss further if needed, and if you have any questions, please do not hesitate to contact me.

Regards,

Jennifer G. Simmons

1333 Myrtle Avenue

Brooklyn, NY 11221

RE: Rheingold Rezoning

ULURP: C 070250 MMK, C 080322 ZMK, N 110179 ZRK

CEQR: 09DCP002K

Borough: Brooklyn

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Comment before the City Planning Commission

Rheingold Rezoning and Text Amendment

C 080322 ZMK

SEIU Local 32BJ

September 11th, 2013

My name is Aditi Sen, and I am here on behalf of Service Employees International Union Local 32BJ's 70,000 member janitors, doormen and security officers who live and work in New York City. I would like to comment regarding the proposed Rheingold Brewery project and its impact on the community.

Read Property Group would benefit greatly from the opportunity to develop nearly 1,000 units, a portion of them affordable, at this iconic site. The community should take this opportunity now to ensure that this project provides adequate open space, and affordable housing that meets the areas' needs, but also that it creates good jobs for the area.

Last year, a new report from the Center for Housing Policy on the cost of living for moderate-income households found that housing and transportation costs in the New York area rose by 55% in the past decade, well outpacing median income, which only grew 31%.¹ With such heavy cost burdens on working families across the city, it is imperative that we do everything we can to support good jobs that allow *all* New Yorkers to live, raise families and thrive in our City.

The city-wide standard for residential workers is affordable full family healthcare, a living wage, a solid retirement and access to a state of the art training program. The community should ensure that, should this project move forward, the jobs created at Read Property's proposed project are good jobs at the city-wide standard. Only with these measures in place can Bushwick continue to be a multidimensional community where all residents can advance, earn a living, and live in safety and security as the neighborhood continues to evolve.

¹ Center for Housing Policy, *Losing Ground: The Struggle of Moderate-Income Households to Afford the Rising Costs of Housing and Transportation*, October 2012, p. 7. Available http://www.nhc.org/media/files/LosingGround_10_2012.pdf

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Subject Rheingold Rezoning - No. 37

Date of Hearing 9/11/13 Calendar No. _____

Borough Brooklyn ULURP No.: _____ CD No.: 4

Position: Opposed
In Favor _____

Comments: The rezoning would destroy the quality of life in the community with such huge buildings as an R7A zoning. I purchased this home to be in a family orientated community of 2 family homes which are only 30ft high. I would be blocked in by all the towering bldgs with no privacy, no sunshine, no peace & quiet which I am entitled to. The area is very small and with 977 units, would be unbearably overcrowded. We already have parking issues and this zoning would eliminate more spaces. This will increase traffic as well as accidents on Stanwix. This rezoning is out of scale with the neighborhood. Rezone to a lower level like 4 no more than 5.

Name: Claytena Taylor

Address: 13 Renaissance Court Brooklyn, N.Y. 11206

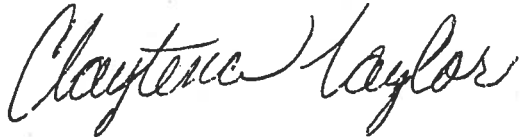
Organization (if any) _____

Address: _____ Title: _____

9/11/13

I purchased my home eight years ago to be in a family orientated, close net community. On the pretence of having my right to peace and quiet. Not to have the city lifestyle. In retrospect to R7A rezoning, picture a 7 or 8 story building over-towering these home s and on such a small block.

Attached is a picture of the small block of Renaissance Court. Rezoning of R7A would have a significant impact on the homes in the community as R7A is clearly out of scale with my neighborhood. This rezoning would affect the community's "quality of life". My quality of life would be affected significantly because I would be closed in by these towering buildings. This will be an invasion of privacy and overcrowding for such a small area. No views or sunshine and this could affect heating bills. Parking is already a problem in this area to include 977 more units is overwhelming. With these being said, I am against the rezoning of R7A. I feel rezoning on a smaller scale would be acceptable.

A handwritten signature in cursive script that reads "Claytena Taylor". The signature is written in black ink and is positioned above the typed name and address.

