PARK AVENUE BROOKLYN REZONING
Chapter 21: Response to Comment on DEIS[1]

A. INTRODUCTION

This chapter summarizes and responds to all substantive oral and written comments on the Draft Environmental Impact Statement (DEIS) for the Proposed Actions made during the public comment period. These consist of comments made at the public hearing held by the New York City Planning Commission (CPC) and written comments submitted to the New York City Department of City Planning (DCP) through the channels established to receive comments on the DEIS and included in the Notice of Public Hearing on the DEIS, consistent with the standard practice of the department. The Notice of Completion for the DEIS was issued on March 13, 2026, which marked the beginning of the public comment period for the DEIS. The public hearing on the DEIS was held concurrently with the hearing on the Proposed Actions' Uniform Land Use Review Procedure (ULURP) application at the CPC Public Hearing Room, Lower Concourse, 120 Broadway, New York, New York 10271, on July 1, 2026, at 10:00 AM. The DEIS public hearing was held in-person and remotely via the teleconferencing application Zoom to allow for broad public participation. The comment period for the DEIS remained open until 5:00 PM on July 13, 2026.

Section B below lists the elected officials, community board, organizations, and individuals who commented on the DEIS, and Section C contains a summary of relevant comments on the DEIS and a response to each. These summaries convey the substance of the comments made, but do not necessarily quote the comments verbatim. Comments are organized by subject matter and generally parallel the chapter structure of the DEIS. Where more than one commenter expressed similar views, those comments have been grouped and addressed together.

A transcript of oral remarks made at the DEIS public hearing is included in **Appendix F** to this Final Environmental Impact Statement (FEIS). Written comments received during the DEIS comment period ending July 13, 2026, are also included in **Appendix F**.

B. LIST OF ELECTED OFFICIALS, ORGANIZATIONS, AND INDIVIDUALS WHO COMMENTED ON THE DEIS

Elected Officials

1. Council Member Lincoln Restler, oral statement at the public hearing on July 1, 2026

Organizations and Individuals

2. Berkowitz, Joel; oral statement at the public hearing on July 1, 2026
3. Friedman, Eluzer; written testimony submitted on July 5, 2026
4. Friedman, Hersch; written testimony submitted on July 6, 2026
5. Goldberger, Chaim; written testimony submitted on July 5, 2026

[1] This chapter is new to the FEIS.

6. Guttman, Gitty; written testimony submitted on July 6, 2026
7. Guttman, Mordechai; written testimony submitted on July 6, 2026
8. Hoffman, Sylvia; written testimony submitted on July 6, 2026
9. Indig, Rabbi Moishe; written testimony submitted on July 6, 2026
10. Jungreis, Isaac; written testimony submitted on July 5, 2026
11. Katz, Joel; written testimony submitted on July 5, 2026
12. Kraus 1, Joel; written testimony submitted on July 5, 2026
13. Kraus 2, Joel; written testimony submitted on July 5, 2026
14. Kraus, Enzy; written testimony submitted on July 7, 2026
15. Kraus, Harry; written testimony submitted on July 5, 2026
16. Kraus, Meshilem; written testimony submitted on July 5, 2026
17. Kraus, Tzurty; written testimony submitted on July 7, 2026
18. Majer, Moishe; written testimony submitted on July 5, 2026
19. Mandel, Chaim; oral statement at the public hearing on July 1, 2026
20. Mermelstein, Chaim; written testimony submitted on July 6, 2026
21. Mermelstein, Joel; written testimony submitted on July 6, 2026
22. Mermelstein, Mendel; written testimony submitted on July 5, 2026
23. Mermelstein, Sima; written testimony submitted on July 5, 2026
24. Niederman, Rabbi David; United Jewish Organizations of Williamsburg and North Brooklyn; oral statement at the public hearing on July 1, 2026, as well as written testimony submitted on July 6, 2026
25. Orgel, Joseph; written testimony submitted on July 6, 2026
26. Rosenberg, Nicha; written testimony submitted on July 6, 2026
27. Rubin, Isumer; written testimony submitted on July 5, 2026
28. Ruv, Pupa; written testimony submitted on July 5, 2026
29. Schwartz, Baruch; written testimony submitted on July 5, 2026
30. Schwartz, Chevy; written testimony submitted on July 5, 2026
31. Schwartz, Faige; written testimony submitted on July 5, 2026
32. Schwartz, Joel; written testimony submitted on July 5, 2026
33. Schwartz, Mayer; written testimony submitted on July 5, 2026
34. Schwartz, Mendel; written testimony submitted on July 5, 2026
35. Schwartz, Nosson Feitel; written testimony submitted on July 5, 2026
36. Schwartz, Shmil; written testimony submitted on July 5, 2026
37. Sound, Zevy; written testimony submitted on July 7, 2026
38. Steinmetz, Zev; oral statement at the public hearing on July 1, 2026
39. Wasserman, Sam; written testimony submitted on July 5, 2026
40. Weinberger, Avigdor; written testimony submitted on July 5, 2026
41. Welz, Rabbi Yoel; Central United Talmudic; oral statement at the public hearing on July 1, 2026, as well as written testimony submitted on July 6, 2026