Claytena Taylor
13Renaissance Court
Brooklyn, New York 11206





Brooklyn Borough President Recommendation

CITY PLANNING COMMISSION

22 Reade Street, New York, NY 10007

FAX # (212) 720-3356

INSTRUCTIONS

1. Return this completed form with any attachments to the Calendar Information Office, City Planning Commission, Room 2E at the above address.

2. Send one copy with any attachments to the applicant's representatives as indicated on the Notice of Certification.

APPLICATION #: 070250 MMK; 080322 ZMK; 110179 ZRK

In the matter of applications submitted by Forrest Lots, LLC pursuant to Sections 197-c and 199 of the New York City Charter and Section 5-430 of the New York City Administrative Code for amendments to: the City Map to establish the section of Stanwix Street from Montieth Street to Forrest Street as mapped streets; the Zoning Map to change the zoning from M3-1 and M1-1 to M1-2, R6A and R7A with a C2-4 commercial overlay; and the Zoning Text to modify Sections 23-922 of the NYC Zoning Resolution to make the newly mapped R6A and R7A districts inclusionary housing designated areas for an approximate 6 block area. These actions will allow for a new residential development consisting of 977 units, of which 242 are affordable and 47 of the affordable would be for senior housing; approximately 54,000 square feet for local retail, and a total of 504 parking spaces.

COMMUNITY DISTRICT NO. 4

BOROUGH OF BROOKLYN

RECOMMENDATION – 070250 MMK - 080322 ZMK - 110179 ZRK

APPROVE

APPROVE WITH

MODIFICATIONS/CONDITIONS

DISAPPROVE

DISAPPROVE WITH

MODIFICATIONS/CONDITIONS

BOROUGH PRESIDENT

September 4, 2013

DATE

**RECOMMENDATION FOR A PROPOSED ZONING, TEXT, AND CITY MAP
AMENDMENT
070250 MMK – 080322 ZMK – 110179 ZRK**

PUBLIC HEARING

On July 1, 2013, the Borough President held a public hearing on applications by Forrest Lots LLC which seeks approval for the amendment of the zoning, text and City maps to facilitate the development of 10 new residential buildings with a maximum of 977 residential units. Through the requested mapping of the Inclusionary Housing Program as part of the proposed rezoning area and additional affordable units being volunteered by the developer, twenty-four percent of the units (242) would be affordable housing, of which 47 would be for senior housing.

The Borough President expressed a few concerns in terms of a potential lack of parking and possible overcrowding of nearby schools. The representative for the applicant briefly explained that in terms of parking, should the estimates be insufficient to handle the demand for parking, further evaluations in the later phases can occur. With regard to schools, the representative reported that the School Construction Authority (SCA) is having ongoing discussions with area schools over possible mitigation measures that are believed to handle possible overcrowding. It was stated that these discussions should be fully worked out by the end of the ULURP process.

CONSIDERATION

Community Board 4 (CB4) voted in favor of the land use actions with a condition that the number of affordable units is increased for the benefit of current local residents.

It is the Borough President's policy to support land use changes that reflect the built character of the area proposed to be rezoned and provide appropriate opportunities for residential growth. He supports such rezonings that may facilitate an increase in the supply of housing for Brooklyn residents, especially when such projects result in affordable housing. Such units should remain "Affordable Forever" where feasible. He is concerned that too many borough residents leave because they can no longer afford to live in Brooklyn. With the great demand for affordable housing, he believes that every attempt should be made to provide these opportunities. Furthermore, it is the policy of the Borough President to utilize the process of rezoning privately-owned land for residential development in order to provide opportunities for more affordable housing for neighborhood residents.

The proposed rezoning exists in an area zoned for manufacturing where there is no longer a concentration of industrial activity. As a result of the rezoning, future development opportunity would expand while providing incentives for affordable housing through the Inclusionary Housing Program (IHP). Under the rezoning, there is an opportunity to facilitate approximately 1,080 housing units, of which 215 would be affordable, approximately 580 parking spaces and more than 74,000 square feet of retail development adjacent to the recently developed Rheingold Gardens and Rheingold Estates with their mix of 271 affordable moderate- and low-income residential units.

The units that are realized through the IHP are eligible to be financed through city, state, and federal affordable housing subsidy programs. Development per the IHP has the availability of on-site and off-site options to provide the maximum flexibility to ensure the broadest possible utilization of the program under various market conditions. Should a subsidy program such as the 421-a Real Estate Tax Abatement be used, it would require for such units to be provided on-site. This rezoning would

also bring into compliance 23 noncompliant existing residential uses containing approximately 170 dwelling units.

Rezoning to residential would result in development that is consistent with the trend towards more costly housing and a higher income population, as demonstrated by considerable increases in median household income population since the turn of the century. Home values and rental rents have climbed and new residential units have been constructed nearby. The affordable units that could result from this rezoning are expected to rent at prices comparable or below most existing rents in the surrounding area.

The mapping of the M1-2 district in place of the existing M3-1 district is a more appropriate zoning designation for being adjacent to where residential uses are expected to remain and where residential development is anticipated, as it does not permit heavy industry.

The rezoning might result in nearly 3,200 new residents, though 9 households would be displaced if a certain site not controlled by the applicant is redeveloped. It could provide for more than 220 permanent jobs, which is nearly 180 more than today as 46 jobs in seven businesses including automotive, wholesale, warehousing and retail, including a C-Town supermarket, might be displaced.

The developer of this project intends to develop approximately 975 new dwelling units (approximately 240 of these units will be affordable, with 47 likely to be set aside for senior housing in a stand-alone building), with more than 500 parking spaces and more than 54,000 square feet (sf) of retail on underutilized lots currently used for vehicle/open storage. Of the property controlled by the applicant, Site 1 is intended to contain a seven- and eight-story building containing 132 residential units, 76 parking spaces and 16,000 sf of retail. Site 2 intends to contain a seven- and eight-story building containing 326 residential units and 168 parking spaces. Site 3 intends to contain an eight-story building containing 300 residential units and 154 parking spaces. Site 4 intends to contain a seven-story building containing 219 residential units and 108 parking spaces.

A Restrictive Declaration would assure implementation of environmental mitigation measures as identified in the Environmental Impact Statement. Best Management Practices (BMP) are anticipated to be implemented by the developer to minimize storm water impacts.

The Borough President supports the applicant's formal request that makes the Zoning Resolution's IHP applicable to the requested zoning map change. The IHP's affordable housing set aside is consistent with the Borough President's "Affordable Forever" initiative as floor area would remain affordable for the life of the development. According to the IHP, the affordable housing units would accommodate families earning up to 80 percent (approximately \$60,000 for a family of four) area median income (AMI). However, public funding sources might dictate that AMI not exceed 60 percent (approximately \$45,000 for a family of four).

While the Borough President is generally supportive of this application, he has several concerns including: the lack of a guarantee regarding the proposed affordable housing; how school capacity and open space impacts would be addressed; the potential loss of an existing supermarket; availability of parking; and, the commitment to construct the streets in a timely manner.

Affordable Housing

The Borough President is committed to providing opportunities for Brooklyn's working families to have access to affordable housing. This commitment is followed through in each discretionary land

use action that seeks his approval, as he advocates for “Affordable Forever” measures where possible. When applicable, it is the Borough President’s policy for new residential developments, subject to ULURP, to provide a minimum of 20 percent affordable units. He believes it is appropriate for development in this section of Bushwick to target the affordability of units to the incomes of area families, with income tiers established at 40 percent and 50 percent while not exceeding 60 percent AMI. The applicant intends to provide 20 percent of its units as affordable for families making a maximum of 60 percent AMI, according to the income limits tied to obtaining a 421-a real estate tax abatement.