C. COMMENTS AND RESPONSES ON THE DEIS

No CEQR-related comments to the following technical areas: Project Description; Land Use, Zoning, and Public Policy; Urban Design and Visual Resources; Hazardous Materials; Water and Sewer infrastructure; Air Quality; Greenhouse Gas Emissions and Climate Change; Noise; Public Health; Neighborhood Character; Construction; Effects on Disadvantaged Communities; Alternatives; Unavoidable Adverse Impacts; Growth-Inducing Aspects of the Proposed Actions; and Irreversible and Irretrievable Commitments of Resources.

Open Space

Comment 1: *In addition to providing sorely needed classroom space, the proposed rezoning would create open space for young people. As local parents, we are all too*

familiar with the area's existing lack of open space, which is why the yeshivas have graciously agreed to provide it. This will meet direct needs while alleviating pressure on existing parks in the area (Rabbi Yoel Welz, Hersch Friedman, Hersch Friedman, Nicha Rosenberg, Rabbi Moishe Indig, Sylvia Hoffman)

Response 1: Comment noted. Potential for significant adverse impact related to indirect open space is analyzed in Chapter 4, "Open Space," of the FEIS. A preliminary assessment found that the Proposed Actions would result in significant adverse impacts related to open space. Mitigation measures are discussed in Chapter 16, "Mitigation."

Comment 2: You look at children who need recreation. And they don't have it enough. (Rabbi David Niederman)

Response 2: Comment noted. See response to Open Space Comment 1.

Socioeconomic Conditions

Comment 1: To the questions posed by Commissioner Osorio, we of course want to make sure that the owners are working with the industrial businesses to find alternatives, and my office will do everything we can to try to help make sure that any business that wants to stay in the community and is interested in continuing will help them find an alternative location. (Council Member Lincoln Restler)

Response 1: Comment noted. Potential for direct business displacement is analyzed in Chapter 3, "Socioeconomic Conditions," of the FEIS. A preliminary assessment found that the Proposed Actions would not result in a significant adverse impact due to direct business displacement.

Transportation

Comment 1: Most, I would say, 70% of children live within 10 minutes walking distance of this location. The higher… most of the kids in the higher grades actually walk to school. So, we don't expect to really increase any buses. (Rabbi Yoel Welz)

Response 1: Comment noted. Potential for significant adverse traffic impacts are analyzed in Chapter 8, "Transportation," of the FEIS. Detailed trip generation characteristics are provided in Appendix C of the FEIS.

Mitigation

Comment 1: I am grateful that the applicant is trying to make this work - they're going to renovate the handball courts at the Taaffe Playground. (Council Member Lincoln Restler)

Response 1: Comment noted. Chapter 16, "Mitigation," identifies mitigation measures related to the significant adverse impacts identified. The FEIS has been revised to include the commitment made by the Applicant to reconstruct the handball courts at Taaffe Playground following coordination with DCP

and NYC Department of Parks and Recreation (NYC Parks) between DEIS and FEIS. The commitment would partially mitigate the open space impact.

Comment 2: *The mitigations that have been proposed, I think, don't work for this community. We need to ensure that vehicles are able to get around the community in a safe and efficient way, and the sidewalk extensions are not a solution that works in this area. So, I'm really hopeful that we'll be able to identify alternative approaches that meet the needs of the local community. (Council Member Lincoln Restler)*

Response 2: **Comment noted. Chapter 16, "Mitigation," identifies mitigation measures related to the significant adverse impacts identified. The FEIS has been revised to reflect ongoing coordination between DCP as lead agency and the NYC Department of Transportation (DOT) since the issuance of the DEIS.**

D. MISCELLANEOUS[2]

General Support

Comment 1: *I am in favor of the rezoning. (Zevy Sound, Joseph Orgel, Hersch Friedman, Nicha Rosenberg, Rabbi Moishe Indig, Joel Mermelstein, Baruch Schwartz, Joel Kraus 1, Joel Kraus 2, Eluzer Friedman, Meshilem Kraus, Nosson Feitel Schwartz, Joel Katz, Joel Schwartz, Sam Wasserman, Isaac Jungreis, Chaim Goldberger, Joel Berkowitz, Sylvia Hoffman, Chaim Mermelstein, Isumer Rubin)*