The Borough President believes that the increasing demand for senior citizen housing should be addressed where appropriate. Many seniors continue to live in substandard accommodations and/or are forced to spend an excessive amount of their income on their housing. The increasing demand for decent affordable senior citizen housing is not being met by the rate of production and needs to be addressed through the construction of quality accommodations. The Borough President commends the applicant for offering a percentage of its total floor area for the provision of affordable senior housing, in addition to the 20 percent affordable units set aside. However, he is concerned that the offered 47 units might be a challenge for which to secure government financing as it could be an insufficient offering of units. Thus, he believes the developer should provide more senior units to have a more attractive funding request while going further in addressing the need for affordable senior housing. The Borough President believes that five percent of the floor area should be earmarked for affordable housing for senior citizens. As this area has a senior population in need of affordable housing options, he urges the applicant to also seek out funding sources for other forms of affordable housing that will allow the number of senior housing units offered to expand.

While the Borough President appreciates the developer’s intent to provide affordable housing, such commitment is lacking a guarantee. Residential construction should proceed only according to the filing of a legal instrument that assures that an appropriate percentage of the units would be permanently affordable, including that 20 percent of the floor area would be pursuant to a building permit that includes the floor area bonus approved by the Commissioner of the Department of Housing Preservation and Development (HPD). A legal instrument should also bind the commitment to include affordable housing for the elderly.

The Borough President is also committed to seeking opportunities for Brooklyn’s working families to have access to affordable housing. The concern is that too many of the borough’s residents, especially within the middle income community, leave because they can no longer afford to live in Brooklyn. He believes that it is appropriate for this proposal to provide a percentage of affordable housing units devoted to middle income families with tiers of income not exceeding 165 AMI. Such households are represented by teachers, civil servants and uniformed services currently residing in the community, and this would provide them with quality housing without overtaxing their household income. Doing so would increase the number of households that could apply for these units. The Borough President encourages the developer to seek and apply annually for additional funding, such as Reso A funding. He encourages the developer to call on the next Borough President and local Council Member for funding allocations because the government has an obligation to leverage opportunities for more affordable housing. He believes that it is a legitimate public purpose to balance the costs in developing this site with government financial resources to obtain additional public benefits through this project. Should funding sources become available, the Borough President believes the developer should be obligated to provide additional affordable housing units for households at such income tiers.

It is the Borough President's policy to obtain a written commitment or explanation that conveys a suitable assurance that the affordable housing will be built. In a letter sent to the Borough President dated August 21, 2013 (attached), the developer has indicated the intent to pursue the maximum permitted FAR allowable on the site by utilizing the zoning bonus granted by the IHP. This commitment would be stipulated in conjunction with the approval of the rezoning. The applicant also indicated intent to seek real estate tax abatement according to the City's 421-a tax program, which will mandate the affordable units would be restricted to be developed on site not exceeding 60 percent AMI. The applicant also committed to providing an additional four percent of the project's units for affordable housing for seniors. In addition, the applicant committed to pursue other government funding sources, should they become available, in order to provide more affordable unit options going forward.

As the land use review process continues, the Borough President believes that stipulations referred by the applicant needs to be drafted in consultation with the City Council to assure development may only proceed according to IHP, 421-a, and the provision of senior housing being increased to bring the total affordable floor area to not less than 25 percent of the overall floor area.

Open Space

There would be a significant impact on existing open space resources with the additional population. The applicant is considering designating a publicly accessible corridor between Stanwix Street and Evergreen Avenue, consisting of nearly 18,000 sf open space between two of their residences. The applicant has also indicated that there have been discussions related to funding the Department of Parks and Recreation (DPR) to incorporate upgrades at Green Central Knoll Park. This funding as well as the timing and construction schedule on the applicant's site will be further detailed in a Restrictive Declaration in conjunction with the Final Environmental Impact Statement (FEIS). DPR has expressed an interest in providing adult fitness equipment at this park as a result of receiving such funds from the developer. CB4 has expressed concern with both the opening of this corridor to public use as well as the inclusion of adult fitness equipment at Knoll Park. The Borough President requested that his staff review the situation and provide possible alternatives.

One option is to renovate PS 120's yard (18 Beaver Street) through the City's Schoolyard to Playground program. In addition to serving PS 120 students, a redesigned schoolyard could better connect with Garden Playground, a DPR property just north of the schoolyard.

Garden Playground, which has not been fully renovated since the 1960s, warrants such action as it's mostly hardscaped surface offers minimal play value. Improving the Playground's Flushing Avenue side, which is basically an uninviting, raised wall, would create a sense of more open space in the neighborhood.

Finally, since the baseball field at Green Central Knoll Park is heavily used, adding a synthetic turf field and/or lighting, would greatly extend the season on both a seasonal and daily basis.

In a letter received August 21, 2013 (attached) the applicant detailed its intent to landscape and improve a 17,850 sf open space as well as plans to provide funds to DPR for upgrades to Green Central Knoll Park. While the applicant is aware that such funds have a suggested use by DPR that is contrary to what community desires, they have committed to pursue, in consultation with DPR and DCP, alternate ways in which the funding for Green Central Knoll Park can be utilized. The Borough President commends the applicant's willingness to pursue the alternative sites noted in his consideration. He believes that the outcome of where to apply these funds should be pursued in

conjunction with CB 4 and local elected officials subject to a funding agreement that requires use of these funds prior to the issuance of any Certificate of Occupancy on the applicant's properties. He further advises CB 4 to provide its input to the City Council prior to Council action of these applications.

Although the intent is for the onsite open space to be used publicly, the Borough President believes it should be further memorialized with a public access easement being recorded. Such document should specify that this open space is to be completed before the issuance of a Certificate of Occupancy for the adjoining buildings.

Supermarket

The Borough President is concerned with the limited access to affordable fresh food stores in many neighborhoods. It is a top priority of the Borough President to create and/or maintain access to healthy food options. In order for all of Brooklyn to flourish, it is imperative that the Borough's residents have an adequate supply of supermarkets and grocery stores in their neighborhoods to access fresh and affordable foods. He understands that supermarkets receive no incentives to open and that rental prices continue to hamper their existence. In light of this, the Borough President has been seeking to establish more supermarkets throughout Brooklyn as well as to ensure that existing locations are afforded the opportunities to remain in operation.

The Borough President is concerned that the C-Town supermarket, located along Flushing Avenue near Beaver Street, will be in danger of becoming a development site as the proposed rezoning has the potential to entice its redevelopment. Should the store become a development site as a result of this rezoning, there is no guarantee that the property owner of the supermarket would include a replacement supermarket comparable to what is there now. The Borough President believes that it is not in the neighborhood's best interest to extend the proposed rezoning to include the site of the supermarket. He believes property between Beaver and Garden Streets, fronting Flushing Avenue, should be removed from the application by the City Planning Commission and/or City Council.

Parking

The Borough President believes that the demand for parking will continue to be on the rise due to the increased interest for residing within Bushwick. Too often, new developments only meet the minimum on-site parking required despite the possible car ownership rates of the new building occupants. Thus, the adequacy of the available on-street parking continues to be further compromised, making it more difficult for long-time residents with cars. Based on the latest data available, the projected number of parking spaces added by off-site spaces in the new development, when combined with on-street parking spaces and including those parts of the street segments intended to be constructed, was disclosed to be expected to exceed overnight demand for parking. The Borough President remains concerned as the analysis did not account for trends based on those newer arrivals to the neighborhood with more disposable income.

The Borough President believes that measures can be put in place to ensure that parking does not become a problem as this proposal reaches its full build out. Although the applicant relies on current data to support its projected number of parking spots, the Borough President urges the developer to monitor actual automobile ownership of the market rate units from the first phase of development and commit to providing more than the zoning minimum, should statistics demonstrate demand warrants that additional parking should be provided.