I'm in support, it will help a lot. (Mordechai Guttman)

I strongly support the Park Avenue Brooklyn Rezoning. (Chevy Schwartz, Mendel Schwartz)

Response 1: **Comment noted.**

Comment 2: *I respectfully urge the Commission to approve the rezoning. (Rabbi David Niederman)*

I strongly encourage the Commission to approve this rezoning and the numerous educational and recreational benefits it would deliver to Central United Talmudic Academy (CUTA) families and the community at large. (Rabbi Yoel Welz)

We urge you to approve the Park Avenue [Brooklyn] Rezoning. (Hersch Friedman)

Approve this zoning. (Moishe Majer)

[2] The comments in this section express recommendations concerning the project or are otherwise unrelated to specific CEQR impact analyses set forth in the EIS.

I urge the City Planning Commission to approve this proposal. (Chevy Schwartz)

I urge you to vote in favor of this rezoning proposal. I strongly support the proposed rezoning of our area. (Chaim Mandel)

Response 2: Comment noted.

Comment 3: I'm writing in favor of this rezoning, as I believe this rezoning will help add more housing that is very much needed in the area. Kindly approve this rezoning. (Sima Mermelstein)

I believe this will bring much needed space for the area. (Pupa Ruv)

The additional space will help very much. (Gitty Guttman)

I fully support this rezoning proposal. This project will bring essential housing capacity and positive investment to our community. I urge the City Planning Commission to approve this initiative. (Mendel Mermelstein)

This will help the community very much. (Harry Kraus)

For the benefit of the community, we need more housing. (Mayer Schwartz)

Response 3: Comment noted.

Comment 4: By transitioning a semi-industrial stretch of Bed-Stuy's manufacturing corridor into a dynamic, mixed-use space, the Park Avenue [Brooklyn] rezoning will unlock nearly 500 new homes, including over 120 permanently affordable units under the Mandatory Inclusionary Housing program. This visionary plan thoughtfully integrates critical community infrastructure by paving the way for three new private schools and local retail space, directly meeting the needs of a rapidly growing neighborhood. Ultimately, the initiative breathes new life into a high-traffic corridor near the BQE, transforming it into a safer, more sustainable, and deeply connected hub that benefits local families for decades to come. (Tzurty Kraus)

Response 4: Comment noted.

Comment 5: The proposed Park [Avenue Brooklyn] rezoning will significantly boost affordable housing supply, creating vibrant, mixed-income communities close to public transit. By modernizing zoning laws, the city can thoughtfully accommodate population growth while stimulating local businesses and upgrading neighborhood infrastructure. Ultimately, these updates ensure the community evolves equitably, balancing historical charm with essential urban development for future generations. (Enzy Kraus)

Response 5: Comment noted.

Comment 6: As the administrator of CUTA, I know firsthand the overcrowded conditions currently present in area schools and the impact they have on students. I can attest to the immense benefits that the proposed rezoning would have for CUTA families and the larger community. Like many area schools, CUTA is struggling with overcrowding. Our school's leadership, teachers, and faculty all work to the

best of our abilities to meet students' needs, but at the end of the day, our youth need more room to expand and thrive. The impacts of overcrowding extend beyond our school's walls. Increased busing to other parts of the borough congests our streets, and some families have even had to permanently relocate outside of the city. I am confident that, by facilitating school expansions, the proposed Park Avenue [Brooklyn] Rezoning will address our issues with overcrowding. (Rabbi Yoel Welz)

Response 6: Comment noted.

Comment 7: As parents who reside in the neighborhood, we can attest to the immense benefits that the proposed rezoning would have for our families and the entire surrounding community. At present, many Williamsburg and Bedford-Stuyvesant families are struggling with a lack of local school seats. As a result, our children's classrooms are bursting at the seams. For some families, the situation has become untenable, forcing them to make the difficult choice to leave the city. While our school administrators are doing everything in their power to make the most of the situation, there is only one thing that can remedy it: additional space. Thankfully, four yeshivas in our community have stepped up to meet this need by spearheading a rezoning that would enable school expansions. (Hersch Friedman, Nicha Rosenberg, Rabbi Moishe Indig, Sylvia Hoffman)

Response 7: Comment noted.