Representatives of CB4 also expressed concern that the development might lead to an inadequate number of on street parking spaces. Members believe that some streets surrounding the development are wide enough to accommodate angled parking as a means to increase supply. They believe the feasibility of angled parking should be explored. The Borough President concurs with these community board members with exploring the possibility of incorporating angled parking as a way to maximize the number of parking spaces that can be achieved in the area. Such analysis could be furthered by a study prepared by the applicant's consultant in consultation with the Department of Transportation (DOT) to determine the feasibility of such a parking scheme. If feasible, the applicant should pay for any costs to implement such angled parking.

For those accessory parking spaces that are triggered by the zoning requirement for affordable housing units, the applicant has indicated that such space would be offered at a half the monthly rental of those of market rate units. The Borough President appreciates the applicant's intent to provide off street parking opportunities for those with less household income.

The applicant provided the Borough President with a letter (attached) dated August 21, 2013 that expressed a commitment to reevaluate the parking demand after 25 percent of the project has been completed and to work with the Department of Transportation (DOT) and CB 4 to initiate a study to determine the feasibility of angled parking in the surrounding neighborhood. The letter also expressed a commitment by the developer to stipulate in conjunction with the zoning to provide those parking spaces accessory to the affordable units at a price 50 percent discounted of that of the market rate units.

The Borough President commends the applicant on these decisions and urges DOT to provide timely guidance to the applicant to complete such a feasibility study prior to consideration by the City Council. He believes the City Council should see to it that the stipulation is carried out as part of its approval.

Reopening of Streets

The street mapping action would restore the street grid and thus connect the existing neighborhoods to the east and west of the applicant's properties by extensions of Stanwix and Noll streets. In the vicinity of the rezoning traffic, directions would change as follows: Montieth Street would change from eastbound operation to westbound operation; Forest Street would change from westbound operation to eastbound operation; Stanwix Street would change from northbound operation to southbound operation; and, Noll Street would be changed from eastbound operation to westbound operation. A new traffic signal is anticipated to be installed at the intersection of Bushwick Avenue with Noll Street. A total of 15 curbside spaces might be eliminated weekdays along Forest Street at Bushwick Avenue, Arion Place at Bushwick Avenue and Melrose Street at Bushwick Avenue.

The Borough President supports the reopening of these streets as intended mitigation to assure that traffic flows smoothly and for pedestrians to cross safely. Certain aspects of these street openings will assure improved pedestrian access to Noll Street Park and PS 145.

The Borough President believes that construction of each street segment should be completed in a timely manner in relation to the intended occupancy of various phases of construction. The applicant noted in a letter received August 21, 2013 (attached) that such streets will be constructed according to City standards and requirements and the timing of this construction will be part of the required mapping agreement with the City's Corporation Counsel. He calls on the City Council to

incorporate in this agreement that such street segments are constructed prior to the issuance of a Certificate of Occupancy for construction on Stanwix Sand Noll Street.

Schools

The anticipated development would result in significant adverse impacts to nearby public elementary schools, if not mitigated, as there might be a shortfall of over 400 seats, with approximately 265 students attributed to the new developments. Possible remediation disclosed includes reconfiguring certain existing administrative and support space within P.S. 145 to create additional classroom space and/or having new classroom space provided in a building of the applicant's property. CB 4 leaders expressed concern that the leadership of PS 145 has not adequately been consulted.

The Borough President requested that his staff review the situation and provide possible alternatives to accommodate the increase in the number of students that would result from the projected growth of the area, including the development. He urges the Department of Education to consult with the Administration and parent community of PS 145 at all stages planning for any reconfiguration of space within PS 145.

RECOMMENDATION

Be it resolved that the Borough President of Brooklyn, pursuant to section 197-c of the New York City Charter, recommends that the City Planning Commission and City Council **approve** the zoning map and text amendment proposal subject to the following **conditions**:

1. That prior to City Council review, the applicant provides its intended stipulation to the Council indicating that the development would be pursued according to:
 - a) the filing of an affordable housing plan approved by the Department of Housing Preservation and Development;
 - b) the filing for 421-a benefits pursuant to not less than 20 percent of the floor area not exceeding 60 percent AMI; and,
 - c) establishing a mechanism to provide a percentage of low-income senior housing (without the need to pay rent in excess of 30 percent of household income),and that the City Council have such stipulations implemented prior to granting its approval.
2. That the senior housing component be increased so that the number of affordable units be 25 percent of the overall floor area.
3. That the developer adheres to the written commitment to further reduce the percentage of market rate development should discretionary Capital Budget dollars be appropriated to the development site for additional affordable housing above and beyond the inclusionary housing or affordable senior housing commitment.
4. That the Restrictive Declaration facilitate open space mitigation options, including those cited by the Borough President, pursued in consultation with CB 4 and local elected officials as an alternative to the mitigation described in the EIS regarding Green Central Knoll Park
5. That the Restrictive Declaration for the 17,850 sf onsite open space, in addition to binding the developer's several hundred dollar commitment for the privately-held proposed open

space between Stanwix and George Streets, incorporates a public access easement and that such open space be completed prior to the issuance of a Certificate of Occupancy on the properties controlled by the applicant or successors.

- 6.** That the frontage along Flushing Avenue from Beaver Street to Garden Street (Block 3138), an area that includes an existing supermarket, retain its existing M1-1 district, in lieu of the proposed R6A/C2-4.
- 7.** That prior to City Council review, the applicant provides its intended stipulation indicating that that required parking triggered by affordable housing units would be indexed to be half the monthly rental of spaces of the market rate spaces and that such number of spaces be leased to those residing in the affordable housing units, and that the City Council has stipulation implemented.
- 8.** That the City Council incorporates the applicant's commitment to monitoring the actual automobile ownership of the market rate units from the first phase of development and the commitment to provide more than the zoning minimum should statistics demonstrate demand warrants that additional parking should be provided.
- 9.** That, prior to a determination by the City Council, the applicant fund and implement a study, in consultation with the Department of Transportation and Community Board 4, to determine if there is any feasibility to establish angled parking for streets that abut the applicant's property, and to the extent deemed acceptable to DOT, to pay for any costs to implement such parking scheme.
- 10.** That the mapping agreement for the new street segments ensure that they are constructed by the applicant prior to the issuance of a Certificate of Occupancy for construction on Block 3141 (Stanwix Street) and Block 3152 (Noll Street).

Be it further resolved that the Department of Education consults with the Administration and parent community of PS 145 in at all stages planning for any reconfiguration of space within PS 145.

August 21, 2013

VIA FEDERAL EXPRESS

Honorable Marty Markowitz
Brooklyn Borough President
Office of the Borough President
Borough Hall
209 Joralemon Street
Brooklyn, NY 11201

Re: ULURP No. 080322 ZMK, ULURP No. 110179 ZRK,
ULURP No. 070250 MMK
Rheingold Rezoning (the "Rezoning")

Dear Borough President Markowitz:

On behalf of our client, Forrest Lots LLC ("the Applicant") and in response to questions and concerns raised by you at the July 1, 2013 public hearing for the Rezoning, we respectfully submit the following:

1. Inclusionary Housing Program

As you know, zoning districts proposed by the Rezoning are Inclusionary Zoning Districts, which require that 20 percent of the residential floor area for any portion of the Rezoning area be set aside for low-income housing in order to develop at the maximum permitted 4.6 FAR in the R7A district and 3.6 FAR in the R6A district. Based on a comprehensive financial analysis and affordable housing study by our project consultant, we have determined that our proposed mixed-use development project within the Rezoning Area ("the Project") is only feasible if developed at the maximum permitted FAR. Therefore, the Applicant hereby commits to utilizing the Inclusionary Bonus by including on-site, permanently affordable, low income housing. The Applicant hereby agrees to stipulate the aforementioned commitment to affordable housing in conjunction with the approval of the Rezoning.