Comment 8: I'm the Executive Director of the United Jewish Organizations of Williamsburg and North Brooklyn. I'm looking from two dimensions, the housing need, as well as the educational need for children. [In] 1990, you had 24,000 units [in South Williamsburg and Bed-Stuy]. Total units in 2020 was 39,000 units, which is a growth of 15,000 units in three decades. Population growth in 1990 was 82,751. Population growth in 2020, is 125,000 people. [That is] 51% in three decades. That translates [to] children that don't have a roof on top of their heads and they live overcrowded and doubled up. They can't say, "this is my bed where I sleep." You deal with children that do not have an equitable space where they can learn, so that they come home and they get the education that they deserve. You look at kids that need resource rooms [so that they can] develop [to their full potential], which is our future. It's not only the percentage of affordable housing, [it is also] the additional housing that is being built for families that the local communities can afford. [We're] not talking [about] the high end of market rate, but lower end of market rate [that] Bed-Stuy and Williamsburg families can [afford]. (Rabbi David Niederman)

Response 8: Comment noted.

Comment 9: Me and [my] friends strongly support the Park Avenue Brooklyn Rezoning. Updating these outdated industrial zones to accommodate new residential spaces, local retail, and essential community facilities like private schools is a vital step forward for our community. This development will transform underutilized lots into safe, income-restricted housing while significantly improving the area's livability. (Shmil Schwartz)

Response 9: Comment noted.

Comment 10: As a neighboring business owner in the Bedford-Stuyvesant community, we strongly support the Park Avenue Brooklyn Rezoning. This initiative addresses critical needs by replacing semi-industrial lots with much-needed housing, educational facilities, and safer pedestrian infrastructure. This project will foster economic growth, support local retail, and create a more vibrant, connected, and welcoming environment for local workers and residents alike. (Faige Schwartz)

Response 10: Comment noted.

Comment 11: This proposal is exactly what our community needs to move forward. By allowing for mixed-use development, we can finally turn underutilized, industrial-zoned lots into many much needed housing units and essential private school facilities. Not only will this generate local construction jobs and retail opportunities, but it will also revitalize a transit-rich corridor. Responsible, community-forward development is the best path to addressing the housing crisis while supporting families and students in our neighborhood. (Chevy Schwartz)

Response 11: Comment noted.

Comment 12: In the midst of an urgent housing shortage, this community-focused project will deliver much-needed mixed-income housing. Furthermore, the addition of vital community facilities, including new private schools and local retail space, will provide immense benefits to the Bedford-Stuyvesant neighborhood. We need to embrace smart, responsible development that brings both homes and amenities to transit-rich areas in our borough. (Mendel Schwartz)

Response 12: Comment noted.

Comment 13: The applicants, as administrators of local schools, care more about the safety of the children in this community than anyone, and I know that they are committed to making sure that we create the necessary space for kids to get in and out of school, and to protect those children and the whole communities moving in and around the area. We know that the number one demographic of people leaving New York City are young families, that are struggling to afford childcare, that are struggling to afford to live here. For this community, for the Williamsburg Hasidic community, we are losing families because we don't have the school capacity. (Council Member Lincoln Restler)

Response 13: Comment noted.

Comment 14: As an Executive Director of the United Academy, we have 15 facilities across Williamsburg, we have 12,000 children. I can, testify that about 75-80% of our children are living on from Myrtle down. This [is a] heavy populated area of children. By adjusting our zon[ing] to align with the local schools, we're giving our children the fundamental right to attend school within their own neighborhood. It allows our students to safely walk or bike to class. In a time where transportation logistics and bus shortages cause daily stress for working families, bringing our school zones closer to home eliminates these unnecessary burdens. A walkable zone empowers children to be more active, builds a tighter-knit community, and allows students to participate fully in after-school programs without worrying about catching a ride home. Furthermore, having schools within a reasonable distance from our homes significantly improves student attendance

and engagement. It keeps our local school integrated in the immediate community, making families more likely to plant permanent roots and invest in our neighborhood's future. Let's keep our education accessible, convenient, and truly local. (Chaim Mandel)

Response 14: Comment noted.

Comment 15: I live and work in this area, and my son attends one of the yeshivas included in this application. Having served as an administrator for that yeshiva for many years, I understand how vital it is for every child to have a place in the school. Most of the schools are very overcrowded, missing places for many functions. I would like to add, the areas currently under consideration for rezoning [are] surrounded on all four sides by residential neighborhoods. The site is currently an eyesore to the community and the city of New York. Approving this rezoning will help beautify the city we all care for, while simultaneously providing necessary housing for many families, including affordable options for low-income residents. (Zev Steinmetz)

Response 15: Comment noted.