In addition, the Applicant hereby commits to pursuing the Section 421-a real estate tax exemption, which will require that at least 20 percent of the units within the Project are affordable to families making a maximum of 60% AMI. Upon completion of the ULURP process, the Applicant will file an affordable housing plan at HPD to incorporate low-income housing into the Project's four development sites (pursuant to the Inclusionary Housing Program), so that at least 20 percent of the residential floor area in each development site are affordable to families making a maximum of 60% of the Area Median Income ("AMI"). If

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government funding sources for the affordable units become available at the time of the Project's construction, then the Applicant hereby commits to increasing the number of affordable units and/or the tiers of affordability, provided that it is financially feasible to do so.

2. Additional Affordable Housing

In addition to the Inclusionary Housing discussed above, the Applicant is committed to providing an additional 4% of the Project's units as affordable, so that a total of 24% of the Project's units (or approximately 242 units) will be permanently affordable. It is the Applicant's intention that these additional affordable units will be housing for seniors. The Applicant has analyzed the overall economic feasibility of this project with an affordable housing consultant, and believes that the Project is sustainable with a total of 24% affordable units. The Applicant hereby agrees to stipulate the aforementioned commitment to affordable housing in conjunction with the approval of the Rezoning.

3. Affordable Parking Spaces

The Applicant commits to provide the parking spaces that are accessory to the Project's affordable housing units to the tenants of those units at a price that is a 50% discount of that of the market-rate units. The Applicant hereby agrees to stipulate the aforementioned commitment to affordable parking spaces in conjunction with the approval of the Rezoning.

4. Street Mapping

The Rezoning includes the mapping of two public streets: Stanwix Street between Montieth and Forrest Streets, and Noll Street between Stanwix Street and Evergreen Avenue. We are required to enter into a Mapping Agreement with the City's Corporation Counsel, which will be recorded against the property and will detail the timing of the construction of these two streets. The streets will be constructed according to City standards and requirements and will, upon completion, become public streets.

5. Open Space

The project includes an approximately 17,850 square foot open space, which will be landscaped and improved with amenities and seating, and will be completely open and accessible to the public ("the Open Space"). The Open Space will be maintained by the Project development.

Additionally, the Applicant intends to contribute funding to the Department of Parks and Recreation for upgrades to the adjacent Green Knoll Park. The financial commitment and the construction schedule for the Open Space and the timing and precise amount of the funding will be described in detail in a restrictive declaration that we are required to enter into

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with the City in conjunction with the Final Environmental Impact Statement.
The DEIS may be found here:
http://www.nyc.gov/html/dcp/pdf/env_review/rheingold/noc_deis.pdf.

The Parks Department has suggested that the funding for Green Knoll Park be utilized to provide adult fitness equipment in that Park. The Applicant recognizes that the Community Board and Borough President have suggested alternative ways in which the funding for Green Knoll Park may be utilized, and commits to pursue these alternatives with the Parks Department and the Department of City Planning.

4. Car Ownership and Parking

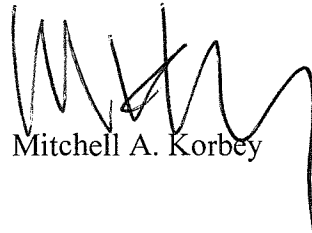
The Applicant's environmental consultant, Philip Habib & Associates ("PHA"), has determined that the surrounding households own an average of 0.48 vehicles per household. Utilizing this data, the Project is expected to generate a peak residential parking demand of approximately 469 cars, which would occur during the overnight period. This determination is based on the latest Census data for both rental and home ownership households. The Project will provide a total of 504 off-street accessory parking spaces, at a rate of 50% of the units and 1 per 1,000 square feet of retail uses. PHA believes that this will be more than sufficient parking to accommodate the Project's projected demand.

The Applicant will reassess the parking demand upon completion of 25% of the units in the Project to determine if additional parking is warranted.

The Applicant commits to work with the NYC DOT and with Community Board Four on a study to determine the feasibility of angled parking and will reach out now to DOT to initiate such a study.

We look forward to working closely with you and your staff as we complete the ULURP process for the Rezoning and would be pleased to provide additional information. Please note that all commitments made above are subject to the City's final approval of the Rezoning Application by in the form certified by the Department of City Planning.

Respectfully submitted,



Mitchell A. Korbey